

Preliminary Planning Issues and Policy Options Report

Issued for Council Review

Official Plan Review and Update The Township of South Algonquin

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Jp2g Project # 21-7082B

Prepared for:



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Appendices

- Appendix A – Government Agency Comments
- Appendix B – South Algonquin Official Plan Review & Update: Special Council Meeting Planning Report
- Appendix C – Public Comments
- Appendix D – Senior Staff and Councillor Interview Questions

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1 Report Purpose

The purpose of this report is to present a summary of the planning issues identified through Official Plan Review consultation efforts to date, and to provide direction on possible policy options for each identified issue. The policy options are intended to bring the South Algonquin Official Plan (SA OP) into conformity with the Provincial Policy Statement, 2020 (PPS). In many cases, the policy options presented are the minimum required to bring the Township's Official Plan into conformity with the PPS. In other cases, the policy options represent a new path for the Township, above and beyond the minimum requirements. It is requested that Council review and provide feedback on the preferred policy options and confirm that all of Council's planning issues have been captured in this report.

Section 26 of the Planning Act requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect, and every five years after that. The SA OP was approved by Council in August 2012 and approved by the MMAH in February 2014. The PPS underwent a significant update in 2020 and now is an appropriate time for the Council to initiate the OP review and update.

2 Agency Consultation

The agency consultation efforts are ongoing. The consultant and staff participated in a pre-consultation meeting with staff from Ministry Municipal Affairs and Housing (MMAH) along with other partner Ministries on August 24, 2022. To-date, comments and supporting information have been received from five partner ministries:

1. Ministry of Municipal Affairs and Housing (MMAH);
2. Ministry of Environment, Conservation & Parks (MECP);
3. Ministry of Tourism, Culture, and Sport;
4. Ministry of Mines; and
5. Ministry of Economic Development, Job Creation, and Trade.

Comments and supporting information received from the Ministries can be found in Appendix A to this report. In the case of supporting information, only the title page of the document is included. Full copies of the supporting information can be made available by staff.

It is anticipated that additional comments will be forthcoming and will be presented to Council as they arrive. The additional comments may expand the focus of the Issue and Options Planning Assessment Table included in Section 5.2 of this report.

3 Public Consultation

The statutory special meeting of Council required under Section 26 of the Planning Act for Official Plan Review projects has now been completed. The Township Council sponsored two Special Public Meetings to introduce the Official Plan Review and Update project to the public and to request their comments and suggestions on the review and update. A copy of the report presented at the Special Public Meetings is found in Appendix B to this report.

The two Special Public Meetings were held on August 17 and 18, 2022. The first meeting was held in Whitney in the Township Council Chambers. At that time there were a number of comments received including:

- Need to review minimum lot sizes (currently too large at 1 hectare), especially in the towns of Whitney and Madawaska. Hard to accommodate population intensification with large minimum lot size.
- Private road policies should be revisited (i.e., allow new lot creation on private roads); Need to be mindful that some private roads cross crown land.
- Issues related to AirBnB: Impact on long term rental housing supply/affordability and on town resources (i.e., landfill sites). Need to be proactive to avoid "container islands" (floating AirBnB/residences) on lakes.

- Development on at-capacity lakes policies should be reviewed.
- Affordable housing should be addressed. Look at partnerships to fund new construction (i.e., CMHC, non-profits). Ensuring secondary units are not simply used for AirBnB. Need policies to promote a full spectrum of housing. Trailers/mobile homes/tiny homes should be considered as an affordable option.
- Review of the trailer policies in the OP and servicing standards
- Development of OP policies which support entrepreneurship – increase tourism – promotion of natural beauty – improved telecommunication connectivity.
- The use of an Indigenous and climate changes lens to review and update OP.
- Consideration of policies related to light pollution/dark sky awareness.
- Policies related to adverse effects and issues related to noise.
- Policies to protect riparian buffers/naturalized shorelines – protection of species at risk.
- The OP update should include Traditional Ecological Knowledge (TEK), both Indigenous and non-Indigenous,
- With respect to climate change and resiliency, the OP should include discussion on sustainable building materials.
- Need to keep next generation from leaving the Township. Promote things for children to do and employment opportunities for young adults.
- With population growth comes crime, how will policing be addressed? With increased population comes more garbage/waste, how will this be addressed in the OP? Need to address pedestrian safety (i.e., more crosswalks).

The meeting on August 18th was held in Madawaska at the Madawaska Complex. At that time there were a number of comments received including:

- SABA should be engaged; to be engaged as a stakeholder through the review process.
- There is a critical need for housing, especially affordable housing in the Township. Is it possible to unlock surplus crown land? Can the Township acquire crown land? There are examples of small apartment buildings (Eganville) that should be promoted in the Township.
- Will a marketing plan be part of the OP review (i.e., digital media strategy)? Township should be applying for more grants (like SABA has been doing).
- McCauley Lake Road needs to be clarified on a map (911 access issues).
- Don't want the east side of Algonquin Park to develop like the west side.
- Need to look at permitting smaller lots.
- Need to look at allowing new lots on private roads (i.e., eliminate rule that new lots need frontage on municipally maintained road or public highway).
- Climate change needs to be front and centre.
- The Township should look at banning fireworks (fire hazard with changing climate).
- Revisit servicing policies. Look at permitting communal servicing.
- Is there a policy limiting the number of severances that can be had from any given lot?
- How can food security be included in the OP review?
- Update wetland mapping (there are owners who do not agree with current mapping).

The public was requested to submit comments by August 26, 2022, to be included in the Issues and Options Report. There have been four (4) formal submissions from members of the public. Their comments and suggestions are captured in the Issues and Options Planning Assessment Table. Copies of the submitted correspondence from the public are found in Appendix C of this report.

In addition to the Special Public Meetings the Township has also added a webpage on the Township website dedicated to the Official Plan Review, providing access to information, notices, and a public comment option (<https://www.southalgonquin.ca/official-plan-review/>). New information will continue to be added to the webpage throughout the process by staff.

4 Staff/Council Survey/Interviews

An important part of the project consultation involved interviews with Councillors and senior staff. The interviews included 13 structured questions on topics ranging from the role of the official plan to the types of development desired for the Township, development concerns, the importance of natural resources in the area, how the Township is addressing climate change, the future focus for enhanced economic activity, where growth should be directed, and others. The specific questions that made up the interviews are identified in Appendix D of this report.

4.1 Role of Official Plan

The survey results demonstrated a good understanding of the role of the Official Plan. Comments included that the Official Plan forms the basis for most planning decisions and provides an overall strategy to manage future growth and development across the Township. Some acknowledged that the Township OP is directed by the province to implement provincial policy (i.e., the PPS) and relates to how land should be used. It was also suggested by some that the Official Plan is involved in management of natural resources and the operations of the Township.

4.2 Use of Official Plan

The Official Plan is seen primarily as a tool for staff to use and reference. Some councillors reference the Official Plan on a case-by-case basis or when needed and when certain issues come before Council (i.e., waterfront policies). Some see it as an important reference document to be familiar with, especially for new councillors. Certain staff use the Official Plan on a day-to-day basis, while others rely on it to develop other policies for the Township, such as the Tangible Capital Assets Policy and the Strategic Asset Management Policy. Some staff make use of the Official Plan when responding to inquiries from the general public regarding development (either for their own properties or something that may be taking place nearby). It was acknowledged that the Township's Zoning By-law is typically the first point of reference when responding to an inquiry, but that the Official Plan is relied upon heavily once a development application is submitted.

4.3 How Does the OP Affect You

Most interviews suggested that the OP had limited affect on their personal property. Some indicated that it impacts everyone due to focus on growth. Some indicated past impacts of the Official Plan on personal business decisions, such as the decision to abandon a consent application due to the perceived difficulties associated with addressing Official Plan policies. One respondent noted that in a broad sense, Council's direction on the future of the Township might factor into a decision to continue living there or to move elsewhere.

4.4 Preferred Future Development

When asked what type of development they would like to see in the future, many of the respondents indicated that affordable and rental housing is an important planning issue going forward, and that people working in the tourist service industry are having a hard time finding accommodation. Further, it was suggested that the two mills, which are large employers in the area, are having difficulty attracting workers as there is no housing available. It was also suggested that seniors housing is an important issue for the Township, as the aging population would prefer to stay in the Municipality but are often forced to move away if the time comes to move into a retirement home or assisted living facility. A low-rise apartment building in each Village would be positive for the community. It was expressed that future growth needs to be consistent with the rural character of South Algonquin. Supporting the expansion of the tourist economy and forestry and its supporting industries are key to the success of the region. There was a suggestion that there should be no future development, while others expressed a desire to see 'zero growth' or 'slow growth' (i.e., 15-20 homes built per year) as opposed to the negative growth that the Township is currently experiencing.

4.5 Concerns with Existing Development

The staff and councillors were asked to identify any development taking place in the Township that was a concern or should not be happening. Concerns were expressed with the conversion of long-term rental housing to commercial short term rental tourist accommodation, causing real problems for the housing of the labour force. Concerns were also expressed regarding people inhabiting trailers long term. There were concerns expressed with the need to have effective property standards and controls within the Township as it was suggested that there is development occurring without site plan approval that should be subject to this approval. Lastly, it was proposed that the Township is too restrictive, which stifles development.

4.6 Changes in 15 Years

When asked what changes to the physical appearance of the Township will they see in 15 years, some indicated the need to protect the rural/wilderness character of the Township. Some expressed a desire to see more residential development throughout the Township, while others expressed a desire to see the Highway 60 corridor with more commercial or residential development. Some expressed a desire to see the two Villages intensified with more development. Others expressed a goal of downtown beautification, which would include things like building facelifts and nicer streetlights, as two examples. It was additionally recommended that the roads and properties be better maintained in the future. Others expressed a desire not to see any change and to ensure light pollution is addressed. It was acknowledged that the Township is likely to see a development boom once the Algonquin Land Claim is settled, but growth is currently limited by the amount of crown land that forms part of the Municipality (80%).

4.7 Attracting People to Live and Work

When asked who they wish to attract to live and work in the Township, most expressed a desire to see more retirees and young families moving to the area. Efforts should be made to ensure seniors can stay in the community (i.e., seniors housing in the villages). It was suggested by several interviewees that a major issue is out-migration of young adults and that it would be great to have the ability to keep young adults in the Township instead of them having to leave in search of employment. It was also proposed that the area should attract more entrepreneurs who invest in the community and create jobs. Finally, it was suggested that the community should be attracting new Canadians to move to South Algonquin. Broadly, the sentiment was that the Township should be trying to attract people of all age groups.

4.8 OP Policy Concerns

Those surveyed were asked to identify any current Official Plan policy that is causing concerns or problems. Short term rentals were mentioned as an area where policies need to be developed. There were a number of concerns expressed regarding the one hectare minimum lot size and the need for the lot sizes to be reduced. Also, concerns were raised with limits on new lots having frontage on public roads. The need to establish a consistent approach to travel trailers was also discussed. It was suggested as well that the 'at-capacity'/sensitive designations for certain lakes are a concern and that the data that went into these determinations needs to be reviewed and updated. It was indicated that responsible and sensible development on all waterfront lots should be simpler to achieve.

4.9 Other Municipal Examples

When asked if there were activities/programs from other municipalities that South Algonquin should consider some identified progressive property standard policies in other communities. Similarly, downtown beautification/revitalization was pointed to as something that is admired in other similar places. Others suggested that approaches to recreation and parks (a skateboard park and covered outdoor rinks were mentioned as examples) should be considered. A small apartment complex in the Villages would be beneficial. Many tourist communities have attractive, welcoming appearance and perhaps a new welcome sign could help. Similarly, it was suggested that the Township could do a better job of celebrating its history and local culture.

For example, there is the logging museum in Algonquin Park, but there could be a celebration of this history at the local level in Whitney. Lastly, it was recommended that if there was some growth in the Villages, it would be great to have more retail and service options (such as a bank).

4.10 Climate Change

When asked how well the Township is addressing the threat of climate change, many expressed frustration with the limited abilities of rural municipalities to address climate change or the sense that the Official Plan can't address climate change in a meaningful way. There was a sense that more could be/needs to be done, including improved floodplain mapping. Waste management was identified as an endeavor the Township is making/can continue to make changes to in order to respond to climate change (it was pointed out that a recycling program just launched at the end of August). It was suggested that developing an adaptation strategy to climate change is a good idea. From a physical assets perspective, it was noted that the Township has a 'fix it first' mindset, whereby staff will do everything in their power to repair existing equipment before purchasing new. It was also noted that in building projects, staff are always looking to use quality materials that will last (i.e., lifetime shingles) and high-efficiency boilers (i.e., switching from fuel oil to propane).

4.11 Expanding Economic Activity

There was a very strong sense that the Township would benefit from promoting an expanded tourism industry and forestry/logging industry. One respondent identified the idea that there is a significant opportunity for growth related to by-products from the mills, such as electricity generation from waste wood and possibly other value-add opportunities. It was suggested that there is an opportunity to capitalize on the proximity to Algonquin Park by having more people stop and stay in Whitney, for example, instead of simply driving through. It was indicated that there should be policies/incentives (such as tax breaks) to keep existing businesses and to attract new ones. It was also suggested that more housing will help with the housing shortage for the workforce. It was pointed out that there are employers looking for staff, but there is no housing available; it is a vicious cycle. Improved internet services were identified as needed to support expanded economy. Youth retention was identified as needed but challenging; as noted above, it has become a big challenge to keep young adults in the Township as many are forced to relocate for work.

4.12 Importance of Area's Natural Resources

The Township brand is focused on pristine wilderness and that the area's natural resources are directly related to the tourism and logging industries. It is why people are attracted to the community; a lot of people enjoy the fact that they can go out and hunt moose or deer in their backyards. It was summed up by several that forestry and tourism are crucial to the success of the Township.

4.13 Where New Development Should be Located

The final question asked was where new growth and development should be located. Many suggested that new growth and development will be forced to locate in the Rural areas given the limitations in the Villages (limited vacant land, need to provide individual septic and wells) and on waterfront properties ('at capacity' lakes, minimum lot sizes, water setbacks). It was suggested that in an ideal world, a significant portion of the township's growth would occur in the two settlement areas. There will be a decrease in new development on many of the lakes but there will be an increase in the conversion of cottages to more permanent, year-round, residential development. One respondent also noted that more waterfront development would not be an issue, provided it was tasteful and responsibly done.

5 Planning Issues and Policy Options Analysis

5.1 Methodology

The Planning Issues and Policy Options report is the culmination of the background research and community consultation activities undertaken in support of the Official Plan Review. A preliminary list of issues was presented at the August 17 and 18, 2022, Special Council Meetings.

The planning issues listed below reflect the land use planning matters identified to date through the OP review, by way of comments from various Provincial ministries and comments and questions submitted by the general public through Council's community outreach efforts. The consultant has completed a review of the current Official Plan for consistency with the PPS, which has been compiled with the comments from the ministries and the public.

For each policy issue listed in the assessment table below, the guiding policies from the PPS 2020 have been identified, where relevant. The table also identifies existing South Algonquin Official Plan policies. Finally, recommendations are presented on possible policy options for inclusion in the South Algonquin Official Plan that address the identified issue, in conformity with the PPS.

Where partner Ministries have provided comments that are relevant to a recommendation, reference to the specific Ministry has been made.

5.2 Issues and Options Planning Assessment Table

Item	Policy Issue	PPS Reference	Existing South Algonquin OP Policies	Policy Options for Consideration
1.1	Engage Indigenous Communities	Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters (1.2.2).	There is no mention of indigenous or First Nations in the OP. There is a need for inclusion of policies related to engagement with indigenous communities and recognition of their rights within land use and development matters.	1. It is recommended that Section 1.1 Introduction of the Plan be amended to include reference to human occupation of the land pre-1800 with wording similar to: "The Township recognizes that the Anishinaabe peoples were the first to inhabit the Township of South Algonquin. Historically significant places that hold sacred importance for indigenous communities may exist within the Township of South Algonquin." This is a minimum statement and would be greatly enhanced with involvement of the local first nations community in OP policy development.
		Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources (2.6.5).		2. It is recommended that Section 1.1 be expanded with new policies for indigenous community consultation with wording similar to: "The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making."

				<p>3. It is recommended that Section 10.7 Significant Natural Heritage Features be amended to include a policy wording similar to: "The Algonquins of Ontario shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified."</p> <p>4. A discussion on traditional ecological knowledge (TEK) could be considered</p>
2.1	Climate Change	Addressing Climate Change is a new policy within PPS 2020. Specific reference to climate change is found in Section 1.1	The SA OP is silent on the subject of climate change.	<p>1. Update Section 1.1 and 6.7 to include reference to planning for livable communities to sustain impacts of climate change. These policies should speak to resiliency and could include a discussion on sustainable building materials.</p>
		.1 Healthy, Livable, Safe communities which indicated that livable communities are sustained by preparing for the impacts of climate change. Section 1.1.3.2 promotes land use patterns that minimize negative impacts to air quality and climate change and promote energy efficiency. Section 1.6.1 requires infrastructure and public service	Section 9.2.1 makes passing reference to energy efficiency.	<p>2. Update Sections 10.4 to include reference to planning infrastructure to prepare for impacts of climate change, green infrastructure. Also new section with policies related to energy efficiency and energy generation. See MECP letter on suggested policy for reduced energy use.</p>

		facilities to prepare for the impacts of climate change. Section 1.8 promotes energy conservation and efficiency and improved air quality.		
3.1	Intensification	Settlement Areas (Cities, Towns, Villages, Hamlets) shall be the focus of development (1.1.3.1).	Section 3 Hamlet contains no specific reference to density or intensification targets.	1. Section 3.1 to be modified to include reference to challenges of intensification and redevelopment on private services. Limited opportunity to achieve intensification on private services. Policies to speak of scale of development. Tie to policy update listed below in 3.2 regarding communal services.
		Land use patterns within settlement areas shall be based on a range of uses and opportunities (1.1.3.2).	Section 1.6.1 includes as an objective to accommodate an appropriate range of housing types and densities.	2. Expand policies related to accessory dwelling units (ADU) when and where appropriate to be detailed in the zoning by-law.
		Accommodate an appropriate range and mix of housing in rural settlement areas (1.1.4.1).	Section 2.8, Housing policies is very general.	3. Expand 2.8 to include more detailed policies specific to the supply of affordable housing, conserving building stock, supply of development lands, and market-based housing.
		In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted (1.1.4.2).	Section 4.2.1 could be expanded to include broad home occupation policies and promote on-farm diversification.	4. Consider a new policy in Section 2 related to general growth management, population growth, and how it is to be accommodated in the Township.
		When directing development to rural settlement areas, planning authorities shall give consideration to rural characteristics, the scale of development, and the provision		5. Update policies of Section 3 to clarify rules when interest in expanding boundaries of settlement areas - i.e., when a comprehensive review is and is not necessary.

3.2	Municipal Services	of adequate service levels (1.1.4.3).		6. Establish new policies in Section 2 to address public services facilities and community hubs. Expanded home occupations and on-farm diversification.
		Where municipal sewage services and municipal water services are not available, planned, or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.	Section 8 Municipal Services is silent on the servicing hierarchy for Water and Wastewater services as well as policies on communal services.	1. Amend Section 8 to include policies on servicing hierarchy, limits on provisions of municipal services, policies related to communal services, reference life cycle costs, asset management, partial services, treatment capacity, and green infrastructure. here is a need to confirm reserve sewage treatment capacity exists (See MECP letter).
			Section 10.4 Stormwater Control and Management could be improved with policies related to best management practices, climate change impacts, and contamination loads.	2. Amend 10.4 to include stormwater policies related to BMP, climate change resilience, and contamination load, quality, and quantity (see MECP letter).
			Section 11.1.6 makes reference to hydrogeological studies to support consent applications and is very limited.	3. Amend Section 11.1.6 to clarify consent policies when hydrogeological studies are required for the creation of new lots by consent (see MECP letter re: minimum lot size on private services).

			Section 11.1.6 makes reference to minimum lot size of one hectare.	4. Expand Section 11.1.6 to permit lots of smaller size subject to hydrogeological study (see MECP Letter).
			Section 9, Transportation, does not discuss transportation corridors - like Highway 60. Section 9.3 speaks to infrastructure corridors.	5. Update Section 9 to reference transportation corridors and the need to protect them.
			Section 4.15 sets out policies for solid waste disposal and Section 8.3 sets out policies for waste management.	6. Update Section 8.3 to provide a broader description of solid waste disposal services and the benefits of organic waste diversion to deal with climate change and methane. Need to establish setbacks from landfills (see MECP letter).
3.3	Economic Diversification	Healthy Rural Areas promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources (1.1.4.1). Recreation, tourism, and other economic opportunities should be promoted (1.1.5.3). Opportunities to support a diversified rural economy should be promoted by protecting agriculture and other resource-related uses, and by directing non-related development to	Section 1.2.2 of the OP deals with economic characteristics of the Township. Section 4.4, 4.5 and 4.6 deal with agriculture, forestry, and aggregate/mineral extraction.	1. Expand the policies of Section 1.2.2 and make reference to economic development efforts in the Township, importance of Forestry and other resource-based industry, expanded range of tourism development opportunities, and policies related to short-term rentals as priorities. Make more of a positive statement which stimulates investment. Should Murray Bros. and McRae be designated "employment areas"? Refer to MTCS document on tourism economy in Township. The local business community

areas where it will minimize constraints on this use (1.1.5.7).		should be involved in this policy discussion.
Promote Economic Development and competitiveness by an appropriate mix and range of employment, institutional and broad mixed uses to meet long term needs; provide opportunities for diversified economic base; identify strategic sites for investment – market ready sites – and barriers to investment; have appropriate level of services (1.3).		2. Option to develop policies that speak to the potential financial impact (positive and negative) of various types of development, especially rural residential.
Plan for and Protect & Preserve employment areas and prohibited residential and other sensitive land uses (1.3.2.1 & 1.3.2.3).	Section 2.5 of the OP speaks to land use compatibility.	3. Expand Section 2.5 to include land use compatibility and the D-6 Series Guidelines (see MECP letter). See policy option comment in 3.3 above regarding Murray Bros. and McRae.
Notwithstanding that serviced settlement areas should be where future development is directed. Section 1.1.5.2 identifies residential development, including lot creation, that is locally appropriate may be permitted in rural areas. Section 1.1.5.4 states that development should be compatible with the rural landscape and can be sustained by rural service levels. Section 1.1.5.5 states that development	Section 6.6 of the OP speaks to contaminated sites but is very general.	4. Expand policies of 6.6 related to redevelopment of contaminated brownfield sites with best practices policies. Explain Record of Site Condition Process for cleaning up sites (see MECP letter).

		shall be appropriate to the infrastructure that is planned or available and avoid the need for the unjustified or uneconomic expansion of infrastructure.		
		Section 1.7.1 sets out conditions for long term economic prosperity.	The OP is silent on long term economic policy.	5. Section 2 could be expanded to speak to the long-term economic prosperity matters (i.e., strategies for youth/young adult employment opportunities) which the Township can address.
3.4	Waterfront Development		Section 5, Waterfront Areas sets out the policies for waterfront development. Section 6.10 sets out policies related to minor variance and permission to enlarge legal non-conforming use.	1. Expand the policies of Section 5 and 6.10 to have very specific policies related to waterfront development/redevelopment to manage the increase in conversion from seasonal to year-round development.
				2. Introduce the concept of “net environmental gain” for redevelopment of waterfront properties.
				3. Strengthen policies related to 30 m waterfront setbacks to maximize setbacks from water where options existing for redevelopment of property. Review at capacity lakes to ensure they reflect MECP database.
				4. Review guest cabin policies to limit conversion to second cottage/AirBnB/Additional Residential Unit.
4.1	Growth Management	Section 1.1.3.7 speaks to phasing policies to ensure: a)	There are no specific phasing policies related to growth in	1. Section 12 should have a new section related to various tools

		that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs. Section 1.1.2 requires that municipalities make available sufficient lands to accommodate growth up to 25 years.	the OP. Section 2.2 sets out a very general statement on growth which should be updated to reflect current trends.	for phasing of development (0.3 m reserves, subdivision agreements, etc.). Consider a separate section on growth management. Also include policies which indicate the OP is planning for 25 years.
				2. Council may wish to consider requesting a Growth Management Report as part of the OP update to help frame the discussions on lot creation within the Township. This could be achieved under the existing scope of the OP Update project. Direction from Council on this additional work is required.
4.2	MMAH Approval Authority	Section 1.2.4 details the responsibility of upper tier municipalities in the planning of lower tier municipalities. Where there is no upper-tier the lower-tier must ensure policies of 1.2.4 are addressed.	Section 1.5 of the OP identifies MMAH as approval authority.	1. Expand Section 1.5 to clarify the role MMAH plays in the planning of the Township planning and acknowledge the elements of 1.2.4 of the PPS. Population or Growth projections should also be included.
5.1	Housing	Planning authorities shall provide for an appropriate	Section 2.8 Housing Supply, is limited and could be	1. Expand Section 2.8, Housing Supply, to include specific policies

	range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area, by permitting and facilitating all housing options required to meet the social, health, economic, and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities (1.4.3).	improved to include specific policies related to Additional Residential Units (ARU), tiny houses, and innovative housing approaches (i.e., co-housing).	regarding appropriate range of housing on private services. Speak to need to accommodate 15-year supply. Also include policies related to Accessory Residential Units – there needs to be a specific policy related to the conditions that are required for such development. Is it appropriate on private roads and waterfront communities? Is there a need to connect into principal dwelling services? Also look at wide range of tenures including co-housing (see MMAH letter). Trailers/Mobile homes should be considered for how they might fit into the spectrum of housing.
Additional Residential Units	The Ontario Planning Act contains prescribed regulations that state “An official plan and zoning by-law shall contain policies/regulations that authorize the use of additional residential units by authorizing the use of two residential units in a detached house, semi-detached house, or rowhouse, and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse” (Section 16 (3)).		2. Additional residential units may have a requirement for a scoped hydrogeological assessment and septic system assessments. Introduce concept of tiny homes as an ARU (see MMAH letter).
	Section 1.4.3 states that Planning Authorities shall provide for an appropriate		3. Review policies of 2.8 and specific land use designations to ensure an appropriate range and

		range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area.		mix of housing is permitted and follow best management practices for development on private services.
5.2	Affordable Housing		Section 2.17 contains policies which promote affordable housing. More specific policies setting out options for rural municipalities to address affordable housing may be beneficial.	1. Section 2.17 should be expanded to include more specific affordable housing policies, identification of potential partners, and reference to relevant local housing reports and strategies. Potentially use CMHC affordable housing definition? See MMAH affordable housing thresholds and Investment Ready Program from MEDJCT.
6.1	Emergency Management	Section 1.2.3 states that planning authorities should coordinate emergency management and other economic, environmental, and social planning considerations to support efficient and resilient communities.	The South Algonquin OP is silent on the subject of emergency management.	1. A new section should be added to Section 2 detailing the Township's emergency management plan and the activities the Township undertakes associated with emergency management planning.
7.1	Land Use Compatibility	Section 1.2.6 addresses matters related to land use compatibility. 1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, as well as minimize risk to public health	Section 2.5 of the OP speaks to land use compatibility.	1. Expand Section 2.5 to land use compatibility and the D-6 Series Guidelines.

		and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.		
		1.2.6.2 protects the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment, by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted under certain circumstances.		2. Consider a Dark Sky policy.
		2.3.3.2 protects normal farming practices.	Section 4.4. does not mention normal farming practices.	3. Update Section 4.4 to reference normal farming practices.
8.1	Open Space/Parks/Recreation	Section 1.5 of the PPS promotes active transportation, a full range of accessible recreation facilities, parks, open spaces, trails, and water-based resources, public access to shorelines, and recognition of provincial parks, conservation reserves, and other protected areas.	The recreation amenities of South Algonquin are referenced in a number of Sections - 1.2 (Introduction), 4.11 (Parks and Rec Uses), and 9.10 (recreation trails).	1. Update Section 1.2 and 4.11 to acknowledge the wide range of public spaces located within the Township and the various partners that assist in provided public lands for recreation.
				2. Expand section 9.10 to include reference to "active transportation" and multi-use trails.
9.1	Hazard Lands	3.1.1 Development shall generally be directed in accordance with guidance	Section 6 deals with hazards - no mention of directing development away from	1. Update Section 6 with policy related to prohibited uses, permitted development and site

		developed by the Province (as amended from time to time), to areas outside of: hazardous lands adjacent to a river, stream, and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.	known hazards, prohibited land uses, permitted development and site alteration, or wildfires.	alteration, and to direct development away from hazard. Expand on the types of hazards. Also need policy specific to wildland fire hazards.
				2. Update Official Plan Schedule with wildland fire hazards.
				3. Add a new policy to 6.6 which would speak to the on-site and local re-use of excess soils from development.
				4. Explore possibility of obtaining flood mapping from OPG to include in OP Schedule.
10.1	Mineral/Aggregate Resources	Section 2.4 sets out policies for the protection and long-term use of mineral resources. Section 2.5 sets out policies for long-term use and protection of mineral aggregate resources.	Section 4.6 sets out policies on the protection and long-term use of mineral aggregate resources. Section 6.9 speaks to policies related to mineral aggregate extraction. Section 10.6 speaks to mineral aggregate and mineral resources. The policies of Section 4.6 do not address aggregate recycling. There is no reference to bedrock resources.	1. The policies are spread out throughout the OP. Efforts should be made to consolidate mineral and mineral aggregate policies in one section. Ensure to include expanded range of permitted uses set out in PPS. Explore issue of bedrock resources. Work with Ministry of Mines on best practices policies related to recycling, bedrock resources, comprehensive rehabilitation, wayside pits, etc.
				2. It is recommended that mineral aggregate resources currently mapped on Schedule C be checked against the most recent mapping from the province and updated where

				necessary. Identify area of mineral potential, abandoned mines, and influence areas (see MINES letter).
11.1	Natural Heritage	2.1.1 Natural features and areas shall be protected for the long term.	Section 10.2 contains general environmental policies. 10.7 sets out policies related to significant natural heritage features.	1. Review Section 10.2 to ensure Natural Heritage Policies reflect best management practices.
		Section 2.1 sets out the natural heritage policies of the PPS and includes reference to significant wetlands, surface water features, and groundwater features.		2. Review policy of Section 10.7 to ensure it reflects best practices for natural heritage protection. Produce new Natural Heritage Schedule for OP. Ensure Adjacent Lands are correctly defined. Also contain policies which permit existing agriculture to continue (specific to Section 4.1.1).
		Section 1.1.1 speaks to the need to conserve biodiversity.	The Plan is silent on biodiversity.	3. Improve Section 2 with policies related to biodiversity and species-at-risk.
		Section 2.2.1 policy deals with protection of water quality and quantity.	The Plan references water throughout the Plan but no mention made of quantity.	4. Section 2 could benefit from a comprehensive water protection policy (e.g., riparian buffers/naturalized shorelines), cross-jurisdictional matters, and recognition of role of external groups such as OPG.
12.1	Cultural Heritage	Section 2.6.1 requires that significant cultural heritage resources shall be protected.	Section 10.12 & 10.13 address cultural heritage and archeology, but are limited.	1. Update 10.12 to reflect best management practices and policies related to protection of cultural heritage resources. Update Section 10.13 archeological policies including reference to engage Indigenous communities (see MTCS letter).

				Need for data sharing agreement with MTCS.
13.1	Accessibility	Section 1.1.1 speaks to the need to improve accessibility for persons with disabilities and older persons.	The Plan is generally silent on the issue of accessibility.	1. Add a new policy to Section 2 addressing the need to improve accessibility.
14.1	Definitions	Section 6 of the PPS contains definitions relevant to the PPS policy.	The Township's OP does not contain definitions.	1. Update Section 12 with new subsection to include PPS definitions.
15.1	General Housekeeping		There are a number of references to provincial ministries whose names have changed, references to older versions of documents, and new studies that are referenced or need to be referenced in the OP.	1. Update references to ministries, documents, and studies with current names. It was also suggested by MMAH to refer to all ministry references collectively as 'the Province' to avoid having to make name changes with each OP review and update. Council may wish to delete or modify the preamble of the OP which spoke to students doing the first OP – speak to evolution of document and the fact it has been subject to a 10-year review.
16.0	Public Comments/Issues Not Picked Up Above			
16.1	Richard Shalla	<ul style="list-style-type: none"> • Pastwa Lake Road - identify where Township maintenance stops; large percentage of shoreline is crown. • Additional residential units may not hurt. • Promotion of 4 season tourism economy. • Short term rentals are essential. • Need for senior housing and garden suites. • Rethink camping on crown shore road allowances. 		
	South Algonquin Business Alliance (SABA)	<ul style="list-style-type: none"> • Include statements related to accessibility. • Consistency between municipal documents (i.e., OP and ZB). • Consultation with community beyond the minimum required under Planning Act. 		

		<ul style="list-style-type: none"> • Steering Committee to help drive OP process. • Support for regenerative tourism and new tourism programming. • OP to document process of update and review, and outcomes and sources of information. • Additional public outreach tools to be identified. • Prepare a reference list of documents consulted, existing municipal documents impacted by OP, and new documents that are recommended through the OP intangible cultural heritage resources. • Reference Canadian Index of Wellbeing and integration in the OP. • Reference Villages, not Hamlets. (Note this issue has already been addressed and supported by Council) • Include Social and philosophical elements. • Promote resilience, food security, and support for entrepreneurs/NGOs. • Focus on achievable policy. • Support for asset-based community development - engagement of local groups and organizations. • Community transportation needs.
	Kate Rogers	<ul style="list-style-type: none"> • Reevaluate use of fireworks in Township; climate change concern with increased potential risk of forest fires and role fireworks may play in increased fire hazard risk.
	Elaine Szczygiel	<ul style="list-style-type: none"> • Affordable Housing for Seniors in Whitney. • Yards By-law to keep properties tidy. • New public washroom in Memorial Park (Whitney).

6 Next Steps

6.1 Consideration of Issues and Options Report Recommendations

At this time in the process, Council should receive this Issues and Options Report and provide direction on the various recommendations. The recommendations of the Issues and Options Report identify the elements of the Official Plan to be updated and are intended to form the basis of a draft Official Plan Amendment. Council should consider the recommendations and determine what action should be taken. The agreed upon actions will form the basis of the draft Official Plan Amendment.

It must be understood that additional comments from the various ministries and agencies are anticipated. Once they are received, a report will come to Council with recommendations on how best to address the new Ministry comments. This may require additional scope being added to the draft Official Plan Amendment.

6.2 Draft Official Plan Amendment Approval Process

Once the draft Official Plan Amendment is presented to Council for consideration (anticipated in Spring 2023), Council must be satisfied with the draft amendment to allow it to be presented to the Ministries and general public for review and comment. The draft OPA would be circulated to the prescribed Ministries through the “One-Window” approach with the assistance of MMAH. It is critical that the draft OPA be presented to MMAH as soon as possible, and must be done at least 90 days prior to the public meeting. The draft OPA should also be released and made available to the public for review and comment.

There is the need to hold the statutory Public Open House to allow the public to view the draft OPA. Following the open house, there is a need to schedule the statutory Public Meeting to formally obtain comments on the draft OPA. These public consultation events are required under the Planning Act in order to give members of the public an opportunity to review the draft Official Plan Amendment and provide feedback. Providing oral comments at a public meeting or providing written comments to Council prior to adoption of the Plan is required in order for a person to be eligible to file an Ontario Land Tribunal appeal regarding the adopted OPA.

Once Ministries and the public have provided comment, Council will determine what changes and modifications are necessary to the draft OPA. Upon finalization of the amendment, Council will need to adopt the OPA and then forward the OPA to MMAH for final approval.

End of report.

Appendix A

Government Agency Comments

Caitlin Carmichael, Planner
Ministry of Municipal Affairs and Housing Municipal Services Office –
N (Sudbury)
139 Cedar Street, Suite 401 | Sudbury ON P3E 6A5
Tel: 705-564-6845 | Toll Free: 1 800 461-1193 ext. 46845
E-Mail: caitlin.carmichael@ontario.ca

August 16, 2022

Subject: Official Plan Update – Township of South Algonquin Mineral Values Mapping

Dear Ms Carmichael:

As requested, I am forwarding updated reference materials for the preparation of the Official Plan for the Township of South Algonquin. Please find attached the following maps and our AMIS disclaimer.

- Township of South Algonquin: Ontario Mineral Inventory & Bedrock Geology
- Township of South Algonquin: Mining Lands Tenure and Abandoned Mines Information System (AMIS)
- Township of South Algonquin: Metallic Mineral Potential Estimation Tool (MMPET) Index
- AMIS Disclaimer

The planning interests of the Ministry of Mines (MINES) are related to the protection of long-term resource supply (Section 2.4 PPS) and to the protection of human health and safety (Section 3.2 PPS). The Provincial Policy Statement (2020) states that mineral mining operations, known mineral deposits and significant areas of mineral potential be identified on an Official Plan Schedule. The information provided to you in this letter and in the attachments will help form the basis of the content of the updated Official Plan with respect to MINES planning interests.

MINES has reviewed the Official Plan of the Township of South Algonquin (August 2012). *Comments on the existing OP are shown below in italics.*

Geology and Mineral Resources



The attached map, **Township of South Algonquin: Ontario Mineral Inventory and Bedrock Geology**, shows the bedrock geology of the Township and locations of mineral occurrences. The area is largely underlain by granitic intrusive rocks and related gneisses (Unit 43) and layered, migmatitic gneisses of undertermined protolith (Unit 41). Two small areas of mafic intrusive rocks (Unit 40) are present at the northeastern and south-central margins of the Township.

There are 30 known mineral occurrences recorded in the Township. Most are feldspar occurrences associated with pegmatites within Unit 43, concentrated in Murchison and Dickens geographic townships. Some of these also report minor content of uranium and rare earth elements. The largest producer was the Gole Quarry (also known as Comet Quartz) in Murchison Township, which produced about 10,000 tons of feldspar and a few thousand tons of high-purity quartz from 1941 to 1944. There has been no production of metallic minerals from the Township.

Mineral occurrence data (MDI) is current to August 2022 and the geological map is based on Ontario Geological Survey Dataset MRD 126-Rev 1, 1:250,000 scale Bedrock Geology of Ontario, OGS, 2011.

Policy 4.2.1 of the Official Plan of the Township of South Algonquin (2012) recognizes that mineral aggregate and mineral resources are permitted land uses in the Rural designation.

Mineral Potential

The attached map, **Township of South Algonquin: Metallic Mineral Potential Estimation Tool (MMPET) Index**, is based on a GIS application that provides a high-level, regional scale illustration of the likelihood of any given parcel of land to be prospective for a mineral resource. An MMPET score of 65 or more is considered to represent high Provincially Significant Mineral Potential. All parts of the Township have an MMPET score of less than 60, with the exception of a small area in the southeastern corner of Sabine Township, which has a score of 70.1 to 80.

Abandoned Mine (AMIS) Sites/Mining Lands Tenure

There are 18 abandoned mine (AMIS) sites in the Township, as shown on the accompanying map, **Township of South Algonquin: Mining Lands Tenure and Abandoned Mines Information System (AMIS)**. When development is proposed within a 1 kilometre radius of AMIS sites, the Ministry of Mines is to be contacted for information regarding mine hazards. The abandoned mines information system (AMIS) dataset is current to April 2022. As always, the information provided in the AMIS database has been compiled from various sources and NDMNRF makes no representation and takes no responsibility that such information is accurate, current or complete. The user is warned to undertake his or her own independent investigation to validate the information.



Policy 10.6.13 of the Official Plan of the Township of South Algonquin (2012) provides for the requirement to contact MINES regarding development proposals in areas of human-made (abandoned mines) hazards. The AMIS sites are accurately identified on Schedule C of the OP.

The mining lands status shown on the attached Mining Land Tenure map is current to August 4, 2022. There are no active mining claims recorded within the Township. There are areas of Crown Land in the Township, which are open to mining claim registration and exploration under the Mining Act. Current status of mining lands is available to the public 24 hours a day through NDM's Mining Lands Administration System (MLAS) website at: <https://www.MNDM.gov.on.ca/en/mines-and-minerals/applications/mlas-map-viewer>

MINES publishes a wide range of reports and maps concerning subjects such as surficial geology (glacial deposits), aggregate resource potential, bedrock geology, industrial and metallic mineral potential, and summaries of information available for specific areas. Reports, maps and data including the AMIS dataset are available for viewing or free download through the Geology Ontario (1) portal or at OGS Earth (2) using the following links:

- (1) <http://www.geologyontario.MNDM.gov.on.ca/>
- (2) <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth>

A seamless aggregate resources GIS layer for all of Ontario is available for downloading at the following link:
<https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/aggregate-resources-ontario-compilation>

Please let me know if you have any questions or require any additional information.

Regards,

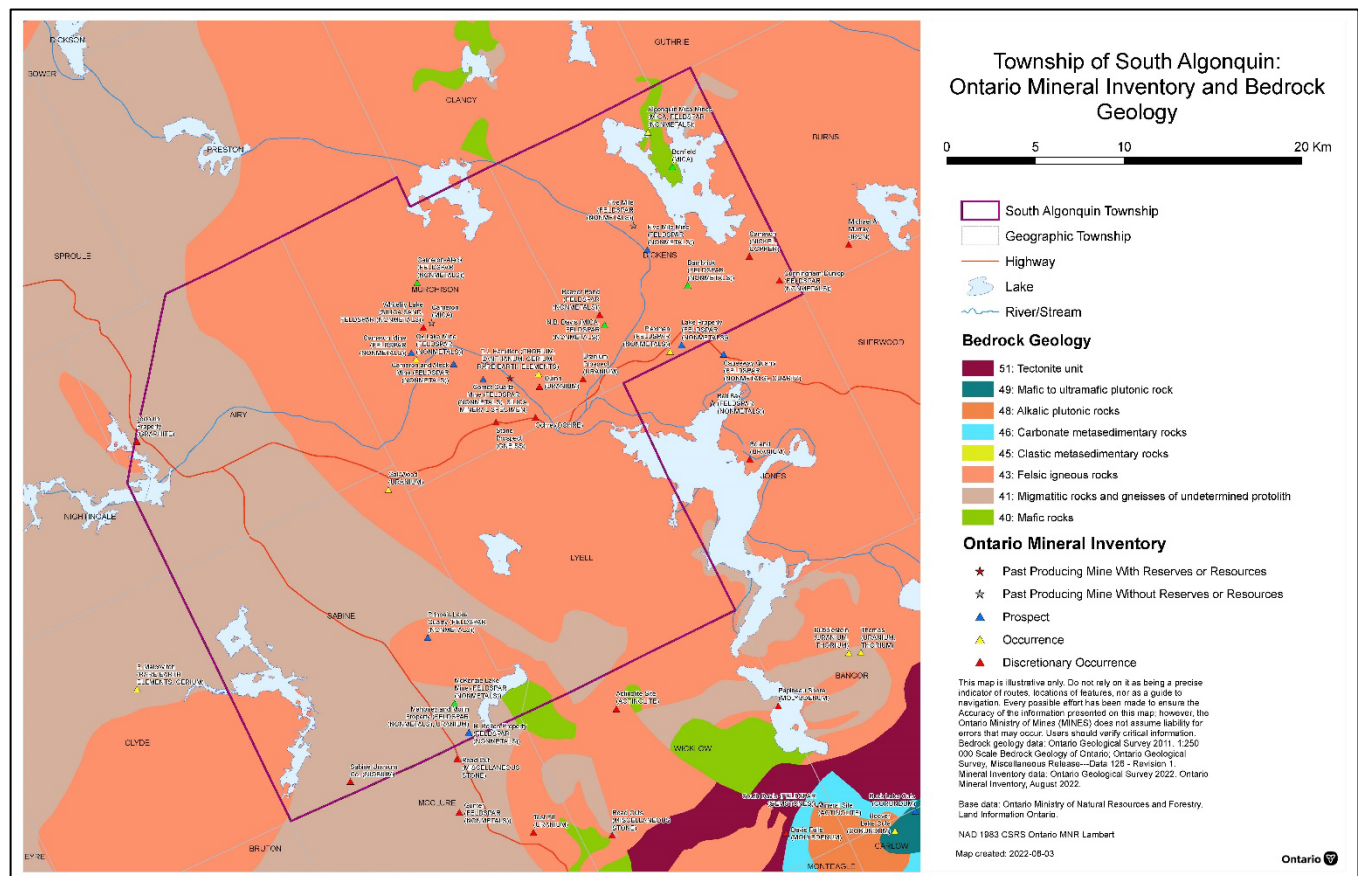
Peter LeBaron, P.Eng
Regional Land Use Geologist, Southern Ontario
Ontario Geological Survey

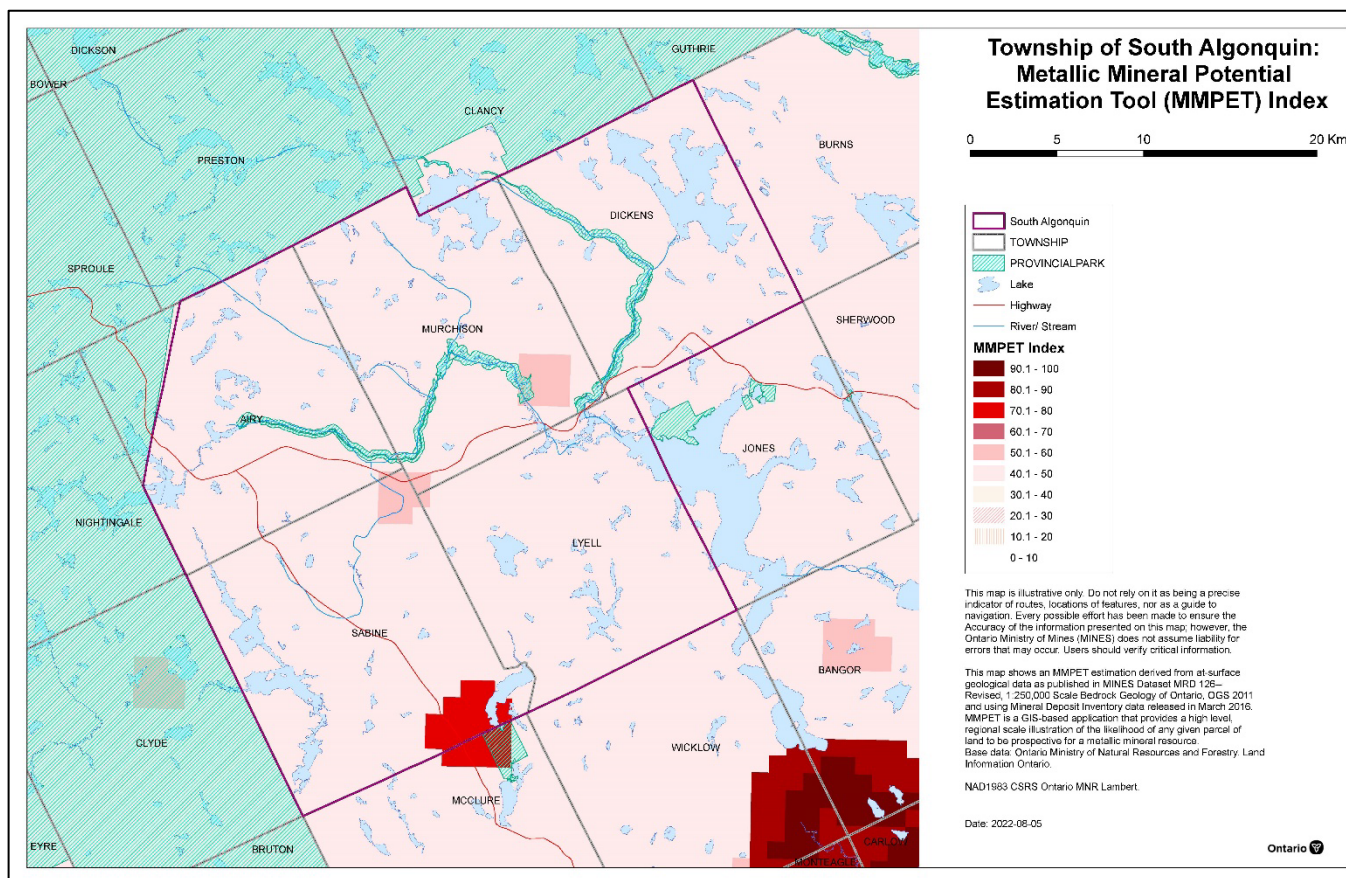
Ministry of
Mines 126 Old
Troy Road

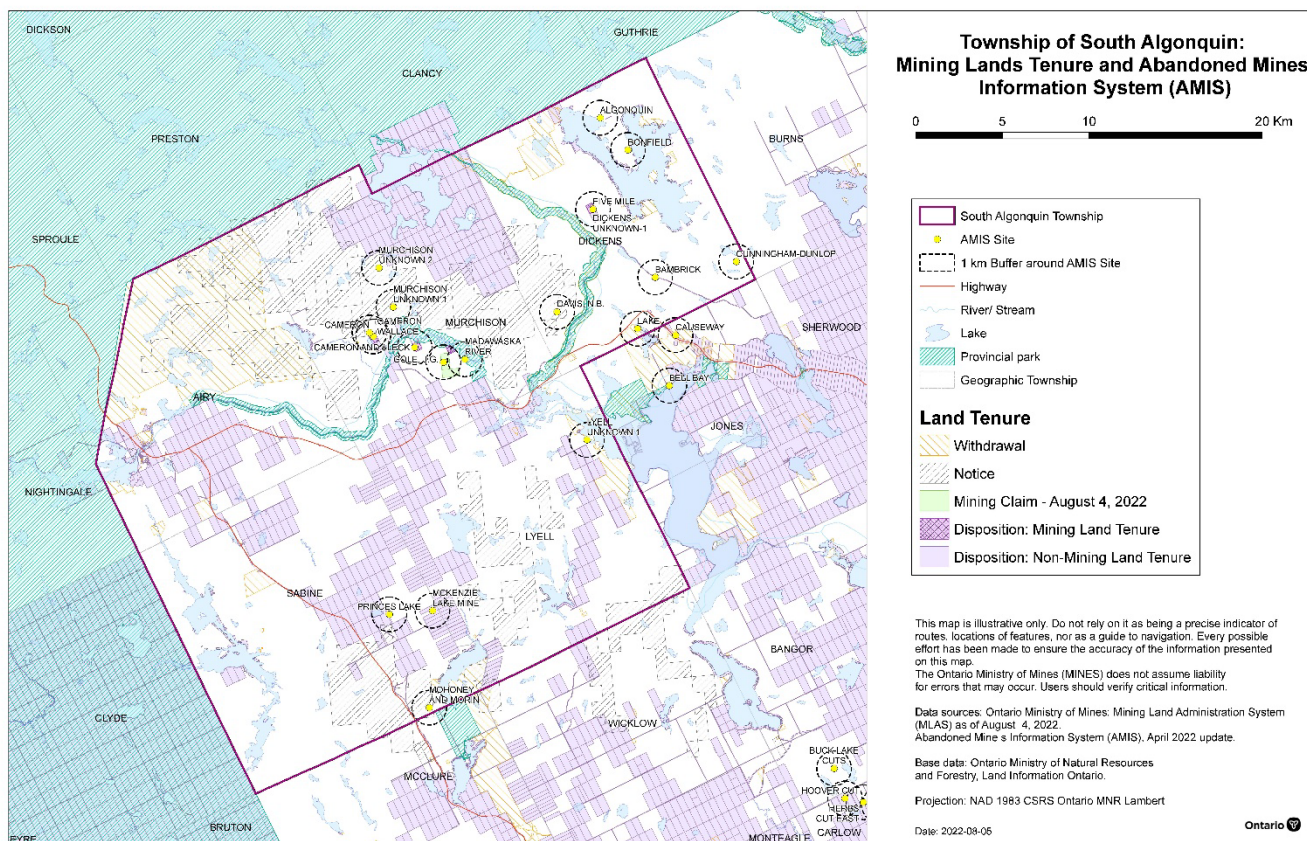
Tweed, ON K0K 3J0
Cell. 613-243-9670

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peter.lebaron@ontario.ca









From: Romeo, Laura (MTCS) <Laura.Romeo@ontario.ca>

Sent: August 18, 2022 10:14 AM

To: Carmichael, Caitlin (MMAH) <Caitlin.Carmichael@ontario.ca>

Cc: Barboza, Karla (MTCS) <Karla.Barboza@ontario.ca>; Hatcher, Laura (MTCS) <Laura.E.Hatcher@ontario.ca>; Harvey, Joseph (MTCS) <Joseph.Harvey@ontario.ca>

Subject: Pre-consultation Meeting - Township of South Algonquin - MTCS Background information

Hi Caitlin,

This email is to provide background information and data to assist the Township of South Algonquin with its Official Plan.

MTCS has an interest in this review under its mandate to develop policies and programs for the conservation of Ontario's cultural heritage, and in stimulating tourism growth and investment, sport and recreational activities and facilities in Ontario.

Conservation of cultural heritage is a matter of provincial interest, and the Ontario Heritage (OHA) and Planning Acts, including the Provincial Policy Statement (PPS), are key pieces of legislation supporting it. Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. The PPS, 2020 policies related to cultural heritage can be found under Section 1.7.1 (sense of place) and 2.6 (Cultural Heritage and Archaeology). The tools provided to municipalities under the OHA support the implementation of these PPS policies.

I have consulted our database and other directories and note the following:

Our records indicate there are four registered archaeological sites in the township.

At this time the Ontario Heritage Act Register does not currently list any designated heritage properties within the Township, however the Municipality contains Crown lands. MHSTCI is not aware of any cultural heritage value evaluations for these lands.

Currently there are no provincial heritage properties within the township.

It does not appear that there are any properties designated under the Heritage Railway Protection Act or identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office.

It does not appear that the municipality has established a Municipal Heritage Committee.

MTCS has developed screening checklists to assist municipalities, developers, property owners, consultants to identify known and potential cultural heritage resources. I hope that the documents linked below will assist the municipality in identifying known and potential cultural heritage resources and the required technical cultural heritage studies when reviewing development applications.

[Criteria for Evaluating Archaeological Potential](#)

[Criteria for Evaluating Marine Archaeological Potential](#)



[Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#)

We will provide preliminary comments on the cultural heritage policies in the OP after the partner ministry core team meeting. Please be advised this file has been reassigned to Joseph Harvey (copied on this email) as today is my last day with MTCS.

Kind regards,

Laura

Laura Romeo | Heritage Planner (A)

Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit

Ministry of Tourism, Culture and Sport

Laura.Romeo@ontario.ca



Investment Ready: Certified Site Program



Table 1: All Households Incomes and Affordable House Price, 2021

Provincial Policy Statement – Housing Table

Regional Market Area	10th Income Percentile	10th Percentile Affordable House Price	20th Income Percentile	20th Percentile Affordable House Price	30th Income Percentile	30th Percentile Affordable House Price	40th Income Percentile	40th Percentile Affordable House Price	50th Income Percentile	50th Percentile Affordable House Price	60th Income Percentile	60th Percentile Affordable House Price	70th Income Percentile	70th Percentile Affordable House Price	80th Income Percentile	80th Percentile Affordable House Price	90th Income Percentile	90th Percentile Affordable House Price
Ontario	\$23,000	\$98,000	\$38,400	\$141,300	\$52,500	\$193,100	\$67,300	\$247,600	\$81,500	\$307,200	\$101,900	\$374,900	\$123,800	\$455,000	\$154,300	\$567,600	\$205,300	\$755,300
City of Toronto	\$19,600	\$72,100	\$31,600	\$116,300	\$44,700	\$164,400	\$55,500	\$215,500	\$74,000	\$272,200	\$92,100	\$338,000	\$114,400	\$420,000	\$147,600	\$544,100	\$211,200	\$777,000
Central	\$26,000	\$104,100	\$46,100	\$165,900	\$63,000	\$223,700	\$77,200	\$284,000	\$94,900	\$348,100	\$114,000	\$403,500	\$137,000	\$498,000	\$168,000	\$621,000	\$226,000	\$811,200
Regional Municipality of Durham	\$31,100	\$117,400	\$49,900	\$183,600	\$66,600	\$245,000	\$83,600	\$307,600	\$103,900	\$371,200	\$120,000	\$441,500	\$142,300	\$523,500	\$171,700	\$631,700	\$218,700	\$804,600
Regional Municipality of Halton	\$36,400	\$136,200	\$56,200	\$207,100	\$75,500	\$277,600	\$95,400	\$351,000	\$114,000	\$426,700	\$139,200	\$492,100	\$161,400	\$575,000	\$205,100	\$756,200	\$277,000	\$1,010,000
City of Hamilton	\$22,700	\$83,500	\$35,400	\$130,200	\$48,500	\$177,400	\$62,200	\$228,000	\$77,700	\$295,000	\$95,600	\$352,400	\$116,600	\$420,000	\$145,200	\$534,200	\$191,000	\$704,000
District Municipality of Muskoka	\$24,000	\$89,400	\$37,200	\$136,000	\$49,500	\$182,100	\$63,200	\$232,600	\$76,400	\$281,100	\$91,000	\$330,100	\$108,200	\$399,000	\$132,200	\$486,200	\$173,000	\$636,000
Regional Municipality of Niagara	\$23,100	\$85,700	\$35,600	\$131,100	\$47,400	\$174,400	\$59,700	\$219,600	\$71,200	\$269,300	\$88,000	\$327,100	\$107,000	\$387,000	\$133,200	\$486,000	\$175,000	\$645,000
Regional Municipality of Peel	\$31,200	\$114,800	\$48,500	\$178,400	\$64,200	\$236,200	\$80,100	\$294,700	\$97,000	\$356,000	\$115,100	\$423,400	\$136,900	\$493,000	\$165,400	\$608,500	\$212,600	\$782,100
County of Simcoe	\$27,100	\$100,400	\$41,400	\$156,000	\$56,200	\$206,000	\$70,700	\$260,100	\$86,000	\$316,400	\$103,200	\$379,700	\$122,200	\$443,200	\$148,600	\$556,400	\$193,600	\$712,200
Regional Municipality of York	\$30,600	\$113,300	\$44,800	\$170,500	\$59,700	\$224,300	\$87,000	\$326,100	\$107,700	\$396,200	\$120,200	\$479,000	\$156,000	\$572,200	\$191,800	\$705,400	\$250,100	\$926,100
Eastern	\$24,100	\$88,700	\$38,100	\$143,000	\$53,200	\$195,700	\$66,200	\$250,000	\$81,600	\$307,600	\$101,200	\$372,300	\$122,200	\$449,000	\$151,000	\$555,500	\$198,400	\$729,000
City of Cornwall	\$21,900	\$80,600	\$33,200	\$118,500	\$42,300	\$155,600	\$54,100	\$199,000	\$67,400	\$240,000	\$81,000	\$300,900	\$99,500	\$366,000	\$120,700	\$444,000	\$157,500	\$579,400
County of Hastings	\$22,800	\$83,500	\$34,000	\$125,100	\$44,900	\$165,200	\$56,700	\$208,000	\$68,800	\$253,100	\$82,000	\$301,700	\$99,100	\$364,000	\$121,700	\$447,700	\$157,700	\$580,200
Kawartha Lakes Division	\$24,100	\$88,700	\$37,500	\$138,000	\$49,400	\$181,700	\$62,200	\$226,000	\$75,500	\$277,000	\$93,600	\$338,400	\$109,300	\$398,400	\$133,300	\$496,400	\$173,000	\$639,000
Haliburton County	\$21,300	\$78,000	\$31,700	\$116,300	\$41,800	\$155,000	\$52,400	\$192,000	\$65,600	\$241,300	\$77,100	\$285,800	\$92,800	\$341,400	\$113,300	\$415,000	\$151,000	\$557,700
City of Kawartha Lakes + Haliburton	\$23,300	\$85,700	\$36,300	\$133,600	\$47,500	\$174,700	\$60,200	\$221,500	\$73,100	\$286,000	\$87,000	\$320,100	\$104,500	\$384,400	\$129,500	\$476,400	\$170,700	\$628,000
City of Kingston	\$22,000	\$83,000	\$35,000	\$132,400	\$48,500	\$182,100	\$62,800	\$231,400	\$78,000	\$287,000	\$94,600	\$340,000	\$113,000	\$419,000	\$141,700	\$521,300	\$186,700	\$686,000
County of Lanark	\$24,500	\$90,100	\$39,000	\$143,500	\$52,100	\$191,700	\$66,300	\$243,000	\$86,500	\$326,100	\$96,000	\$356,500	\$115,600	\$425,300	\$140,100	\$515,400	\$178,700	\$667,400
UC of Leeds and Grenville	\$24,000	\$89,000	\$37,700	\$138,700	\$49,700	\$182,800	\$62,500	\$229,000	\$76,800	\$282,500	\$92,000	\$338,500	\$109,100	\$403,000	\$134,400	\$494,400	\$173,500	\$638,300
County of Lennox and Addington	\$26,100	\$96,000	\$39,500	\$145,300	\$52,500	\$193,100	\$66,200	\$243,500	\$86,600	\$326,500	\$95,200	\$350,600	\$112,000	\$412,000	\$134,600	\$495,200	\$180,700	\$624,300
Prince Edward Division	\$24,000	\$89,500	\$37,200	\$137,200	\$48,800	\$179,000	\$61,800	\$227,700	\$75,300	\$277,000	\$88,000	\$326,700	\$107,000	\$393,000	\$131,700	\$484,500	\$171,100	\$629,500
County of Lennox & Addington + Prince Edward Division	\$25,000	\$94,200	\$39,600	\$142,000	\$51,100	\$188,000	\$64,600	\$236,400	\$78,700	\$299,500	\$92,700	\$341,000	\$110,100	\$405,000	\$133,400	\$498,000	\$170,000	\$625,400
County of Northumberland	\$26,800	\$99,000	\$39,800	\$146,000	\$55,000	\$199,000	\$65,200	\$239,000	\$79,100	\$291,000	\$94,100	\$346,200	\$112,600	\$414,200	\$137,400	\$505,500	\$181,500	\$667,700
City of Ottawa	\$25,400	\$93,400	\$44,400	\$163,300	\$61,500	\$226,300	\$76,600	\$289,200	\$96,600	\$355,400	\$116,500	\$426,000	\$140,900	\$516,400	\$174,200	\$641,700	\$226,200	\$832,200
City of Peterborough	\$22,000	\$81,200	\$35,000	\$128,000	\$46,400	\$170,700	\$56,000	\$216,300	\$71,200	\$267,000	\$87,000	\$322,400	\$106,700	\$382,500	\$131,000	\$480,300	\$174,100	\$640,000
UC of Prescott and Russell	\$26,400	\$97,100	\$41,300	\$151,100	\$56,500	\$207,000	\$67,200	\$265,000	\$88,500	\$325,600	\$105,900	\$389,600	\$125,900	\$463,200	\$150,000	\$555,100	\$188,400	\$693,100
County of Renfrew	\$23,700	\$87,200	\$36,400	\$133,300	\$48,600	\$182,500	\$63,200	\$232,600	\$76,300	\$286,700	\$89,400	\$332,600	\$109,100	\$387,700	\$130,400	\$474,700	\$166,500	\$612,000
Southwestern	\$23,800	\$87,600	\$37,700	\$138,700	\$50,000	\$186,200	\$64,100	\$235,000	\$79,100	\$291,000	\$95,000	\$352,800	\$115,800	\$426,000	\$142,000	\$525,300	\$187,300	\$686,900
City of Brantford	\$25,000	\$92,000	\$37,400	\$137,600	\$49,400	\$181,700	\$62,200	\$230,700	\$77,200	\$284,000	\$93,000	\$345,100	\$112,700	\$414,000	\$138,100	\$508,100	\$178,300	\$655,000
County of Bruce	\$24,400	\$89,800	\$38,000	\$139,000	\$51,100	\$188,000	\$65,700	\$241,700	\$81,200	\$296,700	\$96,000	\$363,500	\$123,000	\$454,700	\$155,000	\$571,500	\$207,000	\$763,700
Municipality of Chatham-Kent	\$21,400	\$78,700	\$32,300	\$118,000	\$42,900	\$157,800	\$53,300	\$198,100	\$65,500	\$241,000	\$80,100	\$294,700	\$97,200	\$357,600	\$120,700	\$444,000	\$159,000	\$584,000
County of Chatham	\$30,700	\$112,600	\$50,500	\$185,000	\$67,300	\$247,600	\$85,100	\$336,500	\$106,700	\$404,500	\$118,000	\$428,500	\$146,200	\$518,000	\$188,700	\$685,000	\$212,000	\$782,100
County of Grey	\$22,000	\$82,800	\$34,500	\$126,000	\$45,400	\$167,000	\$57,800	\$213,000	\$70,800	\$268,500	\$85,100	\$313,100	\$104,000	\$382,000	\$128,800	\$447,200	\$170,000	\$622,200
County of Huron	\$24,400	\$89,800	\$38,700	\$135,000	\$48,600	\$178,800	\$61,400	\$225,000	\$74,200	\$273,000	\$89,300	\$329,500	\$108,700	\$392,500	\$130,100	\$478,600	\$168,100	\$618,400
County of London	\$23,000	\$87,600	\$37,400	\$137,600	\$50,000	\$186,200	\$64,500	\$237,300	\$79,600	\$293,600	\$97,100	\$357,200	\$117,000	\$433,700	\$147,200	\$541,500	\$197,100	\$725,100
City of London	\$21,100	\$77,600	\$30,700	\$124,000	\$46,000	\$169,200	\$56,700	\$215,000	\$72,800	\$267,000	\$89,600	\$329,600	\$109,100	\$401,400	\$135,000	\$489,600	\$161,000	\$608,100
County of Norfolk	\$25,500	\$93,800	\$39,500	\$145,300	\$51,700	\$198,200	\$65,100	\$239,500	\$75,500	\$282,500	\$94,600	\$340,100	\$112,300	\$416,000	\$137,000	\$504,000	\$174,100	\$640,500
County of Oxford	\$26,000	\$97,800	\$41,000	\$150,700	\$53,600	\$197,200	\$66,000	\$244,000	\$81,300	\$299,100	\$93,000	\$365,400	\$114,000	\$424,000	\$136,100	\$506,100	\$175,300	\$644,000
City of St. Thomas	\$24,300	\$89,400	\$38,700	\$135,000	\$49,200	\$181,000	\$61,100	\$224,400	\$74,700	\$274,000	\$88,700	\$326,300	\$109,400	\$391,400	\$129,800	\$477,900	\$165,900	\$610,300
City of Sharnbrook	\$26,000	\$94,000	\$44,100	\$147,500	\$52,200	\$192,400	\$65,300	\$240,200	\$78,100	\$291,000	\$93,000	\$345,100	\$112,500	\$413,000	\$136,600	\$502,500	\$176,200	\$648,200
Regional Municipality of Waterloo	\$26,200	\$96,400	\$41,800	\$154,100	\$56,100	\$206,400	\$71,100	\$261,600	\$87,200	\$320,000	\$104,000	\$385,500	\$125,600	\$462,100	\$153,000	\$565,100	\$199,000	\$732,100
County of Wellington	\$27,300	\$100,400	\$44,200	\$162,600	\$59,200	\$217,800	\$74,200	\$273,000	\$91,500	\$336,000	\$109,400	\$402,500	\$130,400	\$479,700	\$159,700	\$587,500	\$205,400	\$756,000
City of Windsor	\$21,000	\$80,200	\$35,200	\$129,000	\$47,600	\$176,200	\$56,400	\$222,200	\$71,100	\$276,300	\$91,000	\$318,100	\$111,000	\$411,700	\$134,400	\$512,800	\$185,000	\$683,000
Northwestern	\$22,000	\$86,000	\$33,500	\$123,200	\$45,300	\$166,700	\$57,800	\$213,000	\$72,800	\$267,100	\$89,000	\$328,400	\$110,400	\$406,100	\$137,000	\$505,000	\$178,000	\$661,000
Algonia District	\$21,100	\$77,600	\$30,600	\$123,300	\$41,800	\$153,000	\$52,600	\$193,000	\$65,900	\$242,400	\$81,000	\$300,900	\$107,600	\$373,000	\$127,300	\$468,000	\$165,700	\$609,000
Algonia DCSAB	\$21,000	\$79,500	\$30,500	\$122,200	\$40,500	\$150,000	\$50,400	\$190,400	\$61,600	\$227,400	\$77,200	\$285,000	\$95,400	\$351,000	\$122,100	\$445,200	\$161,100	\$603,000
Chelmsford DCSAB	\$22,700	\$83,500	\$34,700	\$127,700	\$46,000	\$172,500	\$61,100	\$224,800	\$77,600	\$285,000	\$96,000	\$355,400	\$117,800	\$433,400	\$145,600	\$536,300	\$189,000	\$693,000
City of Greater Sudbury	\$22,000	\$82,800	\$34,500	\$124,300	\$45,400	\$167,000	\$57,800	\$213,000	\$70,800	\$268,500	\$85,100	\$313,100	\$104,000	\$382,000	\$128,800	\$477,200	\$170,000	\$622,200
Manitoulin District	\$16,300	\$60,000	\$25,100	\$92,300	\$32,000	\$112,400	\$45,300	\$166,700	\$57,300	\$210,000	\$69,400	\$255,300	\$85,900	\$316,000	\$105,000	\$378,000	\$130,000	\$516,100
Sudbury District	\$22,000	\$82,000	\$35,000	\$128,000	\$47,500	\$176,200	\$56,200	\$217,000	\$73,300	\$280,700	\$90,200	\$331,000	\$108,200	\$398,100	\$131,200	\$485,000	\$171,000	\$633,300
Manitoulin - Sudbury DCSAB	\$22,000	\$83,800	\$35,000	\$129,000	\$46,600	\$172,200	\$56,000	\$213,400	\$71,200	\$282,300	\$89,000	\$316,300	\$104,200	\$383,700	\$127,500	\$469,100	\$167,200	\$615,100
Niagara DCSAB	\$21,000	\$77,300	\$31,600	\$121,600	\$42,200	\$155,200	\$54,500	\$200,500	\$68,000	\$250,200	\$84,000	\$309,000	\$103,200	\$379,700	\$127,800	\$470,200	\$168,200	\$618,000
Perry Sound DCSAB	\$23,300	\$85,200	\$34,700	\$127,700	\$45,000	\$1												

Provincial Policy Statement – Housing Table

Table 2: Average Resale House Price and 10% Below Average Resale Price, 2021

Regional Market Area	Average Resale Price 2021	10% Below Average Resale Price
Ontario	\$695,086	\$625,577
City of Toronto	\$1,049,657	\$944,691
Central	\$890,178	\$801,160
Regional Municipality of Durham	\$759,439	\$683,495
Regional Municipality of Halton	\$1,045,545	\$940,991
City of Hamilton	\$684,711	\$616,240
District Municipality of Muskoka	\$771,159	\$694,043
Regional Municipality of Niagara	\$557,399	\$501,659
Regional Municipality of Peel	\$909,448	\$818,503
County of Simcoe	\$659,866	\$593,879
Regional Municipality of York	\$1,125,945	\$1,013,351
Eastern	\$450,514	\$405,463
City of Cornwall	\$318,945	\$287,051
County of Hastings	\$407,408	\$366,667
City of Kawartha Lakes	\$564,751	\$508,276
City of Kingston	\$498,317	\$448,485
County of Lanark	\$431,580	\$388,422
UC of Leeds and Grenville	\$392,129	\$352,916
County of Lennox and Addington	\$543,696	\$489,326
County of Northumberland	\$562,591	\$506,332
City of Ottawa	\$586,614	\$527,953
City of Peterborough	\$570,612	\$513,551
UC of Prescott and Russell	\$387,594	\$348,835
County of Renfrew	\$331,412	\$298,271
Southwestern	\$541,685	\$487,517
City of Brantford	\$563,574	\$507,217
County of Bruce	\$478,820	\$430,938
Municipality of Chatham-Kent	\$342,252	\$308,027
County of Dufferin	\$772,085	\$694,877
County of Grey	\$575,381	\$517,843
County of Huron	\$472,253	\$425,028
County of Lambton	\$441,001	\$396,901
City of London	\$517,387	\$465,648
County of Norfolk	\$519,140	\$467,226
County of Oxford	\$525,898	\$473,308
City of St. Thomas	\$446,510	\$401,859
City of Stratford	\$512,450	\$461,205
Regional Municipality of Waterloo	\$640,386	\$576,347
County of Wellington	\$702,319	\$632,087
City of Windsor	\$424,712	\$382,241
Northeastern	\$322,513	\$290,262
Algoma DSSAB	\$222,154	\$199,939
Cochrane DSSAB	\$225,228	\$202,705
City of Greater Sudbury	\$357,535	\$321,782
Manitoulin-Sudbury DSSAB	\$282,039	\$253,835
Nipissing DSSAB	\$334,534	\$301,081
Parry Sound DSSAB	\$580,915	\$522,824
Sault Ste. Marie DSSAB	\$271,408	\$244,267
Timiskaming DSSAB	\$220,907	\$198,816
Northwestern	\$291,663	\$262,497
Kenora DSSAB	\$323,110	\$290,799
Rainy River DSSAB	\$231,677	\$208,509
Thunder Bay DSSAB	\$289,111	\$260,200

Source: Real Property Solutions House Price Index

Notes:

1. The average resale price may be influenced, particularly in smaller areas, by the number and type of house resales.

Table 3: Renter Household Incomes and Affordable Rents, 2021

Provincial Policy Statement – Housing Table

	10th Income Percentile	10th Percentile Affordable Rent	20th Income Percentile	20th Percentile Affordable Rent	30th Income Percentile	30th Percentile Affordable Rent	40th Income Percentile	40th Percentile Affordable Rent	50th Income Percentile	50th Percentile Affordable Rent	60th Income Percentile	60th Percentile Affordable Rent	70th Income Percentile	70th Percentile Affordable Rent	80th Income Percentile	80th Percentile Affordable Rent	90th Income Percentile	90th Percentile Affordable Rent
Regional Market Area	\$15,000	\$300	\$21,000	\$420	\$28,000	\$560	\$37,000	\$740	\$49,000	\$980	\$65,000	\$1,300	\$87,000	\$1,740	\$115,000	\$2,300	\$157,000	\$3,140
Ontario	\$15,000	\$300	\$21,000	\$420	\$28,000	\$560	\$37,000	\$740	\$49,000	\$980	\$65,000	\$1,300	\$87,000	\$1,740	\$115,000	\$2,300	\$157,000	\$3,140
City of Toronto	\$13,500	\$340	\$21,300	\$530	\$30,600	\$765	\$40,400	\$1,010	\$50,500	\$1,263	\$68,000	\$1,700	\$85,000	\$2,125	\$108,000	\$2,700	\$128,000	\$3,200
Central	\$15,700	\$300	\$23,200	\$500	\$31,000	\$620	\$40,400	\$808	\$49,000	\$980	\$65,000	\$1,300	\$87,000	\$1,740	\$115,000	\$2,300	\$157,000	\$3,140
Regional Municipality of Durham	\$16,700	\$420	\$23,800	\$600	\$31,200	\$780	\$40,400	\$910	\$49,000	\$1,020	\$65,000	\$1,400	\$87,000	\$1,800	\$115,000	\$2,300	\$157,000	\$3,140
Regional Municipality of Halton	\$19,000	\$500	\$26,100	\$700	\$34,000	\$850	\$44,500	\$1,113	\$53,000	\$1,325	\$68,000	\$1,700	\$85,000	\$2,125	\$111,000	\$2,250	\$149,000	\$3,740
City of Hamilton	\$15,000	\$300	\$20,500	\$510	\$26,000	\$650	\$33,500	\$840	\$41,400	\$1,035	\$50,000	\$1,250	\$60,000	\$1,500	\$75,700	\$1,800	\$100,000	\$2,500
District Municipality of Muskoka	\$15,000	\$400	\$21,700	\$540	\$28,200	\$700	\$33,100	\$820	\$42,300	\$1,058	\$50,000	\$1,260	\$62,000	\$1,570	\$79,000	\$2,000	\$102,200	\$2,560
Regional Municipality of Niagara	\$15,300	\$300	\$20,500	\$510	\$25,800	\$650	\$32,200	\$810	\$39,200	\$980	\$47,000	\$1,180	\$56,600	\$1,420	\$70,400	\$1,760	\$92,300	\$2,310
Regional Municipality of Peel	\$16,300	\$410	\$25,500	\$640	\$35,500	\$890	\$45,000	\$1,130	\$55,200	\$1,380	\$66,100	\$1,650	\$79,000	\$1,950	\$97,700	\$2,440	\$122,100	\$3,100
County of Brimley	\$16,700	\$420	\$23,700	\$590	\$31,000	\$780	\$39,600	\$990	\$47,600	\$1,200	\$67,000	\$1,450	\$80,400	\$1,760	\$95,500	\$2,160	\$112,200	\$2,810
Regional Municipality of York	\$15,200	\$300	\$21,500	\$500	\$32,500	\$650	\$41,900	\$830	\$49,000	\$970	\$65,100	\$1,300	\$80,000	\$1,600	\$102,000	\$2,000	\$130,000	\$3,470
Eastern	\$15,400	\$300	\$21,800	\$540	\$28,700	\$720	\$36,700	\$920	\$45,700	\$1,140	\$66,000	\$1,400	\$88,700	\$2,200	\$104,000	\$2,100	\$133,000	\$2,790
City of Cornwall	\$15,500	\$300	\$20,100	\$500	\$24,200	\$610	\$29,800	\$750	\$35,000	\$880	\$42,800	\$1,070	\$52,400	\$1,310	\$64,800	\$1,420	\$85,600	\$2,160
County of Hastings	\$15,000	\$300	\$21,800	\$540	\$26,000	\$660	\$32,700	\$820	\$39,700	\$990	\$47,900	\$1,200	\$58,000	\$1,450	\$70,400	\$1,760	\$90,100	\$2,250
Kawartha Lakes Division	\$13,000	\$350	\$19,900	\$500	\$24,100	\$600	\$30,600	\$770	\$37,600	\$940	\$44,600	\$1,120	\$55,600	\$1,390	\$72,200	\$1,810	\$95,900	\$2,400
Haldimilton County	\$12,500	\$310	\$18,100	\$450	\$22,300	\$560	\$28,700	\$700	\$33,000	\$820	\$39,800	\$970	\$48,500	\$1,210	\$59,700	\$1,470	\$69,500	\$2,100
City of Kawartha Lakes • Haldimilton	\$13,700	\$340	\$19,500	\$490	\$23,900	\$600	\$30,100	\$750	\$36,900	\$920	\$43,300	\$1,080	\$54,800	\$1,370	\$70,800	\$1,770	\$84,700	\$2,370
City of Kingston	\$15,200	\$300	\$21,700	\$540	\$26,200	\$650	\$35,400	\$890	\$43,800	\$1,100	\$52,000	\$1,200	\$64,000	\$1,600	\$76,100	\$1,900	\$103,100	\$2,550
County of Lennox	\$15,500	\$300	\$20,900	\$520	\$26,100	\$650	\$32,200	\$810	\$39,400	\$990	\$47,800	\$1,200	\$56,800	\$1,470	\$71,600	\$1,790	\$93,600	\$2,360
UC of Leeds and Grenville	\$15,000	\$300	\$20,900	\$520	\$25,800	\$650	\$31,500	\$790	\$39,200	\$980	\$47,100	\$1,180	\$56,600	\$1,410	\$71,600	\$1,790	\$92,700	\$2,320
County of Lennox and Addington	\$15,000	\$300	\$21,600	\$540	\$26,200	\$660	\$32,500	\$810	\$39,800	\$970	\$46,800	\$1,170	\$56,000	\$1,450	\$72,200	\$1,810	\$97,200	\$2,280
Prince Edward Division	\$15,000	\$300	\$21,900	\$550	\$27,200	\$680	\$35,000	\$880	\$39,400	\$990	\$47,700	\$1,190	\$58,400	\$1,460	\$74,700	\$1,870	\$95,700	\$2,300
County of Lennox & Addington • Prince Edward Division	\$15,000	\$300	\$21,700	\$540	\$26,000	\$670	\$32,200	\$830	\$39,000	\$980	\$47,300	\$1,180	\$58,200	\$1,460	\$73,300	\$1,830	\$92,200	\$2,310
County of Northumberland	\$15,000	\$300	\$21,400	\$540	\$26,400	\$670	\$32,300	\$830	\$41,100	\$1,030	\$48,700	\$1,220	\$60,000	\$1,510	\$73,600	\$1,840	\$99,100	\$2,400
City of Ottawa	\$14,000	\$370	\$22,600	\$570	\$32,400	\$810	\$42,200	\$1,040	\$52,500	\$1,310	\$64,000	\$1,600	\$77,400	\$1,940	\$95,100	\$2,300	\$123,000	\$3,100
City of Peterborough	\$15,000	\$300	\$20,500	\$510	\$26,100	\$630	\$32,200	\$790	\$39,000	\$950	\$43,200	\$1,130	\$55,100	\$1,380	\$69,000	\$1,750	\$92,100	\$2,300
UC of Prescott and Russell	\$15,000	\$420	\$22,100	\$550	\$27,000	\$690	\$34,100	\$850	\$40,000	\$1,020	\$48,900	\$1,220	\$59,700	\$1,490	\$75,100	\$1,890	\$99,200	\$2,400
County of Renfrew	\$15,000	\$300	\$21,400	\$540	\$27,100	\$680	\$34,200	\$860	\$40,000	\$1,130	\$56,500	\$1,410	\$70,300	\$1,760	\$84,400	\$2,110	\$108,100	\$2,730
Southwestern	\$14,800	\$370	\$21,000	\$530	\$27,200	\$690	\$34,700	\$870	\$42,000	\$1,060	\$51,700	\$1,260	\$62,500	\$1,560	\$77,400	\$1,940	\$101,300	\$2,550
City of Brantford	\$16,200	\$410	\$22,500	\$560	\$27,900	\$700	\$34,700	\$870	\$41,900	\$1,050	\$50,000	\$1,250	\$60,400	\$1,510	\$73,400	\$1,840	\$97,000	\$2,430
County of Bruce	\$15,500	\$300	\$21,200	\$530	\$26,500	\$640	\$32,600	\$820	\$40,300	\$1,010	\$49,200	\$1,230	\$62,800	\$1,570	\$76,300	\$1,960	\$105,000	\$2,630
Municipality of Chatham-Kent	\$15,000	\$300	\$19,400	\$490	\$23,000	\$600	\$29,500	\$740	\$36,500	\$910	\$43,400	\$1,090	\$52,300	\$1,310	\$65,500	\$1,600	\$83,000	\$2,100
County of Dufferin	\$16,800	\$420	\$22,500	\$590	\$29,500	\$740	\$38,200	\$960	\$49,100	\$1,230	\$60,600	\$1,520	\$73,800	\$1,860	\$97,800	\$2,200	\$115,400	\$2,890
County of Grey	\$15,500	\$300	\$20,300	\$510	\$24,600	\$620	\$30,500	\$760	\$37,000	\$930	\$44,400	\$1,110	\$55,300	\$1,380	\$67,500	\$1,690	\$87,000	\$2,250
County of Huron	\$15,000	\$300	\$22,200	\$560	\$26,800	\$670	\$33,300	\$830	\$41,200	\$1,030	\$50,500	\$1,260	\$61,300	\$1,530	\$76,600	\$1,820	\$99,800	\$2,500
County of Lambton	\$14,000	\$370	\$20,000	\$500	\$25,200	\$630	\$31,800	\$800	\$38,000	\$970	\$46,000	\$1,200	\$56,200	\$1,480	\$71,700	\$1,840	\$101,900	\$2,550
City of London	\$13,100	\$320	\$20,000	\$500	\$26,100	\$650	\$32,200	\$830	\$40,000	\$1,020	\$49,600	\$1,240	\$60,000	\$1,500	\$74,100	\$1,850	\$97,000	\$2,430
County of Norfolk	\$15,700	\$300	\$21,100	\$530	\$26,700	\$670	\$34,900	\$880	\$41,800	\$1,050	\$50,600	\$1,270	\$61,700	\$1,580	\$76,800	\$1,920	\$99,700	\$2,490
County of Oxford	\$16,500	\$410	\$23,100	\$590	\$29,700	\$740	\$37,000	\$950	\$46,000	\$1,150	\$54,600	\$1,370	\$65,600	\$1,640	\$81,200	\$2,030	\$108,700	\$2,670
City of St. Thomas	\$15,500	\$300	\$20,900	\$520	\$26,000	\$650	\$32,200	\$810	\$39,300	\$980	\$46,800	\$1,170	\$56,200	\$1,410	\$70,300	\$1,760	\$93,000	\$2,330
City of Stratford	\$15,700	\$300	\$22,900	\$570	\$30,700	\$770	\$38,800	\$970	\$47,200	\$1,180	\$56,800	\$1,410	\$68,600	\$1,670	\$79,700	\$1,990	\$103,700	\$2,590
Regional Municipality of Waterloo	\$15,700	\$300	\$21,800	\$560	\$32,000	\$800	\$40,400	\$1,010	\$49,200	\$1,120	\$59,800	\$1,470	\$71,700	\$1,770	\$86,200	\$2,160	\$109,800	\$2,740
County of Wellington	\$15,000	\$300	\$23,700	\$590	\$31,300	\$780	\$40,600	\$1,020	\$50,100	\$1,250	\$59,700	\$1,490	\$71,600	\$1,790	\$87,300	\$2,180	\$112,500	\$2,810
City of Windsor	\$12,200	\$310	\$18,300	\$460	\$23,400	\$590	\$30,200	\$760	\$36,000	\$920	\$43,200	\$1,130	\$55,000	\$1,380	\$69,700	\$1,720	\$90,700	\$2,270
Northwestern	\$15,200	\$300	\$20,900	\$560	\$24,700	\$620	\$30,700	\$770	\$37,000	\$950	\$46,500	\$1,160	\$57,200	\$1,430	\$72,300	\$1,830	\$97,600	\$2,440
Algoma District	\$14,100	\$350	\$19,900	\$470	\$23,200	\$580	\$27,600	\$690	\$33,200	\$830	\$41,300	\$1,010	\$49,400	\$1,240	\$61,700	\$1,540	\$82,800	\$2,070
Algoma District •	\$15,300	\$300	\$19,500	\$490	\$23,800	\$600	\$27,200	\$680	\$33,100	\$820	\$39,100	\$980	\$48,000	\$1,220	\$59,100	\$1,480	\$80,200	\$2,010
Cochrane DSOAB	\$15,000	\$400	\$21,300	\$530	\$25,400	\$640	\$32,100	\$800	\$39,000	\$1,000	\$49,200	\$1,230	\$62,200	\$1,560	\$79,600	\$2,000	\$107,700	\$2,690
City of Greater Sudbury	\$14,800	\$370	\$20,400	\$510	\$26,500	\$660	\$32,800	\$850	\$42,300	\$1,050	\$51,200	\$1,260	\$62,400	\$1,560	\$77,600	\$1,940	\$104,400	\$2,610
— Metropolitan District	\$11,700	\$290	\$17,200	\$430	\$21,200	\$530	\$25,800	\$650	\$34,200	\$860	\$43,700	\$1,090	\$50,600	\$1,270	\$67,600	\$1,700	\$83,400	\$2,040
— Sudbury District	\$14,500	\$360	\$19,900	\$500	\$23,000	\$590	\$30,100	\$750	\$37,200	\$930	\$46,600	\$1,240	\$56,100	\$1,500	\$74,800	\$1,870	\$100,000	\$2,520
Metropolitan • Sudbury DSOAB	\$14,900	\$370	\$20,000	\$500	\$23,000	\$590	\$30,100	\$750	\$36,400	\$960	\$46,300	\$1,210	\$56,000	\$1,500	\$75,500	\$1,890	\$97,500	\$2,440
Nipissing District	\$15,500	\$300	\$19,900	\$500	\$24,100	\$600	\$30,100	\$750	\$36,700	\$920	\$44,800	\$1,120	\$54,800	\$1,370	\$68,700	\$1,720	\$89,400	\$2,240
Perry Sound DSOAB	\$15,000	\$400	\$20,800	\$520	\$24,100	\$600	\$30,700	\$770	\$36,200	\$910	\$44,800	\$1,200	\$55,000	\$1,400	\$69,000	\$1,740	\$92,400	\$2,310
City of Saint Ste. Marie	\$13,000	\$340	\$19,800	\$470	\$23,100	\$580	\$27,600	\$680	\$33,200	\$830	\$40,500	\$1,010	\$49,400	\$1,240	\$62,400	\$1,560	\$83,300	\$2,060
Timken area DSOAB	\$15,200	\$300	\$19,200	\$480	\$22,500	\$560	\$27,400	\$680	\$34,400	\$860	\$42,700	\$1,070	\$52,200	\$1,310	\$66,400	\$1,710	\$85,600	\$2,300
Northwestern	\$16,400	\$300	\$20,100	\$500	\$24,000	\$600	\$32,200	\$790	\$39,000	\$990	\$47,900	\$1,200	\$60,000	\$1,500	\$75,000	\$1,800	\$104,000	\$2,600
Kenora DSOAB	\$16,000	\$420	\$22,300	\$560	\$26,000	\$700	\$36,500	\$910	\$46,100									

Provincial Policy Statement – Housing Table

Average Apartment Rents, Ontario, 2021

Table 4. Average Rent by Bedroom Count

Regional Market Area	Bachelor Rent	1 Bedroom Rent	2 Bedroom Rent	3 Bedroom Rent	4+ Bedroom Rent	Total Bedroom Rent
Ontario	\$1,106	\$1,274	\$1,465	\$1,728	\$3,000	\$1,387
City of Toronto	\$1,225	\$1,446	\$1,703	\$1,953	\$2,500	\$1,570
Central	\$1,210	\$1,430	\$1,654	\$1,880	\$2,301	\$1,548
Regional Municipality of Durham	\$986	\$1,245	\$1,402	\$1,554	**	\$1,373
Regional Municipality of Halton	\$1,204	\$1,433	\$1,664	\$1,827	**	\$1,597
City of Hamilton	\$914	\$1,095	\$1,270	\$1,497	**	\$1,183
District Municipality of Muskoka	\$713	\$1,007	\$1,174	\$1,226	**	\$1,114
Regional Municipality of Niagara	\$806	\$1,011	\$1,190	\$1,262	**	\$1,124
Regional Municipality of Peel	\$1,063	\$1,423	\$1,601	\$1,713	\$1,730	\$1,533
County of Simcoe	\$880	\$1,165	\$1,339	\$1,539	**	\$1,265
Regional Municipality of York	\$979	\$1,328	\$1,506	\$1,813	**	\$1,442
Eastern	\$1,017	\$1,208	\$1,407	\$1,655	\$3,188	\$1,321
City of Cornwall	\$746	\$791	\$962	\$1,019	**	\$906
County of Hastings	\$876	\$1,076	\$1,174	\$1,530	**	\$1,154
City of Kawartha Lakes	**	\$916	\$1,188	**	**	\$1,010
Haliburton County	**	**	**	**	**	**
City of Kawartha Lakes + Haliburton County	**	\$916	\$1,188	**	**	\$1,010
City of Kingston	\$912	\$1,181	\$1,404	\$1,754	\$3,564	\$1,370
County of Lanark	**	\$864	\$1,110	**	**	\$951
UC of Leeds and Grenville	\$768	\$879	\$1,020	\$1,154	**	\$987
County of Lennox and Addington	**	\$902	\$1,015	**	**	\$976
Prince Edward Division	**	\$829	\$919	**	**	\$894
County of Lennox & Addington + Prince Edward Division	**	\$876	\$984	**	**	\$948
County of Northumberland	\$1,058	\$1,259	\$1,326	\$1,559	**	\$1,328
City of Ottawa	\$1,059	\$1,280	\$1,557	\$1,811	\$2,822	\$1,404
City of Peterborough	\$805	\$1,049	\$1,316	\$1,410	**	\$1,211
UC of Prescott and Russell	**	\$682	\$1,017	\$945	**	\$942
County of Renfrew	\$722	\$826	\$1,018	\$1,298	**	\$958
Southwestern	\$846	\$1,055	\$1,259	\$1,371	\$3,575	\$1,177
City of Brantford	\$879	\$1,116	\$1,203	\$1,221	**	\$1,173
County of Bruce	**	\$891	\$1,235	\$1,315	**	\$1,143
Municipality of Chatham-Kent	**	\$811	\$921	\$850	**	\$872
County of Dufferin	**	\$1,182	\$1,400	\$1,529	**	\$1,301
County of Grey	\$692	\$872	\$1,004	\$1,107	**	\$957
County of Huron	**	\$683	\$678	**	**	\$682
County of Lambton	\$762	\$949	\$1,128	\$1,433	**	\$1,060
City of London	\$790	\$1,045	\$1,285	\$1,497	**	\$1,184
County of Norfolk	**	\$850	\$897	**	**	\$879
County of Oxford	\$762	\$1,027	\$1,240	\$1,111	**	\$1,157
City of St. Thomas	\$646	\$867	\$1,121	**	**	\$1,015
City of Stratford	\$742	\$936	\$1,071	\$1,160	**	\$1,019
Regional Municipality of Waterloo	\$950	\$1,134	\$1,356	\$1,538	\$3,997	\$1,307
County of Wellington	\$931	\$1,265	\$1,433	\$1,450	**	\$1,367
City of Windsor	\$786	\$973	\$1,158	\$1,368	**	\$1,046
Northeastern	\$708	\$952	\$1,168	\$1,239	**	\$1,077
Algoma District	\$671	\$871	\$1,021	\$988	**	\$956
Algoma DSSAB	\$671	\$871	\$1,021	\$988	**	\$956
Cochrane DSSAB	\$591	\$890	\$1,035	\$1,118	**	\$966
City of Greater Sudbury	\$749	\$1,030	\$1,286	\$1,398	**	\$1,176
Manitoulin District	**	**	**	**	**	**
Sudbury District	**	**	**	**	**	**
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$635	\$842	\$1,036	\$1,360	**	\$972
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	\$671	\$871	\$1,037	\$1,027	**	\$966
Timiskaming DSSAB	**	**	**	**	**	**
Northwestern	\$743	\$917	\$1,107	\$1,275	**	\$1,030
Kenora DSSAB	**	\$763	\$1,039	**	**	\$916
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$751	\$928	\$1,112	\$1,275	**	\$1,037

Source: CMHC, Rental Market Survey, October 2021

** Data suppressed to protect confidentiality, not statistically reliable or not available

Contact: Marci Pernica * Housing Division * Housing.Research@ontario.ca



An innovation guide under More Homes, More Choice:
Ontario's Housing Supply Action Plan

ontario.ca/housinginnovation

Building a modular house

Ontario 



An innovation guide under More Homes, More Choice:
Ontario's Housing Supply Action Plan

ontario.ca/housinginnovation

Adding a Second Unit in an Existing House

Ontario Building Code
Information





An innovation guide under More Homes, More Choice:
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Build or buy a tiny home


Ontario Building Code
Information

An innovation guide under More Homes, More Choice:
Ontario's Housing Supply Action Plan

ontario.ca/housinginnovation

Co-owning a home

Practical information
about co-owning a home


Ontario 

An innovation guide under More Homes, More Choice:
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ontario.ca/housinginnovation

Life lease housing

Practical information
about owning a life lease

Ontario 



Ministry of Tourism, Culture and Sport

Tourism Profile Information **For Official Plan/Official Plan Review for** **Township of South Algonquin** **Updated: September 7, 2022**

The Ministry of Tourism, Culture and Sport represents a diverse set of sectors with an economic impact of \$75 billion and contributes to a significant double bottom line: strong economic growth, and a resilient cultural fabric that reflects the diversity and strength of Ontario's communities – the world in one province.

When the COVID-19 outbreak began, Ontario's heritage, sport, tourism and culture industries were among the first and hardest hit – these industries are now facing a combined \$20-billion economic fallout – and will be among the last to recover.

Having supportive land use planning policies for tourism in place will contribute to local and provincial economic and social recovery.

Policies related to tourism, for both protection of existing facilities and promotion of new development are found in various sections of the PPS and include:

- Promoting economic development, in general, including the tourism sector;
- Specific references to making tourism opportunities available where appropriate, including agri-tourism;
- Ensuring locally appropriate residential development;
- Avoiding land use conflicts between tourism facilities and other uses;
- Ensuring appropriate servicing; and,
- Wise use and management of resources like cultural heritage, natural heritage and water resources, many of which are integral to tourism experiences.

6.2.1.1 Tourism Profile

The Township is part of Tourism Region 12. The Regional Tourism Organization (RTO) for the area is RTO12 – Explorers' Edge (<https://explorersedge.ca/>). Regional Tourism Organizations are funded by the province to provide services to the tourism industry in the following areas: research, product development, workforce development, investment attraction, marketing and partnerships.

The destination marketing organization for the area is the South Algonquin Business Alliance: <https://www.mysouthalgonquin.ca/about>.

Tourism Statistics summary for Nipissing District for 2017:



- In 2017, there were 1.4 million domestic tourist visits to Nipissing District (i.e., from Ontario and other parts of Canada), and the visitor spending associated with these trips totaled \$177 million.
- Ontario residents accounted for the majority of domestic visits and spending in Nipissing District (92% and 94%, respectively).
- 37% of Ontario visits to Nipissing District originated in Region 13a (North East Ontario), 11% originated in Region 5 (Greater Toronto Area) and 10% originated in Region 6 (York, Durham, Hills of Headwaters).
- In 2017, over 492,000 domestic visits in Nipissing District included an outdoor or sport activity and over 200,000 domestic visits included camping.
- 57% of domestic visits in Nipissing District were overnight visits and the 41% were taken for pleasure.

Source: Statistics Canada's Travel Survey of Residents of Canada 2017

Additional tourism research to assist in the development of tourism-related economic development policies can be found on the following websites:

- <http://www.mtc.gov.on.ca/en/tourism/research.shtml>
- <https://destinationontario.com/en-ca/corporate>

6.2.1.2 Tourism Assets, Regional Highlights / Initiatives

South Algonquin's close proximity to Algonquin Provincial Park makes it an ideal travel destination. The area offers four-season wilderness experiences and is well known for its hundreds of kilometers of recreational trails, offering snowmobiling, cross-country skiing, snowshoeing, and dogsledding during the winter months. Throughout the other seasons, South Algonquin offers hiking, ATVing, canoeing, kayaking, whitewater rafting, camping, hunting and fishing.

The policies of the following PPS, 2020 sections should be considered during the development of the new Official Plan, where applicable, to protect these assets and promote additional tourism development: 1.1.1; 1.1.4.1 c), f), g) and i); 1.1.5.2 c) and d); 1.1.5.3; 1.2.1 b); 1.2.6; 1.3; 1.4; 1.5; 1.6; 1.7.1; 2.3; and, 2.6.

6.2.1.3 Ministry Contacts

Ministries	Info
MTCS: Tourism Policy Unit	Narren Santos Senior Policy Advisor 437-235-1178 narren.santos@ontario.ca
MTCS/MND: Regional Services Branch/Regional Economic Development Branch	Laura Regional Development 705-641-8349 laura.ross@ontario.ca Dustin Turner Northern Development Advisor 705-773-0703 dustin.turner@ontario.ca Ross Advisor



Client's Guide to Preliminary Screening for Species at Risk

***Ministry of the Environment, Conservation and Parks
Species at Risk Branch, Permissions and Compliance
DRAFT - May 2019***

PROVINCIAL POLICY STATEMENT, 2005: RESERVE SEWAGE SYSTEM CAPACITY FOR HAULED SEWAGE

This fact sheet provides guidance on the Provincial Policy Statement, 2005 regarding septage treatment capacity for hauled sewage. This fact sheet refers to “septage treatment capacity” which has the same meaning as what the PPS refers to as “reserve sewage system capacity.”

Provincial policy

The Provincial Policy Statement, 2005 (PPS) states that planning for sewage services must protect human health and the environment while integrating servicing and land use considerations in a coordinated, efficient and cost-effective manner.

The PPS says that full municipal sewage services are the preferred form of servicing. Where municipal services are not provided municipalities may establish policies, according to criteria set out in the PPS, for providing servicing of new developments with private communal or individual on-site sewage services (e.g. septic tanks).

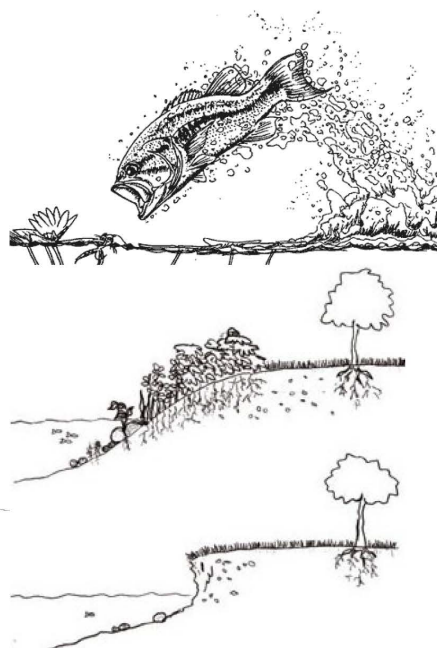
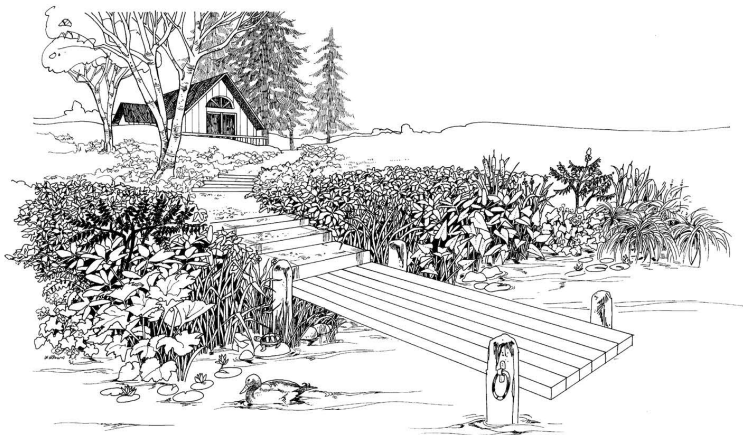
Section 1.6.4.1 (e) of the PPS directs that a new lot can be created *only if there is confirmation of sufficient reserve sewage system capacity* to treat septage, regardless of whether the lot is created by a Plan of Subdivision or an application for consent.

Reserve sewage system capacity is defined in the PPS as the capacity to dispose or treat hauled sewage. The PPS considers the capacity *sufficient if the hauled sewage from the development can be treated and land applied on agricultural land under the Nutrient Management Act, treated or disposed at sites approved under the Environmental Protection Act (EPA) or the Ontario Water Resources Act (OWRA), but not by land-applying untreated, hauled sewage.*

The Provincial Policy Statement, 2005

The Provincial Policy Statement, 2005 (PPS) provides policy direction on matters relating to land use planning that are of provincial interest. It is issued under the authority of Section 3 of the *Planning Act* and applies to all applications, matters and proceedings commenced on or after March 1, 2005. *The Strong Communities (Planning Amendment) Act, 2004* amended Section 3(5) of the *Planning Act* to require that all decisions affecting land use planning matters “shall be consistent with” provincial policy.

Stormwater Best Management Practices for Camp Owners in Northeastern Ontario



With a few simple strategies you can help preserve the very things that likely attracted you to lakefront living in the first place – clean water, abundant wildlife, good fishing and access to recreation!

Major threats to our lakes from development are increased erosion, input of nutrients from increased runoff, and impacts from spills or other human-made contaminants

What can you do? Prevention is key!

- Maintain a minimum no-development setback distance from the lake of 30m (including the setback to sewage systems); increase setbacks where known natural heritage features exist (eg. Fish spawning areas)
- Where natural vegetation exists at the shoreline, it should be maintained. Where it doesn't occur naturally or has been lost due to development, a vegetative buffer (riparian zone) of shrubs and ground cover can be planted along a shoreline bank. The natural shoreline buffer should extend as least 30m from the water's edge. This will provide site stability and valuable habitat for fish and other animals.
- Reduce lot grading and limit the creation of impervious surfaces (ie: roads, roofs, parking areas, patios, etc.) to reduce stormwater runoff and encourage natural infiltration
- Consider using infiltration practices to reduce surface runoff; examples include rain gardens, infiltration trenches instead of rain gutters, grassed swales and vegetated filter strips



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Conservation and Parks**
Environmental Assessment Branch
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**Ministère de l'Environnement, de la
Protection de la nature et des Parcs**
Direction des évaluations
environnementales
Rez-de-chaussée
135, avenue St. Clair Ouest Toronto
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Ontario

September 09, 2022

TO: Mr. Forbes Symon, Senior Planner, Jp2g Consultants Inc.
Anthony Hommik, Senior Planner, Jp2g Consultants Inc.

FROM: Erinn Lee
Regional Environmental Planner
Ministry of the Environment, Conservation and Parks (MECP)

CC: Caitlin Carmichael, Planner, Ministry of Municipal Affairs and Housing RE:

Official Plan Update for the Township of South Algonquin

MECP Areas of Interest

Thank you for the opportunity to provide input into updating the Official Plan for the Township of South Algonquin. I am pleased to provide you with the Ministry of the Environment, Conservation and Parks' (MECP) areas of interest.

MECP is responsible for protecting clean and safe air, land and water to ensure healthy communities, ecological protection and sustainable development for present and future generations of Ontarians.

In providing input to, and reviewing official plans, it is the Ministry's intent to protect and improve the quality of the environment, to support environmental sustainability, human health and safety, and Ontario's economic prosperity.

The Ministry's interests in land use planning are contained in the Provincial Policy Statement (PPS). These include:

- servicing (including potable water, sewage disposal, stormwater management, and solid

- waste management);
- ~~water quality and quantity (including surface drainage);~~
- air quality and climate change;
- land use compatibility (including noise, vibration, dust, and odour); and
- contaminated sites.

Each of these topics is explained further below by providing key excerpts from the 2020 PPS along with related commentary and points to consider for the OP update. MECP has developed guidelines to assist in achieving the policy outcomes of the PPS and these are included under the heading of “Additional resources”. Links to the relevant documents are listed for each topic area.

Appropriate Servicing of Growth and Settlement (PPS Sections 1.1, 1.2, and 1.7)

Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1 Healthy, livable and safe communities are sustained by:

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

Settlement Areas

Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change and promote energy efficiency.
- d) prepare for the impacts of a changing climate.

Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

using *rural infrastructure* and *public service facilities* efficiently.

Rural Lands in Municipalities

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



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

Coordination

A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

infrastructure, multimodal transportation systems, public service facilities and waste management systems;

Long-Term Economic Prosperity

Long-term economic prosperity should be supported by:

- c) optimizing the long-term availability and use of land, resources, *infrastructure* and *public service facilities*;

Sewer, Water, and Stormwater Servicing (PPS Section 1.6)

Infrastructure and Public Service Facilities

Infrastructure and *public service facilities* shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for *infrastructure* and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

financially viable over their life cycle, which may be demonstrated through asset management planning;

available to meet current and projected needs.

Planning authorities should promote *green infrastructure* to complement *infrastructure*.

Before consideration is given to developing new *infrastructure* and *public service facilities*:

the use of existing *infrastructure* and *public service facilities* should be optimized;

Sewage, Water and Stormwater

Planning for *sewage and water services* shall:

Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

municipal sewage services and municipal water services; and

private communal sewage services and private communal water services, where *municipal sewage services* and *municipal water services* are not available or feasible;



ensure that these systems are provided in a manner that:

can be sustained by the water resources upon which such services rely;

Prepares for the impacts of a changing climate

is feasible and financially viable over their lifecycle; and

protects human health and safety and the natural environment;

promote water conservation and water use efficiency;

integrate servicing and land use considerations at all stages of the planning process; and

be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4 and 1.6.6.5 provided that the specified conditions are met.

Municipal sewage services and municipal water services are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing *municipal sewage services and municipal water services*, *intensification and redevelopment* shall be promoted, wherever feasible to optimize the use of the services.

1.6.6.3

Where *municipal sewage services and municipal water services* are available, planned or feasible, *private communal sewage services and private communal water services* are the preferred form of servicing for multi-unit/lot *development* to support protection of the environment and minimize potential risks to human health and safety.

1.6.6.4

Where *municipal sewage services and municipal water services* or *private communal sewage services and private communal water services* are not available, planned or feasible, *individual on-site sewage services and individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, *individual on-site sewage services and individual on-site water services* may be used for infilling and minor rounding out of existing development.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of *individual on-site sewage services and individual on-site water services* on the environmental health and the character of rural *settlement areas*. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of *individual on-site sewage services and individual on-site water services* on the environmental health and the desired character of rural *settlement areas* and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

1.6.6.5



Partial services shall only be permitted in the following circumstances:

where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or

within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that: site conditions are suitable for the long-term provision of such services with no *negative impacts*.

1.6.6.6

Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and

1.6.6.5 planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

1.6.6.7

Planning for stormwater management shall:

minimize, or, where possible, prevent increases in contaminant loads;

minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;

mitigate risks to human health, safety, property damage and the environment;

maximize the extent and function of vegetative and pervious surfaces; and

promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development.

Hierarchy of Servicing Preferences, Confirmation of Capacity (PPS 1.6.6.2 – 1.6.6.6)

Development should be serviced by full municipal sewage and water services wherever feasible. Where full municipal sewage and water services are not provided, and where site conditions permit, multi-lot/unit development should be serviced by communal sewage and water services. Where municipal services or communal services are not provided, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services, and provided that there would be no degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development.

Development on partial services will only be permitted where they are necessary to address failed individual on-site sewage and water services in existing development, or within settlement areas to allow for infilling and rounding out of existing development on partial services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.



Lot creation may be permitted only if there is confirmation of sufficient reserve sewage and water system capacity within either municipal sewage and water services or within communal sewage and water services. Where development is to be serviced by individual on-site sewage and water services, or by communal sewage services, the determination of sufficient reserve sewage system capacity includes treatment capacity for hauled sewage from these systems.

Policies of the Official Plan should reflect the servicing hierarchy as outlined in the PPS, identify when servicing options statements are required, require confirmation of sufficient available reserve capacity prior to approving new lots, and address lot sizes for development to be supported by individual private services.

The policies should require all new lots to be of adequate size and have suitable conditions to be able to support the proposed development on the services proposed. There should be information submitted with the Official Plan program to detail general site conditions, particularly the hydrogeological conditions that are present in the Township to justify any minimum lot sizes. In absence of this information, MECP recommends that minimum lot sizes be large enough to accommodate adequate separation between drilled wells and individual septic systems. MECP Guideline D-5-4 states:

“For developments where the lot size for each private residence within the development is one hectare or larger, the risk that the boundary limits imposed by these guidelines may be exceeded by individual systems is considered acceptable in most cases. Developments consisting of lots which average 1 hectare, may not require a detailed hydrogeological assessment, provided that it can be demonstrated that the area is not hydrogeologically sensitive. In such circumstances, it is the responsibility of the proponent to obtain a professional analysis from a qualified consultant that the area is not hydrogeologically sensitive.

It is assumed that attenuated processes within a one-hectare lot will be sufficient to reduce the nitrate-nitrogen to an acceptable concentration in groundwater below adjacent properties. It should be noted that sufficient attenuated processes may not be present in hydrogeologically sensitive environments, or where there is little water surplus available.”

MECP recommends that hydrogeological or lakeshore capacity assessments are required for proposed lot sizes of less than one hectare, to address the following factors:

- demonstrate that the sewage effluent will not impact supply aquifers;
- for waterfront lots, demonstrate isolation from sensitive surface waters and address potential for surface water impact;
- recommend lot density using contingency areas (i.e. replace sewage system), minimum distances (O.Reg 358 and 903) and, for waterfront lots, best management practices to protect water quality; and
- consider MECP’s *Guideline D-5-4* and the *Lakeshore Capacity Assessment Handbook*.



A minimum one-hectare lot size or an assessment to support smaller lot sizes is recommended to avoid development and land use patterns which may cause environmental or public health concerns as outlined in the *Provincial Policy Statement* (PPS), section 1.1.1 c. This approach is to minimize potential water quality impacts (PPS, s. 2.2.1 c) and ensure suitable site conditions for long-term provision of private sewage and water services (PPS, s. 1.6.4.4).

Additionally, municipalities are encouraged to prepare a Multi-Year Servicing Plan to support their Official Plans. Multi-Year Servicing Plans should include recommendations for the resolution of existing problems; consideration of efficiency measures; projections of growth; determination of implications of existing infrastructure and available uncommitted capacity; identification of constraints to development and the need for new infrastructure; adoption of a servicing hierarchy; and conclusions. As described in PPS 1.6.6.4, at the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas.

Non-municipal drinking water systems, as defined by O.Reg. 170/03, are subject to the requirements of the *Safe Drinking Water Act* (SDWA) and Ontario Regulation 170/03. The Township should be aware of the requirements of Section 53 of SDWA for the establishment of new non-municipal drinking water systems requiring municipal consent. Municipalities may impose conditions on these types of systems and seek financial assurance from owners to deal with any failures of the owners to meet the requirements of the Act.

The Ministry is concerned with surface and groundwater quality and quantity. Stormwater has the potential to affect these parameters. Where there are applications for development, particularly for larger commercial, industrial, institutional, or multi-lot/unit residential developments, or developments close to waterfront areas, it should be a policy requirement that a stormwater management and a construction-mitigation plan be prepared.

Additional Resources:

Sewage and Water

- D-5 Series Guidelines available at <http://www.ontario.ca/environment-and-energy/environmental-land-use-planning-guides>
- D-5 Planning for Sewage and Water Services
 - D-5-1 Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plant
 - D-5-2 Application of Municipal Responsibility for Communal Water and Sewage Services
 - D-5-3 Servicing Options Statements
 - D-5-4 Technical Guideline for Individual On-site Sewage Systems: Water Quality Impact Risk Assessment
 - D-5-5 Technical Guideline for Private Wells: Water Supply Assessment



- Fact Sheet: Provincial Policy Statement, 2005: Reserve Sewage System Capacity for Hauled Sewage (attached)

Stormwater

- Understanding Stormwater Management: An Introduction to Stormwater Management Planning and Design available at <http://www.ontario.ca/environment-and-energy/understanding-stormwater-management-introduction-stormwater-management>
- Stormwater Management Planning And Design Manual 2003 available at <http://www.ontario.ca/environment-and-energy/stormwater-management-planning-and-design-manual>
- Stormwater Pollution Prevention Handbook 2001 available at <https://archive.org/details/std01076383.ome>

Waste Management Systems (PPS Section 1.6)

1.6.10 Waste Management

1.6.10.1 *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.

Waste management systems shall be located and designed in accordance with provincial legislation and standards.

Municipalities should ensure that there is sufficient capacity in the municipal landfill site(s) to accommodate the waste generated by existing and future anticipated development over the time horizon of the Official Plan. Policies in the plan should specifically address this point, indicating how the need for additional landfill capacity will be addressed if there is insufficient capacity available.

Official Plan policies should also identify how the municipality will facilitate, encourage, and promote reduction, reuse, and recycling objectives, in accordance with Ontario's Waste Free Act.

The Ministry requires that any land used currently or previously for the purposes of waste disposal be designated in the Official Plan such that development is not allowed on the site in accordance with the requirements of Section 46 of the *Environmental Protection Act*, and to restrict development on adjacent lands unless it is demonstrated that there would be no adverse effect on the proposed use or the landfill. The purpose of this provision is to reduce adverse impacts to the health and safety of individuals and the environment.

Policies of the plan should require the completion of technical studies for all proposed new or expanded developments within 500 metres of the fill areas of open or closed landfill sites, to



demonstrate that there will be no negative impacts (such as negative effects on the water supply, or leachate, methane gas, rodents, vermin, or other related impacts).

MECP is aware of two open landfills in the Township: Madawaska and Airy landfill sites. Madawaska WDS has a remaining capacity of 38,690 m³ and Airy WDS has 35,000 m³ remaining. MECP understands that there is interest in accepting blue box waste at the landfills. This would require an amendment to the Environmental Compliance Approvals.

MECP is aware of two closed landfills owned by MNRF: Aylen Lake WDS (A7298801) and Hay Lake WDS (A7129201).

Additional Resources:

- D-4 Land Use on or Near Landfills and Dumps <http://www.ontario.ca/document/d-4-land-use-or-near-landfills-and-dumps>
 - D-4-1 Assessing Methane Hazards from Landfill Sites <http://www.ontario.ca/document/d-4-1-assessing-methane-hazards-landfill-sites>
 - D-4-2 Environmental Warnings/Restrictions <http://www.ontario.ca/document/d-4-2-environmental-warningsrestrictions>
 - D-4-3 Registration of Certificates and Provisional Certificates (see: <http://www.ontario.ca/environment-and-energy/environmental-land-use-planning-guides>)
- Guide to Environmental Assessment Requirements for Waste Management Projects <https://www.ontario.ca/environment-and-energy/guide-environmental-assessment-requirements-waste-management-projects>
- Landfill Standards: A Guideline On The Regulatory And Approval Requirements For New Or Expanding Landfilling Sites <https://www.ontario.ca/environment-and-energy/landfill-standards-guideline-regulatory-and-approval-requirements-new-or>

Water Quality and Quantity (PPS Sections 2.2, 2.1.8, and 1.2)

Water

2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:

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



functions and natural heritage features and areas and surface water features including shoreline areas;

- f) implementing necessary restrictions on *development and site alteration* to:
 - 1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
 - 2. protect, improve or restore *vulnerable* surface and ground water, *sensitive surface water features* and *sensitive ground water features*, and their *hydrologic functions*;
- g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
- h) ensuring consideration of environmental lake capacity, where applicable; and
- i) stormwater management practices minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative and pervious surfaces.

2.2.2 *Development and site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features*, *sensitive ground water features*, and their *hydrologic functions*.

Shoreline Development (PPS Section 1.2 and 2.1.8)

1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper- tier municipal boundaries, and within other orders of government, agencies and boards including:

- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- e) ecosystem, shoreline, watershed, and Great Lakes related issues;

2.1.8 (for protection of fish habitat)

Development and site alteration shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

The Ministry recommends that development along shorelines protect, improve or restore the water quality by adhering to best management practices and that these best management practices be incorporated into the Official Plan, such as minimum 30 m setbacks, larger lot sizes, vegetated buffers, reducing lot grading and implementing measures to control runoff. Several best management practices should be considered to protect local water quality, including minimizing stormwater volumes and contaminant loads (PPS, sec. 2.2.1). Examples of best management practices include:



- Avoid developing next to the shoreline for a minimum of 30 metres and maintain vegetation along the shore and around the property;
- Appropriate site design (e.g. minimum 30 metre non-development zone adjacent to the shoreline);
- Use grassed swales and/or vegetated filter strips on lots that require ditching to control runoff;
- Direct roof leaders to rear yard ponding areas, soakway pits or rain barrels;
- Direct sump pump foundation drains to rear ponding areas and infiltration trenches;
- Locate sewage systems as far as possible from the shoreline where native soils are deepest, with any drinking water wells remaining up gradient.

The attached, *Stormwater Best Management Practices for Camp Owners in Northeastern Ontario*, provides additional examples.

MECP also recommends that municipalities participate in any septic re-inspection programs that may be available to them.

As previously described in this letter, it is not recommended that waterfront lots be created that are smaller than what is recommended (1.0 ha) without appropriate justification that smaller lot sizes are suitable due to site conditions. The use of a surface water intake to justify smaller lot sizes may not be appropriate as surface water is more susceptible to contamination and may restrict future lot owners to this source if a smaller lot size is approved.

The **Lakeshore Capacity Assessment Handbook** was developed to provide guidance to municipalities and other stakeholders responsible for the management of development along the shorelines of Ontario's inland lakes within the Precambrian Shield. It represents the Province's approach to achieving the policy outcomes of section 2.2 of the PPS. The policies of the Plan should require the application of the Handbook for shoreline development.

Where official plan policies provide for shoreline development supported by individual on-site sewage and water services, the plan should include policies requiring the completion of a Lakeshore Capacity Assessment prior to lot creation or further development where lake capacity has been identified as a potential concern. Where inland lakes take in lands in two or more adjacent municipalities, neighbouring municipalities should work together to coordinate policies for shared lakes and watersheds and to allocate remaining capacities of those lakes.

In order to gain a better understanding of the status of those lakes that support existing shoreline development, residents should be encouraged to participate in the **Lake Partner Program**. The information collected through the Program allows the early detection of changes in the nutrient status and/or the water clarity of lakes due to the impacts of shoreline development, climate change and other stresses.

For the purpose of managing Lake Trout populations, MNDMNRF recommends that a lake or basin of a lake be classified as 'at capacity' when the mean volume weighted hypolimnetic



dissolved oxygen (MVWHDO) value is less than or equal to 7.0 mg/L (OMNR 2009). This value must represent the average of at least 3 dissolved oxygen profiles taken during the target period (August 15-September 15) of separate years.

There are specific circumstances outlined in the Lakeshore Capacity Assessment Handbook (2010) when development may be allowed on at-capacity lakes. New lot creation and other planning approvals on an at capacity lake should only be allowed if the following circumstances exist:

- Lot creation is to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake;
- Where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
- Where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lake.

Please refer to the Lakeshore Capacity Assessment Handbook for additional information.

The following lake trout lakes are identified as being at capacity:

- Dickens Township: Balfour
- Airy Township: Galeairy, Gliskning (Joe), Lobster
- Sabine: Lower Hay
- Murchison: McCauley

Given this information, land use planning approvals and Crown Land disposition decisions around these lakes should not result in a net increase in phosphorus loading to the lake, impacts to lake trout habitat (including hypolimnetic DO), or reductions to lakeshore carrying capacity.

The following lakes have not been identified as being at-capacity: Aylen (Dickens Township), Cross (Lyell Township) and McKenzie (Sabine Township).

Additional Resources:

- Lakeshore Capacity Assessment Handbook, 2010 <https://www.ontario.ca/environment-and-energy/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes>
- Policies Guidelines Provincial Water Quality Objectives http://agrienvarchive.ca/download/water_qual_object94.pdf
- Lake Partner Program <http://www.ontario.ca/environment-and-energy/lake-partner-program>
- See earlier Resource listing for Sewage, Water and Stormwater Servicing



Air Quality and Climate Change (PPS Sections 1.1, 1.7, and 1.8) 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, livable and safe communities are sustained by:

- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

1.1.3 Settlement Areas

1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- c) minimize negative impacts to air quality and climate change and promote energy efficiency.

Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature.

ENERGY CONSERVATION, AIR QUALITY and CLIMATE CHANGE

1.7.2 Planning authorities shall support energy conservation and efficiency improved air quality reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote design and orientation which maximizes energy efficiency and conservation and considers the mitigating effects of vegetation and green infrastructure; and
- b) maximize vegetation within *settlement areas*, where feasible.

In order to recognize climate change and mitigation, it is recommended that there be policies in the Plan encouraging energy efficient design at the single lot and multi-lot/unit development levels.

The Official Plan could incorporate policy such as the following:

“In order to reduce energy use through shading and sheltering, the municipality will encourage tree planting, such as the development or protection of trees, and innovative green spaces, such as green roofs, in new and existing development. The use of permeable surfaces and pervious pavement in areas such as parking lots and sidewalks will be promoted. The municipality will encourage the planting of native or non-native non-invasive tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new development and on municipally-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water run-off.”

Renewable Energy



Renewable Energy projects are subject to a Renewable Energy Approval (REA) which is intended to replace multiple approvals (*Planning Act, Environmental Assessment Act, Environmental Protection Act*).

Additional Resources:

- Renewable Energy Facilitation Office: <http://www.energy.gov.on.ca/en/renewable-energy-facilitation-office/>
- Renewable Energy Development: A Guide for Municipalities: <http://www.energy.gov.on.ca/en/renewable-energy-facilitation-office/resources-and-contacts-2/renewable-energy-development-a-guide-for-municipalities/>
- MECP Climate Change Site: <http://www.ontario.ca/environment-and-energy/climate-change>
- MECP Waste Free Ontario site: <https://www.ontario.ca/page/strategy-waste-free-ontario-building-circular-economy>
- Climate Change Action Plan: <https://www.ontario.ca/page/climate-change-action-plan>
- Mapping Tools: <http://www.ontario.ca/environment-and-energy/climate-change-regions-and-districts>
- Climate Ready: Adaptation Strategy and Action Plan 2011-2014 <http://www.ontario.ca/environment-and-energy/climate-ready-adaptation-strategy-and-action-plan-2011-2014>
- A Practitioner's Guide to Climate Change Adaptation in Ontario's Ecosystems: <http://www.ontario.ca/environment-and-energy/practitioners-guide-climate-change-adaptation-ontarios-ecosystems-ver-1-2011>
- Ontario Centre for Climate Impacts and Adaptation Resources (OCCIAR): <http://www.climateontario.ca/>
- OCCIA Publications: <http://www.climateontario.ca/publications.php>
- OCCIA – Adapting to Climate Change: An Introduction for Canadian Municipalities: <http://www.climateontario.ca/doc/publications/0006-e.pdf>
- Environment Canada – Climate Change Site: <http://www.ec.gc.ca/cc/Default.asp?lang=En&n=9853BFC5-1>

Land Use Compatibility (PPS Sections 1.1, 1.2.6, and 1.6)

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, livable and safe communities are sustained by:

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Land Use Compatibility

1.2.6.1 *Major facilities and sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Transportation and Infrastructure Corridors

1.6.8.3 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

Airports, Rail and Marine Facilities

1.6.8.1 Planning for land uses in the vicinity of *airports*, *rail facilities* and *marine facilities* shall be undertaken so that:

- a. their long-term operation and economic role is protected; and
- b. *airports*, *rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other in accordance with policy 1.2.6.

1.6.8.2 *Airports* shall be protected from incompatible land uses and development by:

- a. prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;
- b. considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and
- c. discouraging land uses which may cause a potential aviation safety hazard.

It is the policy of the Ministry to recommend the separation of incompatible land uses to minimize risks to public health and safety, prevent or minimize adverse effects, and to ensure the long-term viability of major facilities, such as industries, resource extraction activities, and infrastructure corridors.

There is an influence area around certain facilities or land uses, subject to emissions usually of a nuisance nature, where exposure of residents and other sensitive uses should be minimized. Necessary environmental control measures, such as separation distances and buffers between emissions sources and residential or sensitive land uses, should be applied to supplement practical emission controls, but not to take the place of such controls.

Official Plans should have policies to ensure that residential areas, and other uses of similar sensitivity, such as hospitals, nursing homes, educational facilities, and day care centres will be protected from situations of undesirable air quality and excessive noise/vibration through good land use planning, site plan control, and building control. The policies should also do the reverse: protect existing industries and facilities from new incompatible uses such as residences. Many of these industries or facilities have existing Environmental Compliance Approvals (ECAs – formerly known as Certificates of Approval) that require certain setbacks



or standards be met. Introducing new sensitive land uses close to these facilities may put them into non-compliance, subjecting them to orders or fines.

Official Plan policies should reference the various classes of industry and other major facilities that require separation from sensitive land uses, as well as the associated potential influence areas requiring studies, and the applicable minimum separation distances. The policies should specify that development proponents may be required to carry out technical studies, such as noise and/or vibration assessments and determine control measures to ensure that the Ministry's recommended sound and vibration limits will be met, and the proposed development will not result in adverse effect. Policies should provide protection for both sensitive land uses and major facilities. Where required, studies should be prepared by qualified individuals according to applicable provincial guidelines, to the satisfaction of the municipality.

These requirements are related to the *Environmental Protection Act*.

Additional Resources:

- D-1 Land Use Compatibility
 - D-1-1 Procedures for Implementation
 - D-1-2 Specific Applications
 - D-1-3 Definitions
- D-2 Compatibility between Sewage Treatment and Sensitive Land Use
- D-3 Environmental Considerations for Gas or Oil Pipelines and Facilities
- D-4 Land Use on or Near Landfills and Dumps
 - D-4-1 Assessing Methane Hazards from Landfill Sites
 - D-4-2 Environmental Warnings/Restrictions
 - D-4-3 Registration of Certificates and Provisional Certificates
- D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses
 - D-6-1 Industrial Categorization Criteria
 - D-6-3 Separation Distances
 - D-6-4 MCCR Bulletin No. 91003 "Environmental Warnings/Restrictions"
- These are available at <http://www.ontario.ca/environment-and-energy/environmental-land-use-planning-guides>
- NPC-300: Environmental Noise Assessment Guideline – Stationary and Transportation Sources – approval and Planning (Note updated August 2013)
<http://www.ontario.ca/environment-and-energy/environmental-noise-guideline-stationary-and-transportation-sources-approval>

Contaminated Sites (PPS Section 1.1 and 3.2)

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, livable and safe communities are sustained by:

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

3.2 HUMAN-MADE HAZARDS

3.2.1 Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under-way or have been completed.

3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.

3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.

Municipalities are encouraged to identify known or suspected areas of soil or groundwater contamination on the land use schedules of the Official Plan. These areas of potential contamination will require appropriate studies and, if necessary, prior to the granting of planning approvals. Common examples of potentially contaminated sites include former gas stations or industrial sites.

A Record of Site Condition (RSC) documents the restoration process and the final site conditions as determined by a Qualified Professional and indicates to the planning authority that restoration has been undertaken to the standard acceptable to permit the proposed reuse of the site. Therefore, an RSC is submitted to the Ministry and filed on the Environmental Site Registry after site clean-up has been completed.

Once site restoration is complete, an RSC should be submitted to the municipality or planning board to indicate the final site conditions. Where there is potential for contamination, it is recommended that the Township make final approval of development applications conditional on receipt of an MECP acknowledgement confirming the submission and filing of an RSC on the Environmental Site Registry.

Please note that under requirements of the *Building Code Act*, even sites that do not need planning approvals could also trigger the requirement for an RSC at the building permit stage. For example, a conversion of a commercial use to a residential use that triggers only a building permit (both uses may be permitted in the zoning by-law) would require an RSC.

Additional Resources:



- Records of Site Condition: A Guide on Site Assessment, the Cleanup of Brownfield Sites and the Filing of Records of Site Condition: <https://www.ontario.ca/environment-and-energy/guide-site-assessment-cleanup-brownfields-filing-records-site-condition>
- Contaminated Sites RSC Registry: http://www.ene.gov.on.ca/environment/en/subject/brownfields/STDPROD_07574_2.html

Endangered Species (PPS Section 2.1.7)

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Municipalities are encouraged to identify known species that are listed or categorized on the Ministry's official Species at Risk in Ontario list, as updated and amended from time to time. The *Endangered Species Act (ESA)*, 2007 protects species listed as threatened or endangered on the Species at Risk Ontario list, as well as their habitats by prohibiting persons from:

- Killing, harming or harassing of members of these species, or
- Damaging or destroying their habitats.

O. Reg. 242/08 (the ESA Regulation) provides conditional exemptions from these prohibitions for specific types of activities. Subsection 8 (1) of the regulation exempts a person from the ESA's prohibitions against harming, killing or harassing a species at risk or damaging or destroying its habitat, provided the person satisfies the following two requirements:

- the person is acting to protect a human being or animal, and
- the person reasonably believes that there is an imminent risk to the health of a human being or animal

The government protects species at risk by restricting activities that may affect these plants, animals or their habitats.

In some cases, a broad restriction may not be practical or even possible. Under the *Endangered Species Act*, the Ministry of the Environment, Conservation and Parks can grant different types of permits or other authorizations for activities that would otherwise not be allowed, with conditions that are aimed at protecting and recovering species at risk.

These authorizations are intended to ensure that Ontario's businesses and residents continue to prosper while protecting and recovering the province's at-risk animals and plants.

Additional Resources:

- Species at Risk protecting and recovering species at risk and their habitat is a key part of conserving Ontario's biodiversity. Find out more at the link: <https://www.ontario.ca/page/species-risk>
- MECP recommends the attached *Client's Guide to Preliminary Screening for Species at Risk* be



utilised to determine potential for conflicts with species subject to the *Endangered Species Act*. The results of the screening, along with a completed check-list should be provided to SAR Ontario Branch (SAROntario@ontario.ca) in the case where there is a potential to impact species at risk or their habitat in order to assist MECP's review of this draft official plan.

This completes MECP's comments in preparation for the Township of South Algonquin's Official Plan update. Please contact me if you have questions or require further information or assistance. MECP looks forward to reviewing a Draft Official Plan document.

Sincerely,

Erinn Lee
Regional Environmental Planner
Project Review Unit, Environmental Assessment Branch Ministry
of the Environment, Conservation and Parks

Attached: Client's Guide to Preliminary Screening for Species at Risk
Fact Sheet: Provincial Policy Statement, 2005: Reserve Sewage System
Capacity for Hauled Sewage
Stormwater Best Management Practices for Camp Owners in
Northeastern Ontario



Appendix B

South Algonquin Official Plan Review & Update: Special Council Meeting Planning Report



SPECIAL COUNCIL MEETING PLANNING REPORT (AUGUST 16, 2022)

PLANNING REPORT

☐ ACTION

☒ INFORMATION

TO: Mayor Dumas and Members of Council
FROM: Anthony Hommik, Senior Planner, Jp2g Consultants Inc. (the Consultant)
DATE: August 16, 2022

RE: Township of South Algonquin Official Plan Review & Update: Special Council Meeting – August 17, 2022

Recommendation: *That Council receive this report for information.*

The Township of South Algonquin retained the services of Jp2g Consultants Inc. to undertake a review and update of its Official Plan (OP) in accordance with Section 26 of the *Planning Act, R.S.O.1990*. As part of the OP Review and Update, it is a requirement that Council hold a “Special Meeting” open to the public to discuss revisions that may be required or are being considered to the OP and provide the public with an opportunity to submit comments or suggestions for improvements to the existing OP.

This report provides an overview of the nature of the OP Review and Update project, identifies opportunities for public engagement, and presents a preliminary list of issues related to conformity with the Provincial Policy Statement, 2020 (PPS) that have been identified by the Consultant to date.

Purpose of South Algonquin’s Official Plan

Pursuant to Section 17 of the *Planning Act, R.S.O., 1990*, Chapter P.13, as amended, The Township of South Algonquin Council is charged with responsibility for preparing and adopting a local OP. The Township of South Algonquin OP was approved by Council in August 2012 and the Ministry of Municipal Affairs and Housing (MMAH) in February 2014, and contains policies which are designed to manage future growth, development and change within the Township.

The objectives of the OP, as expressed in Section 1.6, are as follows:

- To ensure the preservation of the rural character of the Township.
- To provide cost-effective development and the efficient delivery of services within the Township.



- To stimulate economic development through the sustainable use of the Township's natural resources, by providing opportunities for future industrial and commercial development, and by encouraging the expansion of the local small business sector.
- To provide levels of service that enable economic development without placing undue strain on the Township's financial resources.
- To accommodate an appropriate range of housing types and densities required to meet projected requirements of current and future residents.
- To accommodate the majority of growth in the two Hamlets of Whitney and Madawaska, where appropriate in terms of servicing and other constraints.
- To accommodate growth in Rural and Waterfront areas.
- To allow residential lot severances within the Hamlet, Rural, and Waterfront areas, as determined in accordance with this plan's policies.
- To create a safe, efficient transportation network within the Township.
- To protect the environment by preserving natural features, ecological systems and natural resources.
- To ensure that all significant cultural heritage resources in the municipality are managed in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community.
- To protect people and property from environmental hazards that create risk to health and safety.
- To ensure that decisions of Council have regard to provincial interests as defined in Section 2 of the Planning Act.

Requirement to Review & Update Official Plans

Section 26 of the *Planning Act, R.S.O 1990* requires that Council review and update its OP no less frequently than 10 years after it comes into effect, and every five years after that. As noted above, the Township's current OP was approved by Council in August 2012 and approved by the MMAH in February 2014. The PPS underwent a significant update in 2020 and now is an appropriate time for the Council to initiate the OP review and update at this time.

The purpose of the review is to ensure that the OP is:

1. Consistent with Provincial Plans;
2. Has regard for matters of provincial interest; and
3. Is consistent with the PPS; and

It is worth noting that there are no provincial plans in place that affect The Township of South Algonquin. The intent of the OP Review and Update is to modify the OP to be consistent with the current PPS. By doing so, the assumption is that the South Algonquin OP will have regard for matters of provincial interest. It is also important to note that there is no upper tier OP with which the South Algonquin OP must conform; it will be reviewed and ultimately approved by the MMAH.



The OP Review and Update process also provides Council with an opportunity to update its OP so that it is current and continues to reflect the Township's growth and development goals.

Agency Consultation

As part of the OP Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required. The approval authority for the Township of South Algonquin OP is the MMAH.

With the assistance of Township staff, the Consultant has scheduled a pre-consultation meeting with the MMAH on August 24. Over 10 partner ministries, including the Ministry of Northern Development, Mines, Natural Resources and Forestry Services; the Ministry of Environment and Climate Change; the Ministry of Economic Development, Job Creation and Trade; the Ministry of Transportation; the Ministry of Agriculture, Food and Rural Affairs; and the Ministry of Heritage, Sport, Tourism and Culture Industries, have been invited to attend this meeting. Township staff have also reached out to the Algonquins of Ontario, including the local band office with respect to the OP Update. Other agencies, such as local area school boards, the Renfrew County and District Health Unit, neighbouring municipalities and utilities will also be engaged in due course. These agencies and rightsholders are to be provided with a notice of commencement of the OP Review and Update project and Council's desire to bring the OP into compliance with the PPS. They are formally requested to participate in the Township of South Algonquin OP Review and Update project. Specifically, they are asked to provide any information that would assist with updating the resource mapping (in GIS format) and any technical information or policy examples to bring the OP into compliance with the PPS.

Township Staff & Council Consultation

The Consultant will be scheduling interviews with senior municipal staff and members of Council to solicit their opinions on elements of the OP that should be updated or revised. The results of this consultation will be reflected in the "Township of South Algonquin OP Review Issues and Options Report" to be presented to Council on September 7, 2022.

Public Consultation

The August 17, 2022 Special Council Meeting is a prescribed requirement under the *Planning Act, R.S.O. 1990*, intended to formally introduce the OP Review and Update project to ratepayers and provide them with the opportunity to submit comments for consideration by Council. A second 'special meeting' will also take place on August 18, 2022, for those residents interesting in attending the prescribed Special Council Meeting, but unable to attend on August 17. Although written or oral comments are encouraged at the Special Council Meeting (and second special meeting) written comments from members of the public may be submitted to Township staff or the Consultant no later than August 26, 2022, so that they may be captured in the "Township of South Algonquin OP Review Issues and Options Report" and considered in future Council deliberations on the items to be addressed in the OP Update.



For the OP Review and Update project, the Township has created a special page on its website (<https://www.southalgonquin.ca/official-plan-review/>). This page includes information including what is an OP, why the Township needs an OP, the requirement to review the OP, public comment submissions, and ways in which the public can get involved in the project.

As the project moves forward, the public will have additional opportunities to provide comments on the future draft OP amendment (OPA) designed to update the Township of South Algonquin OP. Further materials will be posted to the OP Review and Update project web page as they become available.

Preliminary List of Issues

Based on the Consultant's review of the current OP against the PPS, the following preliminary list of issues to be considered in the OP Update has been prepared. It is important to understand this is a preliminary assessment and that the list is intended to be a 'living document'. Comments from the public, ministries and agencies, First Nations, and from staff and Council are expected to add to or modify this list. These issues will be explored in detail in the pending Issues and Options Report.

1. **Engagement with Indigenous Communities** – this is a requirement under the PPS and is not currently addressed in the OP.
- 1.
2. **Climate Change** acknowledgement is a requirement under the PPS, especially related to sustainable infrastructure, built form and growth management.
- 2.
3. **Intensification and Redevelopment** is a significant theme in the PPS. For communities with no municipal sewer and water services, it is a challenge to develop realistic policies – the Township should establish policies on **additional residential units** as one option to promote intensification within the rural context. There are concerns with additional residential units being permitted in waterfront areas and the potential for them to be used for short-term rentals. Efforts should be made to determine if there are other intensification and redevelopment opportunities as well as reviewing the current policies to ensure they are working effectively.
- 3.
4. **Economic Diversification** is promoted in PPS – there is an opportunity to improve and enhance the economic development policies contained in the OP – expanded/more permissive home occupation/industry policies, recognition of agriculture as important economic generator, the significance of tourism and potential for growth, impacts of short-term rentals.
- 4.
5. **Growth Management** is a central theme of the PPS. There is currently some direction in the OP regarding growth management, but it could be expanded to more clearly identify how and where growth is to be accommodated – efforts should be made to include population projections in the OP. Discussions on development policies related to severances, definition of



strip development, subdivision development (and their size), minimum lot sizes, supporting studies should all be reviewed to ensure they reflect best practices and direction from Council.

- 5.
6. **Waterfront Development/Redevelopment** represents a significant portion of the Township's development activity. The policies related to waterfront development/redevelopment should be reviewed to ensure they reflect best practices and direction from Council. Specific attention should be paid to the legal non-conforming policies and waterfront development.
- 6.
7. **Housing** is one of the community building blocks. There are policies related to housing and affordable housing, in particular, but the OP could benefit from detailed policies and reference to programs/reports focused on the affordable housing issue.
- 7.
8. **Emergency Management** is a new policy theme in the PPS – the current OP does not address emergency management – general policies related to the Township's emergency management program should be considered.
- 8.
9. **Servicing Policies** should be updated to introduce policies or discussion related to communal servicing and an option to promote intensification, hydrogeological study requirements, and stormwater policies. Private road standards should be reviewed to determine if they reflect current best practices.
- 9.
10. **Open Space/Parks/Recreation** policies in the OP could be enhanced with acknowledgement of the of public lands and parks (Algonquin Park especially) in the Township, expanded recreational trail policies which reference active transportation, and policies related to public access to water resources.
- 10.
11. **Hazard lands** policies related to prohibited uses, permitted development and site alteration and to direct development away from hazards should be reviewed to determine if they reflect current best practices. Efforts should be made to ensure the hazard land mapping is the most accurate available. There is also a need for policy and mapping specific to wildfire hazards which is a new PPS theme.
- 11.
12. **Natural Heritage Resources** – is a major theme in the PPS. The current OP has good policies to acknowledge and protect various natural heritage features but the mapping needs improvement to more accurately reflect the Township's natural features.
- 12.
13. **Resource Mapping** related to agricultural lands and mineral aggregate resources should be reviewed to ensure they reflect the most recent information from the Province and are effective in protecting the identified resources.
- 13.
14. **General Housekeeping** changes are common with OP updates. References to various government ministries that have been renamed, updated reference documents like the new



PPS, new municipal studies and documents are all recommended to be updated to the appropriate current reference.

Next Steps

The formal public consultation on the OP Review is proposed to conclude **August 26, 2022**. Following this, Council will be presented with an Issues and Options Report from the Consultant, summarizing the OP Review component of the project. Council will then determine the issues to be included in the OP Update and provide direction on the preferred policy option to address the issue. Once the scope and nature of the Update has been determined, the Consultant will conduct the necessary research and prepare a draft OPA and Planning Justification Report for Council's consideration.

When Council is satisfied with the draft OPA, the Consultant will initiate the formal OPA process, including additional agency and public consultation, including an Open House and Public Meeting.

Once Council has heard from the agencies and public on the draft OPA, they will determine whether the draft OPA requires further changes or modifications to address comments received. When Council is satisfied with the OPA, they will formally adopt the OPA and forward the document to the MMAH for final approval.

While the formal public consultation process is proposed to conclude on August 26, 2022, opportunities for public comment and engagement are available throughout the OPA process.

All of which is respectfully submitted.

Jp2g Consultants Inc.

Engineers • Planners • Project Managers

A handwritten signature in black ink, reading 'A Hommik'.

Anthony Hommik, MCIP, RPP

Senior Planner | Planning Services



Appendix C

Public Comments



From: Elaine Szczygiel

Sent: Tuesday, August 16, 2022 11:03 PM

To: Tracy Cannon

Subject: Suggestions for the Official Plan

Thank you for the opportunity to submit my suggestions:

1. Whitney really needs an affordable seniors rental complex for those who are no longer capable of maintaining their homes but would like to remain in the community.
2. It would be nice to see this complex built on the existing volleyball court area, overlooking beautiful Galeairy Lake and within walking distance to the Seniors Centre. The volleyball court could be moved to the recreation grounds and playground area.
3. A by-law is needed to keep properties neat and tidy and free of old items that would normally be recycled, for example old cars, trailers, appliances, etc. The messy wood pile in the downtown core beside the pharmacy is not a pleasant site at the moment, not to mention a fire hazard.
4. A new public washroom is a much needed facility at Memorial Park in Whitney. The J.R.Booth Park in Madawaska is very well designed and it would be nice to do something similar. Dress our little park up a bit with some shade trees and a nice view of the lake while sitting in the red chairs instead of looking at brush.

Perhaps these suggestions don't come under the Official Plan but Whitney does need a facelift.

Thank you

Elaine Szczygiel



Attention

Tracy Cannon, Anthony Hommik, Forbes Symon

Councillor Clarke, Councillor Harper, Councillor Brown, Councillor Shalla, Councillor Collins

Re: Cottager Fireworks Use and Forest Safety East of Algonquin Park

At the August 18th, 2022 Madawaska Official Plan Review public meeting with Jp2g Consultants Inc and The Township of South Algonquin, I raised a concern about the risks connected with cottagers' use of fireworks in the forest south of Whitney. At the meeting I suggested that re-evaluating firework use in the township seems relevant to the new Provincial Policy Statement (PPS) requirement (shared on page 6 of the Official Plan Review presentation), that climate change and its impact in the area be recognized by the township.

As I mentioned at the meeting, recent climate change connected heat domes (such as the one which affected the Whitney-Hay Lake area in May 2022) and the generally lower level of rain fall on the east side of Algonquin Park, mean the forest is more at risk for fires than it used to be. My mother Mitzi lived at Hay Lake full time for 25 years and our family continues to spend weeks at a time at our mother's place on Hay Lake. Given the increased risk factors of heat domes and low rainfall, it seems to me and some other cottagers on Hay Lake south of Whitney, that the regular, unsupervised use of fireworks by some cottagers in the area is a practice which puts the forest at risk for fires. Not everyone has a pump on their properties to deal with small fires and ground (root) fires can and do burn for days and even weeks. I recall helping my family fight one such fire during an Algonquin Park canoe trip in the 1970's.

As was pointed out by Councillor Collins from South Algonquin Township, lightning causes many forest fires. What is relatively new to South Algonquin Township is the sustained, extremely high temperatures during a heat dome. It has been observed that high temperatures create drought conditions, a tinder dry forest and even, in the past two years in the Lytton, British Columbia area, forest fire generated wind and lightning which can cause a vicious cycle of self-feeding forest fires. Here is the link to a comprehensive Globe and Mail article about what happened in British Columbia during the disastrous forest fire season of 2021: <https://www.theglobeandmail.com/canada/article-western-canadas-deadly-heat-wave-is-driven-by-climate-change-will-it/>

Unprecedented forest fires also devastated central Newfoundland this summer, so I believe that measures should be taken to reduce the risk of forest fires in South Algonquin Township. In fact, as I mentioned at the August 18th public meeting on the Official Plan Review, both Algonquin Township and the city of Bracebridge in Muskoka have banned the use of fireworks out of an abundance of caution in their areas. Of course, the proximity of South Algonquin Township to Algonquin Park means that any forest fires in South Algonquin Township could easily spread into the park, which could bring disaster to the area on a huge scale.

One councillor at the August 18th meeting mentioned he would be willing to propose to council that fireworks only be held in South Algonquin Township by permit and that they require supervision. To my mind, requiring permits for firework use would be a constructive first step in reducing forest fire risk in South Algonquin



Township. So many residents in the township rely on the forest for their livelihoods in lumber operations and tourism. Cottagers bring income to the small business operators in South Algonquin Township. A forest fire in this area would be devastating for everyone who lives in the area and loves its natural beauty.

Thank you for considering my concerns.

Regards,

Kate Rogers

I can be contacted at:

Kate Rogers

c/o Mitzi Rogers



Official Plan Feedback from the South Algonquin Business Alliance (SABA)

For more information you can reach the Business Alliance at:

- Gabriela Hairabedian, SABA Chair,
- Dr. Angela Pollak (PhD Information Science), SABA Secretary,

	Subject	Explanation	What/How	Reference/Precedent
1	Accessibility	Most of our infrastructure predates accessibility codes. The Business Alliance has been instrumental in injecting nearly \$750,000 into the community for local upgrades that serve both our community members and tourists since 2019. We are very close to tipping past the \$1,000,000 mark this year. SABA is continuing this work so we can develop a reputation as the most accessible rural community in the province, and possibly become leaders in adaptive sport and outdoor recreation. We need the township to be an equal partner in accessibility in all regards. By equal, I mean that the least the Official plan can do is to make a statement on accessibility as a priority, not just because it's a federal or provincial requirement, but so that we build local municipal policy that businesses can point to show we have local support when pursuing grants and funding on our own.	<p>Please give consideration to adding a statement on accessibility as a priority in all decisions and policies discussed in the Official Plan.</p> <p>Please allow a review of the final document from the perspective of accessibility, aiming for the highest degree of accessibility possible.</p>	City of Peterborough Official Plan section 3.3.2 makes 34 references to accessibility. It is also referenced in other Ops like Kawartha Lakes and North Bay
2	Consistency	The official plan and subsequent documentation (for example bylaws) need to be consistent with each other. Sometimes it seems that the people who are enacting the bylaws haven't even read the OP or other strategic documents	Can we include a process or checklist or other tool to help elected officials consider the consistency of bylaws with the OP? This will be especially important as new people come to the council table who did not have a role in creating the OP.	
3	Communication: Steering Committee	Policy dictates the minimum standard for public consultation on this work. There are many factors that impede communication in a rural	Can the official plan process include an Official Plan Steering/Working Committee that includes 7-12 representatives from named	

		community including technology, literacy and transportation. The Business Alliance wishes consultation to be thorough and asks for an emphasis on outstanding communication with the community and especially stakeholder groups	local stakeholder groups within the community with special interest in creating an outstanding, forward thinking plan to facilitate communication. This working group MUST include a SABA representative.	
4	Communication: Support for new tourism products	<p>There has been much talk of sustainable and regenerative tourism and we often see 'sustainable' ideas in OPs. Sustainable tourism is about creating products that won't get used up or otherwise expire or go away and so have a long tail of prosperity for individual businesses. Regenerative tourism on the other hand is about having the tourism industry not only prosper, but also give back to the community and build better communities so that everyone prospers. <i>SABA is targeting regenerative tourism.</i></p> <p>At the same time, there has been an equal degree of discussion around creating new tourism products that establish the identity of South Algonquin separately from Algonquin Park. The Business Alliance is committed to achieving both of these goals through programming, which we currently have very little of.</p> <p>Cross pollination of ideas like this is essential to building a useful OP. It also speaks to the need to gather diverse people to the table for conversations, because one individual, business, consultant can't know everything. Working together to communicate will result in a better plan.</p>	<p>If the OP can offer support for regenerative tourism and new tourism programming opportunities, we would be grateful.</p> <p>While many OPs refer to tourism, to my knowledge, this would make South Algonquin the first community in the province, possibly the country, to make such a statement.</p>	New program for Simcoe County aims to "spark" innovative tourism ideas with mentorships and grants
5	Communication:	So much of the work in a public process like this is about	Can we include process info in the OP?	The Peterborough Community Wellbeing Plan

	educating the public about the process	educating not just the people who participate now, but those who come after and may participate in the process in a future revision. Can we include a detailed section on the processes that were followed, assumptions you made going into the process, things that were learned from the process etc.	Can we maybe create an infographic at the end (or along the way as appropriate) to communicate effectively with the public what the process and outcomes are?	is a good example of a simple public facing communication tool. Something similar for the OP (and any other public consult process) would be wonderful.
6	Communication: community consultation	We realize that we are in the initial stages of community consultation. There are many factors that impede communication in a rural community including technology, literacy and transportation. We would like to note that public open houses are only one tool in the toolbox, and perhaps not the best way of leading or directing the feedback you receive.	Can the official plan process include a variety of methods for engagement, with supports for people who want to participate but are having difficulty. The process should also include acquiring data based on specific questions the township presents rather than through open ended like "provide your feedback".	
7	Communication: Reference list	While the current OP gives pride of place to referencing the people who wrote the document in 2012, SABA is far more interested in knowing what the foundational documents were that the team writing the new OP consulted. These could include legislation, other OPs for comparator communities, research studies, case studies etc. Such links provide more reading material for community members who are inclined to want to learn more about the context in which an OP is typically created.	Please include a reference list to Documents and sources consulted in the making of the OP Network of existing municipal documents that the OP impacts New documents that should be created as a result of the new OP	Almost every other OP I've examined has a reference list, so examples should be easy to find.
8	Cultural Heritage	The definition of cultural heritage in our current official plan is lacking because it ignores intangible aspects of cultural heritage. It of course includes and overlaps with built infrastructure but also extends way beyond it.	Please update the definition to include Intangible Cultural Heritage. This is strategic to a number of projects the Business Alliance has in the pipeline. It is also significant because it connects us to other ITC and tourism leaders we	Section 10.12 United Nations Convention on Safeguarding Intangible Cultural Heritage

			want to align with including Newfoundland/ Labrador, Saskatchewan, Iceland and the United Nations	
9	Future planning work after the OP	The next official plan should give council some indication of what additional plans ought to be created to support the official plan. For example, section 9.10.2 suggests a Trails Master Plan, yet we are still without such plan 10 years on from publication.	The OP supports the creation of many other strategic plans. Can we identify which plans are on the near and long term agendas, and make recommendations for priority?	section 9.10.2
10	Integration of the OP with community wellbeing markers	<p>Many of the topics covered in the OP impact or overlap with ideas related to individual and community wellbeing. The Township has a community wellbeing plan that does not integrate well with the OP. We would like to see the next revision of the official plan adopt or at least refer to the Canadian Index of Wellbeing, and one or more of the eight domains it measures.</p> <p>Many of these interact with land-use planning (for example, living standards, leisure and culture, health, education and the environment).</p> <p>Importantly, all of the 8 domains can be quantitatively and qualitatively measured to create metrics on our community's progress toward a vibrant and thriving future.</p>	Can the next OP refer to the Canadian Index of Wellbeing, and one or more of the domains it measures? Ideally, integrating the CIWB into our official plan will add one more tool to the toolbox our councilors, businesses, and community members have when trying to solve local challenges of all varieties, whether anticipated by the official plan or not.	Canadian Index of Wellbeing
10	Naming conventions	The term "village" is preferable to "hamlet" as per the motion of council adopted	Use the word village, not hamlet, when referring to Whitney and Madawaska	Section 3 Council resolution of June 3, 2020
12	Physical vs Social	Official plans are about imposing order on the built landscape, which naturally and very fundamentally impacts the	Can the next official plan make room for social and philosophical elements? The policy should be created	City of Peterborough Official Plan section 3.3.2

		people living there. The current official plan gives almost exclusive consideration to the physical assets, natural heritage, built heritage (referred to as 'cultural' heritage), and physical geography of the township. Far more consideration needs to be given to the people who live here and how these physical considerations (or omissions) impact livability and quality of life.	within the context, values and culture of our community. Can we explicitly state these somewhere in the document through the use of purpose statements giving an indication why decisions have been made or values behind them	
1 3	Query	The Madawaska landfill site will be sufficient until 2020. We are wondering why/how its life has been extended? Or are we operating over capacity?		Section 8.3.3
1 4	Resilience	People and communities who thrive despite adversity have numerous personal and environmental factors working in their favour – it is both nature and nurture, involving personal characteristics, family characteristics, and community characteristics. Before the OP and the Zoning bylaws came into practice, residents had the right to undertake certain activities that lead to a resilient lifestyle that the new planning documents now prohibit. These need to be rectified and reinstated in the revision process. Further, the community supports for resilience need to be baked into the new OP where possible – support for entrepreneurs, community organizations, non-profits, and charities that support resilience across the lifespan.	We need planning policies that encourage food security and discourage food insecurity. #1 top of mind here is a statement in the OP that all subsequent bylaws will support and encourage backyard gardens, and small scale farming such as keeping of chickens. A statement prioritizing the work of pro-social organizations would be helpful.	
1 5	Scope	The current OP makes reference to stimulating economic development (sec 1.6.1), trail systems (9.10.2) etc. yet in the 10	Can we scope the document to things the township can actually control/influence in the specified timeframe	

		<p>years since the OP was written there has been little to no constructive assistance or activity by the township toward these goals, and often requests for assistance have been met with poor responses. SABA understands the barriers preventing action, one being that staff and councilors are just completely overwhelmed at times. However, claiming responsibility in writing for important activities like this in official documents and then not following through and responding poorly to questions and requests for support creates confusion and friction among people who must work together to achieve the common good. For example, the businesses see this documentation and develop reasonable expectations. The township doesn't have the capacity to deliver on these which creates disappointment. This cycle erodes trust, collaboration, partnering ability and so on.</p>	<p>rather than writing an aspirational document that cannot be achieved? Alternately, if it is required that the OP include these elements, can we include some language that manages expectations of achievement during the term of the OP so everyone is aware of the roles and limitations?</p>	
1 6	Social Cohesiveness	<p>We would like to see more consideration given to the social aspects of land use that create opportunity for community building, entrepreneurship, joyfulness, sense of place, and social cohesiveness.</p> <p>Challenge - Although the former regions of Dickens, Lyell, Murchison, Sabine, and Airy amalgamated physically into the township more than 25 years ago, in reality we are still very much a group of independent-minded and uniquely identified communities who rarely engage</p>	<p>Can the next official plan help us develop both the unique identities that exist, and also a shared identities we need to work collaboratively?</p> <p>Principles of asset-based community development integrate well here</p>	<p>Asset-based community development principles</p>



		with each other. While we don't wish to disturb these individual cultural identities, we need to find a way forward to also build a sense of community cohesiveness. Both of these, though seemingly contradictory, can co-exist.		
1 7	Sustainability: Demographics	<p>The community has many socio-economic challenges that OPs are meant to address like housing, access to services, employment and so on. We believe that the current official plan misinterpreted the statistics and mislabeled the community as a seniors/retirement area in 2012: there were nearly as many people under the age of 25 as there were older than 65 at the time of writing. 75%+ of the community was under 65, and these are the people who the work of building the plan and the community fall to.</p> <p>While seniors' needs of course <u>must</u> be taken care of, the next official plan needs to better distribute consideration among all demographics.</p> <p>The language used and the items included and excluded not only respond to and reflect the current state of the community, they tell us what we are building toward. If the next official plan speaks mostly of seniors and retirement, then we are actually building a retirement community going forward and we are going to continue to have difficulty in the areas of employment, housing and so on. Youth are our community's greatest export right now. If our land use planning (starting with the Official Plan) doesn't heavily</p>	<p>The current plan was written from the lens of describing what the researchers saw in our community. Because it was mostly seniors who participated, all they saw were seniors.</p> <p>In order to build the future of our community that we need, can we use language and ideas that build a forward-looking community with increasing possibility for youth, employment and families.</p>	sec 1.2.3 Asset-based community development principles

		consider the needs of youth and working age individuals, we cannot be surprised when they leave for greener pastures. This has implications for population decline, entrepreneurship, and just general sustainability of our community. Land use planning needs to support entrepreneurship, education.		
1 8	Transportation	The current official plan does not adequately address transportation need. In addition to road infrastructure, we need to include statements on support for EV charging stations, which also aligns with stewardship ideas. The businesses get calls all the time from people in urban centres who would like to visit but can't interact with us because they don't have private transportation or access to EV charging stations in public places. This needs to be addressed going forward as the impact of being in a remote-rural location is becoming more and more apparent	Can we include support for the <i>use</i> of infrastructure, as well as infrastructure itself. How do we build a connected future where people from urban centres without private transportation can still visit and access our tourism offerings?	



From: Richard Shalla <richard.shalla@gmail.com>

Sent: Thursday, September 8, 2022 8:29 PM

To: Tracy Cannon <operations@southalgonquin.ca>

Subject: Official Plan Review

Jp2g Consultants Inc

Attention: Anthony Hommik, MCIP, RPP Senior Planner

The Pastwa Lake Rd is part of the Hastings Rd that run between the East and West Rd lots, where terrain allowed. This road was developed in the early 1900s by settlers in the geographic twp of Sabine\Lyell in the Twp. of Algonquin and the OP shows it as a road to Dunnes Rd. off Hwy 60. The OP map should be corrected and show where the Twp maintains or has ownership to and possibly the remainder should identified as Civic Addresses or a Lane if it meets the requirements

Intensification and Redevelopment:

80% of the township is crown land, and a very small portion of the shoreline is privately owned in comparison to the kilometers of shoreline on the developed lakes and residential units on these lakes may not affect the environment.

Economic Diversification

Approximately 10 years ago, the seasonal tourist establishments were basically a mid spring to early fall or Thanksgiving business. In the past 10 years a number of the same businesses have recognized the demand for 4 season operation and are now operating on a year round basis which has enhanced the economy within the township. The Motel/Hotel industry on the west side of Algonquin Park is expanding on a consistent basis to meet the needs of the GTA and all the Zones within the Township of South Algonquin can do the same and improve the economy, create jobs for many and make the township more prosperous.

The short term rentals are essential and in huge demand in South Algonquin as they are extremely close to Algonquin Park, generally provide an opportunity for the visitors to purchase food and prepare meals based on their time schedule. Many of these visitors are wildlife photographers, birders, fisher persons and are early risers and enjoy the park until dark or afterwards for their particular reason and are unable to obtain meals, except for a limited time period on some days and there are extended periods of times when the restaurants close very early or are not open during the slower tourist [periods.at](#) all ie Nov and Dec. The Township should support to the fullest this growing industry as it can only help stimulate the economy which at one time, had a number of gas station/restaurants opened daily 6am -9pm or later year round.

In recent years it has been very encouraging to see the Motel industry expanding and making improvements to the facilities and they seem to be reaping the benefits from increased visitors to the area and are also 4 season establishments.



Housing

The seniors or persons with special needs in the township could benefit from Garden Suites on family or properties of others in the township and the OP should encourage construction of such, as it may assist in someone staying close to family or a familiar location if they are dependent on someone. The recent COVID outbreak confirmed persons in need are not necessarily always receiving the best living conditions and the township could be a leader in the province at allowing Garden Suites with a normal building permit.

Shoreline/Road Allowance

Camping on crown land in Ontario is allowed and it would only be reasonable to think someone camping on crown land would be allowed to camp on the shoreline or possibly on an unopen road allowance and may not realize it was there. However the OP should indicate whether camping on shoreline or road allowances within the Hamlets of Whitney and Madawaska as mapped is allowed.

I thank you for the opportunity to comment on the Official Plan and would like to be involved in the ongoing process. Should you have any questions, please contact me.

Richard Shalla



Appendix D

Senior Staff and Councillor Interview Questions



Township of South Algonquin Staff/Council Interview Questions – OP Review

1. What do you believe is the role of the Official Plan?
2. Have you ever used the OP or referenced policies in the Official Plan?
3. How does the OP affect you?
4. What type of development would you like to see happening in the Twp in the future that is not taking place now?
5. Is there currently any development taking place in the Township that concerns you or that you believe should not be happening?
6. When driving around the Township 15 years from now, what changes to the physical appearance of the Township do you think new growth and development will cause? Do you support these changes?
7. Over the next 5 -15 years who do you want to attract to live and work in the Township?
8. Are there currently any Official Plan policies that you believe are causing concerns or are problematic?
14.
9. When you are travelling/spending time in other similar municipalities are you seeing anything that you want to replicate in South Algonquin?"
10. How well do you think the Township is addressing the threat of climate change?
11. What do you think should be the focus on expanding economic activities in Twp?
12. How important are the area's natural resources to the well-being of South Algonquin (Forestry, aggregates, wetlands, lakes and rivers, habitat)?
13. Where do you think new growth and development should be located in the future (rural area, hamlets, waterfront)?