



AGENDA

ASSET MANAGEMENT COMMITTEE MEETING

December 17, 2025 Immediately following the Committee of Adjustment Meeting and Public Hearing

**Council Chambers
Municipal Office
7 Third Avenue
Whitney, Ontario**

And ZOOM and livestreamed to You Tube Channel: South Algonquin Council

Open Meeting/Call to order

Roll Call

1. Additions / Amendments to the Agenda
2. Adoption of the Agenda
3. Disclosure of Pecuniary Interest or a General Nature Thereof
4. Presentation:
Forbes Symon, Jp2g Consultant – Report on Ministry Modifications to Official Plan
5. Staff Reports:
Charlene Alexander, CEO/Head Librarian/Grant Writing
 - Library Report
 - Minutes of September 23, 2025 Board Meeting
 - Grant Writing Report
- Aurel Thom, Fire Chief/CEMC
 - Monthly Fire/ CEMC Report
- Steve Ronholm, Works Superintendent
 - Works Department Report
- Michael Anderson, CBO/BLEO
 - Building/By-Law Report
- Tracy Cannon, Deputy CAO/Deputy Clerk-Planner
 - Planning Report
6. Unfinished Business
 - Asset Management Shortfall
7. New Business
8. Adjournment

NOTE: Submissions received from the public, either orally or in writing, may become part of the public record.

PLANNING REPORT

☐ ACTION

☒ INFORMATION

TO: Mayor LaValley and Members of Council
 FROM: Forbes Symon, Senior Planner, Jp2g Consultants Inc. (the Consultant)
 DATE: December 17, 2025

RE: Township of South Algonquin Official – MMAH Approval of OPA #2

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

The Township of South Algonquin undertook an update of its Official Plan starting in 2022. In the summer of 2023, Council received a draft of OPA #2 for consideration which it forwarded to Ministry of Municipal Affairs and Housing (Approval Authority) for review and comment. Staff received “verbal” comments from MMAH November 22, 2023, on recommended changes to the draft OPA #2. Open Houses and Public Meetings on OPA #2 were held the end of November/early December 2023. Council adopted OPA #2 on May 1, 2024, and submitted the same to MMAH for approval on June 28, 2024. MMAH approved OPA #2, with 59 modifications on October 29, 2025, (Attachment #1).

The consultant has now provided Township staff with a consolidated, updated Official Plan, with all the changes made by Council and MMAH modifications, and which is now in full force and effect.

This report is intended to provide a high-level overview of the modifications made by MMAH to OPA #2 for Council’s benefit.

BACKGROUND

It is important for Council to appreciate that the approval process of OPA #2 with MMAH has been extremely challenging and frustrating. The requirement to provide the “Minister” with a copy of the draft OPA prior to being released for public review and comment is well understood and spelled out in the Planning Act. The fact that the comments from MMAH were “verbal” and expressed over through a virtual meeting and not in writing presented real challenges to staff and the consultant who made every effort to accurately capture the suggested changes to OPA #2. It is assumed that some of the modifications stem directly from the fact that the consultant was not provided with any written feedback from the MMAH.

The assumption of staff and the consultant was that by incorporating MMAH recommended changes into the draft OPA #2, the extent of MMAH modifications to the adopted OPA #2 would be minimal. There was also the assumption, supported by a direct request to MMAH that any proposed modifications would be reviewed with the Township, prior to the final approval of OPA #2. MMAH staff appeared to support this assumption.

On October 29th, 2025, the Township received notice that Official Plan Amendment #2 was approved by MMAH, with 59 modifications (Attachment #1). This approval was done without any consultation with the Township or the consultant. The Minister's approval is non-appealable and comes into force and effect immediately.

The consultant had several questions that were sent to MMAH seeking clarification which were responded to by the MMAH planner (Attachment #2)

This report summarizes the notable modifications made by MMAH to OPA #2. Several of the MMAH modifications were minor and editorial in nature and will not be discussed in this report. Several of the modifications deleted entire sections and replaced them with very similar statements with minor wording changes (i.e. modifications #2, #14, #17 as examples) are seen largely as editorial and wordsmithing.

MMAH MODIFICATIONS TO OPA #2

The substantive changes brought about by MMAH modifications are discussed below.

Modifications #4: This modification speaks to the Township's Indigenous engagement and the desire for "early engagement" and "Knowledge-sharing" regarding Indigenous interests in the land. The modification goes further and identified local Indigenous communities represented by AOO, the Algonquins of Pikwakanagan First Nation, Curve Lake First Nations, Metis Nation of Ontario, and Nation Wendat.

Modification #9: This modification deleted reference to compatibility with residential land uses. When questioned about this modification MMAH indicated that there were several references to compatibility throughout the OP and that this section was unnecessary duplication.

Modification #11: This modification deleted the "general" prohibition for ARUs in the waterfront area and replaced it with an outright prohibition unless site specific hydrogeological assessments and/or lakeshore capacity assessments are undertaken. These studies will make ARUs in waterfront areas more expensive. Garden suites will still be available as an option for waterfront properties.

Modification #13: This modification removes the limit of 2-storey height maximum for future senior's residences in the Township.

Modification #16: This modification removes the suggested changes to enhance direction for the Committee of Adjustment and those wishing to reconstruct or expand their waterfront dwelling. They deleted the policies related to net environmental gain. It was explained to MMAH that the policies were in response to recent OLT decisions and benefited with direction from legal counsel. MMAH response was that net environmental gain is not a PPS concept and therefore not appropriate. They did indicate that MECP's Lakeshore Capacity Assessment Handbook could be a reference document for the future. It is generally held that Official Plans policies must comply with the minimum PPS provisions but can be more detailed and go beyond the minimum set out in the PPS. This modification appears to be contrary to this understanding.

Modification #19: This modification limits industrial development to “dry industries” – i.e. industries on private services. This may be a point of clarification but also does not support the concept that a large industry could have on-site communal servicing.

Modification #23: This modification is a re-write and reorganization of the entire Aggregate and Mineral Extraction policies of the OP. It removed the section on permitted uses. Many of the policy themes are retained but with much more specific wording and detail.

Modification #26: This modification removes the option for the creation of new limited services residential lots on existing private roads which meet Township standards. This policy change may limit the extent of future residential development in the Township.

Modification #31 and #51: These modifications are like #23 in that they re-write and reorganize the entire policy section. Many of the policy themes are retained but with much more specific wording and detail.

Modification #52: This modification removes the reference in the OP to the Zoning By-law identifying minimum lot sizes. This policy was included at Council’s request to minimize the number of hydrogeological assessments for new lots under 1 ha (2.46 ac) in size. The modified policy now clearly requires a hydrogeological assessment for all new lots under 1 ha in size. This will make new lot creation more expensive.

Modification #58: This modification removes the definitions section from the Plan and simply makes a reference to the PPS definitions. This change makes the OP less user-friendly by requiring someone to look at multiple documents to get a clear understanding of the impact of the policies.

Modification #59: This modification requires the Township to revise Schedule C to the updated OP to include natural heritage features related to fish habitat, wetlands, cervid wintering habitats, moose aquatic feeding areas and wildlife concentration area to the map. This work is outstanding and the consultant anticipates the updates to be concluded by the end of 2025.

NEXT STEPS

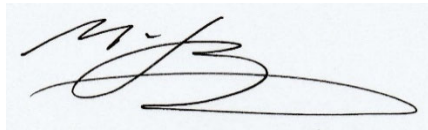
As noted earlier in this report, the consultant has provided the Township staff with an updated Official Plan which contains all the amendments from OPA #2 and the modifications resulting from MMAH approval. There is additional work to be undertaken associated with written changes made Schedule C, which is currently being actioned.

It should be highlighted that the cover letter from MMAH attached to the Decision, included a request that the Township undertake a Lands Needs Assessment, given the need to accommodate 160 additional residential units. This work involves population and housing projections and a determination of available land to accommodate future residential development. This is a modest request that the consultant would be pleased to provide to the Township for future reference (funding applications etc.).

The next step for the Township is to update its Zoning By-law to bring it into compliance with the updated Official Plan. It is understood that this work is part of the 2025/2026 budget and direction has been provided by staff to the consultant to proceed with this work. It is anticipated that there will be a draft updated zoning by-law ready for Council's consideration late spring/early summer 2026.

All of which is respectfully submitted.

Jp2g Consultants Inc.
Engineers • Planners • Project Managers

A handwritten signature in black ink, appearing to read 'M. J. B.', is written over a light blue rectangular background.

Forbes Symon, MCIP, RPP
Senior Planner | Planning Services

Attachment #1: MMAH Modifications to OPA #2 29-10-2025

Ministry of Municipal Affairs and Housing

Municipal Services Office
North (Sudbury)

159 Cedar Street, Suite
401

Sudbury ON P3E 6A5

Tel: 705-564-0120

Toll-free: 1-800-461-1193

Ministère des Affaires municipales et du Logement

Bureau des services aux
municipalités du Nord Sudbury)

159 rue Cedar, bureau 401

Sudbury ON P3E 6A5

Tél.: 705 564-0120

Sans frais: 1 800 461-1193



October 30, 2025

Tracy Cannon, Deputy CAO/Deputy Clerk-Planner
Township of South Algonquin
7 Third Avenue, P.O. Box 217
Whitney, ON K0J 2M0
Email: tcannon@southalgonquin.ca

via email only

Subject: Approval of OPA N^o 2 for the Township of South Algonquin
MMAH File: 48-OP-225219

Dear Tracy Cannon,

This letter is to advise you of the approval, with modifications, of the Official Plan Amendment N^o 2 for the Township of South Algonquin. Copies of the Decision and Notice of Decision are attached for your information and use.

Pursuant to subsections 17(36.5) and (38.1) of the *Planning Act*, this decision is final and not subject to appeal. Accordingly, the Official Plan Amendment, as approved with modifications by the Minister, came into effect on October 29, 2025.

The enclosed decision with modifications is based on an analysis of the adopted official plan for consistency with the Provincial Planning Statement, 2024 and compliance with the requirements of the *Planning Act*. The Ministry requests that the township undertakes a land needs assessment in the future, given the potential need for 160 new dwellings.

We are happy to discuss the modifications and answer any questions you may have. Please contact Anna Little, Manager, Community Planning & Development, Municipal Services Office North (Sudbury) at anna.little@ontario.ca if you wish to arrange a meeting to discuss the modifications.

Sincerely,

Bridget Schulte-Hostedde
Regional Director, Municipal Services Office - North

C. Forbes Symon, Senior Planner, Jp2g Consultants Inc.

Enclosed: Notice of Decision & Decision

DECISION

With respect to the Township of South Algonquin Official Plan Amendment № 2

Subsection 17(34) of the *Planning Act*

I hereby approve the Township of South Algonquin Official Plan Amendment № 2 adopted by By-law 2024-789, subject to the following modifications with additions in **bold underline** and deletions in **bold strikethrough**, and renumbering any subsequent policies accordingly:

1. Page 6, Part I, General Administrative Changes is modified by adding a new Item, as follows:
All references to “Provincial Policy Statement” or “Provincial Policy Statement 2020” shall be replaced with “Provincial Planning Statement” or “Provincial Planning Statement, 2024”.
2. Page 7, Part I, Item 10, fourth paragraph is replaced in its entirety, as follows:
In 2022 Council initiated a formal review and update of this Official Plan under Section 26 of the Planning Act, to bring the South Algonquin Official Plan into compliance with the *Planning Act* and consistency with the Provincial Planning Statement, 2024. This Official Plan was amended by South Algonquin in 2024, for a planning horizon to 2049.
3. Page 10, Part I, Item 14, is replaced in its entirety, as follows:
Section 1.3.1 Township Responsibilities, is hereby amended by replacing phrase b), as follows:
“Update the Official Plan 10 years after an existing official plan has been repealed and replaced or five years after an update by official plan amendment;”.
4. Page 10, Part I, Item 15 is replaced in its entirety, as follows:
Section 1.3 Township Responsibilities, is hereby amended with the addition of the following new subsections 1.3.2 to 1.3.4:

“1.3.2 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.

1.3.3 The Township shall undertake early engagement with local Indigenous communities and shall coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal and treaty rights.

1.3.4 The Township shall engage directly with relevant local Indigenous communities on all land use planning applications, changes, and decisions (e.g., consents, subdivisions, zoning amendments, re-designations, community improvement plans, etc.). Local Indigenous communities include (but are not limited to):

1. Algonquins of Ontario (AOO), which represents Algonquin people in 10 communities throughout the lands of the Algonquin Land Claim and will represent the following nine of the communities for engagement purposes:

- **Whitney and Area Algonquins**
- **Bonnechere Algonquins**
- **Algonquins of Greater Golden Lake**
- **Kijicho Manito Madaouskarini Algonquin**
- **Mattawa / North Bay Algonquins**
- **Ottawa Algonkin Community**
- **Snimikobi Algonquin**
- **Shabot Obaadjiwan**
- **Antoine Nation**

2. Algonquins of Pikwakanagan First Nation (AOPFN), which is a member of AOO, but is recognized under the federal *Indian Act* and will be engaged directly.

3. Curve Lake First Nation

4. Métis Nation of Ontario

5. Nation Wendat”

5. Page 11, Part I, Item 16 is replaced in its entirety, as follows:
Section 1.4.1 is hereby deleted in its entirety and replaced with the following:

“The Ministry of Municipal Affairs and Housing is the approval authority for the Township’s Official Plan. The Township of South Algonquin has been exempted from Minister’s approval of official plan amendment applications under section 22 of the *Planning Act*, and has been delegated approval authority for consents, validations, subdivision and condominium applications.”

6. Page 11, Part I, Item 17, bullet points 15 & 16 are replaced in their entirety, as follows:
- **To ensure that decisions of Council comply with the *Planning Act*, have regard to provincial interests as defined in Section 2 and are consistent with policy statements issued under Section 3 of the *Planning Act*.**
 - **To ensure that decisions of Council conform to the Growth Plan for Northern Ontario.**
7. Page 13, Part II, a new Item is added after item 19, as follows:
Section 2.4 – Efficient Use of Infrastructure is amended to read as follows:
“2.4.1 Proposed development shall be appropriate to the infrastructure which is planned or available within that area of the Township, and shall

not result in the need for unjustified and/or uneconomical expansion of this infrastructure. Before considering the development of new infrastructure, Council shall ensure the use of existing infrastructure and public facilities have been optimized and opportunities for adaptive re-use have been considered.

2.4.2 Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning, to ensure the assets meet current and projected needs and are financially viable over their life cycle as demonstrated through asset management planning.

2.4.3 Any new infrastructure and public service facilities will be strategically located to support effective and efficient delivery of emergency management services and ensure the protection of public health and safety.”

8. Page 13, Part II, Item 20 is modified by replacing policy 2.5.1 and 2.5.6 in their entirety and adding new policies 2.5.7 and 2.5.8, as follows:

2.5.1 It is the intent of this Plan to ensure that situations of land use incompatibility are not created by future development approvals. Major facilities and sensitive lands uses shall be planned to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects on public health and safety as well as on the major facilities. Specific policies related to contaminated sites are located in Section 6.4.1 of this Plan.

2.5.6 For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is capable of co-existing in harmony with existing developments without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards (e.g., MECP D-Series Guidelines) using a Land Use Compatibility Assessment.

2.5.7 Noise and vibration impacts shall be addressed for new sensitive land uses adjacent to existing railway lines, highways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations, or other stationary or line sources where noise and vibration may be generated. Council shall require the proponent to undertake noise and/or vibration studies to assess the impact on existing or proposed sensitive land uses within minimum distances identified in Ministry of Environment, Conservation and Parks guidelines including NPC -300 Environmental Noise Guidelines. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

2.5.8 Notwithstanding policy 2.5.7 above existing and proposed agricultural uses and normal farm practices, as defined in the Farming and Food Production Protection Act, 1998, shall not be required to undertake noise and or vibration studies.

9. Page 14, Part II, a new Item is added after item 20, as follows:

Section 2.7 Compatibility with Residential Uses is deleted in its entirety.

10. Page 14, Part II, item 21 is modified by renumbering the section as 2.7 and replacing the word “accessory” with the word “additional” in the second bullet of renumbered policy 2.7.3.
11. Page 14, Part II, item 22 is modified by renumbering the section to 2.7.5, and by replacing policies 2.7.5.5 and 2.7.5.7 in their entirety, as follows:

2.7.5.5 Standards may be established in the Zoning By-law to govern requirement for year-round access, and servicing standards. The Zoning By-law may also include minimum standards for ARUs including (but not limited to): maximum dwelling unit area, minimum lot area, parking, and servicing.

2.7.5.7 The zoning by-law shall generally prohibit ARUs in waterfront areas due to compatibility issues, environmental issues, and safe access concerns. ARUs may be considered through a site-specific zoning amendment if a hydrogeological and/or lakeshore capacity assessment demonstrates that servicing capacity exists for the additional waste produced by the ARU, and the additional waste would not affect water resource systems and/or surpass environmental lake capacity.
12. Page 15, Part II, item 23 is replaced in its entirety, as follows:

Renumbered Section 2.7.7.1 is hereby amended by deleting the phrase “be normally” in the first sentence and adding the phrase “as a building typology” before the phrase “provided that they”, and by replacing the word “individual” with “private” in the final bullet point.
13. Page 16, Part II, item 27 is modified by renumbering the section to 2.7.10, and by deleting the phrase “does not exceed two storeys (above ground) and” from bullet c).
14. Page 16, Part II, item 28 is modified by renumbering the section to 2.7.12, and by replacing policies 2.7.12.5, 2.7.12.8 and 2.7.12.10 as follows:

2. 7.12.5 Council understands that it does not have the ability to address regional housing market demands to the same extent as communities developed on full municipal sewer and water services. That said, Council will strive to provide for affordable housing by enabling a full mix and range of housing types and densities to meet projected demographic and regional market requirements of current and future residents of the Township by:

 - a) **Monitoring the need for social assisted housing for households and seniors. Where specific needs are identified, Council will work with the Province, First Nations, and others to meet identified needs.**
 - b) **Monitoring population projections and the residential development targets.**
 - c) **Making provision for alternative housing types such as additional residential units.**
 - d) **Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.**
 - e) **Council shall encourage a minimum of 10% of all new housing units**

to be “affordable” as defined by the Provincial Planning Statement.

2.7.12.8 The Township may undertake a Housing Study building on DNSSAB’s 2023 Housing Need and Supply Study to better understand the needs for local housing.

2.7.12.10 Council encourages the provision of non-profit housing by private or non-profit housing corporations at appropriate locations, consistent with good planning principles.

15. Page 19, Part II, item 31 is modified by inserting the word “individual” between the word “private” and the phrase “or communal”.

16. Page 20, Part II, item 33 is modified by renumbering the section to 2.14, replacing policy 2.14.6 and 2.14.7, and deleting policy 2.14.8 in its entirety, as follows:

2.14.6 This Plan encourages those wishing to reconstruct or expand an existing legal building or structure which does not meet the 30-m setback to demonstrate that every effort has been made to locate the addition to the rear of the existing structure and minimize the amount of development within the 30-m setback.

2.14.7 Additions which horizontally extend the existing dwellings into the shoreline setback will generally be discouraged. Expansions to the rear (i.e., landward side) of the existing non-conforming/non-complying structure are preferred. Approval for such expansions or additions may be sought from the Committee of Adjustment under Section 45(2) of the *Planning Act*.

17. Page 23, Part II, item 34 is modified by renumbering the sections starting with policy 2.17, and by replacing renumbered policies 2.19.4 and 2.23.1 and adding section 2.24, as follows:

2. 19.4 Council may pass a by-law under section 129 of the Municipal Act in order to implement the following “dark skies” policies:

- a) Subdivision development applications, commercial/industrial site plan development applications, and new institutional developments may be required to include a photometric plan of the site showing the proposed design light levels, along with details of the exterior light fixtures proposed to be used at the site.
- b) Light spillage from new development projects onto adjacent properties and roads shall be avoided. The target light levels at the development property’s boundaries shall be near 0.0 foot-candles.
- c) All exterior light fixtures should be properly shielded to prevent glare and to direct light downwards and onto a property.
- d) Light wattages may have to be reduced where reflective surfaces on the site may cause secondary (reflected) glare and light trespass.
- e) These policies may be implemented through the Subdivision and/or site plan approval processes.

- f) The Township may enact a Dark Skies By-Law in order to further implement these policies. Such a by-law may include regulations associated with public education as part of the implementation strategy.

2.23.1 The Township shall strive to protect, improve, or restore the quality and quantity of water resources by:

- a) Using the watershed as the ecological meaningful scale for considering the cumulative impacts of development;
- b) Minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- c) Evaluating and preparing for the impacts of climate change to water resources;
- d) Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological function of the water resource;
- e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features, including shoreline areas;
- f) Implementing necessary restrictions on development and site alteration to protect, improve, or restore vulnerable surface and 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;
- h) Ensuring consideration of environmental lake capacity, where applicable;
- i) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative and pervious surfaces; and,
- j) Work with Ontario Power Generation (OPG) to establish policies and procedures that recognize OPGs role in the management of the Township's water resources.

2.24 Parkland Dedication

2.24.1 The municipality may prepare a parks plan and pass a by-law under section 42 of the Planning Act designating the whole or any part of the municipality as being subject to the conveyance of land for park purposes as a condition of development or redevelopment.

2.24.2 Parkland dedication shall not exceed 2% for commercial/industrial development and 5% of the gross area of the land proposed for all other types of development.

2.24.3 For development containing an affordable residential unit as defined in subsection 4.1 (1) of the *Development Charges Act*, the dedication will be calculated in accordance with subsection 51.1 (1.1) of the *Planning Act*. No dedication or payment in lieu thereof will be required for a non-profit housing development as defined in subsection 4.2 (1) of the *Development Charges Act*.

18. Page 25, Part II, item 36 is replaced in its entirety as follows:

Section 3.2 Permitted Uses, is hereby amended by adding the following new sentence at the end of the bulleted list:

“Generally, public service facilities should be encouraged to be co-located in community hubs and with parks and open space, where appropriate, to promote cost-effectiveness and facilitate service integration as well as access to active transportation.”

19. Page 26, Part II, a new item is added after item 37, as follows:

Section 3.4 Industrial Development in Villages is hereby amended by adding “(i.e., dry industrial) to the end of the second bullet in policy 3.4.1.

20. Page 26, Part II, item 38 is replaced in its entirety as follows:

Section 3.5 is hereby deleted in its entirety and replaced with the following:

“3.5 Boundary Adjustments to Villages

3.5.1. Adjustments to the boundaries of a designated Village will be subject to an official plan amendment and will be implemented following the processes outlined in Section 12 of this Plan.

3.5.2 The Township may identify a new settlement area or allow for the expansion of a settlement area boundary only where it has been demonstrated that:

- **There is a need to designated and plan for additional land to accommodate an appropriate range and mix of land uses;**
- **The infrastructure and public service facilities which are planned or available have sufficient capacity and are suitable for the development over the long term and protect public health and safety;**
- **The new or expanded settlement area provides for the phased progression of development; and,**
- **The new or expanding settlement area is in compliance with the MDS.**

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a new settlement area, the Township shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection, and protection of public health and safety.

3.5.3 Notwithstanding the policies of Section 3.5.2, the Township may identify a new settlement area only where it has been demonstrated that the

infrastructure and public service facilities to support development are planned or available.

21. Page 27, Part II, Item 39 is replaced in its entirety as follows:

Section 4.2.1 is hereby amended by:

Adding the phrase “servicing the rural community” to the end of the second bullet point.

Adding a new third bullet point “home occupations and home industries”.

Updating the sixth bullet to read “mineral aggregate operations, including accessory uses such as crushing, screening and recycling operations, production of secondary related products, machinery storage facilities, and office space; and wayside pits and quarries;”

And adding the phrase “including uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use, including agricultural-related uses and on-farm diversified uses;” after the word “agriculture,” in the 12th bullet point.

22. Page 27, Part II, Item 41 is replaced in its entirety as follows:

Section 4.4 Protection of Agricultural Land and Activities, is hereby amended by deleting the phrase “the Minimum Separation Formulae in the Provincial Policy Statement will be used” at the end of 4.4.1, and inserting the phrase “including new lots, the proposed use shall comply with the minimum distance separation formulae”

And by adding the following new Subsection 4.4.2 which reads as follows:

“4.4.2 Existing and proposed agricultural operations and normal farm practices shall be governed by the Farming and Food Production Protection Act.”

23. Page 27, Part II, item 42 is replaced in its entirety as follows:

Section 4.6 Aggregate and Mineral Extraction, is hereby deleted in its entirety and replaced with the following:

“4.6.1 Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts shall be permitted throughout the Rural area, without the need for an official plan amendment, rezoning, except in areas of existing sensitive land use which have been determined to be incompatible, and in accordance with the policies of the Hazard Areas designation (Section 6) and the Natural Resources policies identified in Section 10.

4.6.2 An archaeological assessment will be required for any ground disturbance activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential or near a known archaeological site.

4.6.3 Existing mineral aggregate (pit and quarry) operations are recognized on Schedule B.

4.6.4 Mineral aggregate operations should be undertaken in a manner which minimizes impacts on the physical environment, adjacent land uses, and landowners. Both surface and ground water shall be protected from adverse impacts of extraction.

4.6.5 Where a new pit or quarry is proposed or an expansion is applied for, appropriate studies will be required to ensure that the impact is acceptable. The nature of the studies will depend on the location and the uses in the surrounding area. For examples, studies of the possible impact on natural heritage features, groundwater (quantity and quality), noise, dust, vibration and haul routes may be required. The Township may require a peer review of the studies to determine if the findings are acceptable. Only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.

4.6.6 Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

4.6.7 The Township may pass a by-law under the *Municipal Act* to regulate extractive operations. This by-law would require that the applicant enter into an agreement with the Township respecting the following matters:

- a) arrangements for the progressive rehabilitation and final rehabilitation of the site in accordance with the Aggregate Resources Act or Mining Act and the Provincial Planning Statement;**
- b) timing of blasting or crushing operations;**
- c) the provision of visual buffers;**
- d) haul routes and the use of access roads;**
- e) the retention or processing of waste water and other pollutants; and**
- f) the provision of detailed site plans of the area as it will appear during use and after rehabilitation.**

4.6.8 Extractive uses, including peat extraction and mineral exploration, shall be adequately screened from surrounding uses.

4.6.9 Council may require that the proponents of extractive uses enter into agreements with the Township:

- **to ensure that the development does not have an adverse impact on municipal roads;**
- **to provide for visual abatement; and**
- **to plan for the rehabilitation and after use of the site.**

4.6.10 Progressive and final rehabilitation will be required to accommodate subsequent land uses, promote land use compatibility, and to recognise the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

4.6.11 Mineral mining operations and mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would preclude or hinder their expansion or continued use or which would be compatible for reasons of public health, public safety or environmental impact. For the purposes of this policy, the influence area and minimum separation distance for a sensitive use (such as a residential use) near an extractive operation shall respectively be 1000 metres and 300 metres from a class III industrial facility, and 300 metres and 70 metres from a class II industrial facility. The development of any sensitive use within the influence areas noted shall require noise and hydrogeological studies to confirm there will be no impact on the sensitive land use from the extractive operation. This policy will also apply in a reciprocal fashion in establishing or redesignating an extractive operation near an existing sensitive land use.

4.6.12 The removal or placement of fill may be permitted in conjunction with an established pit or quarry found within lands designated as Hazard Areas through an amendment to the zoning by-law. Applications for such activity shall only be approved after an environmental impact study, carried out by a qualified biologist/ecologist together with a hydrologist/hydrogeologist who are retained by the Township and paid by the proponent, has determined that the operation will not:

- a) **alter the flood plain so as to cause detrimental impacts;**
- b) **have a negative impact on significant habitat areas and other natural features and areas; or**
- c) **affect the hydrogeological functioning of the feature.”**

24. Page 28, Part II, item 43 is replaced in its entirety as follows:

A new Section 4.7 Protection of Mineral Aggregates and Mineral Resources, is inserted, as follows, and subsequent sections renumbered accordingly:

4.7.1 Known mineral deposits and significant areas of mineral potential are identified in Schedule B as Mineral Inventory and Mineral Inventory Buffer. Areas of high potential for aggregate extraction that are identified in the aggregate study will be protected for future use.

4.7.2 In areas adjacent to, or in, known deposits of mineral aggregate and mineral resources, and areas of significant mineral aggregate and/or mineral resource potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) the use of said resources would not be feasible; or**
- b) the proposed land use or development serves a greater long-term public interest; and**
- c) issues of public health, public safety and environmental impact are addressed.**

4.7.3 Prior to considering development in areas of known aggregate resources, Council shall be satisfied that the proposed development will not affect the long-term availability of aggregate resources in the Township and surrounding area.

4.7.4 It shall be a policy that “past producing extraction operations” are considered to be sites that are under temporary closure and where there is remaining mineral potential. Resumption of extraction may be permitted subject to the approval of the Province.

4.7.5 Development in areas of past extractive activity shall be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.

4.7.6 The Province has interest in any planning application that has the potential to restrict mineral exploration and mining activities. Any planning applications within 1 kilometer of a Mineral Deposit Inventory (MDI) point or any planning application affecting lands within the one kilometre Mine hazard Buffer Zone (AMIS Sites) as shown on Schedule B must be provided to the Province for review and comment.

25. Page 28, Part II, a new item is added after item 43, as follows:

Section 4.8 Industrial Development is hereby amended as follows:
“...Industrial development in the “Rural” area will be limited to those uses which require extensive amounts of space, serve the needs of the rural

area, are considered incompatible uses in the Township's Villages, or and are considered dry industries..."

26. Page 29, Part II, item 45 is hereby modified by deleting item c) from policy 4.10.2.

27. Page 29, Part II, a new item is inserted after item 46, as follows:

Section 4.14 Hunt Camps is hereby amended by deleting the following sentence from subsection 4.14.1: "These uses often have special considerations that allow some flexibility in terms of access, building and related services."

28. Page 29, Part II, item 48 is hereby amended by replacing the phrase "system tile fields" with "septic dispersal beds" in policy 5.3.6 bullets b) and c), and by replacing policies 5.3.9 and 5.3.12 in their entirety as follows:

5.3.9 The Province the local municipality have the information on the current classification of a lake and it is recommended that either or both the Province and the local municipality be consulted prior to any development or site alteration on a waterfront property.

5.3.12 The Township may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value exist or are discovered and could be impacted by shoreline and waterfront developments.

29. Page 33, Part II, item 49 is hereby modified by replacing "three (3)" with "two (2)" and "5.4, 5.5 and 5.6" with "5.4 and 5.5" in the introductory paragraph, and is further modified by deleting section 5.5 Net Environmental Gain in its entirety and renumbering the following sections accordingly.

30. Page 35, Part II, item 52 is hereby modified by replacing the final sentence of the first paragraph of policy 6.1 with the sentence "There are also constraints to development as a result of man-made hazards such as contaminated lands, abandoned mines, or former mineral aggregate operations", and by adding a third paragraph to the policy as follows:

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and shall not create or aggravate existing hazards.

31. Page 35, Part II, item 53 is replaced in its entirety, as follows:

Sections 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 6.11, 6.12 are hereby deleted in their entirety and replaced it with the following three (3) new sections in sequential order as follows:

“6.2 Identifying Hazard Areas

There is a general lack of accurate mapping showing the location of areas characterized by natural or man-made hazards. Where hazard mapping exists, it is shown on Schedule B, Constraints. It is recognized that hazardous conditions may exist which are not shown on Schedule B and as such it is important to ensure that appropriate consultation be included in any development review process.

The Township shall work with public authorities and utilities to update the hazard mapping and identify hazard areas.”

“6.3 Natural Hazard Lands

6.3.1 Prohibited Uses in Natural Hazard Lands

6.3.1.1 Development shall generally be directed to areas outside of hazard lands adjacent to the shorelines of river, stream, and small inland lake systems that are impacted by flooding and/or erosion hazards.

6.3.1.2 Development and site alteration shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

6.3.1.3 Development and site alteration shall not be permitted in a floodway, regardless of whether the area of inundation contains high points of land not subject to flooding.

6.3.1.4 Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire.

6.3.1.5 The following uses are prohibited: Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police and ambulance stations), electrical substations, storage or handling of hazardous substances.

6.3.2 Defining Areas Subject to Floods

The floodplain areas are low lying lands and watercourse corridors defined by the most impactful local flooding event recorded in the watershed, by the 1 in 100 year flood plus wave up-rush, where applicable, or defined by specific flood levels approved by the Ministry of Natural Resources.

6.3.2.1 Permitted Uses

Notwithstanding the underlying designation on Schedule A, development and site alteration is prohibited in flood plains, except in accordance with the following:

- 1. Repairs and minor additions to buildings and accessory buildings, which do not affect flood flows, will be permitted where there is existing nonconforming development.**
- 2. Uses which by their very nature must be located within the flood plain and will not affect the hydrology or hydraulics of the flood plain may be permitted;**
- 3. Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses which do not affect the hydrology or hydraulics of the flood plain may be permitted.**

6.3.3 Erosion: Unstable Slopes And Organic Soils

6.3.3.1 The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one-hundred-year time span), and allowance for slope stability, and an erosion or erosion access allowance.

6.3.3.2 Slopes with a slope angle of 3:1 (horizontal: vertical) or steeper are identified as being potentially unstable. Development and site alteration in areas identified as having unstable slopes or unstable soils is prohibited unless it can be determined that the proposed development will be in full conformity with the Building Code Act. This may require that sufficient soils and engineering information be made available to indicate that the site is suitable or can be made suitable for development using accepted scientific and engineering practices; alterations to the site will not result in increased hazards or cause adverse environmental effects on or off-site.

6.3.3.3 The underlying designation on Schedule A shall identify the permit uses on such lands.

6.3.4 Setbacks

6.3.4.1 Except as otherwise directed by provincial regulations, policies, and guidelines, generally, thirty (30) metre building setbacks shall be imposed from the boundaries of Hazard Areas, except for:

- a) **valley lands, where a 30 metre setback will be imposed from the stable top of bank; and;**
- b) **permanent and intermittent streams, where a 30 metre setback will be imposed from the meander belt, or the land across which a stream shifts its channel from time to time.**

6.3.5. Wildland Fire

6.3.5.1 The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the province.

6.3.5.2 Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

6.3.5.3 Wildland fire mitigation measures shall not be permitted in provincially significant wetlands.

6.3.5.4 Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.”

“6.4 Human-Made Hazard Lands

6.4.1 Contaminated Sites

Contaminated sites are defined as sites where the environmental condition of the property, i.e. the quality of the soil or ground water, may have the potential for adverse effects to human health or the natural environment. Current mapping showing contaminated sites is not available for the Township, other than the closed landfills on Crown Land that are identified on Schedule B.

6.4.1.1 In reviewing development applications, the approval authority may require the undertaking of an Environmental Site Assessment (ESA). An ESA shall be mandatory when a change of land use triggers an ESA in accordance with Ontario Regulation 153/04.

6.4.1.2 Where the ESA produces reasonable evidence to suggest the presence of site contamination, the proponent may be required to undertake appropriate technical studies as part of the development review process in order to identify the nature and extent of contamination, to determine potential human health and safety concerns as well as effects on ecological health and the natural environment, to demonstrate that the site can be rehabilitated to meet provincial standards and to establish procedures for site rehabilitation and mitigation of the contamination.

6.4.1.3 The proponent will be required to restore the site and to make it suitable for the proposed use in accordance with the recommendations of any required technical studies prior to development or land use change.

6.4.1.4 It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse. Filing of a record of site condition in the Registry, by a qualified person, as defined in O. Reg 153/04, is mandatory for a change of use of a property from industrial, community or commercial to residential, agricultural, institutional or parkland.

6.4.1.5 The ESA and site restoration shall be undertaken according to Ontario Regulation 153/04 and with MOE guideline "Records of Site Conditions - A Guide to Site Assessment, the clean-up of Brownfield Sites and the Filing of Records of Site Conditions" dated October 2004 Record of Site Condition.

6.4.1.6 Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium,

consent or other planning application by the approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters and surface waters as required in consultation with the Ministry of the Environment, Conservation and Parks and shall prepare a remedial action plan in accordance with “Ontario Regulation 153/04, Record of Site Condition”. Where the contaminants are in concentrations above Ministry established acceptable concentrations. A Ministry of the Environment, Conservation and Parks “Record of Site Condition” may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.

6.4.1.6 Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent or other planning application by the approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters and surface waters as required in consultation with the Ministry of the Environment, Conservation and Parks and shall prepare a remedial action plan in accordance with “Ontario Regulation 153/04, Record of Site Condition”. Where the contaminants are in concentrations above Ministry established acceptable concentrations. A Ministry of the Environment, Conservation and Parks “Record of Site Condition” may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.

6.4.2 Abandoned Mine Sites and Former Mineral Aggregate Operations

6.4.2.1 There are a number of known mine hazards located in the Township. Known mine hazards located in the Township are shown on Schedule B.

6.4.2.2 It shall be policy to recognize past producing mines as areas where development should be restricted. Any proposed development within a one-kilometre radius of a past producing mine, as identified on Schedule B, will first be subject to consultation with the Ministry of Mines. Should it be deemed necessary a detailed site evaluation conducted by a qualified consultant will be required prior to development. Documentation from this study shall demonstrate that:

- a) the development land is suitable for the type of development proposed; and
- b) the mine hazard can be mitigated and remediated to properly address public health, safety, and environmental concerns to the satisfaction of the Township.

6.4.2.3 Development on, abutting and adjacent to lands affected by mine hazards or former mineral aggregate operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.

6.4.2.4 Other mine hazards may exist in the Township. These sites, when identified by the Ministry of Mines, shall be added to Schedule B without the need for amendment to this plan.”

32. Page 41, Part II, item 55 is modified by adding the following sentences at the end:

The section is further amended by adding a second policy as follows:

“7.3.2 Crown land disposition may include transfer into freehold ownership, at which point they cease to be Crown lands. Crown disposition may also include leases and permits.”

33. Page 41, Part II, item 56 is replaced as follows:

Section 7.4 is renamed Privatization of Crown Land, and is hereby amended by removing the words “or leased”, and replacing the word “shall” with “may”.

34. Page 41, Part III, item 57 is replaced in its entirety as follows:

Section 8.2.1 is hereby amended by replacing the word “protect” with “conserve” in listed number 6. The policy is further amended by updating the final sentence as follows:

“When necessary, the construction of public works will be subject to archaeological and/or heritage impact assessments and satisfactory measures to mitigate any negative impacts affecting identified significant cultural heritage resources.”

35. Page 41, Part III, item 58 is modified by replacing policy 8.3.7 and adding a new policy 8.3.16 as follows:

8.3.7 Waste disposal shall be restricted to open waste or a sanitary landfill sites as identified on Schedule A. Ancillary uses such as recycling depots and transfer stations shall also be permitted. Disposal of liquid industrial, radioactive, or toxic waste shall not be permitted.

8.3.16 Prior to the approval of any new development, including new lot creation, it must be demonstrated that there is sufficient reserve capacity for solid waste to accommodate the development.

36. Page 42, Part III, item 59 is modified by replacing the subsection 8.4 name “Water, Wastewater and Stormwater Services” with “Water and Wastewater Services” and is further modified by replacing policy 8.4.4 in its entirety, as follows:

8.4.4 Partial services may be permitted where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development or within the settlement areas where development will be serviced by individual on-site water services in combination with municipal or private communal sewage services.

37. Page 44, Part III, a new item is added after item 61, as follows:

Section 9.3.1 is hereby amended by replacing the “2” with “4” and the word “Policy” with “Planning” in the last paragraph, and by adding two new paragraphs after the first paragraph in the policy, as follows:

“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, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.

The co-location of linear infrastructure will be promoted, where appropriate.”

38. Page 44, Part III, item 62 is modified by adding the phrase “, as well as McKenzie Lake Road, Victoria Lake Road, and Major Lake Road (within Lots 14 & 15, Concession 2)” after “523”, and by deleting the phrase “understood to be” in policy 9.5.1. And is further modified by adding a new policy 9.5.7 as follows:

9.5.7 A lot of record that has frontage on a provincial highway is permitted only one highway entrance, and properties that do not have provincial highway frontage are not permitted to access the provincial highway from a neighbouring property.

39. Page 47 Part III, item 71 is modified by replacing “Natural Resources and Forestry (MNR)” with “Environment, Conservation and Parks” in policy 10.1.4, and by replacing policy 10.1.5 in its entirety as follows:

10.1.5 The Ministry of Environment, Conservation and Parks (MECP) regulates required authorizations under the Endangered Species Act, 2007 and the associated regulation (O. Reg. 242/08) if development or site

alteration will impact endangered or threatened species or their habitat. Any technical studies required to support development applications shall be conducted by a qualified professional and shall be subject to peer review. The MECP also administers provincial policy and legislation relating to water quality, soil contamination, waste management, provincial protected areas, and air quality in the Township.

40. Page 48, Part III, item 72 is modified by deleting the phrase “by the Natural Resources and Forestry (MNR)” from policy 10.2.4, and by replacing policies 10.2.1 and 10.2.3 in their entirety as follows:

10.2.1 Environmental protection and effective resource management are important to the future of the Township. Natural features and areas shall be protected for the long term. The Township must exercise strong management in this regard, while recognizing there are a number of other public and private agencies that also have a mandate to concentrate on certain elements of this duty.

10.2.3 Natural heritage features are important to the unique rural character and diversity of the natural environment found in the Township and possess or perform ecological functions and represent significant natural capital assets.

41. Page 51, Part III, a new item is added after item 73, as follows:

Section 10.6 Mineral Aggregate and Mineral Resources is deleted in its entirety, and subsequent sections are renumbered accordingly. Renumbered Section 10.6.1 Significant Natural Heritage Features, is hereby replaced in its entirety as follows:

“Schedule C indicates where a number of natural heritage features are known to be present within the Township.”

42. Page 51, Part III, item 74 is replaced in its entirety as follows:

Renumbered Section 10.6.2 Significant Natural Heritage Features, is hereby deleted in its entirety and replaced with the following:

“Natural heritage features consist of the following:

- **Water bodies and watercourses;**
- **Significant Habitat of Endangered and Threatened Species;**
- **Fish Habitat;**
- **Provincially Significant Wetlands**
- **Locally Significant or Unevaluated Wetlands;**
- **Areas of Natural and Scientific Interest (ANSIs);**
- **Significant Wildlife Habitat”**

43. Page 51, Part III, a new item is added after item 74, as follows:

Renumbered Section 10.6.4 is hereby amended by adding the words “fish habitat” to the bulleted list after the words “significant wildlife habitat”.

44. Page 51, Part III, item 76 is modified by inserting the word “or” between the words “At Capacity” and “Lake Trout Lakes” and by replacing the table in its entirety, as follows:

<u>Item</u>	<u>Constraint Feature</u>	<u>Adjacent Land Distance</u>
<u>1.</u>	<u>All water bodies and watercourses (streams, rivers, lakes, etc.)</u>	<u>30 metres</u>
<u>2.</u>	<u>Provincially / Locally Significant / Unevaluated Wetlands</u>	<u>120 / 50 / 30 metres</u>
<u>3.</u>	<u>Significant Habitat of Endangered, Threatened or Special Concerned Species</u>	<u>120 metres</u>
<u>4.</u>	<u>Fish Habitat</u>	<u>120 metres</u>
<u>5.</u>	<u>Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Life Science</u>	<u>120 metres</u>
<u>6.</u>	<u>Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Earth Science</u>	<u>50 metres</u>
<u>7.</u>	<u>At Capacity or Lake Trout Lakes</u>	<u>300 metres</u>
<u>8.</u>	<u>Significant Wildlife Habitat</u>	<u>120 metres</u>

45. Page 52, Part III, item 77 is modified by deleting the words “habitat for” before the word “endangered” and adding the words “and their habitat” after the word “species” in the first sentence of policy 10.7.1. The item is further modified by replacing bullet b) in policy 10.7.1 in its entirety as follows:

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

46. Page 53, Part III, item 79 is modified by adding the words “and Fish Habitat” after the words “Fisheries Resources” in the title of section 10.9.

47. Page 53, Part III, item 80 is modified by replacing policy 10.10.3 in its entirety as follows:

10.10.3 Wildlife habitat is considered significant where it is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area. Significant wildlife habitat is divided into four broad categories: seasonal concentration areas, rare vegetation communities or specialized habitats

for wildlife, habitats of species of conservation concern (excluding the habitats of endangered and threatened species), animal movement corridors. These areas are to be protected from incompatible activities. The province's 'Significant wildlife habitat ecoregional criteria schedules for Ecoregion 5E' and 'Significant Wildlife Habitat Technical Guide' are used to identify significant wildlife habitat in the Township.

48. Page 54, Part III, item 81 is modified by deleting the word “Provincially” from the introductory paragraph, the title of policy 10.11, and from the final sentence of policy 10.11.2. And by replacing policy 10.11.3 in its entirety as follows:

10.11.3 Development and site alteration shall only be permitted on lands within 120 m of a provincial significant wetland, 50m of a locally significant wetland or 30 m of an unevaluated wetland if it can be demonstrated through an Environmental Impact Statement (EIS) that there are no negative impacts on the wetland's natural features or ecological functions. For development within 30 m of an unevaluated wetland, the required EIS shall include a wetland evaluation to determine the level of wetland significance prior to development being approved.

49. Page 55, Part III, item 82 is modified by inserting the phrase “by a qualified professional” after the word “completed” in policy 10.12.1, and by deleting “to the Ministry of Natural Resources Forestry” from policy 10.12.2 b), and by replacing “the Ministry of Natural Resources and Forestry” with “a qualified professional” in policy 10.12.3.

50. Page 56, Part III, item 83 is modified by deleting policies 10.13.2 through 10.13.5, renumbering subsequent policies accordingly, adding the phrase “by a Heritage Impact Assessment” after the word “evaluated” in renumbered policy 10.13.2, and by adding a new policy 10.13.6, as follows:

10.13.6 The Township will engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing built heritage resources and cultural heritage landscapes.

51. Page 57, Part III, item 84 is replaced in its entirety as follows:
Section 10.14 Archaeological Resources, is hereby deleted in its entirety and replaced with the following:

“10.14.1 The Township recognizes that there are areas containing archaeological potential, located within the boundaries of the Township. The provincial database identifies four registered archaeological sites in the Township. The Township appreciates that the lands adjacent to the many lakes and other water bodies, have the potential to contain

significant archaeological resources. These resources may include the remains of buildings, structures, activities, places, or cultural features which, due to the passage of time, are on or below the surface of land or water and are significant to the understanding of a people or place.

10.14.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

10.14.3 Areas of archaeological potential are determined through the use of screening criteria established by the Province. Areas of archaeological potential are areas of a property that could contain archaeological resources. Development involving lands which demonstrate any of the following screening criteria shall be assessed by a qualified professional for archaeological resources:

- For sites on land: The presence of known archaeological sites, a water source (primary, secondary, ancient), and/or documented evidence of past Indigenous use within 300 metres of the property;
- For marine sites: known marine or land-based archaeological sites, Indigenous knowledge and/or documented historical use within 500 metres;
- The presence of a known burial site adjacent to the property (or project area);
- Elevated topography (knolls, drumlins, eskers, plateaus, etc);
- Pockets of sandy soil in a clay or rocky area;
- Unusual land formations (mounds, caverns, waterfalls etc);
- Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
- Evidence of early settlement (e.g., monuments, burial sites) within 300 metres of the property;
- Proximity to historic transportation routes (e.g., road, rail, portage);
- The property is designated under the Ontario Heritage Act;
- Local knowledge of archaeological sites on the property or of the property's heritage value.

10.14.4 The Township shall require an archaeological assessment conducted by an archaeologist licensed under the *Ontario Heritage Act*, when any of the triggers identified above are met. Where required, a Stage 1 archaeological assessment will be required in support of a development proposal. Where a Stage 1 report recommends further archaeological assessment, the requirement for the additional assessment may be a condition of any development proposal. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with

guidelines set out by the province, as well as licensing requirements developed under the *Ontario Heritage Act*.

10.14.5 If an archaeological assessment determines that significant archaeological resources are present on a site, the resource shall be documented and conserved to the satisfaction of the province prior to final approval of the development proposal. In addition, any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

10.14.6 Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Citizenship and Multiculturalism and the Ministry of Government Services, when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Service Act* shall apply.

10.14.7 The Township may pass archaeological zoning by-laws, pursuant to the *Planning Act*, for the protection of significant archaeological sites and features.

10.14.8 Where significant archaeological resources must be preserved on site, only development and site alterations which maintain the heritage integrity of the site will be permitted.

10.14.9 Pursuant to the relevant provisions of the *Planning Act*, sites containing archaeological resources may be zoned to restrict or prohibit uses which might conflict with the conservation of such resources.

10.14.10 Indigenous communities shall be consulted early and provided an opportunity to provide input on all archaeological assessments related to proposed developments where areas of Indigenous interest and/or the potential for Indigenous artifacts to be encountered have been identified. In addition, Indigenous communities shall be notified by the proponent and / or the Township should any burial sites or human remains be discovered.

10.14.11 The Township may consider the establishment of archaeological management plans and cultural plans in partnership with Indigenous communities and the province.”

52. Page 60, Part III, item 87 is modified by replacing policies 11.1.6, 11.1.7 and 11.1.8 in their entirety as follows:

11.1.6 The minimum lot size for new lots shall be expressed in the Township's Zoning Bylaw. Lot sizes less than one hectare or the minimum standards set out in the Zoning By-law (whichever is larger) shall be subject to the policies of Section 11.1.7 of this Plan.

11.1.7 In general, a Hydrogeological assessment shall be required through the consent process when any one of the following apply:

- a) The development that involves the creation of a lot less than one hectare;**
- b) The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;**
- c) That development is located within 150 m of seven (7) other existing developments serviced with private well and septic.**

The requirements or scoped requirements of hydrogeological and terrain assessments will be determined in discussions with the peer reviewer of hydrogeological assessments for the Township and will ensure a minimum standard review to address adequacy for wells and appropriate construction methods.

11.1.8 Proponents will be required to demonstrate reserve sewage system capacity for the treatment of hauled sewage from private communal or individual septic systems, in accordance with Provincial approvals.

53. Page 62, Part III, item 89 is replaced in its entirety as follows:

Section 11.3.1 Subdivisions, is hereby amended by replacing the phrase "more than four lots" in the first sentence with "four or more lots" and deleting the phrase "and an amendment to this Plan". Section 11.3.3 is amended by replacing the word "shall" with "may" and deleting the phrase "prior to providing comments to the approval authority". The section is further amended by adding a new paragraph after 11.3.5, and a new paragraph after re-numbered 11.3.7 as follows:

"11.3.6 Where a subdivision or condominium development is proposed, the Township may enter into an agreement with the applicant for the provision of services or such other matters as are governed by Section 51 of the Planning Act.

11.3.8 Policies throughout this plan that refer or apply to land division by consent shall also apply to land division by subdivision or condominium."

54. Page 62, Part IV, a new item is added before item 90 as follows:

Section 12.3 Land Use Compatibility, is hereby deleted in its entirety, and subsequent sections renumbered accordingly.

55. Page 61, Part IV, item 91 is replaced in its entirety as follows:

Section 12.6 Site Plan Control, is hereby deleted in its entirety and replaced with the following:

“12.6.1 Council intends the entire Township of South Algonquin to be designated as a Site Plan Control area. Accordingly, council shall pass a site plan control area by-law and designate an authorized person, as referenced in subsections 41(2), (3), and (4.0.1) of the *Planning Act*.

12.6.2 The Township may utilize Site Plan Control to ensure that matters of health, safety, accessibility, sustainable design or the protection of adjoining lands are addressed when commercial, industrial, institutional development and residential development greater than 10 units on a single parcel of land are proposed in the Township.

12.6.3 Council shall utilize Site Plan Control as provided for in Section 41 of the Planning Act for multi-unit residential in excess of ten (10) units, commercial, industrial and institutional uses in Rural, Village and Waterfront designations.

12.6.4 Should the Province change legislation related to the use of site plan control, there will be no need to modify this Plan to reflect the provincial changes. Provincial changes should be reflect in the Township’s site plan control by-law.

12.6.5 Council may require land to be dedicated for roadway purposes as a condition of Site Plan approval where the existing road allowance is less than 20 metres (66 feet) or where access is required to an otherwise land locked parcel of land.

12.6.6 Site Plan Control may be applied to any development that is located within 120 m of a wetland, an inland lake, a river or stream valley that has depressional features associated with a river or stream whether or not it contains a watercourse.”

56. Page 61, Part IV, a new item is added after item 91, as follows:

Section 12.8 Pits and Quarries, and Section 12.11 Plan Review are hereby deleted in their entirety, and subsequent sections re-numbered accordingly.

57. Page 63, Part IV, item 92, renumbered Section 12.12.1 is replaced in its entirety as follows:

12.12.1 Public Meetings, is hereby amended by adding the phrase “or Zoning By-law Amendments” after the phrase “previously approved Official Plan Amendments” in the 2nd bullet point. The final sentence in the policy is further amended as follows:

“In all other instances, notification to the residents of the Township, any prescribed bodies, and interested Indigenous communities of public

meetings held by Council regarding planning applications and decisions shall be taken in accordance with the procedures of the Planning Act.”

58. Page 63, Part IV, item 93 is modified to replace the phrase “12.15, 12.16, 12.17 and 12.18” with the phrase “12.14, 12.15, 12.16 and 12.17”, by renumbering the policy sections accordingly, and by replacing policy 12.17 in its entirety as follows:

12.17 Definitions – all definitions shall be in accordance with those found in the in-effect Provincial Planning Statement (PPS) issued under section 3 of the Planning Act, or in the Planning Act and associated regulations.

59. Page 84, Part IV, item 95 is replaced in its entirety as follows:

The Official Plan is hereby modified by deleting Schedule A and Schedule B in their entirety and replacing them with new Schedules A, B, C attached. Schedule C is further modified by adding natural heritage features depicting fish habitat, wetlands, cervid wintering habitat, moose aquatic feeding areas, and wildlife concentration areas.

Dated at Toronto this 29th day of OCTOBER, 2025.



Sean Fraser
Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

Attachment #2 – Email Correspondence Between Consultant and MMAH Planner

Wednesday, November 11, 2025

From: Moenting, Alissa (MMAH)

To: Forbes Symon

CC: Tracy Cannon; Bryan Martin; Anthony Hommik; Little, Anna (MMAH)

Good afternoon Forbes,

Sorry for the delay in my reply. We had our first MSO-North Planning Workshop in quite a while last week and are still catching up - now that we're over that hurdle, hopefully we can get back into running these workshops annually again. I'm writing you a reply today in e-mail format with some direct responses to your questions, below, including some links that would be harder to convey in a meeting. However, if we haven't answered the questions to your satisfaction, or if you have further questions, we'll be happy to set up a Teams meeting. Just let me know.

Here are your questions and our answers:

Q: In modification #16 and 29 that the policies related to waterfront redevelopment and net environmental gain was removed – Can you explain your planning rational for this change please? Are you aware of the OLT decisions which have been critical of local Official Plans not having sufficiently clear OP policies related to waterfront redevelopment and environmental expectations? The policies presented in OPA #2 were developed with the benefit of legal counsel that was involved in the OLT hearings and have been successfully implemented in a number of eastern Ontario local OPs. As I am sure you are aware, waterfront redevelopment represents the vast majority of development activity in a community like South Algonquin and having robust policies to assist with the redevelopment is critical. I would like to also point out that your proposed policy change (#17) related to Section 2.23.1 (f) specifically references "implementing necessary restrictions on development and site alteration to protect, improve, or restore vulnerable surface and ground water features and their hydrologic function". Is that not what the proposed policies were doing? The final point I would like to make on these modifications is that the issue of concern with the policies was never mentioned during your review of the OPA #2 prior to Council's adoption - what changed?

A: There is no concept for, or definition of "net environmental gain" in the PPS, nor is it defined or described in the OPA. Since the draft was reviewed at our office, MMAH looked for and could not find the document referenced in the OP, so it is not publicly available information that can be relied upon to provide guidance on this topic. Without clear definitions, the concept/objective of "net environmental gain" is inconsistent with

the “no negative impacts” requirements of PPS policies 3.6.4 – individual on-site services and 4.1.5 and 4.1.8 – natural heritage features and adjacent lands, nor the policies you pointed out requiring the municipality to protect, improve or restore vulnerable surface and ground water features and their hydrologic functions (4.2.2). Policies for waterfront development for lakes at their environmental capacity are clearly laid out in MECP’s Lakeshore Capacity Assessment Handbook. Modification #17 provides the basis to move forward with appropriate tools, studies, and conditions to ensure responsible decisions on waterfront development, to ensure consistency with the PPS and achieve the municipality’s objectives.

Q: I am curious about the removal of the permitted uses within the Aggregate and Mineral Extraction designation. What was the rationale for removing permitted uses - I always thought that was a very important component of OP land use policies?

A: Schedule A does not designate any lands as “Aggregate and Mineral Extraction”; it has designations for Villages, Rural and Waterfront Areas and open and closed landfill sites, as well as showing where Crown lands and Provincial Parks exist. Schedule B shows Mineral Inventory Points and their Buffers, Pits and Authorized Aggregate Sites as constraint overlays, and does not show the areas of aggregate potential. The plan mixed policies related to mineral and mineral aggregate resources, extractive activities, compatibility issues, land use in hazard areas, and rehabilitation of closed sites across four sections of the plan, which resulted in duplication of policies, inconsistencies between policies, and missing requirements under the PPS. Modifications reorganize the policies to separate those relating to extractive activities into section 4.6 and those relating to protection of resource areas to section 4.7. Permitted uses are deleted since they are already covered in the list of permitted uses in Rural Areas, which is the land use designation in question.

Q: Why was the general section on Land Use Compatibility removed?

A: There were several Land Use Compatibility sections in the adopted OP, which resulted in duplication of or conflicting policies. Land Use Compatibility policies were consolidated in subsection 2.5 in the General Development Policies section of the OP.

Q: Why were the definitions removed? This is a local Official Plan intended to be used by community and Council. Is it not more user friendly to include the relevant definitions in the document rather than having to jump to the PPS every time you seek a definition? Your rationale on this change would be appreciated.

A: Definitions in the PPS change from time-to-time. The definitions in the adopted OPA were from PPS 2020, and they changed in PPS 2024, for example. Per PPS policy 6.1.7, the PPS needs to be implemented in lieu of official plan policies if there is an inconsistency, so it is best practice to refer to the PPS as needed.

Q: Finally, if you could provide the mapping changes to Schedule C it would be much appreciated so we can consolidate. Do you have it in a GIS format?

A: MMAH does not have the mapping data to incorporate into Schedule C. JP2G's mapping technician will need to download the data online at the [Ontario Geohub](#) and with your MNR contact at [Land Use Planning Unit at MNR Southern Region](#) (as necessary) to ensure the maps are updated appropriately.

I hope this is helpful. Cheers,

Alissa Moenting Edwards

Planner | Municipal Services Office North - Sudbury

Ministry of Municipal Affairs and Housing | Ontario Public Service

**Township of South Algonquin Public Library - Charlene Alexander
Report – December 2025**

Next library meeting: January 27th, 2025, 6 pm Whitney Branch/Online Last meeting: October 28th, 2025

Programming:

Night Sky Photography with Robert Fisher – November 14th meet at Madawaska Library. Canceled due to lack of interest. Will try again in the early spring.

School Visits: Three classes bi-weekly visits.

Upcoming Virtual Author Talks:

- The Creative and Compassionate Art of Seeing Others Deeply with David Brooks Tues., January 13th, 2026, at 2:00 PM
- Nature, Art, and Service as Medicine with Journalist Julia Hotz Tuesday, January 20th, 2026, at 2:00 PM
- Secrets and Second Chances with Liz Moore Wednesday, January 28th, 2026, at 7:00 PM
- To view upcoming & archived events and to register for an event, please visit our speaker's website at <https://libraryc.org/southalgonquinlibrary>

Governance: The CEO and Library Board are preparing a draft Memorandum of Understanding (MOU) with the Township outlining our current working relationship.

Library Statistics	Whitney			Madawaska		
	September	October	November	September	October	November
Head Count	175	224	198	94	86	100
Circulation	447	548	4445	109	131	73
Computer users	30	32	19	14	16	26
Inter Library Loans	14	11	11	0	0	2
New Members	3	0	2	2	1	1
Print/fax/copy	25	43	15	10	3	17
Reference/Reader's Advisory	93	138	117	3	34	42
Tech/media/software support	25	18	14	4	3	6
School/Daycare headcount	17	68	55	0	0	0
Program headcount	0	0	0	0	0	0
Non-members users	22	18	10	15	3	5
Over drive users combined	20	16	14			
Ove drive E book Circulation combined	163	150	132			

Township of South Algonquin Public Library
Minutes of the Meeting Held
 September 23rd, 2025, 7pm Whitney Branch/Online

Attendees: Rose Jessup, Councillor Laurie Siydock, Vicki Forward, Sarah Ennor, Elaine Hare

Staff: Charlene Alexander **Regrets:** Cynthia Haskin

Land Acknowledgement: Charlene Alexander

Call to Order: 7:03 pm

1. Motion # 2025-25

Moved – Elaine Hare Seconded – Rose Jessup /To approve the agenda as amended/Carried

2. Motion # 2025-26

Moved – Vicki Forward Seconded – Rose Jessup /To approve the minutes of June 24th, 2025, as amended/Carried

- 3. Report of the Chair:** I maintained the Free Little Library at Whitney Beach this season. It was well used, with many community members contributing books. Children's titles were especially popular. The structure remains in good condition overall but would benefit from a fresh coat of paint. I also spoke with a few people to gauge their interest in joining the library board.

4. Business Arising from the Minutes

4.1. **OLS Virtual Conference:** Staff – November 19th Library Board – November 20th. Charlene Alexander is registered, and Cynthia Haskin will cover the Whitney branch that day.

4.2. **Bottle Return Fundraiser:** The Board reviewed the response from the store owner, who has decided not to participate in the fundraiser. He said that he did not wish to assume responsibility and noted that his computerized system could not separate payments. The Board discussed alternative fundraising options, including placing donation jars at local businesses to support specific library projects.

5. New Business:

5.1. **Budget:** Due October 31, 2025. The Board reviewed the draft budget and approved the following adjustments: an increase of \$500 to the books line, \$200 to travel, \$250 to conferences and training, and \$250 to library supplies. The Board also agreed to bring back the *Astronomy in Action* program in 2026, with funds to be transferred from reserves to cover the associated costs.

5.2. **Fall Board Assembly Meeting:** Wednesday, October 29 6-8pm. The CEO invited interested board members to join the Board Assembly.

5.3. **Meeting Times:**

Motion # 2025-27

Moved – Elaine Hare Seconded – Rose Jessup /To change the regular board meeting time from 7pm to 6 pm beginning at the October meeting/Carried

6. Reports

6.1. **Finance:** Action: Review of the bank statements. July \$3451.09 August \$3460.17

6.2. **Librarian Reports:** Reviewed and discussed reports.

6.3. **Council Report:** Noted that the first annual Fall Festival will take place on October 5th and thanked the CEO and Chair for offering to enter a scarecrow from the library into the contest.

7. Governance

7.1. **Policy:**

7.2. **Strategic Planning/Strategic Doing:** Charlene Alexander has prepared the draft MOU. Sarah Ennor is reviewing MOU.

8. Correspondence: none

9. Any Other Business: none

10. In-Camera/Out of Camera: none

11. Next Meeting: October 28th, 2025, 6pm Madawaska Branch/Online

12. Adjournment

Motion # 2025-28

Moved by – Sarah Ennor Seconded by – Elaine Hare /To adjourn 8:12pm Carried.

Township of South Algonquin - Grant Writing Activity Report – Charlene Alexander

1. Fire Prevention Grant – Cancer Prevention Equipment 2025

Status: Approved January 29, 2025

Approved Amount: \$16,460.90

Project Update: PPE and equipment purchased and in use.

Next Steps: Final report has been submitted, grant closed.

2. Seniors Community Grant

Status: Approved June 6, 2025

Approved Amount: \$10,863

Project Updates:

Excursion 1: Ottawa War Museum with lunch – completed, forty-eight attendees, positive feedback.

Excursion 2: Christmas In the Valley Concert in Pembroke and Dinner – December 17th

1. NOHFC Grant – Resurfacing the Lester Smith Rink

Status: Approved - Awaiting Provincial Announcement

Approved Amount: \$200,000 (plus \$49,000 Recreation contribution)

Project Timeline: Work scheduled for March–June 2026

2. Workplace Development Program – NOHFC

Status: Approved, Awaiting Provincial Announcement

Approved Amount: \$35,000

Project: One Community Development Intern position

Next Steps: Awaiting agreement. Proposed project timeline: **September 2025 – September 2026**

3. Enabling Accessibility Fund – Lester Smith Accessible Playground

Status: Approved

Approved Amount: \$121,749 (plus \$40,000 Recreation contribution)

Next Steps: Equipment selection & Placement to be determined.

4. Rural Development Grant (ROD)

Status: Application submitted, Under review

Project: Boat Launch & Trails Masterplan Development

Next Steps: Application submitted

5. Skills Development Fund

Status: Application submitted, Under review

Project: DZ licensing training for three Works Department employees and four firefighters

Next Steps: Application submitted

6. Fire Prevention Grant – Cancer Prevention Equipment (2026 Application)

Status: Application submitted, Under review

Project: Install decontamination showers at Whitney Fire Hall and Washer/Dryer Madawaska Fire Hall

7. Canada Summer Student Grant 2026

Status: Application submitted, Under review

Project: Two summer Students.

8. Celebrate Canada (Canada Day Funding) 2026

Status: Application submitted, Under review

Project: Canada Day Activities

9. OTF Capital Grant – Privy Accessibility Upgrades

Status: Opens February 4th Due: March 4, 2026

Project: Accessibility upgrades to five Township privies.

To support and prepare for this grant application, I launched a community survey to gather insight into local accessibility needs.

10. Pothole Prevention and Repair Program

Status: Application submitted December 1st, 2025

Project: Support critical road maintenance and pothole repair.

11. Senior's Community Grant 2026

Status: Application due December 18th, 2025. Application is under final review with Bil Smith before submission.

Project: A series of eight Seniors community dinners w Speakers/Entertainment alternating between Madawaska and Whitney.

12. Fire House Subs Grant

Status: Grant opens January 6th and closes February 12th, 2026

Project: To purchase and install an automatic generator at the Whitney Fire Hall/EMS Base.

13. Canada Post Community Grant

Status: Grant opens February 9th and closes February 27th, 2026

Project: This project builds on and expands existing library technology by adding new Smart TVs at both branches and launching a circulating STEAM kit and educational board game collection. The Smart TVs will replace outdated equipment and enable virtual author talks, National Film Board screenings, presentations, and enhanced in-library programming, including expanded use of the library's existing Nintendo Switch systems for group gaming activities. The STEAM kits are fully reusable and screen-free, ensuring equitable access for families without personal devices or reliable internet. Together, these enhancements modernize library services while increasing inclusive, multi-age learning and community engagement in a rural setting.



MONTHLY FIRE REPORT TO COUNCIL

Reporting Date: October 9th – December 9th 2025

Training / Courses

- Oct. 14th – Madawaska Practice = Vehicle checks, fueled up vehicles.
- Oct. 21st – Whitney practice = Breathing apparatus and vehicle checks.
- Oct. 28th – Madawaska practice = Breathing apparatus and vehicle checks.
- Nov. 18th – Whitney practice = Prepping for chimney fires and vehicle checks.
- Dec. 2nd Whitney = Training, completed ropes and knots. These are skill sheets #19/20/21 & 22 for FF1.
- Dec. 9th – Madawaska = Training, completed ropes and knots. These are skill sheets #19/20/21 & 22 for FF1.

Calls / Responses

- Oct. 9th – Whitney = EMS assist, patient VSA **Paged @ 14:48 hrs.**
- Oct. 10th – Madawaska = Fire call, Whitney came to assist. **Paged @ 15:48 hrs.**
- Oct. 18th – Madawaska = Car versus deer, Hwy. 523 no injuries and O.P.P. never attended, gave them an incident # for insurance purposes. **Paged @ 18:26 hrs.**
- October 18th – Madawaska = Possible fire - Call came into dispatch, called thought they seen flames at a cottage. We responded to the area and did not find anything. **Paged @ 22:23 hrs.**
- Oct. 25th – Whitney = EMS assist, VSA and CPR was in progress. **Paged @ 19:30 hrs.**
- Oct. 28th – Madawaska = EMS assist, shortness of breath call. **Paged @ 17:48 hrs.**
- Oct 30th – Whitney = Tree on Hydro lines @ Track & Tower trail in Algonquin Park, cancelled call. Park wardens are to investigate these calls. Dispatch now calls them and if needed they will call us.
- Nov. 26th – Madawaska = EMS assist, patient unconscious with shallow breathing. **Paged @ 18:38**





- Nov. 28th – Whitney = Fire alarm going off. Called off eventually as a false alarm, Captain McRae was already on scene. **Paged @ 00:40 hrs.**
- Dec. 4th – Madawaska = Fire call, melted receptacle, person was concerned. We checked with thermal camera, and everything checked out ok. **Paged @ 12:35 hrs.**

Complaints / Concerns

- During the last power outage, we learned the surge/battery backup at Whitney Firehall for security cameras did not restart. I contacted Valley Bytes and if the batteries die during an outage, it must be manually turned back on! I let the Officers and Custodian know for future reference.
- LCBO manager called about the smell of propane in the store, so I contacted Deputy Chief Siydock to investigate. He shut the valve off outside, and they had a service person enroute. They had to change the regulator on the furnace!

Upcoming Events

- CHRISTMAS & NEW YEARS

Correspondence / Other

- October – Emily, Lance and Jason completed an on-line training course through the OFM. It is the Legislation 101 course. Emily and Lance also completed the Hazardous materials awareness on-line course through the OFM, NFPA 1072
- Oct. 14th – E-mailed Nipissing EMS with some adjustments to our agreement, still waiting on a reply!
- Oct. 15th – Committee meeting at Township Office.
- Oct. 15th – Fire Drill @ school.
- Oct. 27th – OHMERS information session at Township Office.
- Oct. 18th – Received a phone call from Muskoka EMS & O.P.P. inquiring if the FD had a boat, Renfrew EMS and O.P.P. responded with boats. Incident was on Coghlin Lake, 2 missing people. **Called @ 18:50 hrs.**
- Oct. 31st – Done the measurements for occupant load for an establishment along with CBO Anderson and Captain Courneya.
- Oct. 31st – Attended the opening of the new walking trail in Madawaska.





- Nov. 1/2nd – The fire rating signs were changed, as well as the Burn Permit site. Taya changed info Monday on Township website.
- Nov. 4th – Received confirmation our Fire grant application was received and an initial review was done.
- Nov. 10th – Received an e-mail from Northern 911, our dispatch service, that they were taken over by Rapid SOS. **There will be no change to their services.**
- Nov. 11th – Laid a wreath @ Cenotaph in Madawaska for South Algonquin FD.
- Nov. 13th – Fire Drill @ school. **1:52** to totally evacuate and line up @ Helipad.
- Nov. 13th -Adam put sled on GovDeals for sale, with a end date of Nov. 27th. Fellow picked it up Dec. 2nd.
- Nov. 26th – Fiber Optic was activated at Fire Hall in Whitney, fellow was there and set up the username and password.
- Dec. 3rd. – Attended the monthly council meeting, with O.P.P. representatives.
- Dec. 3rd – Attended the Renfrew Count Fire Chiefs association via Zoom.
- Dec. 9th – Fire Drill at the school
- Email from CBO – Re: an application for a STR.

EMERGENCY MANAGEMENT

- Oct. 16th - Tabletop exercise, council chambers. Our field advisor, Jeffery Warren, called me after the meeting with a couple of suggestions that he noted throughout the meeting. He was very impressed with the involvement that everyone showed, as well as some of the questions. He said lots of these meetings at other Townships a lot of folks just sit there!
- Nov. 20th – Sat in on an EMO compliance tool Teams meeting, instructions on how to fill out and submit the final report.
- Dec. 2nd – Sent in the annual compliance report, Jeffery Warren acknowledged receipt of it and is looking it over.

MERRY CHRISTMAS AND A HAPPY HEALTHY NEW YEAR





Asset Management Committee Report December 2025 Meeting – Public Works & Roads Department

Date: Wednesday December 17th, 2025

Submitted by: Steven Ronholm, Public Works Superintendent

1 - ROAD OPERATIONS:

- **WASHOUTS / BEAVER CONTROL:**
 - Backhoe was out in November 2025 to bust beaver dams and clear out culvert blockages along Old 127, McKenzie, Madawaska Street and Aylen Lake to drain out built up water areas due to beaver dams in Preparation for Spring 2026
 - Beavers are no longer active as creeks and ponds have froze up for the season
- **CULVERTS / ROAD DRAINAGE IMPROVEMENTS:**
 - Good Inventory of Culverts currently stockpiled at Works Yard in preparation for Spring of 2026
 - Works Department self-performed approximately 30 HDPE Culvert Replacements in 2025
 - Ditching Operations & Improvements made in various locations throughout the Township in 2025 season will improve water flow for Spring 2026.
- **BRUSHING OPERATIONS:**
 - Works department brushed approximately 2km along Major Lake Road in August 2025 in preparation for Capital Resurfacing Project
 - Works Department Brushed 3km of McKenzie Lake Mainline from Proven Line to Gunners Mill in November 2025. If weather permits brusher will continue in December 2025 to finish the remaining brushing operations on Mainline.
 - 2026 has no Road Resurfacing Capital Projects planned so more time will be allocated to brushing operations in 2026 which will include areas at McKenzie Lake and Aylen Lake.
- **STRUCTURES UPDATE:**
 - **BI-ANNUAL OSIM INSPECTIONS**
 - This year's 2025 Bi-Annual OSIM Inspections were completed on Friday September 5th, 2025.
 - Reports were received on November 20th, 2025.

- Only work required on the structures in the near future includes the full replacement of the Multi-Plate Culvert at McCauley Lake. The replacement costs for this culvert has been included as a capital project in the draft 2026 budget.
 - **MAJOR LAKE BRIDGE RE-SURFACING / RE-DECKING:**
 - May 2025 - Works crew in collaboration with AFA & Ontario Parks were able to successfully re-plank the deck surface of Major Lake Bridge Deck.
 - December 2025 – Bridge re-planking held up great all year
 - **ALGONQUIN STREET BRIDGE:**
 - Deteriorated Planks were replaced in August 2025
- **2025 / 2026 - WINTER SAND / SALT UPDATE**
- November 2025 Sand Usage = 600t
 - December 2025 Sand Usage (upto December 10th, 2025) = 100t
 - Annual Sand put into Dome = 2700t
 - Percentage used to Date = 700t (25%)

2 – 2025 CAPITAL PROJECTS UPDATE

TRANSPORTATION SERVICES – CAPITAL PROJECTS

1. **HAY CREEK ROAD RESURFACING PROJECT – COMPLETED**
2. **RE-GRAVELLING PROGRAM – COMPLETED**
 - The works department crew successfully hauled & placed 2500t of Granular A on various township roads so far in 2025 which re-gravelled an approximate lineal distance of 5km of unpaved roads
 - Roads completed in 2025 to date include the following:
 - Dave Bowers Road - **Completed**
 - Lakeshore Drive– **Completed**
 - Madawaska Street - **Completed**
 - McCauley Lake Road – **Completed**
 - Hay Creek Road – **Completed**
 - Major Lake Road – **Completed**
 - Sabine – **Schedule for Spring of 2026**
3. **REPLACEMENT OF FAILED RETRO-REFLECTIVITY SIGNAGE - COMPLETED**
 - All failed retro-reflectivity signage was supplied by Beaconlite & installed internally by the works department in Spring of 2025
 - Next Retro-Reflectivity testing was completed in September 2025 by Advantage Data Collection
 - 355 Signs Inspected during the inspection and only 30 failed the inspection (85% passed, out of the 30 signs which failed most were warning signs and only a few regulatory signs). The regulatory signs will be replaced in 2025 and the remainder in 2026.

4. MOTOR GRADER EQUIPMENT REPLACEMENT - COMPLETED

- New Replacement Motor Grader Acquired
- New unit seems to be running fine so far and no issues.
- Operator during a routine circle check recently noticed a cut in one of the front tires. I spoke with Evlann since then and they provided us a brand new re-cap tire mounted on a rim to the Township.

5. 2025 INTERNATIONAL TANDEM PLOW TRUCK – PUSHED TO 2026

- Recent update received in November 2025 from Winslow's stating Truck will be ready in February 2025. I sent an email asking if the price has since then inflated and waiting for Winslows to confirm.

6. MAJOR LAKE ROAD RESURFACING PROJECT – COMPLETED

- Paving of the Township owned sections of the road was completed in October 2025.
- An estimate using the actual quantities and contract unit rates has been put together for the remaining sections located within the non-operational park limits and was sent to Ontario Parks & AFA in November 2025. They are currently working on budget and going to see if they can come up with the money to contribute to having those sections paved in 2026 under the existing contract / tender.

7. ALGONQUIN STREET EXPANSION JOINT REPLACEMENT – PUSHED TO 2026

- Quotations have been received from 3 subcontractors for the replacement of the expansion joint seals on the structure. Lowest price received was from Corrington Engineering (now acquired by Bonnechere Excavating Inc.) for the amount of \$16,675 which was the price carried in this years annual budget and will be paid for from the CCBF Grant funding we receive annually. Project was post-poned to 2026 due to available remaining grant funding following the capital resurfacing projects on Major Lake & Hay Creek Road.

8. ALGONQUIN FIBRE - ONGOING

- Whitney Fibre Installation – All Main conduit installed except for along HWY 60 Corridor in which was delayed due to Algonquin Fibre acquiring all the required Permits from MTO. They received the permits in November 2025 but can no longer continue until 2026 due to the frost in the ground. Work will resume in Spring of 2026 along HWY 60. All Fibre has been installed into main duct.
- Madawaska Fibre Installation – All Main conduit installed except for along HWY 60 Corridor in which was delayed due to Algonquin Fibre acquiring all the required Permits from MTO. They received the permits in November 2025 but can no longer continue until 2026 due to the frost in the ground. Work will resume in Spring of 2026 along HWY 60. Fibre still needs to be installed into the main conduit and main hub for the fibre in the Mechanical Room at the M&L Hall still needs to be installed.

9. **LESTER SMITH HVAC, A/C, BACKUP GENERATOR - COMPLETED**

- Install completed for HVAC & A/C. Backup Generator is now also fully operational.

10. **M&L HALL HVAC – COMPLETED**

- Install completed and unit is operational

11. **SENOIR CENTER WINDOWS – COMPLETED**

- Completed on September 29th, 2025

12. **WHITNEY PLAYGROUND EQUIPMENT – COMPLETED**

- Installation Completed in September 2025

3 RECREATION UPDATE

- Rinks – Rink Attendants have been hired for the season and flooding has commenced and progressing well due to the colder temperatures. Rinks will be ready for the Christmas Holidays this year. An announcement will be made and schedules posted on the facebook page and website when the rinks are officially opened which is currently weather dependent.
- Accessibility Ramp at Galeairy Boat Launch – Completed in July 2025
- Little Library Boxes – Moved into Halls for the Winter Months.
- Parks / Recreation Facilities – All closed for the year
- Privies – Privies were all cleaned and serviced in late fall of 2025 and were locked up following Remembrance Day.
- Docks – All docks were removed and stored away for the season.
- Madawaska Walking Trail Update – Completed in Fall of 2025 and officially opened to the Public for use
- Wind-Sock at Helipad – Please note that wind-sock was recently replaced at Helipad

4 EQUIPMENT MAINTENANCE / NOTES

- Tandem #7
 - i. Routine 250hr Service completed in November 2025
 - ii. Main Chain & Cross Chain replaced prior to plowing season.
 - iii. No other issues to Note with Truck
- Tandem #27
 - i. Routine 250hr service completed in December 2025
 - ii. Annual safety just completed on truck and received back on Sept. 10th, 2025. Safety was expensive this year for truck as truck required its first set of brakes since 2018 and a new PTO hydraulic pump for the front of the truck. Parts requiring replacement were no longer under extended warranty.
 - iii. Truck cleaned and undercoated week of September 8th, 2025
 - iv. Main Sanding Chain and driveshafts / sprockets for cross chain replaced in November 2025
 - v. No other issues to Note
- Tandem #33
 - i. Routine 250hr service due in December 2025

- ii. No other issues to note with truck
- F-150 Pickup (#29)
 - i. Routine 250hr service done in November 2025
 - ii. No issues to note. Routine oil changes being completed as needed
 - iii. Truck cleaned and undercoated prior to winter
- F-150 Pickup (#30)
 - i. Routine 250hr service due in December 2025
 - ii. No issues to note. Routine oil changes being completed as needed
 - iii. Truck cleaned and undercoated prior to winter
- F-250 Pickup (#37)
 - i. No issues to note. Routine oil changes being completed as needed
 - ii. Truck cleaned and undercoated prior to winter.
 - iii. V-Plow working fine
 - iv. Annual safety completed in November 2025
- F-550 Pickup (#34)
 - i. Routine 250hr service due in December 2025
 - ii. No issues to note. Routine oil changes being completed as needed
 - iii. Truck cleaned and undercoated prior to winter
 - iv. Truck tires replaced in November 2025
 - v. V-Plow working fine
 - vi. 4Yrd Sander required new chain, driveshafts, sprockets, and control module to be replaced
 - vii. Annual safety completed in November 2025
- Garbage Compactor
 - i. Routine Oil Change completed in December 2025
 - ii. Rear tire leak in June 2025. Tire was repaired by Tiremaster in June 2025
 - iii. No issues to note. Routine oil changes being completed as needed
 - iv. Truck was undercoated prior to winter
 - v. Truck required new water pump. Installed in December 2025
- Float Trailer
 - i. Float safety completed in November by Levesque's Brothers. Required new tires, slack adjuster, breaks.
 - ii. Float was undercoated prior to winter.
- Utility Trailer
 - i. No issues to note
 - ii. Trailer undercoated prior to winter
- New Volvo G970 Grader
 - i. Grader required new water pump.
 - ii. Wingstand & Wing Installed in December 2025
 - iii. Routine 250hr service completed in November 2025
- Backhoe
 - i. Routine service completed in July 2025
 - ii. Replaced all manifold bolts, gaskets due to a sheared off bolt
 - iii. Auto-Level repaired

- iv. Replacement rear tire required in September 2025
- v. Lower glass panel replacement required in September 2025
- Excavator
 - i. Routine 250hr service completed in November 2025
- Loader
 - i. Replacement Seat ordered and installed in August 2025
 - ii. Loader had many leaks throughout the machine. A full order of replacement seals & packing kits were received in September 2025 and were installed in Fall 2025.
 - iii. Loader will require replacement tires in 2026.

5 SAFETY UPDATE:

- Incidents
 - i. No new incidents to report since the last Committee Meeting 😊
- Annual inspections completed on all Township fire extinguishers in by Dion
- Bi-annual inspection of range hood at M&L Hall completed
- Employee Training
 - i. Quotes being acquired and a full summary of courses put together for staff in 2026
- PPE Inventory – Good inventory of PPE currently at works yard for staff.
- Monthly JHSC Meetings – Ongoing. Steven Ronholm (management rep), Adam Ziebarth (worker rep), Tom Florent (worker rep) all present for monthly meetings. No major action items to be addressed as a result of the meeting
- **Other New Business**
 - No new business to note.

STAFF REPORT

Meeting Date: Dec 17 ,2025

Agency: Township of South Algonquin

Staff Contact: Mike Anderson



Agenda Title: Building/By-Law Year End

Agenda Action: For Information Only

Building-2025

To date there are a total of 34 Building Permits issued for various new construction projects. Estimated assessment value of \$7,294,646.00. Townsuite report enclosed. There are still permit applications coming through and a one that is waiting on Minor Variances to be finalized.

Septic

Total of 19 septic repair or replacement permits. Townsuite Report enclosed.

Still complaints from residents regarding dogs. These are dealt with on an as-received basis. Now that winter has finally arrived the issue regarding parking in turnarounds is back. These as well are dealt with as they are discovered.

I am sending our set fines and By-Law as well as cover letter to CLOC for approval from the Provincial Offences Act (POA) for fines as set out in the STR By-Law.

Received our first STR Application and have not been able to move forward with it as the dwelling that it is for has been altered since it was built in 2012 and the addition of bedrooms and bathrooms without the benefit of a Permit has increased the Daily Sanitary Sewage Flow (DSSF) for the septic and has exceeded the working capacity of the system. This will need to be addressed with the owner. I have sent an email advising of my discovery and am waiting for a reply. '

Mike Anderson
CBO/BLEO

PERMIT APPLICATIONS

For the Year 2025

<i>Number</i>	<i>PID</i>	<i>Civc Address</i>	<i>New Units</i>	<i>Work Type</i>	<i>Bldg Type</i>	<i>Proposed Use</i>	<i>Permit Fee</i>	<i>Value</i>
BP2025-001	050001517		0	Construction	Industrial	Industrial	4,600.00	130,000.00
BP2025-002	010000395		0	Addition	Commercial	Commercial	728.00	200,000.00
BP2025-003	020001222		0	Construction	Garage/Carport/Shed	Garage	660.00	75,000.00
BP2025-004	010000385		0	Addition	Deck	Deck	150.00	10,000.00
BP2025-005	020001019		0	Construction	Single Dwelling	Sleeping Cabin	199.00	25,000.00
BP2025-006	040001524		0	Addition	Deck	Deck	150.00	5,000.00
BP2025-007	010000141		0	Repair	Deck	Deck	150.00	1,000.00
BP2025-008	010000021		0	Addition	Single Dwelling	Single Detached Dwelling	452.00	130,000.00
BP2025-009	030001371		0	Construction	Single Dwelling	Seasonal Dwelling	706.00	200,000.00
BP2025-010	010000214		0	Addition	Single Dwelling	Porch	150.00	1,200.00
BP2025-011	030001246		1	Construction	Single Dwelling	Seasonal Dwelling	896.00	150,000.00
BP2025-012	040001149		0	Construction	Garage/Carport/Shed	Garage	420.00	30,000.00
BP2025-013	050001224		1	Construction	Single Dwelling	Single Detached Dwelling	2,164.00	500,000.00
BP2025-014	020001140		0	Repair	Single Dwelling	Deck	150.00	5,000.00
BP2025-015	040001070		0	Construction	Garage/Carport/Shed	Shed	150.00	3,500.00
BP2025-016	050001566		0	Construction	Single Dwelling	Sleeping Cabin	233.00	25,000.00
BP2025-017	030001290		1	Construction	Single Dwelling	Single Detached Dwelling	4,840.00	450,000.00
BP2025-018	050001209		0	Construction	Garage/Carport/Shed	Garage	264.00	50,000.00
BP2025-019	010000301		0	Construction	Deck	Deck	304.00	8,000.00
BP2025-020	010000321		0	Repair	Deck	Deck	150.00	2,500.00
BP2025-021	010000321		0	Repair	Deck	Deck	150.00	25,000.00
BP2025-022	010000271		0	Repair	Single Dwelling	Single Detached Dwelling	768.00	30,000.00
BP2025-023	040001051		0	Addition	Garage/Carport/Shed	Accessory	150.00	3,000.00
BP2025-024	010000271		0	Repair	Deck	Deck	150.00	1,500.00
BP2025-025	040001511		0	Construction	Single Dwelling	Sleeping Cabin	480.00	50,000.00
BP2025-026	010000121		0	Construction	Garage/Carport/Shed	Garage	700.00	58,000.00
BP2025-027	020001011		0	Construction	Garage/Carport/Shed	Garage	1,200.00	150,000.00

PERMIT APPLICATIONS

For the Year 2025

Number	PID	Civc Address	New Units	Work Type	Bldg Type	Proposed Use	Permit Fee	Value
BP2025-028	050001228		0	Repair	Deck	Deck	300.00	20,000.00
BP2025-029	020001117		0	Construction	Garage/Carport/Shed	Boat House	198.00	40,000.00
BP2025-030	020001006		0	Construction	Commercial	Garage	1,200.00	100,000.00
BP2025-031	050001316		0	Construction	Environmental	Accessory	150.00	200,000.00
BP2025-032	040001020		0	Construction	Single Dwelling	Single Detached Dwelling	1,596.00	150,000.00
BP2025-033	010000263		0	Construction	Deck	Deck	150.00	9,000.00
BP2025-034	010000004		0	Construction	Single Dwelling	Single Detached Dwelling	1,088.00	450,000.00
BP2025-035	030001089		0	Construction	Garage/Carport/Shed	Garage	1,140.00	280,000.00
BP2025-036	010000004		0	Construction	Garage/Carport/Shed	Shed	196.00	26,946.00
BP2025-037	010000040		0	Construction	Industrial	Industrial	5,382.00	3,300,000.00
BP2025-038	010000342		0	Addition	Garage/Carport/Shed	Garage	265.00	50,000.00
BP2025-039	020001197		0	Construction	Garage/Carport/Shed	Garage	0.00	150,000.00
BP2025-040	040001504		0	Addition	Single Dwelling	Single Detached Dwelling	150.00	50,000.00
BP2025-041	030001412		0	Addition	Industrial	Accessory	768.00	70,000.00
BP2025-042	050001569		0	Construction	Garage/Carport/Shed	Boat House	475.00	80,000.00
Total	42		3				34,172.00	7,294,646.00

PERMIT APPLICATIONS

For the Year 2025

DISTRICTS

Building Type		Total
Commercial	2	2
Deck	9	9
Environmental	1	1
Garage/Carport/Shed	13	13
Industrial	3	3
Single Dwelling	14	14
Total	42	42

Summary of Estimated Value by District

	7,294,646.00
Total	7,294,646.00

Summary of Estimated Value by Building Type

Commercial	300,000.00
Deck	82,000.00
Environmental	200,000.00
Garage/Carport/Shed	996,446.00
Industrial	3,500,000.00
Single Dwelling	2,216,200.00
Total	7,294,646.00

PERMIT APPLICATIONS

For the Year 2025

<i>Number</i>	<i>PID</i>	<i>Civc Address</i>	<i>New Units</i>	<i>Work Type</i>	<i>Bldg Type</i>	<i>Proposed Use</i>	<i>Permit Fee</i>	<i>Value</i>
SP2025-001	030001446		0	Construction	Environmental	Septic	475.00	30,000.00
SP2025-002	010000134		0	Construction	Environmental	Septic	600.00	11,000.00
SP2025-003	050001228		0	Construction	Environmental	Septic	600.00	10,000.00
SP2025-004	010000341		0	Repair	Environmental	Septic	600.00	8,000.00
SP2025-005	040001044		0	Construction	Environmental	Septic	600.00	8,000.00
SP2025-006	010000294		0	Construction	Environmental	Septic	600.00	12,500.00
SP2025-007	050001559		0	Repair	Environmental	Septic	600.00	12,000.00
SP2025-008	050001224		0	Construction	Environmental	Septic	600.00	15,000.00
SP2025-009	010000045		0	Construction	Environmental	Septic	600.00	13,000.00
SP2025-010	030001290		0	Construction	Environmental	Septic	600.00	10,000.00
SP2025-012	010000054		0	Repair	Environmental	Septic	350.00	9,000.00
SP2025-013	040001122		0	Repair	Environmental	Septic	600.00	10,000.00
SP2025-014	010000128		0	Repair	Environmental	Septic	600.00	18,000.00
SP2025-015	040001020		0	Repair	Environmental	Septic	600.00	7,000.00
SP2025-016	050001310		0	Construction	Environmental	Septic	0.00	25,000.00
SP2025-017	010000160		0	Repair	Environmental	Septic	600.00	13,000.00
SP2025-018	040001030		0	Repair	Environmental	Septic	350.00	5,000.00
SP2025-019	010000052		0	Repair	Environmental	Septic	600.00	6,000.00
Total	18		0				9,575.00	222,500.00

PERMIT APPLICATIONS

For the Year 2025

DISTRICTS

Building Type

Environmental

Total

	Total
18	18
18	18

Summary of Estimated Value by District

	222,500.00
Total	222,500.00

Summary of Estimated Value by Building Type

Environmental	222,500.00
Total	222,500.00

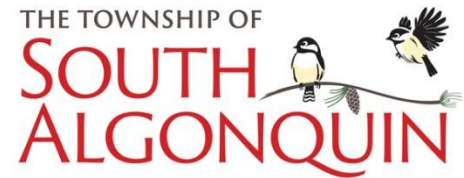
STAFF REPORT

Meeting Date: December 17, 2025

Agency: Township of South Algonquin

Staff Contact: Tracy Cannon

Agenda Title: Planning Report



Planning/Building Department

Below is a summary of Planning Department Applications received in 2025 to date in comparison to applications received in 2024.

Consent:

2025 - Consent Pre-Consultation - 3

2025 - Formal Consent Applications - 2

2024 - Pre-Consultation Application – 1 (cancelled)

2024 - Formal Consent Applications– 4 (closed)

Minor Variances:

2025 - Pre-Consult for MV-2 (1 cancelled)

2025 - Formal Applications – 7 (5 closed)

2024 - Pre-Consultation review that were cancelled – 2

2024 - Approved Formal Applications - 2

Site Plan Control:

2025 – 2 (Closed)

2024 – 1 (Closed)

Zoning By-Law Amendment:

2025 - Pre-Consult/Formal Applications - 0

2024 - Pre-Consult – 1

2024 - Formal Application Approved - 3

Shore Road Allowance:

2024 - Shore Road Allowance Applications received – 0

2025 - Shore Road Allowance Applications received – 5