PLANNING RECOMMENDATION REPORT

Meeting Date: October 7, 2026

Report By: Forbes Symon, Senior Planner,
Jp2g Consultants Inc.

Agenda Title: Planning Recommendation Report – Changes to Redline Discussion Draft New Township of South Algonquin Zoning By-law from Public/Agency Consultation

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Recommendation:

Recommendation:

1. THAT Council receives this report as information and consideration;

2. THAT Council direct staff to make the agreed upon changes to the Redlined Discussion Draft as presented in the "Final Draft of the new Township of South Algonquin Zoning By-law", dated September 28, 2026; and,

3. THAT Council consider approval of the "Final Draft of the Township of South Algonquin Zoning By-law" at the next regular Council meeting.

1. BACKGROUND

Following the Open Houses, the formal Public Meeting and circulation to agencies, a number of comments on the Redline Discussion Draft of the New Zoning By-law have been received that require Council's consideration. All comments received are attached to this report as Appendix "A". The comments have been redacted to remove personal information. The following report summarizes the comments received and makes a series of recommendations for Council's consideration on changes to the "Final Draft Township of South Algonquin Zoning By-law" appended to this report.

For sake of clarity, the Final Draft of the Township of South Algonquin Zoning By-law is presented as accepting all of the recommended changes to the "Redlined Discussion Draft". The only redline changes highlighted in the Final Draft include the changes recommended in this report.

As a note of clarification, comments that were received at the Open Houses and Public Meetings, as well as all formal written comments throughout the process, have been included in the 'Public Comments' section of this report.

2. PUBLIC COMMENTS & PLANNER'S RESPONSE

Andrew Tullock: Expressed opposition to:

- the blanket ban on new boat houses;
- 30 m setback from water

- 0.8 livestock units/ha for hobby farm

Planner's Response: The current Zoning By-law 2017-527 permits only "in-water boathouses". The Township has no jurisdiction related to "in-water development and should not be providing zoning provisions to regulate such development. Existing boat houses are deemed to be grandfathered and permitted to continue to be used and or replaced. No change is recommended to the boathouse provisions in the Redlined Draft.

The 30 m setback is a provincial standard that is applied across Ontario. It was a requirement of the province that the new Official Plan recognize the 30 m setback for new development next to water. There is no Township discretion related to the 30 m setback. Existing development within the 30 m setback provided certain "as-a-right" redevelopment opportunities. No change is recommended to the 30 m setback provisions in the Redlined Draft.

The Hobby Farm provisions only apply to livestock on properties under 2 ha (5 ac) in size. They do not apply to normal farm practices on properties greater than 2 ha. The animal unit chart is a former Ministry of Agriculture, Food and Rural Affairs (OMAFRA) chart historically used in zoning and MDS calculations. The scientific basis is related to the generally held standard of 1 livestock unit per 0.8 ha of land, which is assumed to be a general nutrient management sustainable standard. No change is recommended to the Hobby Farm provisions in the Redlined Draft.

Tania Jermol: *Request to place her entire property within the "Rural (RU)" zone, currently a portion is within the R1 zone. Request confirmation that a farm stand is permitted. Highlighted future uses of property which is acknowledged requires commercial rezoning.*

Planner's Response: The property is approximately 9 ha in size located entirely within the Village of Whitney. Currently the front portion of the property is located within the R1 zone and the rear/majority of the property within the RU zone. There is no problem with the lands being entirely within the "Rural (RU)" zone. A farm stand is permitted on the property. It is recommended that the Schedule A-6, Village, be changed to reflect 29810 Highway #60 being placed entirely within the "Rural (RU)" zone.

Phil Morlock: *Desire to see Hay Lake recognized as a sensitive trout lake.*

Planner's Response: The Planner and Township staff met with Mr. Morlock and provided some direction on the best avenue to pursue regarding his concerns with the southern basin of Hay Lake. Mr. Morlock was provided contact information for staff at the MECP which may assist in his efforts. It was confirmed that the Zoning By-law should not identify at capacity lakes and that is the job of the Official Plan. It is recommended that the "At Capacity Lake Trout" layer on the draft zoning schedules be removed.

Juergen & Heather Wippler: *Request to have the number of permitted backyard chickens increased from a maximum of 6 birds to 12.*

Planner's Response: The number of chickens permitted under the proposed backyard hen provisions limits the number of birds to 6 in the R1 and RU zones which is found to be generally consistent with most municipalities. Using the animal unit calculator for hobby farms and the typical R1 residential (i.e. ¼ acre), the maximum could increase to 10 hens and still meet the nutrient limits. That said there are R1 properties which are less than ¼ acre and for which 6 birds should be followed. It is understood that should someone wish to increase the maximum number of hens permitted they could request a variance, assuming the size of the property is such that additional hens could be sustainable. It is also understood that this is the Township's first introduction of permitting backyard chickens and that a lower number of hens is warranted. No change is recommended to the Backyard Hen provisions of the Redlined Draft.

Heather Campbell: *Request lane to access property be recognized as Township lands.*

Planner's Response: This report does not dispute or confirm ownership of the lane to abutting Ms. Campbell's property. It is however not part of the Township's road system and is not maintained by the Township. The By-law schedules treat the lands in question the same as all "unmaintained township road allowances". Ms. Campbell's property at 29792 #60 has legal frontage on Highway 60. No change is recommended to the Redlined Draft zoning Schedule as it impacts Ms. Campbell's property.

Allison Tutt: *Currently, the existing and proposed Redline Draft include a definition of Short Term Rentals which specifically excludes "guest cabins" as a form of short term rental. Ms. Tutt has request that guest cabins be included in the definition of short term rentals.*

Planner's Response: Ms. Tutt's comments have merit and triggered a review of guest cabin provisions in the Redlined Draft. This report supports removing specific reference to Guest Cabins in the "Short Term Rental" definition in the Redlined Draft. It is recommended that the definition for "Tourist Lodging Establishment" be changed to replace the phrase "Tourist Cabin" and replacing it with "Guest Cabin" and remove reference to single detached dwelling and semi-detached dwelling. Further that Table 5.1 and 8.1 be updated to include identification of a guest cabin as a permitted use in the SR and LSR zones, as well as the RU zone. It is understood that there may also be a need to update the Short Term Rental by-law to reflect this change.

Sharon & Jack Conners: *Request that home occupations be specifically permitted in "Shoreline Residential (SR)" zone and "Limited Service Shoreline Residential" zone.*

Planner's Response: It is generally held that home occupations should not be permitted on lands which do not have frontage on open and maintained public roads, understanding that private rights-of-way and road access lease agreements do not generally acknowledge access for commercial activities and are typically restricted to domestic, residential access. As a result, Zoning By-laws generally do not permit home occupations on property which do not have

public road frontage/access. The SR and LSR zones generally reflect seasonal residential properties which do not have public road frontage. No change is recommended to the Redlined Draft to permit home occupations on SR and LSR zoned lands.

Stuart & Tanya Pegg: *Request that their properties be placed in RU zone (69 River Lane & 1502 Major Lake Rd.*

Planner's Response: Both properties have frontage on the Madawaska River. The larger, parent property has a small portion of 69 River Lane in the "Rural (RU)" zone and is recognized has having some limited frontage on Major Lake Road. The balance of the lands is in the SR zone. The most appropriate zone for 1502 Major Lake Rd is the SR zone which allows for development on lands which do not have frontage on an open and maintained road. Given the fact that there is a small portion of 69 River Lane with frontage, the RU zone could apply. It is recommended that 69 River Lane be placed in the RU zone.

Angela Pollak: *Reference to Village and not hamlet throughout. Two definitions for Lodge (Lodge and Tourist Lodging Establishment) – seek clarification. Definition of Adverse Effect and use of "influence area" to be clarified. Use of word "cottage" and "seasonal dwelling" – remove cottage. Clarification of "dwelling" definition. Garden Suite and Sensitive land use are defined terms but not used.*

Would like to see a residential zone that would support multiple residential uses (over 4 units) – create the zone to be used if such proposal comes along.

Clarify roadside sales for home occupations, products related to agriculture (value added preserves etc.).

Dark sky regulations different for public verse private lighting – clarification required.

Clarify increase in Commercial setbacks.

Confusion regarding proposed new zoning schedules and not being consistent with current zoning.

Planner's Response: It is agreed that all references to "Hamlet" should be removed and changed to "Village (Building Line, Established definition is only occurrence where Hamlet is found in text).

It is recommended that the current definition of Lodge continue in the new Zoning By-law and that the new definition of lodge under "Tourist Lodging Establishment be replaced with the existing "lodge" definition.

It is recommended that Section 4.13(j) Home Industry and Section 4.14 (g) Home Occupation both make reference to "uses which cause adverse effect" as being prohibited.

It is recommended that Section 4.32 Kennel that "neighbouring properties" be replaced with "sensitive land uses" and that Section 4.33 Setback for Railways remove "habitable building" and replace it with "sensitive land uses".

The only remaining use of the word "cottage" is in reference to "housekeeping cottages and cabins" or "rental cottages or cabins". The definition of cottage has been removed and cottage as a permitted use has been removed and replaced with seasonal dwelling. It is recommended that all references to cottages be removed from the document.

The phrase "sensitive land use" is recommended (above) to be referenced in provisions. Garden Suite is a definition to remain in document and used should an application for such a temporary use ever come forward. No additional changes recommended.

The suggestion to include a high density residential zone has merits with the understanding that such a zone would not currently apply to any property and only be used in the event that a high density residential development proposal is advanced. It is recommended that a "High Density Residential (R3)" zone provisions be added to the By-law.

Currently, the Redlined Draft new Zoning By-law includes new provisions for a "retail store" associated with merchandise that is produced, assembled, repaired, or otherwise has value added to by the home occupation, or associated with a service being provided shall be permitted." It is typical for agricultural activities to have roadside stands. It is not common for home occupations to have road side stands. It is recommended that the draft provisions remain as presented, with the understanding that Council has the discretion to permit home occupation road side stands if they wish.

Dark sky protection regulations should apply to all public and private uses. Section 4.16 (a) Illumination which currently only applies to private lighting should apply to all lighting. It is recommended that 4.16 (a) have the phrase "which are not public uses" removed.

The C2 (shoreline commercial), C4 (tourist commercial) and C5 (Camping commercial) all have had their minimum front yard setback increased from 20 m to 30 m. This was based on the understanding that the "front lot line" in the case of a waterfront property shall be the lot line abutting the body of water – it is understood that this may not always be the case. Increasing the minimum front lot for the C2, C4 and C5 is based on the assumption that such uses typically abut water and must comply with the 30 m setback from water. It is recommended that this point be clarified with a "" beside the Front Yard (Minimum) with a corresponding notation that states "* for properties which are within the C2, C4 or C5 zones and which do not have water frontage, the minimum front yard setback shall be reduced to 20 m."*

It was the intention when creating the new zoning schedules to ensure that all current zoning is transferred to the new Zoning Schedules. The mapping is being

double checked to ensure accuracy and consistency with the current zoning. All oversights will be corrected and highlighted for Council.

At the two Open Houses, there were a number of comments/corrections identified that were discussed that should be recognized and captured in the new Zoning By-law. These recommended changes include:

1. Place the entirety of 44 Church Hill Street within the "Rural (RU)" zone – currently it has the front portion in the R1 zone and rear portion in the RU zone. Recommend the entire property be placed in the RU zone.
2. Accessory structures in the RU zone must currently meet a 10 m side yard setback and 1.2 m rear yard setback - the side yard setback appears to be excessive. It is recommended that the side yard setback for RU properties be the same as lands zoned LSR and SR – i.e. a 5 m side yard setback for accessory structures in the RU zone.
3. The definition of Mobile Home is suggested to be changed to include the statement "A mobile home, which is placed on a foundation, and connected to private services, in accordance with the OBC, shall be deemed to be a dwelling unit."
4. Addition of a Type A Group Home as a permitted use in the R1, R2, RU zones – this is implied, but change made for clarification.

3. AGENCY COMMENTS & PLANNER'S RESPONSE

At the writing of this report there were no formal comments received from circulated agencies regarding the Redlined Discussion Draft of the new Zoning By-law.

4. FIRST NATIONS COMMENTS & PLANNER'S RESPONSE

As part of this project specific outreach and engagement with the Algonquins of Ontario (AOO) was undertaken. AOO was appreciative of the outreach efforts and have no specific concerns with the proposed Discussion Draft zoning provisions.

The Consultant continues to engage the Algonquins of Pikwakanagan First Nations on the Discussion Draft. It is understood that this consultation may require additional time and effort. It is recommended that Council proceed with the consideration of the new Zoning By-law, understanding that a housekeeping amendment may be required in the future to address any comments the Algonquins of Pikwakanagan may have.

5. DISCUSSION

A summary of the recommended changes to the Redlined Discussion Draft of the new South Algonquin Zoning By-law include:

1. *It is recommended that the Schedule A-6, Village, be changed to reflect 29810 Highway #60 being placed entirely within the "Rural (RU)" zone.*
2. *It is recommended that the "At Capacity Lake Trout" layer on the draft zoning schedules be removed.*
3. *It is recommended that specific reference to Guest Cabins in the "Short Term*

Rental" definition be removed.

4. *It is recommended that the definition for "Tourist Lodging Establishment" be changed to replace the phrase "Tourist Cabin" and replacing it with "Guest Cabin" and remove reference to single detached dwelling and semi-detached dwelling.*
5. *It is recommended that Table 5.1 and 8.1 be updated to include identification of a guest cabin as a permitted use in the SR and LSR zones, as well as the RU zone.*
6. *It is recommended that the reference to "Hamlet" in the Building Line, Established definition be removed and changed to "Village.*
7. *It is recommended that the current definition of Lodge continue in the new Zoning By-law and that the new definition of lodge under "Tourist Lodging Establishment be replaced with the existing "lodge" definition.*
8. *It is recommended that Section 4.13(j) Home Industry and Section 4.14 (g) Home Occupation both make reference to "uses which cause adverse effect" as being prohibited.*
9. *It is recommended that Section 4.32 Kennel that "neighbouring properties" be replaced with "sensitive land uses" and that Section 4.33 Setback for Railways remove "habitable building" and replace it with "sensitive land uses".*
10. *It is recommended that all references to "cottage" be removed from the document.*
11. *It is recommended that a "High Density Residential (R3)" zone provisions be added to the By-law.*
12. *It is recommended that 4.16 (a) Illumination, have the phrase "which are not public uses" removed.*
13. *It is recommended that an "*" be placed beside the Front Yard (Minimum) regulations in the C2, C4 and C5 zones and that a corresponding notation that states "* for properties which are within the C2, C4 or C5 zones and which do not have water frontage, the minimum front yard setback shall be reduced to 20 m" be placed at the bottom of the Chart 6.2.*
14. *It is recommended that there be a review of the new draft zoning schedules to ensure they reflect all current zoning.*
15. *It is recommended that the entirety of 44 Church Hill Street be placed within the "Rural (RU)" zone.*
16. *It is recommended that 69 River Lane be placed in the RU zone.*
17. *It is recommended that the side yard setback for RU properties be the same as lands zoned LSR and SR – i.e. a 5 m side yard setback for accessory structures in the RU zone.*
18. *It is recommended that the Rural zone side yard setback be reduced from to 10 m reduced to 7 m.*
19. *It is recommended that the Rural zone rear yard setback be reduced from 15 m to 10 m.*
20. *It is recommended that the definition of Mobile Home be changed to include the statement "A mobile home which is placed on a foundation, and connected to private services, in accordance with the OBC, shall be deemed to be a dwelling unit."*
21. *It is recommended that the definition for Bed and Breakfast be updated to clarify "single" detached dwelling.*
22. *It is recommended that 4.21(b) be updated to read "enlargement" replacing*

"enlarge".

23. *It is recommended that a Type A Group Home be specifically identified as a permitted use in the R1, R2, RU zones charts.*

6. NEXT STEPS

It is requested that Council provide direction on the final changes to be made to the Redlined Discussion Draft based on comments received. Once direction has been received, the Consultant and staff will prepare a "Final Draft" for Council's consideration and approval. Once approved, notice of passage of the new Zoning By-law for the Township of South Algonquin will be provided in accordance with the Planning Act. Once in full force and effect, the Consultant will undertake the transfer of all documents in their original file format and ensure data transfer to the Township's GIS provider.

7. ATTACHMENTS

- Appendix A – Public Comments
- Appendix B – First Nation Comments

APPENDIX A – PUBLIC COMMENTS

To: Tracy Cannon, Deputy CAO/Deputy Clerk-Planner
Township of South Algonquin

Dear Ms. Cannon,

RE: Comments on the Proposed Comprehensive Zoning By-law Discussion Draft

Please accept this formal written submission regarding the Township of South Algonquin's Comprehensive Zoning By-law Review.

Property Owner / Resident Information:

Full Name: Andrew Tulloch
Mailing Address: [redacted]
Property Address/Roll Number: 6605 Hwy 523, Madawaska, On

I am writing to express my feedback on the proposed discussion draft. Specifically, I would like the Township to consider the following points:

1. **Section 4.1.9: The proposed prohibition of new boathouses:** I completely oppose a blanket ban on new boathouses. Waterfront property owners pay a premium for waterfront land, and they should have the right to reasonably develop their land. A total ban is an overreach that hurts our community. By denying property owners the right to increase their property value in this way, it squashes opportunities for local construction jobs, and means the township misses out an opportunity for increased tax revenue. Boathouses protect expensive watercraft from Ontario's severe weather, UV damage, and winter ice. Forcing residents to rely on open docks or seasonal tarps increases the risk of property damage and shoreline clutter (like ugly canvas boat lifts). We need smart, flexible rules—not a flat-out prohibition.
2. **The 50% increase in setback from the water to 30m : I** am equally opposed to this restriction. This policy unfairly penalizes taxpayers who invested heavily in premium waterfront real estate under the expectation that they could reasonably develop their land. At a time when our township urgently needs economic growth and sustainable funding, introducing these barriers will artificially depress property values and shrink our potential tax base. Instead of driving investment away, council should focus on policies that protect both property rights and municipal revenues
3. **Section 4.11 Hobby Farms. The proposed limitation of livestock to .8 per hectare:** I am also opposed to this restriction. I live on a farm,

and presently we can have 1.5-2.5 units (cows) per hectare in our township. This introduction of new limitations at such a restrictive number seems very unreasonable. Would appreciate knowing the true science behind how you arrived at this number.

I request that these comments be reviewed by planning staff and Council before any final decisions or adoptions are made regarding the new Comprehensive Zoning By-law. Please keep me informed of any future public meetings, revised drafts, or notices of passing related to this matter by replying to this email address.

Thank you for your time and consideration of this feedback.

Kindly confirm Receipt

Sincerely,

Andrew Tulloch

From: Tania Jermol
Sent: Friday, September 25, 2026
11:13 AM
To: Tracy Cannon
Cc: Symon Forbes
Subject: External Email:Re: Zoning for 29810 Hwy 60, Whitney

Good morning Tracy,

I've finally had a chance to respond, thank you so much for the information,

I think I agree with your suggestion to change to just rural, for the farm, for a future bed-and-breakfast, for the existing cabin that I have that I could use for a short-term rental. The plan for bed-and-breakfast and the cabin rental would be to not have a kitchen available to guests, but to have an old-fashioned style dining space where I would have a dining room in the house that would serve the rooms for bed-and-breakfast that are in the house and the separate dwelling that is the log cabin. Breakfasts and dinners.
I also have a Farm stand on the property, that I'm hoping would still be able to stay and used as it is for selling eggs, baking, etc.
For future, in the next 2 to 3 years, I would love to be able to open a space for a café/restaurant, and would then need to look at updating my zoning to a commercial zone.
I do have a question about that one you may be able to answer, if I move to commercial zoning and I'm approved for that for a restaurant space open to the public, I wouldn't want to lose the rural set up for the Farm, as this would be part of the attraction for the type of business that I'm looking at. How would that work, would the restaurant and then breakfast location then turn into commercial?
I also have a small pond that has a nice flat space that would work nicely for a little off grid cabin to add to the cabin rentals, but to erected a new building for this purpose, I probably would definitely need the commercial for that. am I right?
I also have a really great business idea for the area where the farm stand is, at the entrance to my property. And I would love to discuss in the future if this would be feasible on a commercial setting, and that is to build a few more of these 20 farm stands that others would be able to use for their own products on the Sundays but the farm stand would be open. A tiny little Village of sorts if you will, of self serve Farm stands. 5 or 6 of them. Something I definitely would like to discuss in the next year or so!
I am really appreciating the both of you taking the time for
me with my questions. I think these are all the questions I
have for now.
Thanks
again.
Tania

> On Sep 14, 2026, at 10:46 AM, Tracy Cannon wrote:

> Hi Tania,
> Given that your property currently includes both Rural (RU) and Residential (R1) zoning, it may be worthwhile to investigate the possibility of having the entire property zoned Rural. If this is something you would prefer, Forbes and I can look into this further.
>
> I recommend reviewing the permitted uses for the Rural Zone. Table 8.1 of the Zoning By-law outlines the permitted uses for the Rural Zone, and Section 4.1.11 provides the provisions related to “guest cabins,” as I understand that you currently have a cabin on your property. Rural zoning would permit this use, provided that the applicable requirements of the Township’s Short-Term Rental By-law are also met.
>
> Any future use that is not permitted within the Rural Zone may require a Zoning By-law Amendment, which could include a site-specific exception or a change to an appropriate commercial zone, depending on the proposed use and your future plans for the property.
>
> Please feel free to provide us with any questions or comments you may have. We ask that they be submitted by September 25, 2026, so they can be considered as part of the Zoning By-law review process.
>
> I hope that helps.
>
> Sincerely,
>
> Tracy Cannon, Dipl.M.A.

From: Mayor Ethel LaValley
Sent: Wednesday, August 19, 2026 3:09 PM
To: [redacted]
Cc: Bryan Martin ; Tracy Cannon
Subject: RE: External Email: Zoning By-Law Review

Hi Phil. Many thanks for your email with respect to the zoning by-law review. I remember your presentation at the Hay Lake Cottage Association. Thank you for your continued work. I am forwarding this t our CEO, Bryan Martin for response. I would also suggest you come to one of our Open Houses which are taking place on Wednesday, September 9 at 26A Major Lake Road, Madawaska,. The time is 2:00 to 4:00 and 5:00 to 7:00 p.m. and in Whitney at the Council Chambers from 5:00 until 700 p.m. on Thursday, September 10.. A virtual Open House (Appointments Required and requires registration with the Clerk is on Thursday, September 10, 2026.from 2:00 until 4:00 p.m. An In Person Public Meeting I Scheduled for Wednesday, September 16 at 9:00 a.m. in the Whitney Council Chambers. Please feel free to contact me at anytime if you wish to meet with me. Thanks again for all your work Phil.

From: [redacted]
Sent: Wednesday, August 19, 2026 1:18 PM
To: Mayor Ethel LaValley
Cc: [redacted]
Subject: External Email: Zoning By-Law Review

Hi Ethel,

I was looking at the map for Sabine Twp. and Hay Lake in particular. The north section is designated as a lake trout zone, which is correct, but the balance of the lake is not. If memory serves, you have been present at previous HL property owner meetings when I reviewed the most recent HL lake trout research conducted by Dr. Bruce Tufts at Queen's and the initial LT research here by Dr. Nick Martin at Harkness Lab / U. of T. (1949-51). The recent work by Queen's essentially confirms the Nick Martin research, and Martin's comprehensive lake trout research is still referenced in scientific papers today. The Tuft's lab radio tracking telemetry work on Hay Lake lake trout confirmed that these fish utilize the central basin as integral to their annual life cycle and migrate back and forth to the deeper north section of the lake.

In addition, brook trout are present in the influent streams (Meech Creek & Otter Creek) to Drizzle Lake (south section of Hay Lake) and in this section of the lake itself.

For reasons which defy common sense, incontrovertible scientific and angler based evidence - MNR continues to fail to extend appropriate fishery management protocols to the balance of Hay Lake for these highly sensitive and seriously declining species. They have no viable explanation for this deficiency other than, "It's just our policy". As you probably know as well as I, MNR is no longer the leading continental natural resource agency it was 40 years ago, which is a real disgrace given how many

evolving threats to fish & wildlife have increased over that period. That being said, I believe S. Algonquin Twp. has an excellent opportunity here to take a leadership position in this regard and move past the MNR malaise in adding the correct zoning to Hay Lake and influent streams. (Quite possibly there are other lakes and streams in S. Algonquin which should also receive a closer look - I believe McKenzie L. is a naturally reproducing Lake Trout system and L'Amable Creek has brook trout.)

I am not familiar with the zoning by-law process or how to proceed here, but I thought you would appreciate the problem and agree a better more responsible and factual zoning approach is required. If we place the welfare of fish & wildlife as the first priority, the benefits will continue in perpetuity long after we are gone. The vision and effort of people like Nick Martin are the very reason we still have lake trout and brook trout to fish for and to serve as the barometer of healthy lakes and streams.

Please let me know your thoughts and how I may be of assistance in

this. Regards,
Phil

Phil Morlock
V.P. Government Affairs / Advocacy (Ret.)
Shimano Canada Ltd. / Shimano American
Corp.

Township of South Algonquin 7 Third Avenue
PO Box217
Whitney, Ontario
K0J 2MO

August 20,2026

Juergen & Heather
Wippler 91 Lake
Street
Whitney,
Ontario
K0J2M0

Dear T. Cannon

Please accept this letter as a request regarding the new bylaw about to commence. I would like to request you change the number of backyard chickens from 6 to 12. I feel that having 12 is fair number for egg productivity and allows for more variety of bird types. Having 12 allows more egg color varieties, ensures egg productivity, and for types of birds that are winter tolerant. Backyard chickens are not just for eggs but a therapeutic hobby. They are so much fun to raise, and they are the highlight of my grandkid's visits. I would appreciate being allowed to keep 12 chickens. Please consider my request.

Heather

Wippler

Juergen

Wipper Jr.

Juergen

Wipper

Greetings Councillors and Mayor,

I am the daughter of Tessie Mask. I own property at 29792 Hwy 60. The road that permits access to my property from Hwy 60 (across from Airy Rd) has been the subject of ownership debate for many years. You may or may not be aware of this issue.

The issue affects the accuracy of how my property access is identified on the zoning documents recently released.

In discussions with MTO a couple years ago, they advised the road was not their asset. The CAO of South Algonquin advised me it was not an asset of the municipality and could not discuss as there may be legal proceedings with a third party regarding the same issue at that time.

Therefore, MTO referred the matter on my behalf to the Surveyor General (the highest authority), who confirmed to me and to the CAO of South Algonquin that the lane access to my property and behind it was an asset of South Algonquin.

I am respectfully requesting that the zoning document identify the access to my property and beyond as a municipal road prior to finalizing and adopting the document as official.

I look forward to your response.

Kind regards,

Heather Campbell, 29792 Hwy 60 , Whitney

From: [redacted]

Sent: Tuesday, September 15, 2026 10:54 PM

To: Tracy Cannon

Cc: Mike Anderson

Subject: Questions and concerns regarding uses/options re guest cabins, STR and Accessory Dwelling Unit

Hi Tracy and Mike, so as per our conversation today, here are my questions.
To begin, I attended the open house meeting last Thursday to gain info on possible changes which could benefit my interests. I have made it known I would like to build a cabin and rent it out as an STR. During the meeting, Forbes gave me the impression that I could build up to three "guest cabins", most likely set up Class 1 septic systems and rent them out with STR permits. When I read the definition of STR bylaw it states that ' guest cabins' are not included, which negates the verbal information I was given.

So I guess now my next question is: Can I build a small 1 bdrm accessory dwelling unit that does not have running water under pressure and build a Class 1 septic system? And ultimately use this as an STR as a means to generate income considering the limited options for work in this area?
When one reads the definitions such as 'Guest cabin means a dwelling unit for guest accommodation accessory to an existing dwelling' with no kitchen-
Then the definition of STR means use of RDU or Secondary Dwelling unit as a place of accommodation etc. but does not include a guest cabin...just seems unfair in some way...
If this is the rule and I am understanding it correctly, does this mean I can't operate an STR unless it qualifies as an accessory dwelling unit that is somehow not a guest cabin?

Sincerely, Allison Tutt

From: [redacted]
To: Forbes Symon
Cc: Tracy Cannon
Subject: South Algonquin - Comprehensive Zoning By-Lar
Date: Wednesday, September 16, 2026 11:51:13 AM

Forbes

Thanks for meeting with us last week - and again today during the Public Meeting. As promised I am sending you the suggested changes from when we met last week.

Section 4.14 - Home Occupation - SR and LSR should be added to the zone where permitted in order to correspond with the table under 5.3

Section 4.14 - should a permitted use also be a "working from home" arrangement

Thanks
Sharon

From: [redacted]
To: Forbes Symon
Subject: 69 River Lane South Algonquin
Date: Friday, September 18, 2026 11:24:08 AM

Hello Forbes,
We met at the open house in Madawaska last week for the proposed zoning bylaw changes. As discussed, we would like to have our property at 69 River Lane, which is currently two different zone destinations changed to just Rural. This would align the property with the other large properties off of Major Lake Rd that front on the Madawaska River. The original use of the property was a farm and the size of the property is just over 17 acres. Our second property 1502 Major Lake Rd abuts our property at the front (was originally severed from 69 River Lane around 30 years ago and we have since purchased last year). Our preference is for that 2 acres property to be moved to Rural as well, however our main concern is 69 River Lane. It was a pleasure meeting you and we look forward to hearing from you.

Kind Regards,
Stuart and Tanya Pegg

Angela Pollak
29924 Highway 60, Whitney, K0J 2M0

Zoning Bylaw feedback

September 20, 2026

Consultation with Forbes Symon, Bryan Martin, Tracy Cannon September 10, 2026, September 15, 2026, September 16, 2026

Points for consideration:

1. **Definitions**
   - References should be to villages rather than hamlets based on a previous council decision.
   - The draft contains two definitions that I'd like some clarification on. **Lodge vs. Tourist Lodging Establishment (Lodge)**. This directly affects our existing C1-1-(H1) and RU-1-(H2) site-specific zones, where Lodge is a permitted use under the existing definition, but it is defined in a materially different way than the proposed new definition. Please advise what the difference between the two is or is intended to be. Also, if the definitions are to be changed/combined, please ensure that the final definition(s) don't **negatively impact or reduce the scope** of use previously negotiated for the existing C1-1-(H1) and RU-1-(H2) zones.
   - **"Adverse Effect," "Influence Area" and "Sensitive Land Uses"** appear to form a related set of definitions, but "Influence Area" does not appear to be used in any provision of the By-law. Please confirm whether a land-use compatibility/influence-area provision is missing. If no such provision is intended, what is the purpose of retaining these definitions?
   - By resolution the township prefers **"village" over "hamlet".**
   - The word **cottage** is removed from the definitions but still used in the document. Should that change to **"seasonal dwelling"** in the document?
   - Would it make sense to define **"dwelling" (or dwelling, principle")** as the root of all the "dwelling" derivatives)?
   - **Garden suite and Sensitive Land Uses** are not used in the body of the document.

2. **Housing zones (3.1)**

   You identified that the Official Plan permits multi-residential development through a site-specific zoning amendment, and that Council's role is to facilitate housing development rather than build housing itself. Adding a multi-residential and/or mixed-use residential zone through this comprehensive zoning review would be a timely and cost-effective way to support that role, with little risk to the Township.

   While a future zoning amendment may not be particularly difficult or costly, it is still an additional step, cost and uncertainty for a prospective developer. **This is particularly important in a community where the economic and market conditions for private housing investment are already limited or compromised.** In that environment, unnecessary planning barriers make it easier for investors to choose communities that are 'more ready' over ones that are 'less ready'. Developers should not first have to

make the case that our community needs housing through a zoning bylaw amendment before they can make the case for a housing development.

3. **Home businesses, rural entrepreneurship and innovation**

The draft appears to provide for roadside sales primarily in connection with agricultural uses, **without equivalent provisions for other locally made or produced goods**. Please consider how the zoning by-law can better support rural entrepreneurship and innovation through as-of-right provisions for small-scale roadside stands and home-based sales of locally made, produced or prepared goods, subject to reasonable standards for scale and impacts.

Home baking, preserves, crafts, art, firewood and other locally made or produced goods sold from homes, small sheds and roadside stands have been part of life in South Algonquin throughout its 125-year history. This is a way of life, part of our cultural fabric and an important source of supplemental income in a community where many residents rely on seasonal, part-time or otherwise precarious work. The zoning by-law should not inadvertently make these long-established activities illegal or leave residents vulnerable to complaint-driven enforcement.

South Algonquin has very limited retail space, little conventional commercial infrastructure, and insufficient customer volume in many areas to support staffed storefronts. The South Algonquin Community Profile (2012) also identified women as disproportionately affected by limited access to stable employment and greater reliance on precarious, seasonal, part-time and minimum-wage work. Residents are responding creatively by monetizing their skills through low-cost, small-scale and pop-up business models. The zoning by-law should enable that innovation rather than create unnecessary barriers to it.

Allowing small-scale roadside stands and home-based sales would give residents—particularly those facing barriers to conventional employment—more opportunities to generate income using skills and materials already available within the community. These activities can also foster collaboration, skill-sharing and local economic circulation.

4. **Lighting**

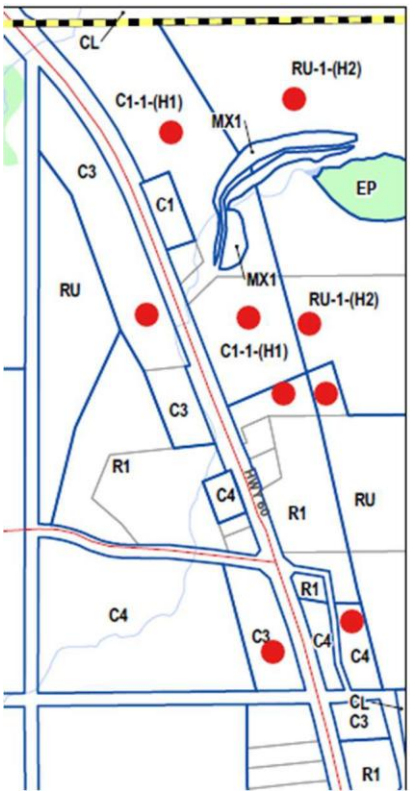
Happy to see dark sky preservation continue to evolve as part of policy. Can you clarify why the different standards for public vs private areas… can we make it consistent for both? The sky doesn't react differently to lighting that comes from public uses.

5. **Commercial setbacks**

Can you confirm what the purpose of increasing commercial setbacks in Table 6.2 is? In our conversation you indicated that this was intended for waterfront properties only and may be an unintended change. If this is intended, it will make it more difficult for people to establish commercial uses on their properties.

6. **Maps**

The existing and proposed zoning maps are different. Can you please verify and correct or explain the change? The existing zoning was part of a negotiated settlement. Property in the top right corner is 29924 Highway 60, Whitney.



Map 12 (current bylaw)

Map: **Villages, Whitney** (Proposed bylaw)

APPENDIX B - FIRST NATIONS COMMENTS

From: van der Wielen, Sjoerd (Algonquins Of Ontario)
To: Forbes Symon
Cc: Bryan Martin; Tracy Cannon; mayor@southalgonquin.ca; Meness, Jim (Algonquins Of Ontario); Algonquins of Ontario Consultation Office; Craftchick, Robert (Algonquins of Ontario)
Subject: Re: Township of South Algonquin New Zoning By-law Project - Request to Engage AOO
Date: Thursday, August 20, 2026 2:54:56 PM

Hello Forbes:

The Algonquins of Ontario (AOO) appreciate the opportunity to review and provide comments on the Township of South Algonquin's proposed new Comprehensive Zoning By-law.

AOO would first like to acknowledge the positive approach taken by the Township and Jp2g Consultants in engaging AOO on this project. The August 10, 2026 correspondence clearly distinguished consultation with AOO from general stakeholder and agency engagement, recognized the importance of AOO rights and interests, offered an opportunity to meet, and acknowledged that capacity funding may be required to support AOO's involvement. We appreciate this respectful and proactive approach.

AOO also appreciates the work reflected in the Township's recently updated Official Plan. In particular, the Official Plan contains clear commitments to early and meaningful engagement with Indigenous communities and specifically identifies AOO for direct engagement on land use planning applications, changes, and decisions. It also includes substantive policies respecting archaeological resources, Indigenous cultural heritage interests, and the protection of natural heritage features.

AOO reviewed the Discussion Draft of the proposed Comprehensive Zoning By-law together with the Township's Official Plan. Based on our review, AOO has no specific concerns with the proposed zoning provisions at this time.

AOO requests that the commitments contained in the Official Plan respecting Indigenous engagement, archaeological resources, and Indigenous cultural heritage interests continue to guide the Township's administration of the new Comprehensive Zoning By-law and its consideration of future land use planning matters.

We appreciate the respectful manner in which the Township has approached engagement on this project and encourage this approach to continue on future planning initiatives and development matters of potential interest to AOO.

Thank you again for the opportunity to participate.

Miigwetch,

Sjoerd van der Wielen
Lands and Resources Management Advisor
Algonquins of Ontario Consultation Office