



# PLANNING RATIONALE REPORT

517 Jim Young Road, Machar Township, ON

Prepared For: Stephanie Apollonio & Bob Hoang



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# 1.0 INTRODUCTION

The Biglieri Group Ltd. (TBG) has been retained by Stephanie Apollonio and Bob Hoang (the "Owners") to prepare planning applications in support of a proposed Tourist Commercial Camp on the site legally known as PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR ("Subject Site") (the western portion of the Site) and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR (the eastern portion of the Site). The Site is technically comprised of two separate parcels and the proposed development spans both parcels. Parcel assembly will occur in the future.

The Subject Site is located on the eastern shoreline of Eagle Lake, is approximately 40.9 hectares (101 acres) in size and has approximately 460 metres of shoreline along Eagle Lake.

Schedule A "Land Use" of the Machar Township Official Plan ("Official Plan"), designates the Subject Site as *Rural*, *Shoreline*, and *Natural Heritage Protection*. Per the Machar Township Zoning By-law 45-12 ("Zoning By-law"), the Subject Site is zoned *Rural* (RU), *Backlot Residential* (BR), *Shoreline Residential* (SR) and *Environmental Protection* (EP) zone. The proposed use (Tourist Commercial Camp) for the Subject Site is permitted within the *Rural* designation of the Official Plan, however not within the *Shoreline* and *Natural Heritage Protection* designations. Further, the proposed use is not permitted by the Zoning By-law. As such a site-specific Official Plan Amendment and Zoning By-law Amendment are required.

This Planning Rationale Report has been prepared in support of applications for an Official Plan Amendment (OPA) and a Zoning

By-Law Amendment (ZBA) in support of the development of a Tourist Commercial Camp. On the western portion of the Site, the proposed development introduces 12 sites (with 3.66 m x 3.66 m tent platforms), a kitchen area located in a shipping container, a proposed Camp Centre (comprised of two parallel shipping containers, connected by a pitched roof), complete with a seating area, four outdoor toilets, two outdoor showers, and a utility room. There is also an existing firepit, existing sauna, an existing dock accessing a beach area, a parking lot with 16 parking spaces and additional outdoor toilets (on the northeast corner of the parking lot). On the eastern portion of the Site, there is a proposed Maintenance Office (also comprised of a shipping container), a proposed overnight shelter and a proposed outhouse.

The Site is accessed from the Village of South River by travelling west on Ottawa Avenue, north on Eagle Lake Road, then north on Jim Young Road until the road ends at a cul-de-sac. The Site is further accessed from Jim Young Road, by a private gravel driveway across the southwest neighbour's property (via access easement). The private driveway will occur in a northeastern direction bypassing the Maintenance Office and a trail connection that leads to an outhouse and an overnight shelter on the eastern portion of the Site. There is no parking or vehicular access to the outhouse or shelter. The driveway veers further north and west towards the outdoor toilets, and parking lot with 16 parking spaces. There is no vehicular access to the fire pit, Camp Centre, area with the tent platforms, kitchen area, firepit, sauna, or beach area and dock, which are located on the western portion of the Site. A trail going westward from the parking lot provides access to the Camp Centre, tent platforms, kitchen area, fire pit, kitchen area, sauna, beach area and dock. A septic system is proposed for the Site, located directly to the south of the proposed Camp Centre, which will service the onsite showers and toilets. A gray water pit is proposed manage water from the kitchen sink and solar panels will be located atop the roofs of the shipping containers. Applications for Site Plan Approval will be submitted to the City for review and approval at a later date.

The Official Plan Amendment ("OPA") seeks to maintain the *Shoreline* land use designation, with the addition of the following site-specific exception:

The inclusion of Tourist Commercial Camp as a permitted use.

While tourist commercial uses in general are permitted in the *Shoreline* designation of the Official Plan, it does not permit the Tourist Commercial Camp as a permitted use specifically, nor is there a definition in the Official Plan of Tourist Commercial Camp. However, per the Official Plan, the Tourist Commercial Camp use is permitted in the *Rural* designation of the Site. We are requesting the extension of the Tourist Commercial Camp use, through a site-specific exception to the lands designated *Shoreline*, which are adjacent to the *Rural* designation on the Site.

The Zoning By-law Amendment seeks to maintain the *Shoreline Residential* (SR) zone and the *Backlot Residential* (BR) zone, with the addition of the following site-specific exception in both zones:

- > The inclusion of Tourist Commercial Camp as a permitted use.
- The inclusion of shipping containers on the Site, to provide space for food preparation, cooking facilities, maintenance and storage, communal areas, and sanitary uses.
- ➤ The definition of a Tourist Commercial Camp: An establishment that is occupied on a temporary basis by tents, comprising land maintained as grounds for the camping of tents. Other permitted structures include a Camp Centre that provides for sanitary and food preparation purposes, a maintenance office, a sauna, outdoor toilets, parking areas, overnight shelter, outhouse and outdoor showers.

The Tourist Commercial Camp use, while permitted in the Official Plan ais not defined. Furthermore, per the Pre-Consultation Record provided by the Machar Township, the use is permitted solely in the *Rural* designated portions of the Site, so the intent of the OPA is to extend the use to the *Shoreline* designation. The use is not permitted in the Zoning By-law at all, therefore it is necessary to create a new definition that is related to existing uses in the Zoning By-law and create a site-specific definition to describe the parameters of the use, in addition to introducing the use itself across both the *Shoreline Residential* and *Backlot Residential* zones, as the development is proposed to occur on both.

This Planning Rationale Report evaluates the merits of the proposed development in the context of all applicable Provincial and Township policies. It is our opinion that the proposed development is consistent with the policies as set out in the Provincial Policy Statement, conforms to the policies of the Growth Plan for Northern Ontario ("Growth Plan"), and conforms with the intent of Machar Township Official Plan ("Official Plan").



# 2.0 Site Location and Context

#### 2.1 The Subject Site

The Subject Site is located on the eastern shoreline of Eagle Lake in Machar Township. The Subject Site has a net area of approximately 40.9 Hectares (100 Acres) (Figure 1). The Site is technically comprised of two separate parcels and the proposed development crosses both parcels. Parcel assembly will occur in the future. A private driveway is proposed to connect the Subject Site to Jim Young Road, via an access easement over the southwest neighbour's property. The Subject Site consists of dense woodlands with a provincially un-evaluated wetland feature on its southeastern border, per the Ministry of Natural Resources and Forestry (MNRF) mapping feature and the scoped Environmental Impact Study (EIS) undertaken by Oakridge Environmental Ltd. The Site is predominantly vacant, as a boutique Tourist Commercial Camp was previously operating. Operations have ceased pending planning application approvals.

According to the MNRF mapping feature, a relatively hilly topography characterizes the Site, with high points along the south-central portion of the property at an elevation of approximately 410 metres which slope towards the north side of the property and Eagle Lake. The site's lowest point is at its northwest portion and has an elevation of approximately 370 metres.

#### 2.2 Surrounding Context

Land uses in the area surrounding the Subject Site are relatively consistent in that it is predominantly woodland and within the natural heritage system (**Figure 2**).

**North:** North of the Site consists of Eagle Lake, and densely wooded areas within the Natural Heritage System. Further north of the Site abutting Spring Water Road and Hawthorne Drive are single-detached residential dwellings (**Figure 3**).

East: East of the Subject Site are wooded areas (Figure 4).

**South** of the Subject Site are wooded areas. To the southwest are residential properties with waterfront access on Eagle Lake (**Figure 5**).

**West** of the Subject Site are residential properties that front onto Jim Young Rd., and further west is Eagle Lake (**Figure 6**).

## 2.3 Public Service and Community Facilities

The Subject Site is approximately 14 kilometres northwest of the Village of South River which offers services and facilities that support the local community and provide benefits to the public. These spaces include medical facilities, a fire station, community centres, schools, parks and scenic spots, retirement facilities and religious services (**Figure 7a**).

- South River Machar Medical Centre
- > South River Machar Fire Department
- > South River-Machar Community Centre
- > South River Public School
- > Almaguin Highlands Secondary School
- > Tom Thompson Park
- > South River Cascade Scenic Spot
- > Mapleton Retirement Village
- > South River Christian Assembly
- > South River Seventh-day Adventist Church

## 2.4 Community and Recreational Amenities

The Subject Site is surrounded by outdoor activities including hiking and paddling opportunities (**Figure 7b**) which include:

- Swift Canoe and Kayak South River
- > Louck Lake Wetland Conservation Reserve
- Outdoor Adventures ATV
- Mikisew Provincial Park

Figure 1. Aerial View of the Subject Site



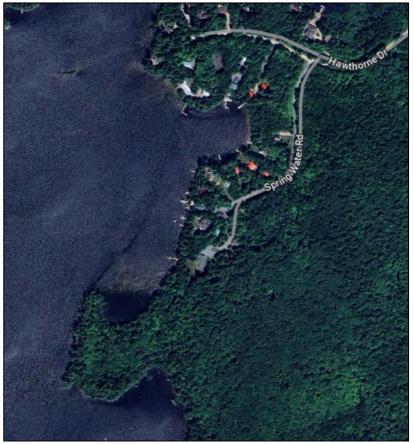
Source: VuMaps, 2023

Figure 2. Aerial View of the Subject Context



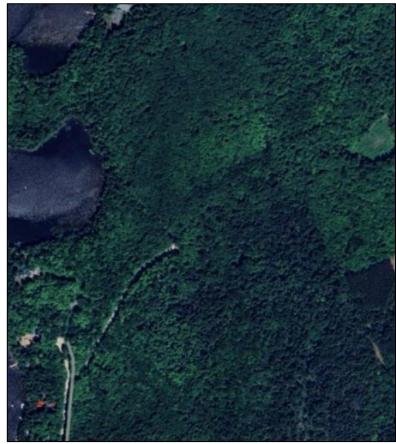
Source: MNRF Maps, 2024

Figure 3. North of Subject Site (north of Hawthorn Dr.)



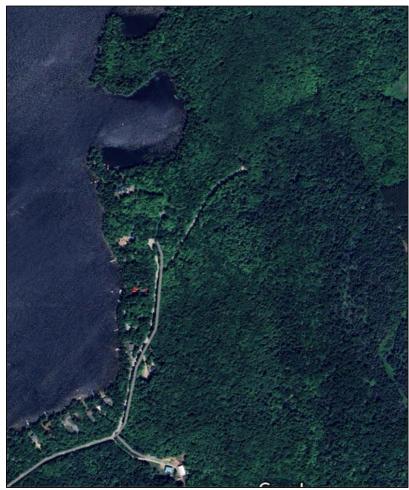
Source: Google Maps, 2024

Figure 4. East of Subject Site (South River)



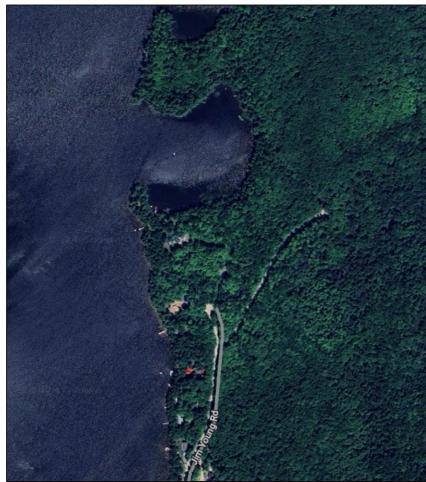
Source: Google Maps, 2024

Figure 5. South of Subject Site (Jim Young Road)



Source: Google Maps, 2024

Figure 6. West of Subject Site (Eagle Lake)



Source: Google Maps, 2024

Figure 7a Public Services and Community Facilities

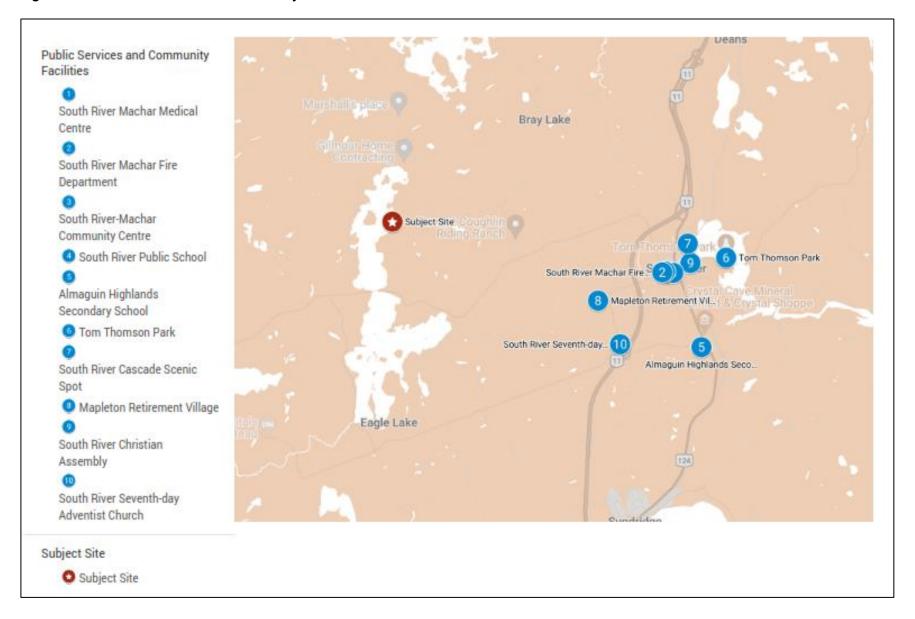


Figure 7b. Community and Recreational Amenities



Source: My Maps, Google Maps, 2024

#### 2.5 Transportation Network

#### 2.5.1 Road Network

The Subject Site can be accessed from the Village of South River by travelling west on Ottawa Avenue, north on Eagle Lake Road, then north on Jim Young Road until the road ends at a cul-de-sac. The Site is further accessed from the west by a private driveway, that connects to Jim Young Road. Access to the driveway (and ultimately Jim Young Road) will require an easement to be registered over the southwest neighbour's property. At this time, an easement is registered over the neighbour's property, but it is located incorrectly. This will be corrected in the future.

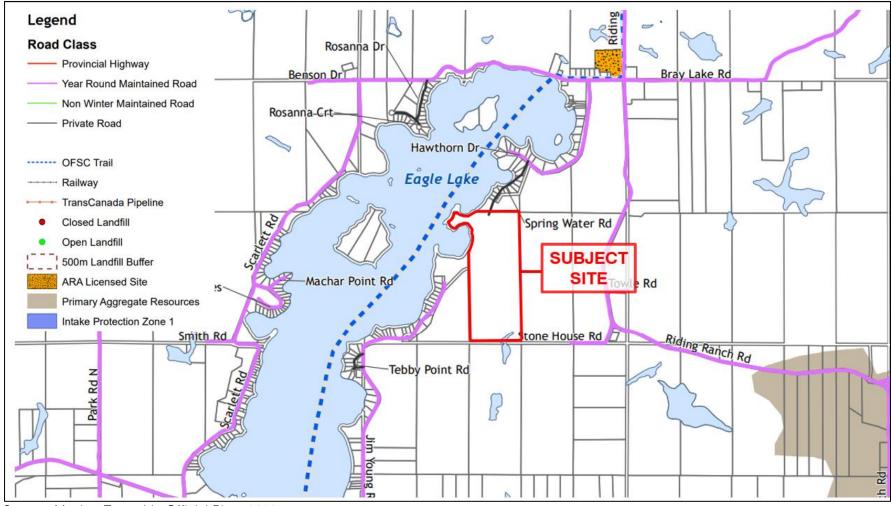
Per Schedule C of the Official Plan, Jim Young Road is delineated as Year-Round Maintained Roads (Figure 8). To access the Provincial Highway Network (namely Highway 11), Jim Young Road connects to Eagle Lake Road, which has an interchange with Highway 11 north of the Village of South River.

#### 2.5.2 Transit Network

The Subject Site is not serviced by any publicly accessible transit network. The Village of South River, the closest settlement area which is located approximately 14 kilometres southwest of the Subject Site, is serviced by Ontario Northland, a private company which operates buses that connect municipalities across northern Ontario to southern Ontario. The Subject Site is not connected to any Active Transportation infrastructure.

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Figure 8. Schedule C: Transportation, Utilities & Aggregate Resources



Source: Machar Township Official Plan, 2013

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# 3.0 PROPOSAL

#### 3.1 Proposal

The application seeks to facilitate the development of a Tourist Commercial Camp (Figure 9). On the western portion of the Site, the proposed development introduces 12 sites (with 3.66 m x 3.66 m tent platforms), a kitchen area located in a shipping container, a proposed Camp Centre (comprised of two parallel shipping containers, connected by a pitched roof), complete with a seating area, four outdoor toilets, two outdoor showers, and a utility room. There is also an existing firepit, existing sauna, an existing dock accessing a beach area, a parking lot with 16 parking spaces and additional outdoor toilets (on the northeast corner of the parking lot). On the eastern portion of the Site, there is a proposed Maintenance Office (also comprised of a shipping container), a proposed overnight shelter and a proposed outhouse. The shelter and outhouse are accessed by a proposed trail. The Site is accessible by travelling northeast from Jim Young Road, by a private gravel driveway across the southwest neighbour's property (via access easement). The private driveway will occur in a northeastern direction bypassing the Maintenance Office and a trail connection that leads to an outhouse and an overnight shelter to the east of the Site.

There is no parking or vehicular access to the outhouse or shelter. The driveway veers further north and west towards the outdoor toilets, and parking lot with 16 parking spaces. There is no vehicular access to the fire pit, Camp Centre, area with the tent platforms, sauna, or beach area and dock, which are located on the western portion of the Site. A septic system is proposed for the Site, located directly to the south of the proposed Camp Centre, which will service the onsite showers and toilets. A gray water pit is proposed to manage water from the kitchen sink and solar panels will be located atop the roofs of the shipping containers.

The sites will occur in a circular pattern around the peninsula, but outside of the road allowance (hatched in **Figure 9**). Vehicular access is provided from the west, by a private gravel driveway that traverses the southwest neighbour's property, via an access easement that connects to Jim Young Road.

Applications for Site Plan Approval will be submitted to the Township for review and approval at a later date.

#### 3.2 Required Approvals

#### 3.2.1 Official Plan Amendment

The northwest portion of the Subject Site is designated *Shoreline* per the Machar Township Official Plan Schedule A – Land Use (Figure 10). To support the proposed development, an Official Plan Amendment ("OPA") is required to permit a Tourist Commercial Camp on the Site. While tourist commercial uses in general are permitted in the *Shoreline* designation of the Official Plan designation, it does not permit the Tourist Commercial Camp as a permitted use specifically, nor is there a definition for it in the Official Plan. However, per the Official Plan, the Tourist Commercial Camp use is permitted in the *Rural* designation of the Site. We are requesting the Town to extend Tourist Commercial Camp use, through a site-specific exception to the lands designated *Shoreline*, which are adjacent to the *Rural* designation on the Site.

The Official Plan Amendment ("OPA") seeks to maintain the Shoreline land use designation, with the addition of the following site-specific exception:

➤ The inclusion of Tourist Commercial Camp as a permitted use.

#### 3.2.2 Zoning By-law Amendment

The Tourist Commercial Camp use, while permitted in the Official Plan is not defined. Furthermore, per the Pre-Consultation Record provided by the Machar Township, the use is permitted solely in the Rural designated portions of the Site, so the intent of the OPA is to extend the use to the Shoreline designation. The use is not permitted in the Zoning By-law at all, therefore it is necessary to create a site-specific definition to describe the parameters of this use (that while being similar to other existing uses in the Zoning By-law, adequately captures the intent of this site-specific use), in addition to introducing the use itself across both the Shoreline Residential and Backlot Residential zones, as the development is proposed to occur on both.

Per the Machar Township Zoning By-law No. 45-12 (**Figure 11**), the northwest portion of the Subject Site is zoned *Shoreline Residential*. There is a diagonal portion of the Subject Site, that abuts the eastern boundary of the *Shoreline Residential* zone and occurs in a north/south direction, that is zoned *Backlot Residential*. The proposed development crosses both zones, with the tent platforms, Camp Centre, kitchen area, sauna, beach area, and outdoor toilets located in the *Shoreline Residential* zone and the overnight shelter, outhouse and maintenance office located in the *Backlot Residential* zone. To support the development, a Zoning By-law Amendment ("ZBA") is required to permit a Tourist Commercial Camp on the Site. The ZBA seeks to maintain the *Shoreline Residential* and

Backlot Residential zones with the addition of the following sitespecific exception:

- The inclusion of Tourist Commercial Camp as a permitted use.
- ➤ The inclusion of shipping containers on the Site, to provide space for food preparation, cooking facilities, maintenance and storage, communal areas, and sanitary uses.
- ➤ The definition of a Tourist Commercial Camp: An establishment that is occupied on a temporary basis by tents, comprising land maintained as grounds for the camping of tents. Other permitted structures include a Camp Centre that provides for sanitary and food preparation purposes, a maintenance office, a sauna, outdoor toilets, parking areas, overnight shelter, outhouse and outdoor showers.

The proposed changes to the Official Plan and Zoning By-law are described in **Table 1a** and **Table 1b**. A complete Official Plan Amendment and Zoning By-law Amendment can be found in Appendix A and B. A subsequent application for Site Plan Control approval will be submitted following the subject applications.

Table 1a - Proposed Official Plan Amendment

	Shoreline Official Plan Requirement	SR-X Proposed Addition	
Permitted Uses	<ul><li>Single dwellings</li></ul>	<ul> <li>Tourist</li> <li>Commercial</li> </ul>	
	<ul> <li>Tourist</li> </ul>	Camp	
	commercial		
	uses		
	<ul> <li>Marinas</li> </ul>		
	<ul> <li>Recreational</li> </ul>		
	uses		

**Table 1b: Proposed Zoning By-law Amendment** 

Regulation	SR By-law Requirement	SR-X Proposed Addition	BR By-law Requirement	BR-X Proposed Addition	Modification Required
Permitted Uses	Single-detached dwelling	<ul> <li>Tourist Commercial Camp</li> <li>Shipping Containers</li> </ul>	<ul> <li>Resource         management uses         excluding buildings         or dwellings</li> <li>Single-detached         dwelling</li> </ul>	<ul><li>Tourist     Commercial     Camp</li><li>Shipping     Containers</li></ul>	Yes, uses are not permitted in ZBL
Minimum Lot Area	• 1.0 ha	• N/A	• 1.6 ha	• N/A	No, proposed development conforms
Minimum Lot Frontage	• 60 m	• 60 m	• 105 m	• 105 m	No, proposed development conforms
Minimum Front Yard	• 23 m	• 23 m	• 30 m	• 30 m	No, proposed development conforms
Minimum Interior Side Yard	• 6 m	• 6 m	• 7.5 m	• 7.5 m	No, proposed development conforms
Minimum Exterior Side Yard	• 7.5 m	• N/A	• 10 m	• N/A	No, exterior side yard does not exist

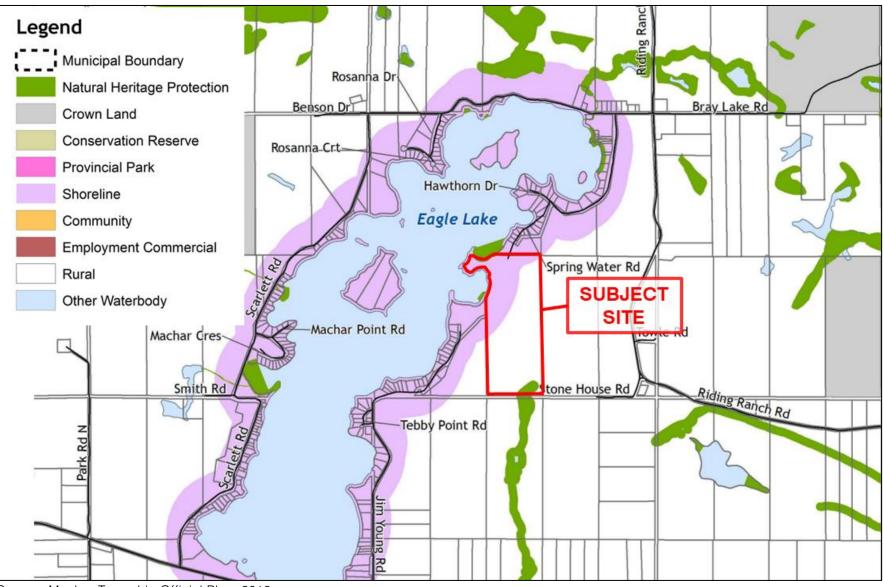
Minimum Rear Yard	• 10 m	• 10 m	• 7.5 m	• 7.5 m	No, proposed development conforms
Maximum Lot Coverage	i) within 60 m from shoreline - 10% of lot area within 60 m of the shoreline	• N/A	• 5%	• N/A	No dwelling is proposed
	ii) more than 60 m from the shoreline - 15% of the total lot area				
Maximum Height	• 10 m	• 4.9 m	• 9 m	• 4.9 m	<ul> <li>No, proposed development conforms</li> </ul>
Minimum Ground Floor Area	• 60 m <sup>2</sup>	•	• 60 m²	•	<ul> <li>No, proposed development conforms</li> </ul>
Minimum Dwelling Unit Size	• N/A	• N/A	• N/A	• N/A	No dwelling is proposed
Maximum Height of Building (within the front 23m of a lot)	• 7 m	• N/A	• N/A	• N/A	No building is proposed within front 23 m, therefore development conforms

Figure 9. Concept Plan



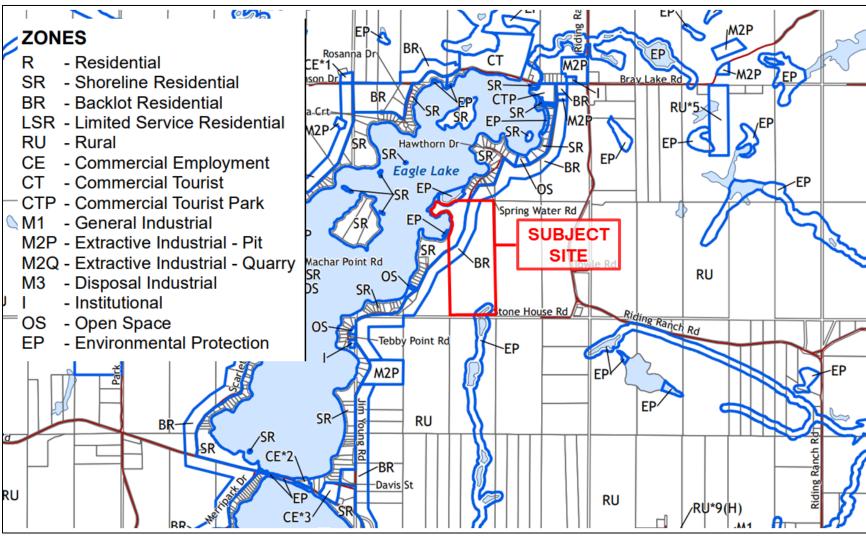
Source: The Biglieri Group Ltd., 2024

Figure 10: Township of Machar Official Plan Schedule 'A'



Source: Machar Township Official Plan, 2013

Figure 11: Machar Township Zoning By-law No. 45-12



Source: Machar Township Zoning By-law No. 45-12 Map

# 4.0 POLICY CONTEXT AND ANALYSIS

#### 4.1 Overview

The proposed development has been reviewed in the context of the requirements and policies directed by the Provincial Policy Statement (2020) ("PPS"), Growth Plan for Northern Ontario (2011) ("Growth Plan"), the Machar Township Official Plan (2013) ("Official Plan"), and the Machar Township Zoning By-Law No. 45-12 ("Zoning By-Law"). The sections below further asses whether the proposal has appropriate regard for various pertinent studies and guidelines. The proposed development makes efficient use of underutilized land, provides for the diversification of the area's employment uses (namely low-impact, sustainable tourism) and contributes to the increase in available recreational options in the area. In addition, to reduce the potential for land use impacts from the proposed redevelopment of the Site on the surrounding areas, appropriate setbacks are maintained from surrounding lands designated Natural Heritage and those zoned for Environmental Protection to ensure there is adequate screening between the Site. the proposed structures and vehicle access and these lands surrounding the Subject Site.

#### 4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement ("PPS") was issued under Section 3 of the *Planning Act*, 1990, and provides overall direction on matters of provincial interest related to municipal planning decisions. The current PPS was issued by the Province of Ontario and came into effect on May 1, 2020. Decisions related to planning matters, including Official Plan Amendment and Zoning By-law Amendment applications must be consistent with the PPS.

Per Section 1.1., the PPS encourages that:

- ➤ 1.1.1 Healthy, liveable and safe communities are sustained by:
  - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
  - h) promoting development and land use patterns that conserve biodiversity; and
  - i) preparing for the regional and local impacts of a changing climate.

The proposed Tourist Commercial Camp does not introduce incompatible developments or land use patterns to the Subject Site, as it seeks to provide for low-impact, sustainable recreational uses through the provision of overnight, seasonal camping (between April to October), intended only for the patrons paying for access to the Site in an area where the proposed use is permitted on

adjacent lands (i.e., the neighbouring *Rural* designated lands). Furthermore, appropriate distances between the Site and a nearby Type 1 Fish Habitat are incorporated into the proposed development to ensure conservation of biodiversity.

#### 4.2.1 Rural Lands in Municipalities

Rural Lands are defined as "Lands which are located outside settlement areas and which are outside prime agricultural areas."

Per Section 1.1.5:

- ➤ 1.1.5.2: On rural lands located in municipalities, permitted uses are:
  - b) resource-based recreational uses (including recreational dwellings);
  - g) other rural land uses.
- ➤ 1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.
- ➤ 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- ➤ 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.
- ➤ 1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The proposed Tourist Commercial Camp, is a low-impact development that supports rural economic development opportunities on the Subject Site through the creation of a camping area that does not depend on or require municipal services, has controlled access available to only the patrons of the proposed development, and will introduce infrastructure to allow for only

access to and use of the Site. The proposed development is seasonal and will only operate between April - October. It also introduces a use that supports recreational activities and provides for sustainable and diversified tourism uses on an underutilized. predominantly vacant Site. The Subject Site does not have agricultural or other resource management related uses permitted on the Shoreline designated portion of the Site. The Site does not have access to municipal or communal private services, and renewable energy sources are planned to provide basic services on the Site (including solar panels and gray water). Therefore, there is no need for the expansion of municipal water and wastewater infrastructure, thereby maintaining low development impacts. Further details on these impacts will be provided in the enclosed Environmental Impact Statement. As a result, the proposed development does not negatively impact the surrounding lands and is therefore compatible with the surrounding rural landscape.

### 4.2.2 Public Spaces, Recreation, Parks, Trails and Open Space

Per Section 1.5:

- ➤ 1.5.1 Healthy, active communities should be promoted by:
  - (b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
  - (c) providing opportunities for public access to shorelines; and
  - (d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed development supports the achievement of healthy, active communities. It provides for a natural setting for sustainable outdoor recreation and the promotion of physical activity, and sport participation, resulting in personal enjoyment and health benefits for all patrons of the Tourist Commercial Camp. The Site is surrounded by walking trails that promote movement, and opportunities for wildlife watching due to the presence of a variety

of species on or near the Site, per the EIS. The Site has access to the Eagle Lake shoreline which allows patrons of to undertake water activities such as paddling, kayaking and swimming. The development also has a sauna and will have sanitary facilities available for patrons use.

#### 4.2.3 Sewage, Water and Stormwater

Per policy 1.6.6.4:

- Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.
- At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

As municipal and communal sewage and water services are not available, the Site will access individual on-site sewage services. A septic system is proposed for the Site, located directly to the south of the proposed Camp Centre, which will service the onsite showers and toilets. A gray water pit is proposed manage water from the kitchen sink. Potable water will not be provided on the Site.

#### 4.2.4 Long-term Economic Prosperity

Per Section 1.7:

- 1.7.1 Long-term economic prosperity should be supported by:
  - h) providing opportunities for sustainable tourism development;
  - k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;

The proposed development provides an opportunity for sustainable tourism development through the provision of low-impact structures and the incorporation of renewable resources. The proposed development introduces minimal structures to be used seasonally such as the Camp Centre, Shelter, sauna, and sanitary facilities meant only for the patrons of the Site. Furthermore, the application proposes to upcycle shipping containers for the Camp Centre and maintenance office, the use of solar panels to provide (limited) electricity, a gray water pit to reduce water usage in the Kitchen and can incorporate an environmentally-forward septic bed design, per discussions with the Client's Septic consultant.

#### 4.2.5 Wise Use and Management of Resources

Section 2.0 of the PPS speaks to the protection of the natural environment.

Per Section 2.1:

- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
- ➤ 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

- 2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
- 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The Tourist Commercial Camp is located adjacent to Eagle Lake which contains a Type 1 Fish Habitat, is designated *Natural Heritage Protection* per the Machar OP, and is zoned *Environmental Protection*. Per the EIS, the only proposed site alteration at the Tourist Commercial Camp would be in the areas of the proposed structures (including the Camp Centre, the kitchen area, the parking lot, the overnight shelter proposed for the eastern portion of the Site and the Maintenance Office), the gravel road leading to the parking areas, the parking lot itself and septic system, leaving the environmentally sensitive areas near the Site minimally impacted.

There is also a range of animal, plant, reptile and bird species on or in close proximity to the Subject Site per the EIS, however there are no observed "Species at Risk (SAR) flora or fauna in this community, nor any wetlands or watercourses that would be considered a constraint to the proposed camping facility use". Furthermore, the structural elements of the Tourist Commercial Camp including but not limited to the Camp Centre, Shelter, sanitary facilities, sauna etc. are located away from the environmentally sensitive areas close to the Subject Site. In addition, the Site does not contain any significant wetlands, coastal wetlands, valley lands, woodlands, wildlife habitat or of areas of natural and scientific interest.

#### Per Policy 2.2.1:

▶ h) ensuring consideration of environmental lake capacity, where applicable; and ➤ i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

The proposed design of the development takes into consideration the capacity of Eagle Lake. For example, the intent is to create an efficient and environmentally-forward septic system, that conforms to the construction and operation standards of Ontario Regulation 358/90 of the Environmental Protection Act and all requirements in the Ontario Building Code including minimum setbacks of septic systems from the waters edge of 15 metres, and the Machar Township's 30 metre setback requirement from wetlands and watercourses. The Site proposes to reduce water usage through the provision of timers on the showers. Furthermore, the portion of the proposed development nearest the Eagle Lake shoreline are the tent platforms, which will minimally disturb the area as the platforms are located above ground and can be constructed in a way such that they do not remove vegetation and would not require filing or grading. The intent is to maintain the natural state of the area and the naturalization of the shoreline. It is therefore our opinion that the proposed development conforms to the intent of the PPS.

# 4.3 Growth Plan for Northern Ontario (2011)

The Growth Plan for Northern Ontario (the "Growth Plan") was approved through an Order-in-Council made by the Lieutenant Governor in Council under the Places to Grow Act (2005). The Growth Plan provides a strategic framework to promote economic prosperity, environmental stewardship, and the development of strong and sustainable communities across Northern Ontario.

Per Section 1.1, the Growth Plan is:

"in part an economic development plan, an infrastructure investment plan, a labour market plan and a land-use plan. It is a plan that recognizes the interconnected contribution of people, communities, infrastructure and the environment to a successful and sustainable economy. It is a plan that recognizes and builds upon the unique characteristics of Northern Ontario, including a bilingual workforce in many communities. It also recognizes that a successful future for Northern Ontario can only be achieved if it is built upon a new relationship and a new spirit of partnership with Aboriginal peoples."

The proposed development seeks to introduce low-impact, sustainable economic development opportunity in an underutilized area, that is compatible with surrounding land uses and land use planning permissions.

#### 4.3.1 Economy

Per Schedule 1 of the Growth Plan, the Subject Site is located within the Northern Ontario Growth Plan Area (Figure 12).

Per Section 2.2.2, the Province will focus economic development strategies on the following existing and emerging priority economic sectors and the distinct competitive advantages that Northern Ontario can offer within these sectors:

> i) tourism

Per Section 2.3 Tourism is an existing and emerging priority economic sector in northern Ontario.

The proposed development contributes to the Province's existing and emerging priority economic sectors by introducing low-impact, sustainable economic development that provides for outdoor recreation and the promotion of physical activity, for all patrons of the Tourist Commercial Camp. The Site is surrounded by walking trails that promote movement, and opportunities for wildlife watching due to the presence of a variety of species on the Site, per the EIS. The Site has access to the Eagle Lake shoreline which allows patrons of the Tourist Commercial Camp to undertake water activities such as paddling, kayaking and swimming.

Policy 2.3.10 Tourism, ways to expand the tourism sector in northern Ontario include:

- ➤ 1. Efforts by the Province, industry and, where appropriate, other partners, to grow and diversify the tourism sector should include:
  - (c) encouraging regional co-operation to expand and diversify Northern Ontario's tourism offerings and increase tourism visitation and receipts
  - (d) encouraging new, flexible and high-quality tourism products for domestic and international visitors

The Subject Site promotes diversification of Northern Ontario's tourism offerings by introducing a rural economic development opportunity located in close proximity to lakes such as Eagle Lake, rivers and wilderness areas all of which promote hiking, paddling, and wildlife watching all through the provision of seasonal camping. The proposed development introduces a compatible and symbiotic use with its surrounding areas (which includes a variety of Provincial Parks including Algonquin Park, Mikisew Provincial Park, and French River Provincial Park) thereby incentivizing visitation to the area. The proposed development also supports the creation of a

high-quality tourism product through the provision of a Tourist Commercial Camp that has very few traditional camp amenities, thereby fostering an adventure experience in the Canadian wilderness.

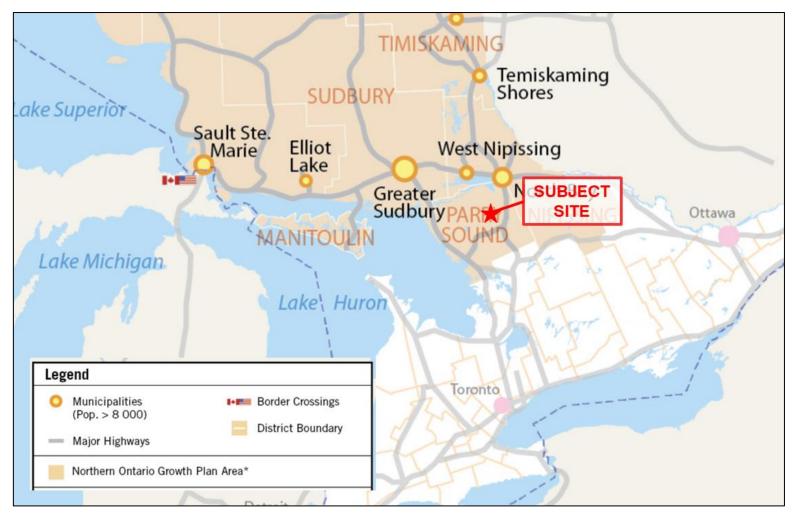
#### 4.3.2 Environmental Protection

Per Section 6.3.2, Machar Township is directed by the Province to ensure coordination between individual on-site servicing (such as potable, stormwater and wastewater systems) across the community, that is without access to municipal water and wastewater systems, to help protect surface and ground water features.

The Site is located in an area that is not connected to municipal services therefore will rely on a septic system to service the showers and toilet, and a gray water pit for the kitchen sink. The system will be designed to ensure protection of surface and ground water features.

It is therefore our opinion that the proposed development conforms to the intent of Growth Plan for Northern Ontario, specifically through the provision of an economic development opportunity through tourism and environmental protection measures.

Figure 12. Subject Site in the Growth Plan for Northern Ontario



Source: Ministry of Infrastructure, Ministry of Northern Development, Mines and Forestry, Ministry of Natural Resources, 2011

#### 4.4 Machar Township Official Plan

The Machar Township Official Plan ("Official Plan") was adopted by Council on December 3, 2012 and was approved by the Ministry of Municipal Affairs and Housing on June 20, 2013. The most recent office consolidation of the Official Plan is dated October 8, 2013. It establishes policies that guide planning and land use decisions in the Township to appropriately protect the natural environment and accommodate growth and development. The Official Plan also establishes goals and objectives for the community and its development and redevelopment.

#### 4.4.1 The Land Use Concept

The Official Plan designates the Subject Site as *Rural*, *Shoreline*, and *Natural Heritage Protection* per Schedule A - Land Use. On Schedule B - Natural Heritage System, an area within the southern portion of the Subject Site is identified as containing *Coldwater Stream* and *Floodplain* areas. Eagle Lake is identified as a *Cold-Water Lake* and immediately north of the Subject Site there is an identified *Type 1 Fish Habitat* (Figure 13). On Schedule C Transportation, Utilities and Aggregate Resources, the closest road to the Subject Site, Jim Young Rd., is classified as a *Year-Round Maintained Road*. The Subject Site does not have frontage onto Jim Young Rd., however it has a private driveway access that connects to it, via a future access easement across the southwestern neighbour's property.

- ➤ Per Policy A4.1 Rural, the *Rural* designation generally includes all of the rural areas as well as aggregate extraction areas in the Township.
- ➤ Per Policy A4.4 Natural Heritage Protection Areas, the Natural Heritage Protection designation includes known wetlands, known habitat areas and it includes areas that are unsuitable for development due to physical or environmental constraints such as flooding, steep slopes or erosion.
- ➤ Per Policy A4.5 Shoreline, the Shoreline designation includes all lands within 300 metres of the Township's

shoreline areas adjacent to Eagle Lake, Bray Lake, Hamilton Lake and King Lake, except for areas within the Natural Heritage Protection Designation and Crown Land.

#### 4.4.2 Land Use Designations

#### 4.4.2.1 B1 RURAL

The proposed development is outside of the *Rural* designated portion of the Subject Site. However, as the Tourist Commercial Camp use is permitted (per Policy B1.3), the policies of the *Rural* designation provides for policy guidance for the site-specific extension and inclusion of the Tourist Commercial Camp use in the *Shoreline* designation. Furthermore, while the tourist commercial use is a permitted use in the *Shoreline* designation, there is no related policy or requirements for the Tourist Commercial Camp use in the Official Plan, within the *Shoreline* designation.

#### Per Policy B1.1 PURPOSE:

- ➤ The purpose of the Rural designation is to:
  - a) Preserve the rural character of the Township and to prevent the intrusion of land uses which are incompatible with the resource activities of the area or which will result in a net increase in costs of services provided by the Municipality;
  - b) Prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities in the area;
  - c) Encourage rural land uses and associated activities that contribute to the economy of the Township;
  - o d) Permit uses which support the community;
  - e) Ensure that the scale of development is compatible with the role and function of the rural area; and,
  - o f) Protect the agricultural uses in the area.

The proposed development preserves the rural character of the township on the *Shoreline* designated portion of the Subject Site as it introduces the same land uses permitted on the *Rural* designated portion of the Subject Site and supports the provision of rural economic activities through the provision of a camping area. The scale of the proposed development does not exceed what is currently permitted on the *Shoreline* designated portion of the Subject Site (being a single-detached dwelling per the Official Plan, Zoning By-law and the creation of three additional residential lots per Schedule A of the Official Plan). Furthermore, there are no agricultural uses on the Subject Site or the surrounding areas. Therefore, it is our perspective that the proposed amendment is appropriate for this Site.

#### Per Policy B1.3 PERMITTED USES:

- ➤ a) Agricultural production;
- b) Forest management;
- > c) Conservation works;
- d) Parkland;
- e) Fishery resource management;
- f) Mineral exploration and mining;
- g) Wayside pits and quarries;
- h) Golf courses:
- i) Small scale hunt camps;
- > i) Residential Dwellings;
- k) Tourist Commercial Camps;
- > I) Small scale commercial industrial or institutional developments;
- m) Waste disposal sites;
- > n) Pits and Quarries; and
- o) Portable asphalt plants and portable concrete plans;

As noted above, the *Rural* designated portion of the Subject Site (abutting the *Shoreline* designation) permits the Tourist Commercial Camp use, which will be applied to the *Shoreline* designation.

#### Per Policy B1.5 RURAL DEVELOPMENT POLICIES:

- ➤ B1.5.6 Tourist Commercial Camps
  - The expansion and development of existing or new Tourist Commercial Camps may be permitted in the Rural designation subject to rezoning and Site Plan Control. Council shall discourage the expansion or

development of Tourist Commercial Camps near residential uses and shall ensure that such uses are well buffered from surrounding lands, uses and roadways. The Zoning By-law shall establish minimum lot sizes and frontages and also require a minimum separation distance from residential uses. Water and sewage facilities in Tourist Commercial Camps require the approval of the Ministry of Environment or its designated agencies.

While the proposed development only occurs in the *Shoreline* designation of the Site, the *Rural* designation, and adjacent land use to the proposed development area does permit the Tourist Commercial Camp use, whereas the *Shoreline* portion of the Site does not. Therefore, the specifics from Policy B1.5.6 will be incorporated into the Site-Specific exception for the *Shoreline* land use designation to facilitate the Tourist Commercial Camp use and expand the permitted use to the *Shoreline* designation. The proposed Tourist Commercial Camp is set away from residential uses.

The proposed Tourist Commercial Camp is set away from residential uses (a minimum of 140 metres from houses located to the north and southwest of the Subject Site) and nearby roadways (a minimum of 180 metres from Springwater Rd). Therefore, the potential for any negative impacts on surrounding lands are extremely minor.

With respect to the above-stated requirement for approval by the Ministry of Environment, Conservation and Parks (MECP) for water and sewage facilities in Tourist Commercial Camps, per discussions with the Client's septic consultant, the estimated basic flow rate for a septic system to support the showers and toilets for 12 tent platform sites is approximately 275 litres per day / tent site (which accounts for approximately 2-4 people per tent platform). This is below the MECP 10,000 litres per day threshold, therefore an MECP permit is not required. Furthermore, the proposed Tourist Commercial Camp is seasonal, only operating between April to October of the calendar year.

#### **4.4.2.2 B4 SHORELINE**

The portion of the Site to which the Tourist Commercial Camp use will be introduced is *Shoreline*.

#### Per Policy B4.1 PURPOSE

- > The purpose of the Shoreline designation is to:
  - a) ensure that new development is consistent with the scale and character of the shoreline residential area and preserve the visual quality of the shoreline;
     b) ensure that natural heritage features and groundwater resources are protected from new development and site alteration and to improve the natural characteristics of the shoreline;
  - o c) ensure the protection, improvement and restoration of groundwater and surface water;
  - d) encourage improvements to the infrastructure in the shoreline area to maintain, protect, restore and improve water quality and quantity and improve sustainability; and,
  - e) minimize the impact of any new development on the natural shoreline while maintaining or enhancing the extent of natural vegetation in the shoreline area.

The proposed Tourist Commercial Camp use conforms to the purpose of the Shoreline designation, as it does not exceed the scale or character of the area, and it does not impact the visual quality of the shoreline (as all proposed and existing structures are positioned away from the shoreline). Furthermore, per the enclosed EIS, natural heritage features and groundwater resources are protected. In addition, per the EIS, the only proposed site alteration at the Tourist Commercial Camp would be in the areas of the proposed structures (including the Camp Centre, the kitchen area, the parking lot, the overnight shelter proposed for the eastern portion of the Site and the Maintenance Office), the gravel road leading to the parking areas, the parking spaces themselves and septic system, leaving the environmentally sensitive areas near the Site minimally impacted. The tent platforms will not result in site alteration as they can be constructed in a manner that does not impact vegetation on the Site, nor will it require grading or filling.

#### Per Policy B4.2 LOCATION

➤ The areas designated Shoreline are illustrated on Schedule A, the Land Use plan.

#### Per Policy B4.3 PERMITTED USES

➤ Permitted uses in areas designated Shoreline on Schedule A shall include single dwellings, tourist commercial uses, marinas and recreational uses which existed on the date of approval of this Plan.

The proposed development is consistent with the character of the shoreline residential area as the proposed Tourist Commercial Camp will not introduce incompatible uses to the Site. First, tourist commercial uses are permitted in the Shoreline designation. While the designation does not specify the Tourist Commercial Camp as a permitted use specifically, nor is there a definition in the Official Plan, there are opportunities for tourist commercial uses, in principal through the Official Plan. As a for-profit camping area (or, commercial enterprise) that facilitates outdoor recreation for tourist patrons, the proposed development is consistent with tourist commercial and recreational uses and those associated with a tourist within the Shoreline designation. Furthermore, the adjacent land use which is designated rural on the same property, permits the Tourist Commercial Camp use. The proposed tent platforms are the only structure to be built close to the shoreline, and will not negatively impact the visual quality of the shoreline. Furthermore, the enclosed EIS provides recommendations on the protection and mitigation of existing shoreline vegetation, distance from natural heritage features and protection of source and ground water. Therefore, it is our perspective that the proposed amendment is appropriate for this Site.

#### Per Policy B4.4 GENERAL DEVELOPMENT POLICIES:

- All development on lands designated Shoreline and within 300 metres of the high water mark of the lake shall be deemed to have an impact on the lake unless it can be demonstrated otherwise.
- Development may be subject to a Tree Cutting By-law passed by Council in accordance with Section 4 of the Trees Act. Council may also require that an Environmental

Impact Report be prepared in accordance with Section B5.14.

The use of privately owned land for the purpose of providing communal access to the water shall require an Official Plan Amendment before the use commences. Lands used for communal access shall also be subject to provisions in the Zoning By-law and Site Plan control to restrict the intensity of the recreational use.

An EIS has been commissioned as part of this application, and it will demonstrate there is minimal impact on Eagle Lake as a majority of the proposed development is located more than 300 metres from the high watermark of the lake. Communal access will not be provided as part of this application, only patrons of the Tourist Commercial Camp will be able to access the water from the Subject Site. A Site Plan Control application will be submitted following the Official Plan Amendment and Zoning By-law Amendment Application.

## Per Policy B4.4.1 PRESERVATION OF VEGATATION:

- ➤ New development in the shoreline shall be sensitive to the preservation of tree cover and vegetation wherever possible so as to prevent erosion, siltation and possible nutrient migration and help maintain wildlife habitat. Development shall be set back a minimum of 23 metres from the high water mark. A greater setback may be required where necessary to address water quality, wetland, fish habitat or similar issues.
- Natural features shall dominate the shoreline, with the Township generally requiring that up to 90 percent of the front 15 metres of a lot be maintained in a natural vegetative buffer. Site alteration and disturbance of vegetation within 15 metres of the shoreline shall be limited to minor alterations to accommodate access trails, docks, water pumping equipment or restoration work. Performance standards respecting the protection of the vegetative buffer and the amount and type of development permitted to encroach within the buffer shall be set out in the implementing Zoning By-law and through Site Plan Control. Approvals for new development or re-development will

include requirements for landscape naturalization, improved on-site retention and treatment of wastewater and stormwater and improved compatibility with the natural environment.

An EIS has been commissioned as part of this application to demonstrate how the proposed development will be sensitive to the preservation of vegetation on the Site. The proposed structures as part of this application conform to the minimum 23 metres setback from the highwater mark as demonstrated by the concept plan and in future will be delineated through the Site Plan application stage through a Hydrologist report. As the development does not propose any lots, the policy regarding alteration or disturbance of vegetation within the front of the lot does not apply.

## Per Policy B4.4.2 MAINTAINING CHARACTER:

- Buildings in the Shoreline Area will be designed and constructed to blend into the natural environment and preserve the historic architectural characteristics of the area. The Zoning By-law implementing this Official Plan will include regulations that will:
  - a) limit lot coverage up to a maximum of 10 percent of the lot area within the front 60 metres of the lot, and impose total coverage regulations which may be less than permissible lot coverage;
  - e) limit the size of docks and other shoreline structures to a maximum percent of the shoreline frontage of the lot or a defined size, whichever is greater; and,
  - f) prohibit boathouses from extending beyond the shoreline.

The structures to be included on the Site will be designed to blend into the natural environment, will be raised above ground level and will preserve the historic architectural characteristics of the area by providing for sustainable tourism (a camp site) and associated outdoor recreational uses. It will also conform to the Machar Township By-law 4-22 (Property Standards and Maintenance).

Per Policy B4.4.4 Sewage Systems

New sewage systems are encouraged to be located as far back from the shoreline as possible, and shall be located a minimum of 30 metres from the shoreline, unless it is not physically possible (due to terrain features or lot depth) to locate the sewage system at such a distance, in which case the system shall be located as far back as possible and in accordance with current legislated minimum setback requirements. Where sewage systems cannot be set back 30 metres from the shoreline tertiary treatment systems shall be utilized. Tertiary treatment systems shall not be used as a means through which to permit new development on any at-capacity lake.

The development proposes a septic system to manage on-site wastewater. The Septic System is approximately 60 metres away from the shoreline.

Per policy B4.6 SHORELINE COMMERCIAL DEVELOPMENT POLICY:

- New commercial uses within the Shoreline designation will require an Official Plan Amendment. The expansion of the existing commercial uses which provide accommodation may be permitted on the basis of 6 metres frontage per unit on the waterbody and a maximum density that does not exceed 10 units per hectare where a unit is defined as a rental cottage or a camp site, or a room in a hotel or lodge. In instances where the accommodation is provided in sleeping cabins or dormitories, the expansion or development of such commercial developments may be permitted on the basis of 2 metres per person frontage on a waterbody.
- ➤ B4.6.3 The development of new commercial uses may be permitted subject to a site-specific amendment to the Official Plan and the Zoning By-law. The development shall also be subject to Site Plan Control. In considering such applications, Council shall also require that an Environmental Impact Report be prepared in accordance with Section B4.13.

An Official Plan and Zoning By-law Amendment seek to introduce new commercial uses to the Site, through the provision of a Tourist Commercial Camp. While tourist commercial uses are permitted in the *Shoreline* designation of the Official Plan designation, demonstrating considerations for tourist commercial uses in principle, it does not permit the Tourist Commercial Camp as a permitted use specifically, nor is there a definition of the same, in the Official Plan. Furthermore, the adjacent land use, which is designated *Rural* on the same property, permits the Tourist Commercial Camp use. Therefore, the OPA is appropriate because it does not introduce an incompatible use to the Site, rather it extends the permitted uses from the *Rural* designation to the *Shoreline* designation through a Site-specific exception.

As there is no existing commercial uses on the Site, the policies regarding density and frontage do not apply (as the Tourist Commercial Camp is being introduced onto the Site, not expanded).

The development proposes 12 tent platforms, which can accommodate approximately 2-4 people per tent platform.

The Zoning By-law Amendment is required as the Tourist Commercial Camp use is not permitted in the current Zoning By-law, nor is there a definition for it.

A Site Plan Control application will be submitted subsequent to the Official Plan Amendment and Zoning By-law Amendment applications.

# Per policy B4.8 LAKE CAPACITY:

➤ The four lakes in the Township, Eagle Lake, Bray Lake, Hamilton Lake and King Lake are considered by Council to have unique characteristics and limited carrying capacities with respect to amount of shoreline development they can accommodate. To ensure that the basic objectives of the Shoreline designation are met, policies specific to each of the lakes have been formulated and are to be considered concurrently with the General Development Standards contained in Subsections B4.5, B4.7 and B4.8. For these four lakes, in addition to the requirement that new development shall not raise the phosphorus levels by greater than 50% above its natural level, development shall not cause the level of phosphorus in any of the lakes to exceed 20mg/L over the lifetime of this plan, even if such a

level would be less than a 50% increase to the natural level of the lake.

The proposed design of the development takes into consideration the capacity of Eagle Lake. For example, the intent is to create an efficient and environmentally-forwards septic system, that conforms to the construction and operation standards of Ontario Regulation 358/90 of the Environmental Protection Act regarding Sewage Systems, and all requirements in the Ontario Building Code including minimum setbacks of septic systems from the waters edge of 15 metres, and the Machar Township's 30 metre setback requirement from wetlands and watercourses. Per the EIS, "maximizing the distance to Eagle Lake also optimizes phosphorus uptake by plants and trees along the way, reducing inputs to the lake which is the receiving body". The proposed tile bed system will be located south of the Camp Centre, approximately 60 metres from the Shoreline of Eagle Lake, which is considered a significant distance.

The Site proposes to reduce water usage through the provision of timers on the showers. Furthermore, the portion of the proposed development nearest the Eagle Lake shoreline are the tent platforms, which will minimally disturb the area as the platforms are located above ground and can be constructed in a way such that they do not remove vegetation and would not require filing or grading. The intent is to maintain the natural state of the area and the naturalization of the shoreline. It is therefore our opinion that the proposed development conforms to the intent of the Official Plan.

# Per policy B4.9 EAGLE LAKE:

➤ B.4.9.1: No new lots for residential use shall be created in the Shoreline designation surrounding both basins of Eagle Lake, unless the creation of the lot was allowed by the passage of a By-law prior to the date of the adoption of the Official Plan by Council or in accordance with Section B5.10. However, a limited amount of second tier development in accordance with the frontage and area requirements of Sub-section B4.7.2 may be permitted.

The proposed development does not introduce the creation of new lots for residential use on the portion of the Subject Site designated *Shoreline*. While the creation of a lot is permitted by Schedule A of Zoning By-law Amendment 13-86, the intent of this application is to

introduce the Tourist Commercial Camp use (which is permitted by the Machar Official Plan in the *Rural* designation), to the *Shoreline* designation, through the provision of a campsite and accessory structures including a Camp Centre comprised of a shipping container, complete with a kitchen area, four outdoor toilets, two outdoor showers, a seating area, and a utility room. There is also an additional outdoor toilet, a shelter, a sauna, a dock accessing a beach area, a maintenance office (also comprised of a shipping container) and parking.

# Per policy B4.10 NON IMPACT DEVELOPMENT:

- ➤ New development may be permitted within 300 metres of Eagle Lake only under one of the following special circumstances:
  - o d) The proposed new use, has a scale and density that is less than or equal to that which currently exists on site, and shall demonstrate a net reduction of the phosphorus loading on the lake.

The Shoreline designation permits for, single dwellings, tourist commercial uses, marinas and recreational uses. While the Tourist Commercial Camp is not a permitted use within the designation, the structures proposed as part of the Tourist Commercial Camp will not have the same scale and density as the permitted uses. Specifically, the application proposes to have on-site individual water and waste-water systems, as well as renewable energy sources to power the Site. Furthermore, the proposed development generally aligns with the Zoning By-law 45-12 definitions of a Campsite, with site-specific exceptions, and will have a scale and density that is less than or equal to what currently exists on the site. Furthermore, an EIS has been commissioned as part of this application to demonstrate that the proposed development will not cause an increase in the phosphorus levels in any of the lakes above the 20mg/L standard.

Furthermore, as there are existing permissions for the creation of 3 additional residential lots within the subject lands, the lands could accommodate a minimum of 4 residentials homes which would all require private water and waste servicing in the form of wells and/or septic systems, that would operate all year long. It is our opinion that the proposed seasonal use of the lands from April to October

for a tourist commercial use will generate similar if not less impacts as compared to the theoretical residential use of the lands.

Per policy B4.14 ENVIRONMENTAL IMPACT STUDY:

➤ Environmental Impact Studies shall be required for all development requiring Planning Act approval within the Shoreline designation.

An EIS is enclosed as part of the Official Plan and Zoning By-law Amendment applications.

Per policy B4.16 SHORELINE ALTERATIONS:

Subject to the approval of Council, the Ministry of Natural Resources and/or the Federal Department of Fisheries and Oceans, development may be approved in shoreline areas, adjacent to and within 23 metres of the shoreline, subject to a satisfactory Environmental Impact Study being completed, which shows that development will not have a negative impact. Filling, dredging and/or other shoreline alterations within 120 metres of fish habitat areas is prohibited and may be subject to enforcement by the Federal Department of Fisheries and Oceans.

As demonstrated by the enclosed EIS, the proposed development will not have negative impact on the Eagle Lake shoreline and no filing, dredging and/or other shoreline alterations are proposed within 120 metres of fish habitat areas.

### 4.4.2.3 B5 NATURAL HERITAGE PROTECTION

B5.1 PURPOSE The purpose of the Natural Heritage Protection designation is to:

- > a) maintain and enhance the ecological integrity of the natural heritage system;
- ➤ b) eliminate the potential for the loss or fragmentation of Provincially significant wetlands and the habitats and ecological functions they provide; and,
- > c) provide the tools to properly assess development applications located in close proximity to environmentally sensitive features and areas.

➤ d) Protect human life and reduce property damage by controlling development on those lands which are physically unsuitable for development.

The proposed development is located adjacent to located adjacent to Eagle Lake which contains a Type 1 Fish Habitat, is designated Natural Heritage Protection per the Machar OP, and is zoned Environmental Protection. An EIS was undertaken to determine potential impacts and mitigation measures to ensure little to no negative impact on the Site. No development is proposed within 120 metres of the Type 1 Fish Habitat.

#### **B5.2 LOCATION**

- The Natural Heritage Protection designation is intended to include the following components of the Township's Natural Heritage System:
  - a) All significant wetlands evaluated and identified by the Ministry of Natural Resources;
  - b) Significant habitat of endangered or threatened species; and,
  - c) Any other area that has been determined to be environmentally significant as a result of a planning approval process.
  - d) Lands that are unsuitable for development due to steep slopes, flooding or other physical conditions. Lands designated Natural Heritage Protection are shown on Schedule A to this Plan. The individual components of the Natural Heritage Protection designation are shown on Schedule B to this Plan.

There is a range of animal, plant, reptile and bird species on or in close proximity to the Subject Site per the EIS, however there are no observed "Species at Risk (SAR) flora or fauna in this community, nor any wetlands or watercourses that would be considered a constraint to the proposed camping facility use". Furthermore, the structural elements of the Tourist Commercial Camp including but not limited to the Camp Centre, Shelter, sanitary facilities, sauna etc. are located away from the environmentally sensitive areas close to the Subject Site. In addition, the Site does not contain any significant wetlands, coastal wetlands, valley lands, woodlands, wildlife habitat or of areas of natural and scientific interest.

#### **B5.3 PERMITTED USES**

> Permitted uses on lands designated Natural Heritage Protection are limited to conservation and passive recreational uses that do not require development or site alteration. For the purposes of B6.2 a) and c) above, works and infrastructure that by their nature must be located within the floodway, such as flood and erosion control works are permitted. For the purposes of this section, a golf course or other land use involving site alteration or utilizing motorized vehicles or equipment is not a passive recreational use. Proposals for the development of buildings and structures accessory to permitted uses are required to be accompanied by a supporting Environmental Impact Study which demonstrates, for the purposes of B6.2 a) and c), that no negative impact on the natural features or their ecological functions will occur due to the proposed development.

An EIS has been undertaken as part of this application process, and no development is proposed within 120 metres of the Type 1 Fish Habitat.

# Per policy B5.4.2 ADJACENT LANDS

- Adjacent lands are the lands adjacent to an environmental feature within which impacts must be considered and within which the compatibility of the development proposal must be addressed. For the purposes of this Official Plan, adjacent lands are defined as all lands within:
  - a) 120 metres of the boundary of a Provincially significant wetland that has been evaluated by the Ministry of Natural Resources.
  - b) 120 metres of a significant habitat of any endangered or threatened species and where scientific data has determined a different setback the greater of the two will be required; and,
  - c) 120 metres from the boundary of a fish habitat area.
- No development or site alteration shall be permitted on these adjacent lands without Council approval of a zoning by-law amendment, site plan, or other appropriate planning approval. Council may require an Environmental Impact

Study and/or a subwatershed study and/or a geotechnical study is completed and approved by Council, subject to the comments of the appropriate agencies. The requirements for an Environmental Impact Study are contained in Section B6.6 of this Plan.

The scale and the contents of the required studies shall be determined at the time the development is proposed. The width of the adjacent lands may be increased/decreased, depending on the feature and the nature of the proposed development. This determination shall be made in consultation with the appropriate agencies following the review of the EIS at the time the development is proposed.

Per the EIS, a Type 1 Fish Habitat has been identified adjacent to the Site, on the north-central portion of the archipelago. However, minimal site alteration is proposed for the area (and not within a 120 metres of the habitat) and mitigation measures included demonstrate that the proposed development will not impact the Type 1 Fish Habitat nor any of the natural heritage features and natural heritage protection areas (in the Natural Heritage System), or the habitats of any potential endangered or threatened species (although the EIS did not find any evidence of SAR occurrences).

The only proposed site alteration at the Tourist Commercial Camp would be in the areas of the proposed structures, the gravel road leading to the parking areas, the parking spaces themselves and septic systems, leaving the environmentally sensitive areas near the Site minimally impacted.

# B5.5 DESCRIPTION OF COMPONENTS OF THE NATURAL HERITAGE PROTECTION DESIGNATION

The Natural Heritage System represents a network of natural areas that continues to exist after the area was settled and the lands and waters that support the ecological functions critical to the survival of these areas. Components of the natural heritage system that are within the Natural Heritage Protection designation include the following from the PPS.

- Significant wetlands;
- Fish Habitat;
- Significant woodlands;

- Significant valleylands;
- Significant habitat of endangered and threatened species;
- Significant wildlife habitat; and,

Per the EIS, a Type 1 Fish Habitat has been identified adjacent to the Site, on the north-central portion of the archipelago. However, minimal site alteration is proposed for the area (and not within a 120 metres of the habitat) and mitigation measures included. Woodlands have also been identified although none are classified as Significant Woodlands. No other components of the natural heritage system have been identified on the Subject Site.

Per policy B5.6 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT STUDY

➤ Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section and as outlined in section C2.7 of this Plan.

An EIS has been commissioned in support of this application, in conformity with policies B5.6.1 to B5.6.3.

# 4.4.3 General Development Policies

#### C1 GENERAL ENVIRONMENTAL POLCIES

C1.2 ENVIRONMENTAL FEATURES NOT INCLUDED IN THE NATURAL HERITAGE PROTECTION DESIGNATION

- C1.2.1 Lakes, Rivers and Streams: All of the lakes, rivers and streams in the Township as shown on the schedules to this Plan are considered to be environmentally significant since they:
  - o a) contain fish habitat areas;
  - b) function as corridors for migrating wildlife habitat movement and vegetation dispersal;
  - o c) serve to maintain the quality and quantity of surface and ground water resources; and,
  - o d) assist in the improvement of air quality.

➤ It is the intent of this Plan to protect all lakes, rivers and streams from incompatible development to minimize the impacts of such development on their function.

As demonstrated by the EIS, the proposed development will mitigate any impact on Eagle Lake.

#### C1.2.2 Fish Habitat

- Fish habitat means spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes. New development may be permitted within fish habitat if it can be demonstrated through an EIS that such development will have no negative impact on the feature and the Department of Fisheries has authorized such development or works in accordance with the Fisheries Act. Type 1 Fish Habitat is identified on the Schedules to this Official Plan, areas that are not identified as Type 1 fish habitat are of "unknown" significance; therefore applicants must consult with the appropriate authority (the Federal Department of Fisheries and Oceans) when proposing any development on lands adjacent to water. For the purpose of this section, lands adjacent to fish habitat are defined, as being within 150 metres of a fish habitat area.
- Any new shoreline structures will be located outside areas mapped as "Unknown" or "Type 1" fish habitat, unless a study shows that they would be located in Type 2 habitat.

Per the enclosed EIS, the only structures proposed in proximity to the Type 1 Fish Habitat are the tent platforms, and they will be located outside areas mapped as such.

#### C2.12 SENSITIVE LIGHTING

The nighttime sky is a significant feature of the Township. The view of the nighttime sky is important to tourism and worth preserving for future generations. Sensible lighting practices that help preserve the nighttime sky are encouraged for all development in the Shoreline areas of the Township. Sensitive lighting that is oriented downward, low wattage, energy efficient and minimizes glare will be encouraged, throughout the Township, in order to:

- i) Prevent conflicts with abutting uses and preserve privacy;
- o ii) Minimize impacts on wildlife;
- iii) Minimize hazards to navigation; and
- o iv) Preserve the night sky.

The only lighting proposed for the Subject Site is associated with personal use for the patrons of the Tourist Commercial Camp, to navigate their way through the Site, the provision of human health and safety and for the communal areas including the Camp Centre, Shelter, Sauna, sanitary facilities and parking areas. Therefore, privacy of abutting uses will be preserved, there will be minimum impacts on wildlife, will ensure navigation of the Site for the patrons is feasible but also preserve the night sky.

# 4.4.4 Transportation and Utilities

#### D1.1 ROADS

➤ D1.1.1 Local Roads With Year Round Maintenance: Local roads are those roads that are assumed and maintained for public use by the Machar Township and are identified on Schedule C to this Plan. Access to and usage of these roads is subject to the jurisdiction of the Township. Council will ensure that all year-round maintained roads, as indicated on Schedule C, will be maintained to a reasonable standard of construction over the life of this Plan.

Per Schedule C of the Official Plan, Jim Young Road is delineated a *Year-Round Maintained Roads*. To access the Provincial Highway Network (namely Highway 11), Jim Young Road connects to Eagle Lake Road, which has an interchange with Highway 11 north of the Village of South River.

Legend Cold Water Stream Rosanna Dr Other Watercourse Benson Dr Bray Lake Rd Municipal Boundary Moose Aquatic Feeding Area Rosanna-Crt-Deer Wintering Area - Stratum 2 Type 1 Fish Habitat Hawthorn Dr Machar Strong Boundary Road Bog (Unevaluated) Eagle Lake Other Wetlands Floodplain Spring Water Rd Cold Water Lake SUBJECT Other Waterbody SITE Machar Point Rd Towle Rd Machar Cres Smith Rd tone House Rd Riding Ranch Rd Tebby Point Rd

Figure 13. Machar Official Plan Schedule 'B' Natural Heritage System

Source: Machar Township Official Plan, 2013

# 4.5 Machar Township Zoning By-law No. 45-12

# 4.5.1 Existing Permissions

The Subject Site is zoned Shoreline Residential (SR), Backlot Residential (BR), Rural (RU), and Environmental Protection (EP) per Schedule A of the Machar Township Zoning By-law 45-12, District of Parry Sound. These zones permit a range of residential, tourist, agricultural and resource management uses (as described in Tables 2a – 2d).

As the Zoning By-law Amendment does not permit a Tourist Commercial Camp use (although it permits camping and tourist establishments that include camping), a site-specific Zoning By-law Amendment is required to permit the proposed use (as demonstrated in Section 3).

Table 2a: Shoreline Residential Zone

Zoning Provision	Shoreline Residential By-law Requirement
Permitted Uses	A single detached dwelling
Minimum Lot Area	1.0 ha
Minimum Lot Frontage	60 m
Minimum Front Yard	23 m
Minimum Interior Side Yard	6 m
Minimum Exterior Side Yard	7.5 m
Minimum Rear Yard	10 m
Maximum Lot Coverage	<ul> <li>i. within 60 m from shoreline - 10% of lot area within 60 m of the shoreline</li> <li>ii. more than 60 m from the shoreline - 15% of the total lot area</li> </ul>
Maximum Height	10 m
Minimum Ground Floor Area	60m <sup>2</sup>
Minimum Dwelling Unit Size	N/A

Maximum Height of Building	7 m
(within the front 23m of a lot)	

### **Table 2b: Rural Zone**

Zoning Provision	Rural Zone By-law Requirement
Permitted Uses	accessory apartment;
	farm and a farm house;
	> farm produce sales outlet provided
	such produce is the product of the
	farm on which the outlet is situated;
	resource management uses;
	home occupation or a home industry
	subject to Sections 3.10 and 3.11 of
	this By-law;
	<ul><li>hunt camp;</li><li>riding school or boarding stables;</li></ul>
	<ul><li>riding school or boarding stables;</li><li>single detached dwelling;</li></ul>
	<ul><li>single detached dwelling;</li><li>specialized farm or farm house;</li></ul>
	<ul><li>veterinary hospital;</li></ul>
	<ul><li>wayside pit or a wayside quarry.</li></ul>
Minimum Lot Area	10 ha
Minimum Lot	135 m
Frontage	
Minimum Front	40 m
Yard	
Minimum Interior	15 m
Side Yard	
Minimum Exterior	30 m
Side Yard Minimum Rear	15 m
Yard	13 111
Maximum Lot	N/A
Coverage	14/7.4
Maximum Height	N/A
Minimum Ground	N/A
Floor Area	
Minimum Dwelling	N/A
Unit Size	

Table 2c: Backlot Residential Zone

Zoning Provision		Backlot Residential Zone By-law Requirement
Permitted L	Jses	<ul><li>Resource management uses, excluding buildings or dwellings;</li><li>A single detached dwelling</li></ul>
Minimum Area	Lot	1.6 ha
Minimum Frontage	Lot	105 m
Minimum F Yard	Front	30 m
Minimum Interior Yard	Side	7.5 m
Minimum Exterior Yard	Side	10 m
Minimum Yard	Rear	7.5 m
Maximum Coverage	Lot	5%
Maximum Height		9 m
Minimum Ground I Area	Floor	60 m <sup>2</sup>
Minimum Dwelling Size	Unit	N/A

**Table 2d: Environmental Protection Zone** 

<b>-</b>	D 11 1 11 11 17 D 1 D 1
Zoning Provision	Backlot Residential Zone By-law Requirement
Permitted Uses	Agriculture, Resource Management Uses, Marine Facilities and Boathouses subject to Section 3.1
Regulations	Marine Facilities: Marine facilities and boathouses may be permitted in accordance with Section 3.1 provided that they are accessory to permitted uses on the appertaining lands where such a use is permitted in the appertaining zone
	Permitted Buildings and Structures: No buildings or structures including accessory buildings or structures with the exception of marine facilities, boathouses, pumphouses and buildings or structures used for flood and erosion control are permitted in the Environmental Protection (EP) Zone

# 4.5.2 Policy Conclusion

This Planning Rationale Report has evaluated the merits of the proposed development in the context of all applicable Provincial and Township policies and concludes that the proposal is consistent with the general intent of the policy framework articulated in the Provincial Policy Statement (2020), the Growth Plan for Northern Ontario (2011), the Machar Township Official Plan (2013) and Machar Township Zoning By-law 45-12. An Official Plan Amendment and Zoning By-law Amendment are sought to maintain the Shoreline land use designation and the Shoreline Residential and Backlot Residential zones on the Subject Site, with the addition of a site-specific exception that will permit the Tourist Commercial Camp use.

The proposed use, Tourist Commercial Camp is consistent with the permitted uses in the Official Plan, implicitly as "tourist commercial use" in the *Shoreline* designation and explicitly as "tourist commercial camp" in the *Rural* designation (that permits the use on lands surrounding the Subject Site). As the Official Plan

Amendment seeks only to extended the existing uses permitted in both designations on land that is compatible with these uses, we believe the amendment represents good planning, is appropriate and minor in nature.

While the Tourist Commercial Camp use is not permitted in the Zoning By-law at all, there are existing uses in the Zoning By-law that are similar, but do not adequately convey the intent of the Tourist Commercial Camp use. Therefore it is necessary to create a site-specific definition to describe the parameters of the use, in addition to introducing the use itself across both the *Shoreline Residential* and *Backlot Residential* zones, as the development is proposed to occur on both. The inclusion of this site-specific use in the Zoning By-law is compatible with existing uses already permitted.

# 5.0 SUPPORTING TECHNICAL DOCUMENTS

# 5.1 Scoped Environmental Impact Study

A Scoped Environmental Impact Study, was prepared by Oakridge Environmental, dated April 5, 2024, in support of the Official Plan Amendment and Zoning By-law Amendment application. The purpose of this study was to determine the potential impact on the natural heritage areas and environmental protection areas on and adjacent to the Site and provide recommendations for mitigation and best management practices. The report makes recommendations on:

- > Species at Risk Pre-screen;
- > Development Envelopes and General Constraints;
- > General Development Design Considerations; and
- > Best Management Practices to Reduce Phosphorus Loadings.

The report concludes by recommending support for the Official Plan Amendment, Zoning By-law Amendment and any required building permits, provided that the mitigation measures presented are implemented for the Site.

# 6.0 CONCLUSION

The Biglieri Group Ltd. (TBG) has been retained by Stephanie Apollonio and Bob Hoang (the "Owners") to prepare planning applications in support of a proposed Tourist Commercial Camp on the site legally known as Parcel 17381 Section NS; Lot 23 Concession 7 Machar Township Part 1, 42R6802 as in Lot 140722; Machar ("Subject Site").

This Planning Rationale Report has been prepared in support of applications for a Official Plan Amendment and Zoning By-law Amendment. The proposed development consists of a commercial campsite with 12 campsites (with 3.66 m x 3.66 m tent platforms), a kitchen area located in a shipping container, a Camp Centre comprised of a shipping container, complete with four outdoor toilets, two outdoor showers, a seating area, and a utility room. There is also an additional outdoor toilet, a shelter, a sauna, a dock accessing a beach area, a maintenance office (also comprised of a shipping container) and parking. A septic system is proposed for the Site, located directly to the south of the proposed Camp Centre, which will service the onsite showers and toilets. A gray water pit is proposed manage water from the kitchen sink and solar panels will be located atop the roofs of the shipping containers.

Applications for Site Plan Control Approval will be submitted to the Town for review and approval at a later date.

This Planning Rationale Report has evaluated the merits of the Proposal in the context of all applicable Provincial and Township policies and concludes that the Proposal is consistent with, or conforms to, the intent of the policy framework articulated in the Provincial Policy Statement (2020), the Growth Plan for Northern Ontario (2011), the Machar Township Official Plan (2013) and Machar Township Zoning By-law 45-12. For these reasons, in our professional opinion the proposal represents good planning and is appropriate for approval.

Respectfully submitted, THE BIGLIERI GROUP LTD.

Mallory Nievas MCIP, RPP Senior Associate

Shilpi Saraf-Uiterlinden, B.A., M.E.S Pl Planner



# Official Plan Amendment No. x

**Township of Machar** 

# **Amendment Number X to the**

# Official Plan of the

# **Township of Machar**

The attached explanatory text and constituting Amendment Number X to the Official Plan for the Township of Machar, was prepared and adopted by the Council of the Corporation of the Township of Machar, by By-law Number2024 in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.
Lynda Carleton, Mayor

Angela Loney, Treasurer Deputy Clerk

# THE CORPORATION OF THE TOWNSHIP OF MACHAR

BY-LAW NO. \_\_\_\_-2024

# A By-law to adopt Amendment No. X to the Official Plan for the Township of Machar.

**WHEREAS** The Corporation of the Township of Machar is empowered to amend its Official Plan as required;

**AND WHEREAS** Sections 17 and 22 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provide Council such authority to amend its Official Plan;

**AND WHEREAS** the policies of the Official Plan of the Township of Machar are approved and in force and effect at this time:

**AND WHEREAS** the Council of the Corporation of the Township of Machar deems it necessary and desirable to adopt an amendment to the Official Plan;

**NOW THEREFORE** the Council of the Corporation of the Township of Machar enacts as follows:

- 1. Amendment No. X to the Official Plan for the Township of Machar, consisting of the explanatory text is hereby adopted.
- 2. That the Clerk of the Township of Machar is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the Bylaw and Schedule, after the passage of this By-law, where such modifications or corrections do not alter the intent of the By-law.

This By-law will take effect on the date of its passage, subject to the provisions of Section 34(30) and (31) of the Planning Act, R.S.O. 1990, c.P.13.

Lynda Carleton, Mayor	Angela Loney, Treasurer Deputy Clerk	_
READ A THIRD TIME and finally passed the	nis, 2024.	
READ A FIRST AND SECOND TIME on the	ne, 2024.	

# **Certification**

Certified that the above is a true copy of By-la Council of the Township of Machar on the		-	by
Council of the Township of Machai off the	day of	, 2024.	
Angela Loney, Treasurer Deputy Clerk			

# THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of Machar consists of three parts:

**Part A** – THE PREAMBLE does not constitute part of this Amendment.

**Part B** – THE AMENDMENT, consisting of the details of Amendment No. X to the Official Plan to the Township of Machar.

**Part C** – THE APPENDICES do not constitute part of this Amendment. The appendices contain the background material, planning considerations and public involvement associated with this Amendment.

**Schedule D** – THE SCHEDULES associated with the proposed mapping amendments to the Official Plan.

# Part A - Preamble

# **Purpose**

The purpose and effect of the Official Plan Amendment and the associated Zoning Bylaw Amendment is to permit a Tourist Commercial Camp use on the Subject Site. The Official Plan Amendment application is required to amend Schedule 'A' Land Use, to redesignate a portion of the Subject Site from 'Shoreline' to the site-specific 'Shoreline - XX' designation which will permit the Tourist Commercial Camp use, in addition to the existing uses permitted in the 'Shoreline' designation.

## Location

Amendment No. X also proposes a mapping amendment that applies to the Subject Site, which is located on the eastern shoreline of Eagle Lake south of Bray Lake Road and north of Bunker Hill Road. The applicable portion of the Subject Site is legally described as PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR.

# Part B – The Amendment

# 1.0 Introductory Statement

Part B – The Amendment, consists of the following details constituting Amendment No. x to the Official Plan for the Township of Machar.

# 2.0 Details of the Amendment

The Official Plan of the Township of Machar is amended in accordance with the following:

- Amend Schedule 'A' Land Use of the Township of Machar Official Plan, to re-designate the subject site, as shown in Part D of this Amendment, to a site-specific 'Shoreline - XX' designation.
- Amend Section B4.3 of the Official Plan, to also permit the Tourist Commercial Camp use within the site-specific 'Shoreline - XX' designation on the Subject Site.

# 3.0 Implementation and Interpretation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment. In all other respects the provisions of the Township of Machar Official Plan shall apply.

Upon approval of this Amendment, Council shall consider an implementing Zoning By-law.

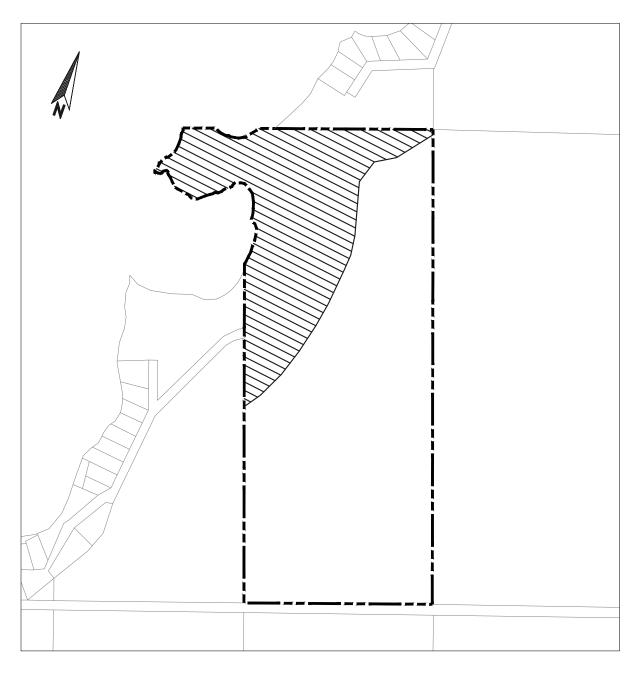
The provisions of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

# Part C - The Appendices

Planning Report dated April 25, 2024

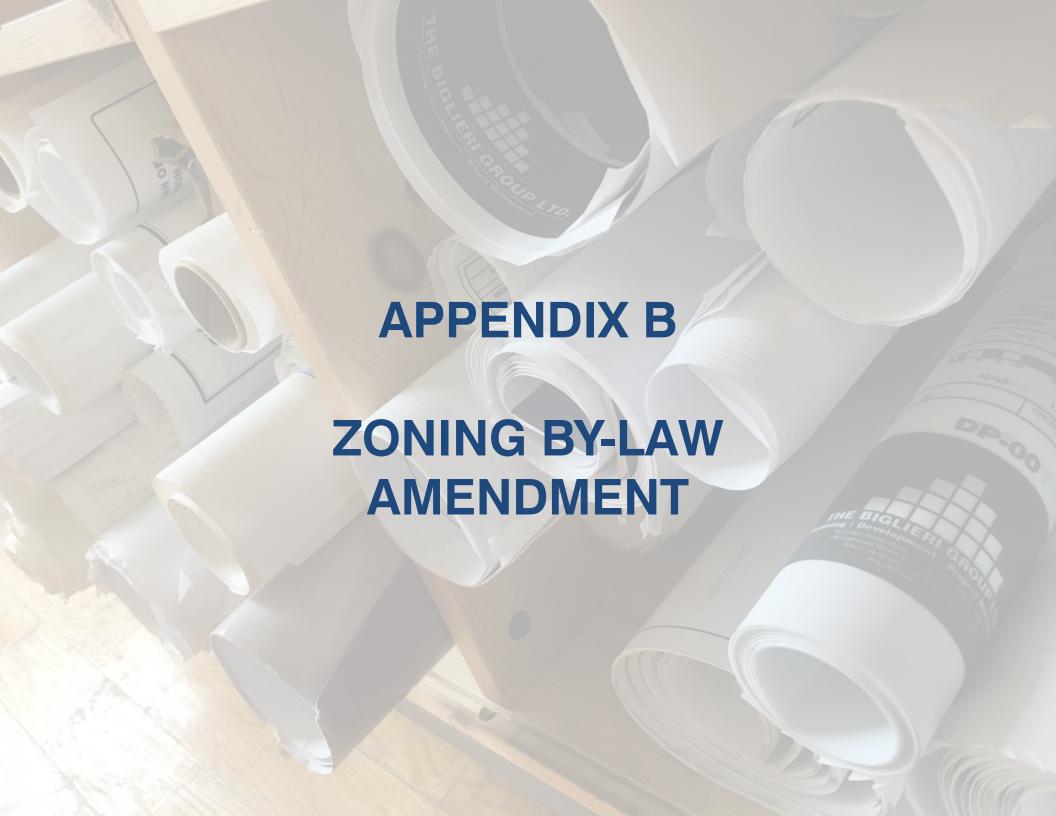
# Schedule 'A' to OPA No.\_\_\_-24

PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR





Shoreline-XX



# THE CORPORATION OF THE TOWNSHIP OF MACHAR BY-LAW NO. -24

Being a By-law to amend By-law No. 45-12, as amended, the Zoning By-law for the Corporation of the Township of Machar with respect to lands located on PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR.

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

AND WHEREAS the owner of the subject property has filed an application with the Township of Machar to amend By-law 45-12 as amended;

AND WHEREAS the Council of the Corporation of the Township of Machar deems it advisable to amend By-law No. 45-12 as amended to rezone a portion of the subject lands to the "Shoreline Residential Exception (SR-XX) Zone" and the "Backlot Residential Exception (BR-XX) Zone";

AND WHEREAS the Council of the Corporation of the Township of Machar has determined that no further notice is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of the Corporation of the Township of Machar enacts as follows:

1. Notwithstanding the regulations of Section 5, the following definitions shall be applied:

## a. TOURIST COMMERCIAL CAMP

An establishment that is occupied on a temporary basis by tents, comprising land maintained as grounds for the camping of tents. Other permitted structures include a Camp Centre, Kitchen Area, and Maintenance Office made out of shipping containers that provides for sanitary and food preparation purposes, a sauna, outdoor toilets, parking areas, overnight shelter, outhouse and outdoor showers.

- Notwithstanding the permitted uses and regulations of Section 4.2.1, on lands located in the SR-XX Zone, described legally as PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR, Tourist Commercial Camp shall be a permitted use.
- Notwithstanding the permitted uses and regulations of Section 4.2.1, on lands located in the SR-XX Zone, described legally as PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR, Shipping Containers shall be a permitted use.
- Notwithstanding the permitted uses and regulations of Section 4.7.1, on lands located in the BR-XX Zone, described legally as PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON

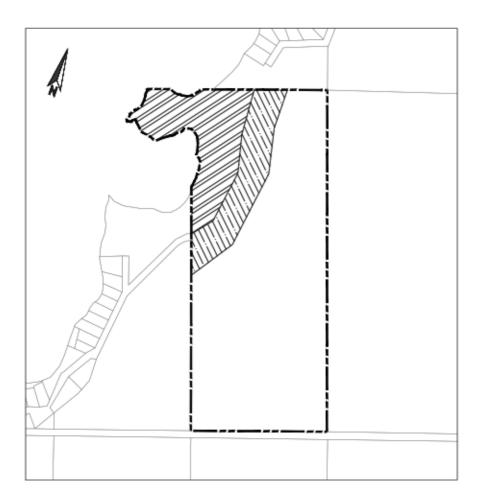
- 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR, Tourist Commercial Camp shall be a permitted use.
- 5. Notwithstanding the permitted uses and regulations of Section 4.2.1, on lands located in the SR-XX Zone, described legally as PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR, Shipping Containers shall be a permitted use.
- 6. In all other respects, the provisions of By-law 45-12, as amended shall apply.

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

READ A FIRST AND SECOND TIME on the	ne x day of [month], 2024.
READ A THIRD TIME and finally passed the	nis x day of [month], 2024.
Lynda Carleton, Mayor	Angela Loney, Treasurer Deputy Clerk

# Schedule 'A' to By-law No. \_\_-24

PCL 18631 SEC NS; PT LT 24 CON 7 MACHAR PT 1, 42R7001; MACHAR and PCL 17381 SEC NS; LT 23 CON 7 MACHAR T/W PT 1, 42R6802 AS IN LT140722; MACHAR





The Shoreline Residential (SR-XX) Zone is amended to include Tourist Commercial Camp as a permitted use.

The Backlot Residential (BR-XX) Zone is amended to include Tourist Commercial Camp as a permitted use.

This is Schedule A to By-law No. \_\_-24 Passed this x day of [month], 2024

Lynda Carleton, Mayor	Angela Loney, Treasurer Deputy Clerk



# THE BIGLIERI GROUP LTD.

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