

TOWNSHIP OF MACHAR

STAFF REPORT

TO: Angela Loney
Clerk Administrator, Township of Machar

FROM: Jamie Robinson, BES, MCIP, RPP
Patrick Townes, BA, BEd
MHBC Planning Limited

DATE: October 13, 2025

SUBJECT: Application Status Update
Official Plan Amendment and Zoning By-law Amendment
517 Jim Young Road, 1968792 Ontario Inc.
(c/o Stephanie Apollonio and Bob Hoang)

INTRODUCTION

This Report has been prepared to provide Council and members of the public with an update on the active Official Plan Amendment and Zoning By-law Amendment applications that were submitted for the subject property located at 517 Jim Young Road.

The applications were submitted in April of 2024, and the Statutory Public Meeting was held at the Township on November 12, 2024. In accordance with the requirements of the Planning Act, where the approval authority for an Official Plan Amendment is the Ministry of Municipal Affairs and Housing (MMAH), a Statutory Public Meeting could not be scheduled until at least 90 days after the application was provided to MMAH.

MMAH staff stated that the Township should not make a decision on the Official Plan Amendment application until formal comments have been received from their office.

Since the last update was provided to Council, the following items have been completed and provided to the Township:

- September 3, 2025 – One Window Provincial Review Comments prepared by MMAH.
- October 8, 2025 – Peer Review of EIS and Lakeshore Capacity Assessment prepared by Hutchinson Environmental Services Ltd.

This Report is intended to provide a brief summary of the two documents referenced above and to provide an update on the status of the applications.

ONE WINDOW PROVINCIAL REVIEW COMMENTS - MMAH

The Ministry of Municipal Affairs and Housing is the approval authority for the Official Plan Amendment application. Township Council will make a recommendation to the Ministry in either support or opposition to the application, however the Ministry has the final decision making authority.

The Official Plan Amendment application, and associated materials were provided to MMAH on May 28, 2024. The One Window Provincial Review Comments were received by the Township on September 3, 2025, and are included as Attachment #1.

Following a review of MMAH's comments, the following items have been requested from the applicant:

- 1) Complete estimation for the combined sewage flow of all systems.
- 2) In-situ soils assessment per Lakeshore Capacity Assessment Handbook.
- 3) Archaeological assessment.
- 4) Further details on the location of the access and confirmation that an easement has been obtained if proceeding with formal application.

Regarding #2, this requirement is consistent with the results of the Peer Review completed to Hutchinson Environmental Services Ltd.

Regarding #4, it is understood that there is an existing easement in favour of the subject property. The owner/agent will need to address access to the satisfaction of the Township and obtain appropriate approvals, if required.

PEER REVIEW – HUTCHINSON

A Peer Review of EIS and Lakeshore Capacity Assessment prepared by Hutchinson Environmental Services Ltd. This document was provided to the Township on October 8, 2025, and forwarded to the owner/agent. The Peer Review is included as Attachment #2.

Section B4.10 of the Township's Official Plan includes a policy regarding Eagle Lake, and includes the following:

"New development may be permitted within 300 metres of Eagle Lake only under one of the following circumstances....."

d) The proposed new use, has a scale and density that is less than or equal to that which currently exists on the site, and shall demonstrate a new reduction of the phosphorus loading to the lake.”

The applications submitted to the Township were accompanied by a Scoped Environmental Impact Study that was prepared by Oakridge Environmental Ltd. The Township made a decision to get this Study and the Lakeshore Capacity Assessment matters peer reviewed to ensure that the applications conformed to the Lakeshore Capacity Assessment Handbook, Provincial policy, and the Township's Official Plan. A summary of the Peer Review is included below.

Environmental Impact Study

The results of the Peer Review concluded that winter is an inappropriate time to complete the sole field investigation used to inform an Environmental Impact Study. No information could be collected regarding low-lying vegetation, wetlands, fish habitat, watercourse features, or the majority of species-at-risk which are hibernating or have migrated south in the winter. Therefore, the Environmental Impact Study relies on limited information and contains too many assumptions. The Environmental Impact Study should be updated following field investigations completed in the growing season (e.g., summer) when natural heritage features and functions can be properly characterized. A Terms of Reference detailing the proposed approach should be provided to the Township for approval so that the landowner can be assured that the project proceeds in a manner that meets industry standards.

It is recommended that additional field work be completed in the appropriate season in order for the Environmental Impact Study to be updated.

Lake Capacity

The results of the Peer Review concluded that Eagle Lake is over capacity according to Lakeshore Capacity Assessment and Provincial guidance. The Lake is also highly responsive to phosphorus loadings and is overcapacity from a recreational perspective. Algal blooms have also been reported in Eagle Lake recently in June 2024 and October 2024. Despite shortcomings in the capacity approaches, Official Plan policies such as B4.10 (d) should be implemented as part of conservative approach to lake management. It was agreed that a soils assessment should be completed following MMAH's recommendation. If conditions do not align exactly with those prescribed in the Lakeshore Capacity Handbook, alternative methods to sewage-related phosphorus attenuation should be discussed such as importation of acidic, iron and aluminum rich soils, or utilization of tertiary treatment systems, such as Ecoflo or Waterloo Biofilter systems. A

thorough description of on-site soil conditions should allow for the development of a sewage servicing plan that attenuates a large proportion of sewage-related phosphorus.

It is recommended that a Soils Assessment be completed following MMAH's recommendation.

Beach Creation

The proposed development includes augmentation to the existing beach through placement of sand overtop the existing footprint. Placement of sand below the high-water mark would require approval from Ministry of Natural Resources (Public Lands Act) and Fisheries and Oceans Canada (Fisheries Act) and is generally discouraged. This aligns with the comments provided by MMAH.

It is recommended that the applicant/agent provide appropriate documentation and approval from the Ministry of Natural Resources and Fisheries and Oceans Canada.

NEXT STEPS

The applicant/agent has been provided a copy of the MMAH comments and the Peer Review. It is recommended that the applicant/agent address the comments that have been provided, in order for the Township to evaluate the applications and to provide a recommendation that considers the applicable land use policies.