
To:	Lori West, Clerk/Planner
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Date:	November 10, 2021
File:	18249F – Official Plan Review
Subject:	What We Have Heard Report

This report has been prepared to provide a summary of the comments that have been provided to the Municipality on the Official Plan Review project to date.

Draft Background Report

A Draft Background Report was prepared in September 2021 and was posted on the Municipality's Official Plan Review webpage. The purpose of this Draft Background Report is to provide an overview of the comments received by the community and the comments received of the Province's "One Window" meeting with the various Ministries. This Draft Background Report also provides possible options for revised and new policy areas for the new Municipality of McDougall Official Plan. A copy of the Draft Background Report is attached to this report, as Appendix 1.

The Draft Background Report was presented at the September 15, 2021 Council meeting and unfortunately, due to technical difficulties, the question period was cut short. Members of the community are welcome to submit written comments and questions at any time through the email OPReview@mcdougall.ca. All comments and questions received will be considered through the Official Plan Review process. There will be additional opportunities to provide comments in a public forum, however written comments are also encouraged.

Following the preparation and review of the Draft Background Study, the following questions/comments were posed from members of Council and Municipal Staff:

- Lot Creation:
 - Opportunities for rural lot creation should be provided.
 - Permit additional lot creation from larger lots.
 - Consider including consent policies to permit limited lot creation on private roads.

- Include policies to permit limited backlot development where appropriate.
- Include policies for the extension of existing private road and establishment of new private roads.
- Include policies to provide direction for the establishment of condominium roads.
- Short-Term Accommodation:
 - Include policy to restrict short-term accommodations.
- Marinas and Lake Access:
 - Confirm that docks are permitted as accessory uses to marina uses.
 - Review and consider potential access constraints on lakes based on potential closures/shortages of public docking and private docking.
- Shoreline Structures:
 - Policies regarding shoreline structures should reflect the character of the Municipality.
 - Continue to prohibit boathouses and include policies regarding maximum dock sizes.
- Review future/active/potential development proposals:
 - Consider potential developments and vacant lands during the preparation of the new Official Plan.

Public Comments

To date, public comments have only been received from the Lorimer Lake Association. Four (4) separate submissions have been received and the comments are being considered by Municipal Staff during the review and preparation of the first draft of the new Municipality of McDougall Official Plan. A summary of the comments that have been submitted are included in Table 1. For reference, the formal comments that have been submitted are attached to the report, as Appendix 2.

Table 1: Summary of Lorimer Lake Comments

Member of the Public / Organization	Date	Comment
Cecilia Parkes - Lorimer Lake Association	August 25, 2021	<ul style="list-style-type: none"> - Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. - New lot creation may only be considered in accordance with the Lakeshore Capacity Handbook. - Only one new lot can be severed per year, with no opportunity to roll over the yearly allotment. - Add all the following the specifics regarding Lorimer Lake from the December 2004 Official Plan (19. 04. 6), and adding "with no jutting between the setback and the shoreline"

		<ul style="list-style-type: none"> - New lots frontage at least 150 metres (492 feet) and lot areas no less than 2.25 hectares with no jutting between the setback and the shoreline.
Cecilia Parkes – Lake Steward and Board Member, Lorimer Lake Association	August 27, 2021	<ul style="list-style-type: none"> - Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. New lot creation may only be considered in accordance with the Lakeshore Capacity Handbook. - Only one new lot can be severed per year, on Lorimer Lake as a whole, with no opportunity to roll over the yearly allotment.
Lorimer Lake Association	September 28, 2021	<ul style="list-style-type: none"> - Lorimer Lake has been labelled to be at capacity. However, there has been some new development on Lorimer Lake on existing lots and some new severances on the lake. - Any new lots severed, or development proposed should be governed by the regulations of the Lakeshore Capacity Handbook. - Lake Association has been monitoring lake health including phosphorous, water clarity and calcium levels. - The guidelines of the Lakeshore Capacity Handbook should be followed for any new lot created, including new buildings or lots in any severed property, including the severance being proposed on Lorimer Lake. - Add Lorimer Lake is “Lake Trout Lake” to the official plan currently under review. - Add “Only one new lot can be severed per year, on Lorimer Lake as a whole, with no opportunity to roll over the yearly allotment.” - Add “New lot frontage to be at least 150 metres and lot areas no less than 2.25 hectares, with no jutting between the setback and the shoreline.”
Lorimer Lake Association	October 8, 2021	<ul style="list-style-type: none"> - Objection to Section 7.5 of the draft official plan document regarding Shoreline Structures. - Not in support of the section which proposes that By-laws be included in the new plan that permit larger shoreline structures (boathouses /boatport). - Support the proposed document regarding Septic Tanks in which the draft states that

		<p>new septic systems are permitted provided they are a minimum setback from the shoreline.</p> <ul style="list-style-type: none"> - Important to continue to implement this minimum 30 metre set back from the high water mark for Lorimer Lake which is a Lake Trout Lake that is at Capacity.
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Following an initial review of the comments provided by the Lorimar Lake Association, it is understood that there is a request to identify the lake as at capacity and to apply restrictions to the creation of new lots on the lake. Regarding specific reference to Section 7.5 of the Draft Background Study, the intent of the recommended policy was not to permit larger shoreline structures than what already is permitted, but rather include a policy framework to evaluate an application where a landowner is requesting a boathouse or an increase in size of a dock. It is understood from the comments received that shoreline structures are to be limited to preserve the character of the shorelines within the Municipality.

Next Steps

An updated schedule has been posted on the Municipality’s Official Plan Review webpage and Municipal Staff are preparing the first draft of the Municipality of McDougall Official Plan to be presented to Council in January 2022.

Further opportunities to review the first draft of the Municipality of McDougall Official Plan will be provided when the document is presented to Council and posted on the webpage. A Public Open House is planned for February 2022 and the Statutory Public Meeting is planned for April 2022. These are public forums where the community has the opportunity to provide additional comments, in addition to those that have been submitted in writing.

Again, all comments received will be considered by Municipal Staff through the Official Plan Review process.

DRAFT BACKGROUND **REPORT**

MUNICIPALITY OF MCDougALL
OFFICIAL PLAN REVIEW

Date:

September 2021

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1.0

INTRODUCTION

The purpose of this Draft Background Report is to provide an overview of the comments received by the community and the comments received of the Province's "One Window" meeting with the various Ministries. This Draft Background Report will also explore possible options for revised and new policy areas for the new Municipality of McDougall Official Plan.

The intention is to use the comments and ideas collected through consultation on this Draft Background Report to further develop an approach to the detail of policy options which have been identified, ensure no critical policy areas are considered in the preparation of the first draft of the new Official Plan. The objective is to complete a comprehensive review of the Municipality's Official Plan to ensure that is consistent with the Provincial Policy Statement (PPS), appropriately implements the statutory requirements of the *Planning Act*. It is important to note that other public consultation sessions will be held following the release of this Draft Background Report, and the Report will remain in draft form until such time it is adopted by Council.

The Official Plan includes polices on how land in the Municipality can be used and deals with a broad range of issues including how, when and where the Municipality will grow, which lands should be protected from development and preserved for their natural character, what lands should be preserved for farmland and natural heritage protection, what services like roads, water and parks will be needed, and how and where land can be subdivided.

The existing McDougall Official Plan was adopted in 2005, was approved in 2006, and was consolidated in 2015. The existing Official Plan was based on eleven guiding objectives:

- To maintain, protect and enhance the natural environment within the Municipality.
- To preserve and improve, the water quality of the numerous recreational water bodies including the Georgian Bay.
- Promoting additional growth in all sectors including residential, commercial and industrial that is sustainable, responsible and in appropriate locations to meet the growing demand that exists in the Municipality.
- To promote the health, safety, convenience and welfare of the inhabitants of McDougall.
- Provide a level of service that is consistent with the basic needs and financial capabilities of the Municipality.
- Ensuring that the provision of services recognizes the principle of "user pay" so that those beneficiaries of any service are responsible for its cost.
- Ensuring the compatibility of land uses.
- Encouraging a road system that is appropriate and efficient for the safe and convenient travel for inhabitants of the Municipality.
- Preserving those elements of the rural character of the Municipality along the major rural roadways.
- Having regard to Section 2 of the Planning Act and be consistent with the PPS.
- Providing directions and principles that protect the features of the Georgian Bay coastline while allowing the promotion of appropriate facilities and programs.

The following sections describe why a new Official Plan is being prepared; the process and work plan for how the Plan will be drafted; an overview of the results of the Provincial “One Window” meeting with various Ministries; and, how the community will be consulted and engaged throughout the process.

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2.0

OVERVIEW OF OFFICIAL PLAN REVIEW

2.1 Why a New Official Plan

An Official Plan is the primary tool for guiding land use planning in a municipality. A municipal Official Plan sets out policies regarding how land in a community will be used and developed by establishing a framework of goals and objectives that direct growth for a 25-year horizon. Although it is focused primarily on land use, the Official Plan must be holistic in its direction by including policy direction pertaining to economic, environmental and cultural themes within the goals and objectives. The goals, objectives and policies that are contained in an Official Plan provide direction to Municipal Council, Staff, landowners, developers and the community.

A number of changes to Provincial policies have occurred since the Municipality's existing Official Plan was approved in 2006. The most notable changes include updates to the *Planning Act*, PPS, and the Growth Plan for Northern Ontario (Growth Plan). Modifications to the Official Plan will be made to bring the new Official Plan into conformity with these documents, where necessary. The Municipality is required to be consistent with the PPS and conform to:

- PPS – Provides policy direction on matters relating to municipal planning that are of Provincial interest, and sets the policy foundation for regulating the development and use of land. The main themes of the PPS include building strong communities, the wise management and use of resources, and protecting health and safety. The PPS was updated in 2020.
- The Growth Plan - Is a planning document that promotes economic development, protection and management of resources and the establishment of community hubs for service delivery. The Growth Plan does not provided details regarding minimum density requirements for people and jobs or the specific growth details that are found in the Province's other Growth Plan.

2.2 Official Plan Update Process

The Official Plan update commenced when a start-up meeting was held with staff on April 22, 2021. The Province's "One Window" meeting coordinated by the Ministry of Municipal Affairs and Housing (MMAH) was held on June 2, 2021 and the first required statutory Public Meeting under Section 26 of the *Planning Act* was held on June 23, 2021. The Section 26 Public Meeting is required by the *Planning Act* to provide members of the public an opportunity to provide comments on revisions that may be required to the Official Plan. A presentation was provided to Council and a further

opportunity was provided to members and the public to provide comments on the Official Plan update.

Following the review of the Draft Background Study, further opportunities for review comment will be provided. The release of the Draft Background Study will be followed by the preparation of the Draft Official Plan. Opportunities for public review and comment will be provided throughout the preparation of the Official Plan. A project timeline that outlines key milestones is below.



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3.0

WHAT WE HEARD AND WHAT HAS BEEN COMPETED

3.1 What We Heard – “One Window” Meeting

The Province’s “One Window” meeting was held on June 2, 2021. The purpose of the meeting was to engage with MMAH and other partner Ministries to ensure various provincial interests are considered and incorporated into the new Official Plan. The Province’s “One Window” meeting was held with several ministries, which are outlined below.

The material and comments provided by the above noted Ministries will be considered and incorporated into the Official Plan update. Overall, the comments from the meeting can be summarized as follows:

- Update policy references and terminology in the existing Official Plan to reflect the latest amendments to the PPS.
- Include wildland fire risk mapping on the new Official Plan schedules.
- New Fisheries Management Plan and two new Forest Management Plans available for reference.

The comments received at the meeting are summarized in the following paragraphs.

Ministry of Energy, Northern Development and Mines (ENDM)

The ENDM’s planning interests are related to the protection of long-term resource mineral supply as set out in Section 2.4 of the PPS and to ensure the protection of human health and safety as it related to human-made hazards as prescribed by Section 3.2 of the PPS.

The PPS states that mineral mining operations, known mineral deposits and significant areas of mineral potential be identified on an Official Plan schedule. The information provided by ENDM will help form the basis of the content of the Official Plan with respect to ENDM’s planning interests. The maps provided by ENDM included the following:

- Mineral Deposit Inventory & Bedrock Geology
- Mining Lands Tenure and Abandoned Mines Information System (AMIS)
- Metallic Mineral Potential Estimation Tool (MMPET) Index

- Aggregate Resources of Ontario (Sand and Gravel)

The information included in the maps listed above will be included in the updated the Municipality's Official Plan schedules to ensure consistency with the Province's most up to date information.

Ministry of the Environment, Conservation and Parks (MECP)

The MECP is responsible for ensuring clean and safe air, land, and water in Ontario; the care and management of Ontario's provincial parks and conservation reserves; and protection of Species at Risk in the province

The MECP interests in land use planning are contained in the PPS which include the following:

- servicing (including potable water, sewage disposal, stormwater management, and solid waste management)
- water quality and quantity (including surface drainage);
- air quality and climate change;
- land use compatibility (including noise, vibration, dust, and odour);
- contaminated sites;
- provincial parks and conservation reserves; and
- species at risk considerations.

While updated policies are required for each of the items listed in the section, particular attention will be given to updating the land use compatibility policies and ensuring policies related to species at risk and water quality are refined to ensure protection of these important resources.

Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI)

The MHSTCI aims to improve quality of life and promoting economic growth by supporting and delivering tourism and cultural experiences, supporting the arts and cultural industries and championing participation in sport and recreation activities across Ontario.

The MHSTCI seeks to bolster Ontario's economy by working with the tourism industry and regional tourism organizations to bring international investment, investing in festivals and events across the province, protecting cultural heritage resources, promoting the arts and the creative economy funding public libraries, supporting community projects and engagement and promoting active lifestyles and participation in sport, recreation and physical activity.

The Municipality is part of Tourism Region 12. The Regional Tourism Organization for the area is RTO12 – Explorers' Edge. Regional Tourism Organizations are funded by the Province to provide services to the tourism industry in the following areas: research, product development, workforce development, investment attraction, marketing and partnerships.

Due to its location along the Highway 400 corridor, McDougall is well positioned for tourism. There are multiple outdoor activity assets including the Georgian Bay Biosphere Reserve, the Park to Park Trail, the Georgian Nordic Outdoor Activity Centre, Parry Sound Golf & Country Club, as well as beaches, parks and several inland lakes.

The MHSTCI has an interest in this review under its mandate to develop policies and programs for the conservation of Ontario's cultural heritage, and in stimulating tourism growth and investment, sport and recreational activities and facilities in Ontario. As an outcome of the Province's "One Window" meeting with the MHSTCI representative, a provided suggested edits and comments from a cultural heritage perspective on the existing Official Plan and the tourism profile. These comments will be reviewed and incorporated into the through the Official Plan update.

Ministry of Municipal Affairs and Housing (MMAH)

The MMAH seeks to work with municipal partners and communities to promote the planning, management and investment in community futures. The Ministry also helps to ensure that the land-use planning system is constructed in a way that manages future growth of municipalities.

The MMAH provided the most recent data for the 2019 household incomes, affordable housing prices and rents, and market prices and rents. The information provided will be used to inform policy direction in the Municipality's Official Plan.

Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNF)

The MNDMNF oversees a variety of sectors including natural heritage features, non-renewable resources, natural hazards, crown land management, forest management and site assessments.

As part of the Province's "One Window: meeting with the MNDMNF, an information package was received from the Ministry's representative. The information package received included comments and policy direction on deer habitat assessment, fish habitat mapping, potential hazardous forest types mapping and natural resource values mapping. The mapping provided by the Ministry is intended to be incorporated into the Municipality's Official Plan schedules.

Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)

OMAFRA aims to support the growth of Ontario's agri-food sector, provide business support to farmers, ensure sustainability of agriculture through research and innovation, expand agriculture in the north, enforce and improve food safety and strengthens Ontario's rural communities.

Through the engagement process, OMAFRA indicated that there are no significant agricultural resources within the Municipality. OMAFRA provided some high level considerations from the Ministry's perspective regarding the McDougall Official Plan, which include ensure Minimum Distance Separation is accounted for in areas outside of settlement areas and ensuring appropriate permitted uses are allowed outside of settlement areas such as agriculture, agriculture-related, on-farm diversified uses, normal farm practices. One additional minor textual change that will be incorporated through the Official Plan update will be renaming "secondary uses" to "on-farm diversified uses" in order to be consistent with the PPS.

Public Comments

At the time of this Draft Background Report, there have been written comments received on the Municipality's Official Plan update. The Municipality received comments from the Lorimer Lake Association, which in general, seek to request policy direction relating to lot creation on Lorimer Lake and the inclusion of lot standard provisions for new lots fronting onto Lorimer Lake. These comments will be taken into consideration and discussed further with Municipal Staff.

3.2 Public Consultation and Engagement

We welcome your suggestions and comments on the proposed policy directions identified throughout this Draft Background Report. Your comments and ideas will help inform the preparation of the new Official Plan for the Municipality of McDougall.

A review period of four (4) weeks will be provided to review the Draft Background Report prior to taking a further report to Council summarizing what we have heard. As mentioned above, this Report will remain in draft form and comments are encouraged throughout the process.

Please refer to the Municipality's Official Plan update website for further details on the submission of comments and the deadline for submissions.

The link to the website is: <https://www.mcdougall.ca/p/official-plan-review>

As the Official Plan update process progresses, there will be additional opportunities for you to participate in the preparation of the Municipality's new Official Plan. Other opportunities include the following:

- Public comment period;
- Public open house meeting; and,
- Statutory Public Meeting.

4.0

THE PLANNING ACT

4.1 Background

The *Planning Act* is Provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The *Planning Act* provides basis for considering provincial interests, establishing local planning administration, preparing Official Plans, community improvement, regulating and controlling land uses through various tools, the subdividing of land, and more.

The *Planning Act* requires Council to regularly update the Official Plan to ensure that the Plan implements any changes to the PPS or Provincial plans. The Official Plan update is also an opportunity to ensure the Official Plan continues to address local priorities and changing community needs. The new Official Plan will guide all land use planning and development decisions in the Municipality for the next 25 years.

Before updating the Official Plan, the Municipality must consult with the approval authority and with the prescribed public bodies regarding the revisions that may be required. The Municipality must hold a special meeting of Council, open to the public, to discuss the revisions that may be required (the Province's "One Window" meeting and the Section 26 Public Meeting have been completed).

The Municipality must also host an open house information session and at least one Public Meeting with respect to the proposed new Official Plan. The Municipality has considered a public engagement strategy that goes above and beyond the minimum requirements of the *Planning Act*. Furthermore, the Municipality must engage with Indigenous communities throughout the process of preparing the new Official Plan.

Once Council adopts the Official Plan, it is submitted to the MMAH for final review and approval.

Some examples of sections within the *Planning Act* that have been updated since the current Official Plan was adopted and approved, are discussed in the following sections.

5.0

PROVINCIAL POLICY STATEMENT (2020)

The PPS was most recently updated in 2020 and contained several modifications related to land supply, housing and environmental protections, among other matters.

The following amendments have been made to the PPS as it relates to land supply:

- Long Term Planning Horizon: Increased from 20 to 25 years
- Housing Land Supply: Increased from 10 to 15 years
- Serviced Residential Land Supply: 3-year supply continued with new policy enabling single tier municipalities to increase requirement to up to 5 years

Consistent with recent modifications to the *Planning Act*, several changes have been made to the PPS with respect to addressing the need for market-based and affordable housing options. Additionally, enhancements to various policies within the PPS have been made directing planning authorities to prepare for the impacts of a changing climate.

As it relates to stormwater management, new policy has been incorporated into the PPS requiring planning authorities to integrate stormwater planning with planning for sewage and water services, ensure optimization, feasibility and financial viability of systems, and prepare for the impacts of a changing climate. Further policy direction has also been incorporated into the PPS with respect to locating infrastructure and public service facilities near natural hazards and the role of existing technical guidelines when directing development from hazardous lands.

Additionally, new policy for planning authorities to engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources.

As part of the Official Plan update, each section of the PPS has been reviewed to ensure consistency is achieved. Furthermore, it is noted that several definitions in the PPS have also been updated. Existing terminology and definitions within the Official Plan will also be reviewed, and updated where required, to ensure consistency with the PPS.

6.0

GROWTH PLAN FOR NORTHERN ONTARIO (2011)

The Growth Plan is a planning document that promotes economic development, protection and management of resources and the establishment of community hubs for service delivery. The Growth Plan does not provide details regarding minimum density requirements for people and jobs or the specific growth details that are found in the Province's other Growth Plan.

The new Official Plan will form the foundation for decision makers in protecting the environment, and guiding future development, public works, and capital investment. The decisions of Municipal Council must conform to the Official Plan.

Through the Municipality's Official Plan update, conformity with the Growth Plan must also be reviewed. The Growth Plan was released in March 2011 and is intended to provide guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario.

The Growth Plan is a 25-year plan that provides policies and guidance around key growth management goals including:

- Diversifying of traditional resource-based industries.
- Workforce education and training.
- Integration of infrastructure investments and planning.
- Tools for Indigenous peoples' participation in the economy.

The Growth Plan also encourages the development or service hubs in the north so that housing and service delivery can occur in a coordinated manner.

7.0

PLANNING ISSUES AND RECOMMENDED PLANNING APPROACH

7.1 Growth Management

The PPS and the Growth Plan provide directions on a range of policy matters that impact how the Municipality should grow and/or change and how that growth and change should be managed by the new Official Plan.

Growth and development in McDougall, like that in the broader Parry Sound District and northeastern Ontario has been slow, focused and reflective of the broader economic trends. West Parry Sound specifically, as noted on the WPSEDO website, *"has nearly 2000 businesses; and 30 of those businesses employ 50 people or more. With a population that swells from 20K to 100K seasonally there are people to build for, and a large, competitive construction workforce to help you build, with over 20% of the workforce employed in trades in the West Parry Sound District."* As noted in the Parry Sound CFDC report, while demographic growth and change may have remained steady, there has been regular and consistent investment in the community as evidenced by building permits and construction values over the past six years. A total of over \$55,000,000 in construction and development has taken place in McDougall over the past six years, with a yearly average of \$9.3 Million in construction occurring. While demographic change has been limited, significant investment and development has occurred in McDougall and will continue to occur during the life of the new Official Plan.

The population of McDougall has held steady from 2006 to the 2016 Census at just over 2,700 full time residents. Parry Sound District overall has grown from 35,226 persons in 2006 to 42,824 persons in 2016. Growth rates between the three most recent census dates were +1.6% and +3.0% respectively.

Ministry of Finance's latest population forecasts for Ontario to 2046 continues to tell the story of significant growth in southern Ontario and slow and steady growth in the Parry Sound District. The Greater Toronto Area (GTA) is projected to be the fastest growing region of the Province, accounting for over 55% of Ontario's net population growth to 2046. The GTA's population is projected to increase from 7.1 million in 2020 to 10.0 million in 2046. The region's share of total Ontario population is projected to rise from 48% in 2020 to 49.8% in 2046.¹ The population of Northern Ontario is projected to grow slowly over the projection horizon, with a slight increase of 3.7%, from

811,000 in 2020 to 841,000 by 2046. Within the North, Northeastern Ontario (including Parry Sound District) is projected to see population growth of 23,000 or 4%, from 569,000 to 592,000 to 2046. Northern Ontario's positive natural increase offset part of the losses it experienced through net migration. However, while the North has recently seen modest net migration gains, its natural increase has turned negative.

So, what does this mean for McDougall? Investment and development will continue to occur in the Municipality throughout the life of the new Official Plan, likely focused in the community of Nobel, the smaller community of Waubamik, and in the many waterfront areas located on Georgian Bay and on the many inland lakes and river systems. How the Municipality plans for and manages this growth and change in the main areas of human settlement in the community and as defined by the land use structure and policies of the new Official Plan will be critical to delivering the quality of life and a quality natural environment that residents and property owners expect. Strong growth and settlement policies will be required in the new Official Plan. Strong shoreline development policies and water quality guidelines will also need to be considered. Other forms of development, including resource based development such as aggregate extraction operations, will also require close review and scrutiny to ensure the limitation on land use conflicts and impacts through careful planning and mitigation.

The following policy directions are intended to encompass the Municipality's Growth Management Strategy, including housing and employment, as well as supporting infrastructure.

- Update the Goals and Objectives of the Municipal Official Plan
 - The goals and objectives for the new Official Plan should be updated and refined regarding protecting resource and rural area by managing growth and development and directing the majority to the defined Settlement Areas while permitting local appropriate rural development.
 - Strengthen the objectives to support Settlement Areas as complete communities and directing commercial and industrial development to the settlement areas.
 - Consider refining the residential lot creation policies in the rural areas of the Municipality to ensure that they continue to support a strong settlement growth management strategy but permit limited lot creation opportunities within a prescribed policy framework.

- Update housing policies within new Official Plan
 - The new Official Plan should incorporate a separate policy framework regarding housing choice and options, housing targets and housing affordability.
 - Intensification policies regarding second and accessory units within single, semi and townhouse dwellings should be considered for incorporation in the new Official Plan.
 - The new Official Plan should consider policy incentives to encourage and promote affordable housing projects within the defined settlement areas.

- Review existing employment lands and areas to ensure properly identified and designated in the new Official Plan
 - All employment areas and employment lands should be confirmed and identified in the schedules to the new Official Plan.

- Policies for rural employment and rural-resource based recreational employment uses should be enhanced
 - Enhance policies to guide the development and redevelopment of existing rural employment uses.
 - Enhance land use compatibility policies to limit and/or mitigate impacts on sensitive land uses and restrict such uses adjacent to existing employment areas and uses.
- Review and update policy framework for stormwater management matters
 - Provide policy support for best practices in stormwater including green infrastructure and low impact development that considers the impacts of climate change and extreme weather events.
 - Ensure that policies are provided that focus on building sustainable and resilient infrastructure, including full life cycle costs, and options to pay for these costs over the long-term.

7.2 Rural Areas

The policy directions for the Rural Area are intended to provide guidance related to rural lands, the rural economy and aggregate resources.

- Broadening the permitted uses in rural areas to support and serve the rural and agricultural community.
 - Permitted uses should be reviewed and refined to ensure they are consistent with and reflective of the language used in the PPS; definitions have been provided in the PPS to clarify the meaning of agricultural uses, agricultural-related uses, and on-farm diversified uses.
 - Policies will also be required to implement the permitted uses and identify what criteria must be met in order to establish an agricultural-related use or on-farm diversified use.
- Continued focus of rural and agricultural land uses in the 'Rural' designation.
 - The permitted uses in the 'Rural' designation should be reviewed, consideration for environmentally compatible recreational and tourism uses should be contemplated in accordance with the PPS.
 - Consistent with provincial guidance, the policies of the Municipal Official Plan should be reviewed and updated to provide clear circumstances under which appropriately scaled industrial and commercial uses could be contemplated in the 'Rural' designation.
- Residential development should continue to be limited on 'Rural' designated lands.
 - Focusing development in the Municipality's Settlement Areas will promote their vitality and protect the rural economy through the preservation of rural lands.

- Limited opportunities for rural infill development should be reviewed.
- Review and update consent policies to permit local appropriate rural residential lot creation.
 - As part of establishing a hierarchy for residential development, the consent policies should be reviewed to ensure that new multiple lot creation is directed to settlement areas and that consents permitted in the 'Rural' designation are limited and subject to a prescriptive set of criteria.
- Development of a supportive agri-tourism and eco-tourism framework
 - Provincial policies permit the establishment of agri-tourism and eco-tourism uses in the Rural area that are resource-related and are compatible with rural land uses.
 - Enabling policies should be developed to promote opportunities to diversify the local economy through the development of agri-tourism and eco-tourism opportunities in Rural areas.
- Continued recognition of the importance of aggregate resources in the Municipality.
 - Protection of aggregate and potential aggregate resource areas for existing and future extraction from incompatible land uses will be important in ensuring the continued availability of this economic resource for the Municipality, as well as contribute towards minimizing short and long term land use conflicts.
 - Development of more comprehensive land use compatibility policies to ensure that existing and future operations are suitability buffered from adjacent land uses.
 - Consideration of additional policies for facilities secondary to aggregate uses, as well as a detailed policy framework for site rehabilitation, should be undertaken as part of the new Official Plan.
- Review areas in the Municipality with aggregate potential.
 - Review aggregate operations to ensure that all lands with aggregate potential are captured through the new Official Plan.
 - Official Plan update should confirm the requirements for aggregate extraction to be realized on lands designated aggregate potential.
 - Aggregate Resource potential overlay designation should be reviewed and refined to ensure it does not extend into existing built-up areas or areas where sensitive uses predominate.
 - Refinement of the aggregate potential overlay should also be considered as part of the new Official Plan. Use of an overlay designation would enable recognition of an underlying land use designation in the absence of aggregate uses.
- Identify areas where aggregate extraction is not permitted in the Municipality in accordance with Provincial policies.
 - The PPS contains provisions that outline where new and/or expansions to mineral aggregate operations are not permitted. New policies will need to be implemented in the new Official Plan to ensure consistency with these policies.

- Require an Official Plan Amendment for all proposed new aggregate operations. Require a Zoning By-law Amendment for expansions to exiting operations.

7.3 Protection of Natural Heritage Features

As it relates to the natural environment, the PPS broadly seeks to protect natural features and areas for the long-term. Accordingly, provincial policy directs for 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. In accordance with the above directions, development is restricted in certain features, and their adjacent lands, unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Within the PPS, “natural heritage features and areas” mean significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands and significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

“Natural heritage system” is defined as a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and supports natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of native species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

The current approach in the Municipal Official Plan broadly seeks to protect and enhance natural heritage features. While the current Municipal Official Plan recognizes the importance of natural heritage features, there is opportunity to strengthen policies and ensure consistency in accordance with the policies of the PPS and to create a natural heritage system as required by the PPS.

- Update language in New Official Plan for policy consistency with the PPS.
 - Consistency in identifying and naming natural heritage features should be applied in the new Official Plan. The language and policies of the Growth Plan regarding protecting what is valuable in the water resource and natural heritage systems, and in key hydrologic features and areas and key natural heritage features should be reflected in the New Official Plan. A review of the Province’s Natural Heritage Reference Manual, which provides guidance on the identification and significance of natural heritage features and areas is being undertaken as part of this review.

- Review and update Environmental Impact Study requirements and policies.
 - A review and update of the Environmental Impact Study requirements should be undertaken to ensure consistency with provincial directions.
- Review and update hazard provisions to ensure consistency with provincial policy.
 - While the current Official Plan generally restricts development on hazardous lands, further clarity and consideration should be given to the provisions established in the PPS, which provide instances in which development can be contemplated and certain uses which are prohibited from development in hazardous lands and sites.
- Consideration of the impacts of climate change and the risks associated with natural hazards.
 - The current Official Plan makes no reference to climate change. Policies should be implemented in the new Official Plan which acknowledge climate change and the potential for increased risk associated with natural hazards including managing wildland fire risk.

7.4 Approach to Water Quality

Water quality is an important consideration when it comes to updating the Official Plan. The Official Plan should include policies that require the consideration of water quality impacts in the review of all development applications. The Official Plan should promote the replacement of historic septic systems with modern systems and encourage vegetation retention in shoreline areas.

7.5 Shoreline Structures

Shoreline structures (docks and boathouses/boatports) are important as they provide access to shoreline lots. When carefully placed and designed, they can fit into the landscape with minimal impact to shoreline views, vistas and character.

It is important that the Official Plan provide policies to be considered in evaluating *Planning Act* applications to permit larger shoreline structures than permitted by the Zoning By-law.

Additional policies may be provided to address minimum setbacks for new septic systems on shoreline properties. The Municipality has the ability to include a policy framework that only permits new septic systems that are a minimum setback from the shoreline.

It is recommended that policy direction be provided in the Official Plan to require the implementing Zoning By-law to include a minimum setback for the treatment components of new septic systems from the shoreline, which it currently does not include. Common minimum setbacks for new septic systems is between 20 and 30 metres from a shoreline. The new Official Plan should also include policies that promote the replacement of existing septic systems recognizing that new systems enhance water quality.

7.6 Short Term Rentals

Short term rentals have become a point of contention for municipalities throughout Ontario. In some cases, land owners rent out their residential properties on a short term basis. In some cases neighbours have expressed concerns related to the intensity of use and nuisances, such as noise, garbage and parking.

The Official Plan should provide policy direction that encourages the Municipality to undertake a review of Short Term Rentals. The Official Plan Review should also establish enabling policies that enable the Municipality to develop a licencing program, and zoning program to distinguish between dwellings that are purpose built or purpose used Short Term Rentals and those instances where individuals rent their cottage out periodically through the course of the year.

7.7 Cannabis

Since the legalization of cannabis there is a need for municipalities to establish a land use planning framework to ensure cannabis operations are compatible with surrounding land uses. Cannabis production can occur indoors or outdoors; in industrial areas or in rural areas.

Cannabis production facility buildings generally contain the following components:

- a controlled entrance providing reception and security;
- an office;
- growing areas;
- processing areas;
- a lab for testing the quality of the product;
- packaging;
- secure storage;
- shipping;
- mechanical facilities; and,
- facilities for staff including change rooms, washrooms.

It is recommended that the Official Plan include policy direction that recognizes cannabis production facilities as an agricultural use where they occur in Rural areas (indoor or outdoor) and as an industrial use when they occur in an industrial building.

The new Official Plan should also provide direction to the Zoning By-law to establish locational and operational requirements such as minimum separation distances from sensitive land uses, minimum lot sizes, site plan requirements, dark sky lighting requirements and buffering and screening requirements.

7.8 Site Plan Control

Section 21.05 of the current Official Plan contains a policy that provides some direction on Site Plan Control. It is recommended that this section be updated to provide additional direction to the Municipality to update the Site Plan Control By-law to identify additional categories of uses where site plan control is to be applied.

Additionally, the Official Plan should identify the site considerations to be included in a site plan control agreement and provide direction on securities in order to ensure that agreements are appropriately implemented.

7.9 Partial Servicing

The Municipality has areas that are partially serviced with municipal water systems and individual on-site sewage systems. The Official Plan should include policies requiring new development in these areas to be connected to municipal services and provide policies for the expansion of these systems.

7.10 Cultural Heritage

Section 16 of the existing Official Plan includes policies regarding Cultural Heritage. Updated policies should be implemented to ensure that the Official Plan conforms to the cultural heritage policies found in the PPS. In addition, policies should be included that encourage engagement and consultation with local Indigenous communities on land use planning matter and applications.

8.0 NEXT STEPS

A number of tasks have been completed to date since the start of the Official Plan update process in April, 2021. The intent is to collect comments on this Draft Background Report and to summarize those comments in a subsequent document. The information received through this process and then at the proposed open house will contribute to the formation of policies within the new Official Plan.

Respectfully submitted,

DRAFT

Jamie Robinson, BES, MCIP, RPP
Partner

MHBC

DRAFT

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What We Have Heard Report

Appendix 2: Comments

McDougall Official Plan-Changes

1-Add similar wording to Whitestone:

Lorimer Lake is managed as a **Lake Trout Lake** and the lake has been identified as being at capacity. New lot creation may only be considered in accordance with the LCAH (Lakeshore Capacity Handbook)

*note the official plan does not mention we are a lake trout lake for McDougall at present. It only says we are at capacity.

2-Add the following:

Only one new lot can be severed per year, with no opportunity to roll over the yearly allotment.

3-ADD all the following the specifics regarding Lorimer Lake from the Dec 2004 Official Plan (19.04.6), and adding "with no jutting between the setback and the shoreline"

New lots frontage at least 150 metres (492 feet) and lot areas no less than 2.25 hectares with no jutting between the setback and the shoreline

From McDougall official plan 2015/2016

19.04.5 The following table sets out the general policy guidelines for medium sized lakes in the municipality.

TABLE – MEDIUM LAKES

LAKE	MINIMUM STANDARDS		COMMENTS
	Frontage(m)	Area(ha)	
Bat	120	1	The medium sized lakes have greater potential for development and land owners are likely to be interested in new lot creation. The approval authority should be prepared to increase the circulation requirement of any notices for land division.
Bella	150	1	
Cramadog	120	1	
Dell	120	1	
Haines	120	1	
Loch Erne	120	1	
Lodge	120	1	
Marsh	120	1	
Nine Mile	120	1	
Upper Marsh	120	1	

P. 49
 McDougall
 official plan
 (NOT on
 Whidestone)

19.04.6 The following table sets out the general policy guidelines for larger lakes in the municipality. New lot creation for these lakes will be subject to the standards set out in the table.

TABLE – LARGER LAKES

LAKE	MINIMUM STANDARDS		COMMENTS
	Frontage(m)	Area(ha)	
Georgian Bay	70	0.5	The larger lakes may be subject to additional general and specific policies contained in this Plan.
Harris	70	0.5	
Mill	70	0.5	
Miller	70	0.5	
Portage	70	0.5	
Vowels	70	0.5	
Long	70	0.5	

19.04.7 There are a number of lakes in the municipality that because of some special feature, development constraint or lake capacity issue will not be eligible for land division without some additional assessment. New lot creation in these lakes may not necessarily be prohibited. However, the municipality must be satisfied that the constraint capacity or technical issues have been overcome prior to supporting and further lot creation.

- Bard Lake
- Bell Lake
- Boy Lake
- Home Lake
- Long Lake
- Lorimer Lake
- Pickey Lake
- Simmes Lake
- Trout Lake

From
McDonnell official plan
2015 2016

19.04.8 Simmes Lake

Once the lands adjacent to Simmes Lake have been determined to be remediated to the satisfaction of the municipality, a redevelopment of the lake for recreational shoreline uses will be supported by the municipality. Any redevelopment of these lands must be in accordance with the general and waterfront development policies of this Plan and any applicable shoreline stewardship principles.

19.04.9 Trout and Lorimer Lakes

Trout and Lorimer Lakes are at capacity for additional lot creation and will be subject to the guidelines set out by the Ministry of the Environment and Climate Change's Lakeshore Capacity Assessment Handbook.

19.04.10 Long Lake Estate

Long Lake Estates is a neighbourhood developed around a chain of lakes including Long Lake, Miller Lake and Boy Lake. The area was developed by plans of subdivision including a number of lots that do not front on any of the lakes. The size of the lots are smaller than current standards and in some cases, the lots are too small to meet yard, by-law clearances and service requirements. The Municipality may use a number of tools to respond to issues that arise respecting the large number of undersized lots in Long Lake States. These tools may include but not limited to: merging lots; site plan control; and site specific zoning by-laws.

19.05 The Nobel Settlement Area

19.05.1 The Nobel Settlement Area is that part of the municipality which has historically been a mixed-use service and residential area. The Municipality encourages continued growth and development within this area, but is mindful that parts of the Settlement Area are serviced by only municipal water systems, while other large areas have historically developed on the basis of private services. Growth and development within the Settlement Area, therefore, needs to be carefully considered when applications come forward.

19.05.2 The Nobel Settlement Area is depicted on Schedule 'A'. It includes existing, built-up areas, as well as vacant areas which have been set aside for development. Many of these vacant areas will develop on the basis of private services. However, any development proposal within or adjacent to the municipal water service will be expected to connect to this water supply where it is considered infilling or minor rounding out of the service area.

Official Plan McDonaldgall Dec 2004

- (b) A maximum of two new lots may be created from any one parcel of land;
- (c) No more than a total of six additional lots may be created;
- (d) Access to new lots should be by private or public road. Any new additional water access lots must contribute to the upgrading of the existing landing off Trout Lake Road;
- (e) The above Trout Lake policies do not apply to existing lots of record, deed or title corrections or consents intended for the provision of road access to existing lots on the lake; and
- (f) Islands are ineligible for further land division.

19.04.6 Lorimer Lake

- 19.04.6.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity as far as the ability of the lake to withstand any additional nutrients associated with additional lot creation if the lake trout fishery is to be sustained. The dissolved oxygen in the lake would indicate that the fishery is at fatal stress levels, however, recent samplings indicate a continued trout population.
- 19.04.6.2 Lorimer Lake will continue to be considered a lake that is at capacity and no further land division or development will be permitted on the lake except where no additional impact will occur as a result of that land division or development. These include consents to separate existing viable dwellings, new lots where the septic system has no impact on the lake because the sewage system, including gray water, is set back at least 300 metres from the shoreline or where the septic system drains at least 300 metres away from the lake.
- 19.04.6.3 The standard for any new lots that may comply with the "no impact" policy above shall be at a premium so that frontages are at least 150 metres and lot areas are no less than 2.25 hectares.
- 19.04.6.4 The tourist resorts on the lake will also be limited to their size existing at the time of the adoption of this Plan. Any expansions proposed by the existing resorts will be required to demonstrate that there will be no additional nutrient loading to Lorimer Lake and will comply with the standards identified in Section 19.04.6.2.
- 19.04.6.5 Waterfront areas of Lorimer Lake will be zoned in a Holding Zone allowing single detached dwellings on existing lots of record. Any additional development of these lands would only be permitted subject to complying with the policies of this plan.

19.04.6.6 The "H" holding symbol will be removed for those lands eligible for a consent once an agreement has been executed ensuring the nutrient management of the newly created lot.

19.04.6.7 Only one new lot may be created by consent for a parcel that is eligible for consent in accordance with the policies of this Plan.

19.04.6.8 A maximum of five new lots may be created over a five year period with a limit of one lot per land owner in any calendar period. Applications for new lots over the five year period will be allotted on a first come, first serve basis and no repeat applications will be considered until the end of the five year period. At the end of the five year period, an additional five year period may be commenced using the same principles including a principle of fair share if any applications in the second period are repeat applicants. *ON LORIMER LAKE*

19.04.6.9 For newly created lots, building permits will not be issued until proof of completion of sewage systems, including gray water, has been received by the Municipality as outlined above.

19.04.6.10 All of Lorimer Lake shall be identified as a site plan control area. Any new development will be subject to site plan control. Site plans will be required to ensure the protection and maintenance of a 30 metres natural vegetation buffer along and back from the controlled high water mark. Such site plans will be registered against the lands to which they apply.

19.04.6.11 It is understood that Lorimer Lake is only a marginal level one or oligotrophic waterbody and retains this status only until the lake becomes reclassified as a warm water fishery or mesotrophic lake. Regardless of this inevitable reclassification to a middle level lake, it will be the policy of this plan to preserve the highest water quality status of Lorimer Lake as possible, by ensuring that there is no deterioration in water quality. This will be accomplished by following the above restrictive land division policies even after the lake may be reclassified.

19.04.7 Long Lake Estate

Long Lake Estates is a neighbourhood developed around a chain of lakes including Long Lake, Miller Lake and Boy Lake. The area was developed by plans of subdivision including a number of lots that do not front on any of the lakes. The size of the lots are smaller than current standards and in some cases, the lots are too small to meet yard, by-law clearances and service requirements. The Municipality may use a number of tools to respond to issues that arise respecting the large number of undersized lots in Long Lake States. These tools may include but not limited to: merging lots; site plan control; and site specific zoning by-laws.

From
Whitestone official plan
2015-2016

17.05.2 Additional development by consent may occur on Limestone Lake if it can be demonstrated that there is development capacity and in accordance with all other applicable policies of this Plan.

17.06 Lorimer Lake

17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation may only be considered in accordance with the LCAH.

17.07 Manson Lake

17.07.1 Manson Lake is a small lake that is partly in Whitestone and partly in McKellar. The lake is subject to heavy fishing pressure partly because of the convenient landing at a nearby public road.

17.07.2 The Municipality will allow a limited number of consents on the lake to recognize the desire by some property owners to create a parcel for a family member. These land divisions should be subject to a large lot standard (90 metres) and be subject to all other policies of this Plan.

17.07.3 Because the lake is partly in McKellar, the Municipality encourages its neighbour to adopt similar policy and land regulations for this lake.

17.07.4 The Municipality may adopt a strategy that discourages heavy fishing on the lake by removing or limiting access to the lake.

17.08 Shawanaga Lake / Shawanaga River

17.08.1 Shawanaga Lake is a warm water lake with considerable shoreline in Hagerman, Ferguson and Burpee. There is potential for additional development along its shoreline.

17.08.2 Because of the long, narrow shape of Shawanaga Lake, it is heavily impacted by recreational boats. New development should be available on a limited basis to recognize the crowding that is occurring on the lake.

17.08.3 There is limited land available for additional development on Shawanaga Lake for new lot creation although the lake is considered to have excellent water quality.

17.09 Whitestone Lake

17.09.1 Whitestone Lake is the second largest lake in the Municipality with a large number of homes and cottages. There is very little privately owned shoreline that is capable of being subdivided for additional lots on the lake. The water quality of Whitestone Lake is good and Council will take whatever measures are necessary and appropriate to protect this water quality.

SECTION 7 - WATERFRONT RESIDENTIAL (WF1, WF2, WF3, WF4, WF5, WF6) ZONES

7.01 Uses Permitted

No Person shall within the Waterfront Residential (WF1, WF2, WF3, WF4, WF5 and WF6) Zones, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Rural Uses
 - farm, but not a specialized use farm as defined in this By-law with a minimum lot area of 5.0 hectares.
- b) Residential Uses
 - a single detached dwelling unit; or,
 - a dwelling unit subject to Section 3.25;
 - an accessory dwelling as set out in Section 3.47;
 - seasonal dwelling;
 - notwithstanding the accessory use permissions of Section 3.03(a) and the minimum building area provisions of this By-law, one (1) storage building
- c) Non-Residential Uses
 - a private park;
 - tennis court;
 - church; or,
 - home occupation.

7.02 Zone Standards

Any building or structure permitted under Section 7.01 shall comply with the following provisions except as otherwise provided for in Section 3, General provisions.

a)	Minimum Lot Frontage	Rural – 70 metres WF1 – 70 metres WF2 – 90 metres WF3 – 120 metres WF4 – 150 metres WF5 – 200 metres WF6 – existing	229 feet
b)	Minimum Lot Area	Rural – 5.0 hectares WF1 – 0.5 hectare ⁽¹⁾ WF2 – 0.6 hectare ⁽¹⁾ WF3 – 0.8 hectare ⁽¹⁾ WF4 – 1.2 hectares WF5 – 2.0 hectares WF6 – existing	
c)	Minimum Lot Depth	Rural, WF1 - WF5 inclusive - 60 metres WF6 – existing	
d)	Minimum Front Yard ⁽²⁾	Rural, WF1 to WF6 inclusive – 10 metres	
e)	Minimum Interior Side Yard	5 metres	
f)	Minimum Exterior Side Yard	10 metres	
g)	Minimum Rear Yard	10 metres	
h)	Minimum Building Area – Ground Floor	60 square metres	
i)	Maximum Building Height	10 metres	
j)	Accessory Building – Yard	3 metres	
k)	Accessory Building – Height	6 metres, commercial boathouses excepted from front yard, 6 metre side yard required see 3.04	
l)	Maximum Lot Coverage by building in percent	10%	

(1) – a 1.0 hectare minimum lot size will be required where the source of domestic water supply is from ground water.
 (2) – 90% of the front yard shall be maintained as a buffer area

The following applies to lakes that have been modeled to be at-capacity for phosphorus (i.e., phosphorus concentrations exceed 'background' or 'undeveloped' concentrations + 50%), or have modeled or measured dissolved oxygen concentrations that are less than MNR's criterion for lake trout lakes (i.e., less than 7 mg/L dissolved oxygen, measured as mean volume-weighted hypolimnetic dissolved oxygen concentration at end-of-summer). Where these circumstances exist, new lot creation and other planning approvals should only be allowed:

- to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake;
- where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
- where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lake²⁵; and,

The following additional site-specific criteria can be applied where new development is proposed on at-capacity lakes and where certain municipal planning tools and agreements are in place such as a Development Permit System under the *Planning Act*, and/or site plan control under the *Planning Act*, and site alteration and tree-cutting by-laws under the *Municipal Act*:

- where a site-specific soils investigation prepared by a qualified professional²⁶ has been completed showing the following site conditions:
 - the site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% CaCO₃ equivalent by weight) overburden with acid-extractable concentrations of iron and aluminum of >1% equivalent by weight (following Robertson 2005, 2006, Appendix B). Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soils chemistry should be taken at a depth adjacent to, or below, the proposed tile bed; and
 - an unsaturated zone of at least 1 ½ metres depth exists between the tile bed and the shallowest depth (maximum) extent of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soils saturation (e.g., in the spring, following snowmelt, or late fall)

Given that some relevant measures are not applicable law under the Ontario Building Code, agreements pursuant to the *Planning Act* that are registered on title will be needed to ensure the following for each lot created:

- design of the septic system shall include pump-dosing or equivalent technology to uniformly distribute septic effluent over the tile bed;
- no add-on system components such as water-softening apparatus, to ensure the proper functioning of the septic tank-tile bed system over the long-term;
- provision of a 30-metres minimum undisturbed shoreline buffer and soils mantle, with the exception of a pervious pathway;
- preparation of a stormwater management report and a construction mitigation plan (including phosphorus attenuation measures such as directing runoff and overland drainage from driveways, parking areas, other hard surfaces to soak away pits, infiltration facilities);
- location of the tile bed, in accordance with the recommendations of the site-specific soils investigation;
- long-term monitoring – for research purposes – of the sewage disposal system and reports to the planning approval authority and the Ministry of Environment. Monitoring would commence

from the time of installation of the sewage treatment systems and proceed for at least 10 years. This monitoring will, at a minimum, include:

- sampling locations immediately below the tile bed, down-gradient of the tile bed, and at least one site up-gradient of the tile bed;
- collection of groundwater samples by a certified professional. All samples should be field filtered (0.45 µm) prior to atmospheric exposure. Samples for PO₄³⁻ (or TP) and Fe should be acidified in the field (pH < 2) with HCl or H₂SO₄, and analysed within two weeks of collection; and
- chemical analyses should also include pH, chloride, total or dissolved phosphorus, nitrate, ammonium and iron;
- sampling to occur annually (mid-summer) for the first five years, and once (mid-summer) every five years thereafter

BMPs for maintenance and operation (5.3)

Inspection and Regulation

Septic systems are regulated by provisions in the Building Code. Systems are required to perform based on the standard or requirements in place when the system was approved for use. If a system is not performing to the standard required of it and an inspector believes the system presents a health hazard, remedial steps may be required of the owner to bring the septic system into compliance.

Septic system operation and maintenance

Septic systems contained on one lot with a designed sewage flow of not more than 10,000 litres per day are regulated through the *Building Code Act* (1992) and the Building Code, which are administered by the Ministry of Municipal Affairs and Housing. The Building Code contains technical requirements that must be met when constructing a new septic system, or when extending, repairing or altering an existing system. The Code also mandates that owners of septic systems operate and maintain their systems in accordance with requirements to which they were designed. Under the act, enforcement bodies have the authority to determine whether existing systems are unsafe, to issue orders where unsafe conditions are found and, in extreme conditions, to remediate dangerous situations at the owner's expense.

All household sewage waste should be discharged into its septic tank. Wastewater (grey water) from laundry and saunas shouldn't be discharged directly into the drain field as the detergent and soap scum will quickly clog soil pores and cause the septic system to fail.

Starters shouldn't be added to septic systems as enough bacteria are available in the wastes that are flushed into the septic tank. Septic systems should be pumped out every three to five years to remove solids and scum. While the tank is being pumped out, the cover should be removed to make sure that all solids are pumped out. Pumping through the inspection port may clog the outlet baffle with scum and grease.

Water conservation

Excessive water use is the most common cause of septic failure. Residents should be encouraged to reduce as much as possible the amount of water they use for bathing, laundry and flushing the toilet.

Shoreline vegetation

To: Parry Sound Area Planning Board
Cc: Dale Robinson

Re: CONSENT APPLICATION NO. B29/2021 (McD)
Part of lots 2&3, Concession 8
Geographic Township of Ferguson
Roll # 4913-020-002-03330

Thank you to the Parry Sound Area Planning Board for asking our Association to comment on the proposed Lucas Severances on Lorimer Lake.

The Municipality of McDougall's official plan, section 19.04.9 states that: "Trout and Lorimer Lakes are at capacity for additional lot creation and will be subject to the guidelines set out by the Ministry of the Environment and Climate Change's Lakeshore Capacity Assessment Handbook".

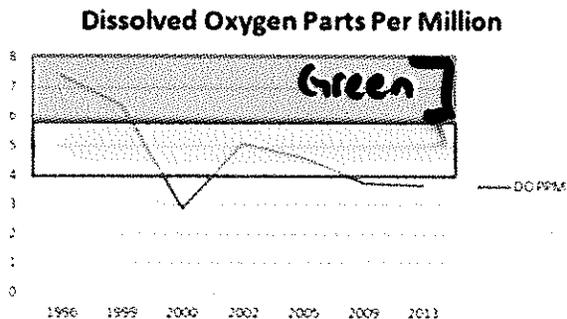
The Lorimer Lake Association would like to be assured that before the lots are approved, that each of the new lots have the capacity to meet all the guidelines set out by the Lakeshore Capacity Assessment Handbook, without exception.

It has been long recognized that Lorimer Lake was at capacity and needs protection. For a period of ten years no severances were allowed on Lorimer Lake, followed by another ten year period, where only one new severance was allowed each year. The regulations should be used to further protect the Lake and not for the LCAH to be used to circumvent the bylaw or the spirit of its intentions.

The Lakeshore Capacity Assessment Handbook is a 106 page document, where all but three pages talk about the protection of lakes, especially lakes at capacity. You will see the word "phosphorus" mentioned many times, but you will also see the words "Dissolved Oxygen" mentioned many times. Dissolved Oxygen is the key word when you are considering new lot creation on Lorimer Lake.

Lorimer Lake's Phosphorus and Water Clarity data have remained basically stable for the last number of years. This is good news, but it hides the fact that our lake is on a precipice. Unfortunately, the Ministry of Natural Resources and the Ministry of the Environment has not had the resources to measure Lorimer Lake's Dissolved Oxygen levels in recent years, but past testing showed that the Dissolved Oxygen levels in Lorimer were mostly at marginal or below marginal levels. (See the chart below of the dissolved oxygen levels, in Lorimer Lake as taken by the Ministries. The green shaded area is optimum oxygen levels, the yellow shaded areas are marginal levels and the white areas below marginal).

	1996	1999	2000	2002	2005	2009	2013
DO PPM	7.4	6.4	2.9	5.1	4.6	3.76	3.66



Despite the below marginal Dissolved Oxygen Levels, the Lake Trout on Lorimer continue to survive. It would not take much degradation in the DO levels though, to drastically change the mortality of the Lake Trout.

The two major factors in affecting Dissolved Oxygen levels are Phosphorus and water temperatures. With Global Warming the lake will be under stress just naturally. As the lake water warms, the Dissolved Oxygen Levels drop.

The addition of any new Phosphorus would cause algae growth. Algae growth is detrimental to Dissolved Oxygen in two ways. Firstly, the algae darken the waters, which then results in lake warming. Secondly as the algae dies and decomposes, it uses up dissolved oxygen in the decomposition process.

Any new lot creation that follows the LCAH would also cause shoreline degradation, deforestation, chemicals such as fertilizers entering the lake, increased boat traffic and the subsequent shoreline damage from boat wake. The runoff from any new lot, affects the water clarity. As mentioned before, the darker the water, the more it retains heat and the lower the Dissolved Oxygen levels. If we continue to sever lots the fragile ecosystem of the lake will be adversely affected.

As mentioned, in the report by John Jackson, any new lots created on Lorimer Lake must have their septic systems 300 metres from the lake. There are a number of other restrictions that are outlined in the Lakeshore capacity handbook, regarding lakes that are at capacity.

On page 38 of the Lakeshore Capacity Assessment Handbook, it states that, for Lakes at Capacity, agreements pursuant to the Planning Act that are registered on title will be needed to ensure the following for each lot created:

- design of the septic system shall include pump-dosing or equivalent technology to uniformly distribute septic effluent over the tile bed; no add-on system components such as water-softening apparatus, to ensure the proper functioning of the septic tank-tile bed system over the long-term;
- provision of a **30-metres minimum undisturbed shoreline** buffer and soils mantle, with the exception of a pervious pathway;
- preparation of a stormwater management report and a construction mitigation plan (including phosphorus attenuation measures such as directing runoff and overland drainage from driveways, parking areas, other hard surfaces to soak away pits, infiltration facilities);
- location of the tile bed, in accordance with the recommendations of the site-specific soils investigation;
- long-term monitoring -- for research purposes -- of the sewage disposal system and reports to the planning approval authority and the Ministry of Environment. Monitoring would commence from the time of installation of the sewage treatment systems and proceed for at least 10 years. This monitoring will, at a minimum, include:

See page 39 at the following link for monitoring details required:

http://lakes.chebucto.org/TPMODELS/ONTARIO/OME_std01_079878.pdf

The last item in item 5.2 (as mentioned above) of the Lakeshore Capacity Assessment Handbook deals with long term monitoring over a period of ten years after new lot creation. This is one of the criteria for new lot creation. Reports are to be sent yearly to the Planning Authority and the Ministry of the Environment of various samples. Has this been done for the severances approved in the last ten years? If so, could the Planning Board share such results with the Association.

Lorimer Lake is a Lake Trout Lake identified at Capacity. It is a headwater Lake for the Sequin Water System. It is pristine and has not yet suffered the fate of local sister Lakes like Whitestone, Manitouwabing and Harris Lakes, all who had blue green algae last year due to over development. Any

new lot creation would only exacerbate the problem of the lake already having below marginal dissolved oxygen levels.

The McDougall official plan and by laws, allow for new lot creation, if the criteria of the Lakeshore Capacity Assessment Handbook are fully met. The question is does the proposed severances meet the criteria set out in the LSCH, to allow McDougall township to approve this or future applications, and has the risk to the fragile state of Lorimer Lake been fully weighed in the decision.

Thank you.

Lorimer Lake Cottage Association

To: Lori West, Dale Robinson, and the McDougall Planning Team, Municipality of McDougall
From: Cecilia Parkes, Lake Steward, The Lorimer Lake Association
Date: August 27, 2021
Re: Official Plan amendment

I am writing on behalf of the Lorimer Lake Association with regards to some revisions required to the current, consolidated official plan, for the Municipality of McDougall. It has come to our attention that some important policies regarding Lorimer Lake, that were on the Official Plan, which was approved in 2006, are not included on the Consolidated May 27, 2015 Official plan. In addition, we have some additions that we would like to make to the Official plan that is currently under review. Please find below the specifics:

1-Please add similar wording as the Whitestone Official Plan, for the McDougall side of Lorimer Lake, in section 19.04.9 of the McDougall 2015 Consolidated Official plan as follows:

Lorimer Lake is managed as a **Lake Trout Lake** and the lake has been identified as being at capacity. New lot creation may only be considered in accordance with the LCAH (Lakeshore Capacity Handbook)

*note the McDougall consolidated official plan (May 27, 2015) does not mention we are a lake trout lake at present. It only says that we are at capacity. It reads in section 19.04.9 *"Trout and Lorimer Lakes are at capacity for additional lot creation and will be subject to the guidelines set out by the Ministry of the Environment and Climate Change's Lakeshore Capacity Assessment Handbook"*.

2-Add the following:

Only one new lot can be severed per year, on Lorimer Lake as a whole, with no opportunity to roll over the yearly allotment.

Note: this is similar to the policies on the December 2004 Official Plan which states the following:

19.04.6.7 "Only one new lot may be created by consent for a parcel that is eligible for consent in accordance with the policies of this Plan".

10.04.6.8 "A maximum of five new lots may be created over a five year period with a limit of one lot per land owner in any calendar period. Applications for new lots over the five year period will be allotted on a first come, first serve basis and no repeat applications will be considered until the end of the five year period. At the end of the five year period, an additional five year period may be commenced using the same principles including a principle of fair share if any applications in the second period are repeat applicants"

Note: The Lorimer Lake Cottage Association feels that it is very important that we limit the lot creation to one per year, for the whole lake (which includes the portion that is in the Municipality of Whitestone and the portion that is in the Municipality of McDougall) because of the fragile condition of our lake which has been deemed to be at capacity.

3-Add the following regarding Lorimer Lake from the Dec 2004 Official Plan (19.04.6), and also this phrase “with no jutting between the setback and the shoreline”.

New lot frontage to be at least 150 metres (492 feet) and lot areas no less than 2.25 hectares, with no jutting between the setback and the shoreline.

If you could please acknowledge receipt of this letter, it would be appreciated. In addition, if there is any further action that you suggest we take, please do not hesitate to contact us. Thank you in advance for your consideration of this matter.

Thank you,

Cecilia Parkes

Lake Steward and Board Member, Lorimer Lake Association

To: Mayor Dale Robinson, Lori West and the McDougall Planning Team, Municipality of McDougall
From: Cecilia Parkes, Lake Steward, The Lorimer Lake Association
Date: September 28, 2021
Re: Official Plan amendment requests from the Lorimer Lake Association

As a follow up to our letter dated August 27, 2021, regarding our requests for specific items being added and changed in the official plan, currently under review, for Lorimer Lake, we have included below a report which gives more background and details with regards to our intentions.

The Lorimer Lake Association (LLA) has a strong membership base. Our membership averages 80 members per year.

We have an elected Board of Directors and the primary objective of the LLA is to “preserve and enhance Lorimer Lake, including its surrounding environs”. In order to accomplish this task, we have been given the mandate to undertake activities to monitor, protect and enhance water quality, by working with the Municipalities, and the Federal and Provincial governments.

We have taken various surveys in the past and we have determined that the majority of people on the lake would like to preserve the “wilderness experience”, limit development and maintain a minimal allowable shoreline frontage in order to protect our lake quality.

The Consolidated, May 27, 2015, official plan for the Municipality of McDougall (section 19.04.9) states that: *“Trout and Lorimer Lakes are at capacity for additional lot creation and will be subject to the guidelines set out by the Ministry of the Environment and Climate Change’s Lakeshore Capacity Assessment Handbook”*. This fails to recognize that Lorimer Lake is at Capacity.

It has been long recognized that Lorimer Lake is at capacity and needs protection.

Page 24 of the Lakeshore Capacity Handbook states that “the Ministry of the Environment’s Lakeshore Capacity Model is based on the total phosphorus concentration or trophic status of a lake. It provides an accurate and quantitative linkage between the level of shoreline development and the level of phosphorus in a lake. This output can subsequently be used to predict the impacts of development on water clarity and deep water oxygen content” (Lakeshore Capacity Handbook, 2010).

According to page 36 to the Lakeshore Capacity Handbook “Lakes can be modeled to determine what their carrying capacities are with respect to phosphorus loading from shoreline development. Modeling takes into account vacant lots of record, incorporates assumptions that are inherent in the calculation of ‘background’ or ‘undeveloped’ conditions, and can be predictive with respect to any remaining capacity of the Lake” (Lakeshore Capacity Handbook, 2010).

The ministry of Natural Resources, Information Package, Official Plan, Municipality of McDougall, published in October 2002 clearly indicates the following: “The Ministry of the Environment (MOE) works with the Ministry of Natural Resources (MNR), using the Lakeshore Capacity model to predict the impact that development will have on lake trout habitat in cold water lakes. Lake trout have two basic water quality requirements: low water temperatures and high levels of dissolved oxygen. When phosphorus is added to a lake, it stimulates algae growth. When overabundant algae eventually die and settle at the bottom of a lake, oxygen is consumed by the decomposition process creating insufficient oxygen or anoxic conditions. Through this modelling it is MNR’s position that Trout Lake and Lorimer Lake are at capacity for new development, taking into account the number of existing undeveloped lots that will eventually be developed” (Ministry of Natural Resources, 2002).

The MOE works with MNR, and they use the Lakeshore Capacity model to predict the impact that development will have on lake trout habitat in cold water lakes.

Therefore, it is evident that Lorimer lake has been labelled to be at capacity. However, there has been some new development on Lorimer lake on existing lots and some new severances on the lake. It is important to note that any new lots severed, or development proposed should be governed by the regulations of the Lakeshore Capacity handbook.

Therefore, certain water and soil quality tests, as well as other monitoring guidelines should be conducted for new lots created on Lorimer Lake. Any such development will result in a decrease in water quality.

Climate Change:

Climate change and the fact that more and more people are making their cottages year round residences will also contribute to a decrease in our lake quality.

Climate change is real and the stress on cold water lakes like Lorimer can be devastating for the quality of the lake. In a 2016 report written by the Ministry of Natural Resources and Forestry it was stated that “Because the Lake Trout is a sensitive species that is adapted to a narrow range of environmental conditions, it is an excellent indicator of the health of fragile aquatic ecosystems. Lake Trout lakes are rare. Only about one percent of Ontario’s lakes (i.e. ~ 2,300) contain Lake Trout, but this represents 20-25% of all Lake Trout lakes in the world. This report goes on to say “Lake Trout lakes are particularly vulnerable to the impacts of human activities, including exploitation, enrichment from cottage septic systems, acidification, species introductions, and habitat destruction” (Fisheries Section 2015).

Facts regarding Lorimer Lake:

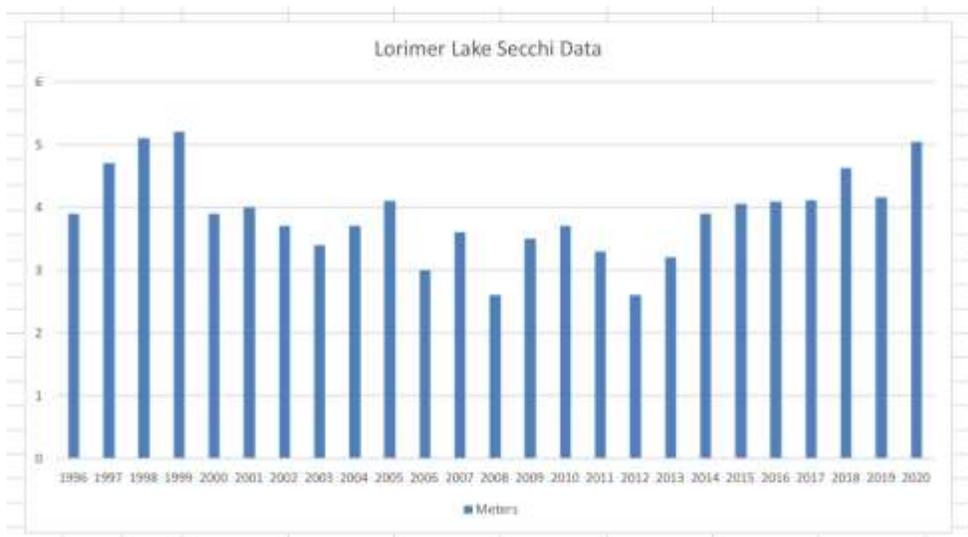
Lorimer Lake is a cold water Oligotrophic Lake, which is at capacity and has been labelled as a Lake trout lake. It is a deep lake, and lake trout like to live in the cold deep dark waters. The maximum depth of Lorimer Lake is 24.4 metres or 80 feet, reported by the Ontario Ministry of Natural Resources (OMNR) File summary in May 2001. The total surface area of the lake is 490 hectares (1,210 acres).

The Ministry of Natural Resources has continued to stock Lorimer Lake with trout every two years. We have been able to maintain a trout population on Lorimer Lake and we have been catching not only clipped fish but also unclipped fish which is very positive. The LLA has kept photos and statistics on the lake trout caught in our lake and we are very happy to see that the trout are surviving and thriving. However, for them to do so, we must maintain our lake quality.

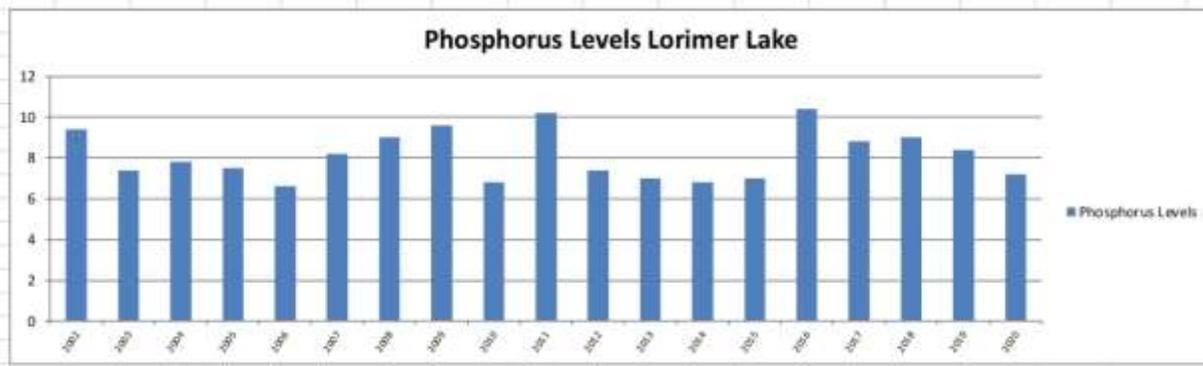
Dissolved Oxygen, Phosphorous and Water Clarity Data:

The Lorimer Lake Association has been monitoring Phosphorus, Water Clarity and Calcium levels consistently. They have remained basically stable for the last number of years. This is good news, but it hides the fact that our lake is extremely fragile. Lorimer Lake works with the Lake Partners Program and the Whitestone Conservation Association for our water testing.

Water Clarity

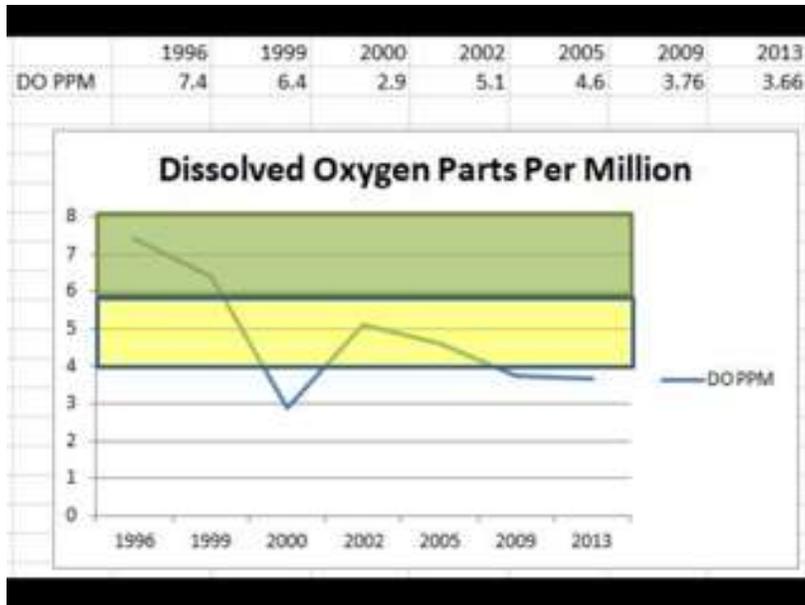


In terms of water Clarity, the data from the Lake Partnership Program shows that more than half of the lakes, or 55% across Ontario have high transparency with a Secchi depth of more than 4 metres. Lorimer Lake has in the past 6 years, maintained a secchi depth of over 4 metres, which is positive.



According to the Lake Partners Program, the average Total Phosphorous concentration for Oligotrophic lakes is 0-10 micrograms per litre (µg/L)
 Lorimer lake has had fairly stable concentrations of Phosphorous and has maintained readings below 10 Micrograms per litre (µg/L)

Dissolved Oxygen measure in PPM (parts per million)



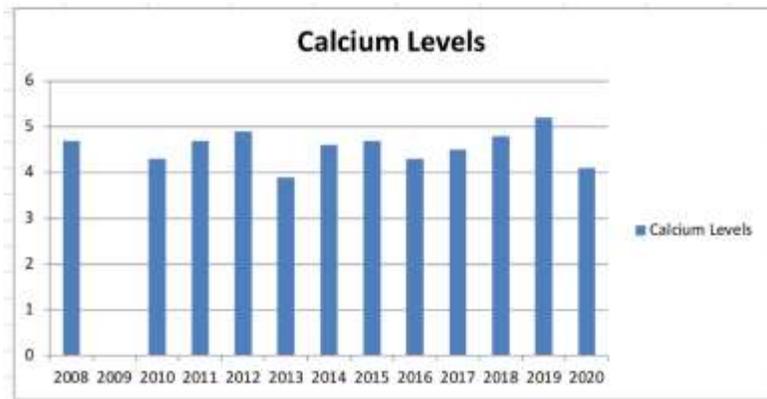
With regards to dissolved oxygen, unfortunately, the Ministry of Natural Resources and the Ministry of the Environment have not had the resources to measure Lorimer Lake’s Dissolved Oxygen levels in recent years. However, past testing up to and including 2013, showed that the Dissolved Oxygen levels in Lorimer Lake were mostly at marginal or below marginal levels.

The dissolved oxygen level chart above shows that in 2013 Lorimer Lake had below marginal oxygen levels. Despite this, the Lake Trout on Lorimer continue to survive. It would not take much degradation in the Dissolved Oxygen levels however, to drastically change the mortality of the Lake Trout.

The Whitestone Conservation Association has also been monitoring the Dissolved Oxygen Content in Lorimer Lake and has recently provided us with some data for the last four years. This data demonstrates that at certain depths and temperature readings we have a dissolved oxygen content that is suitable for lake trout to survive.

The two major factors that effect Dissolved Oxygen levels are Phosphorus and water temperatures. With climate change the lake will be under stress naturally. As the lake water warms, the Dissolved Oxygen Levels drop

Calcium Levels



Calcium levels are measured here in mg/L

Calcium is a nutrient that is important for all living organisms to survive. Unfortunately, some of the lakes in the Canadian Shield lakes are showing large decreases in the level of calcium concentrations. These decreases in calcium, occur due to Climate Change, forest harvesting, and residual effects from acid rain. This loss in Calcium can affect the growth, reproduction, and survival of many organisms including phytoplankton, fish, and birds. Lorimer Lake has maintained consistent Calcium levels in the last 12 years. According to the Lake Partners Program (LPP), who began monitoring calcium concentrations in 2008 “The majority (74%) of lakes monitored through the LPP have moderate-to-high levels of calcium” (FOCA n.d.). Moderate levels of Calcium are between 3.1 to 20 mg/l, while Low Calcium levels are between 1.5 to 3 mg/l. Lorimer Lake has maintained moderate levels of calcium throughout.

According to a FOCA publication, regarding Calcium in inland lakes “Calcium decline is likely exacerbated by climate change. A recent study examined 29 years of calcium data from three intensively-studied lakes in south-central Ontario and found that calcium decline has worsened with recent warming. Climate change in this region has led to decreased water flow, resulting in less calcium being exported from watersheds to lakes” (Calcium in Ontario’s Inland Lakes. n.d.).

Current Development Guidelines - The Lakeshore Capacity Handbook (LCAH):

The official plan, in reference to Lorimer Lake states that any new lot creation may only be considered in accordance with the Lakeshore Capacity Handbook (LCAH).

Any new lot creation that follows the LCAH would also cause shoreline degradation, deforestation, chemicals such as fertilizers entering the lake, increased boat traffic and the subsequent shoreline damage from boat wake. The runoff from any new lot, affects the water clarity. The darker the water, the more it retains heat and the lower the Dissolved Oxygen levels. If we continue to sever lots, the fragile ecosystem of the lake will be adversely affected.

The guidelines of the LCAH should be followed for any new lot created, including new buildings or lots in any severed property, including the Lucas severance being proposed on Lorimer Lake.

The LCAH states the following:

Any new lots created on Lorimer Lake must have their septic systems 300 metres from the lake. There are a number of other restrictions that are outlined in the Lakeshore capacity handbook, regarding lakes that are at capacity.

On page 38 of the Lakeshore Capacity Assessment Handbook, it states that, for Lakes at Capacity, agreements pursuant to the Planning Act that are registered on title will be needed to ensure the following for each lot created:

- design of the septic system shall include pump-dosing or equivalent technology to uniformly distribute septic effluent over the tile bed; no add-on system components such as water-softening apparatus, to ensure the proper functioning of the septic tank-tile bed system over the long-term;

- provision of a **30-metres minimum undisturbed shoreline** buffer and soils mantle, with the exception of a pervious pathway;
- preparation of a stormwater management report and a construction mitigation plan (including phosphorus attenuation measures such as directing runoff and overland drainage from driveways, parking areas, other hard surfaces to soak away pits, infiltration facilities);
- location of the tile bed, in accordance with the recommendations of the site-specific soils investigation;
- long-term monitoring – for research purposes – of the sewage disposal system and reports to the planning approval authority and the Ministry of Environment. Monitoring would commence from the time of installation of the sewage treatment systems and proceed for at least 10 years. (Lakeshore Capacity Handbook, 2010)

The LCAH goes on to state that the monitoring will, at a minimum, include sampling locations immediately below the tile bed, collection of groundwater samples by a certified professional, specifics regarding chemical analyses, and details regarding when the sampling should occur. As specified, the long term monitoring should be over a period of ten years after new lot creation. This is one of the criteria for new lot creation. Reports are to be sent yearly to the Planning Authority and the Ministry of the Environment of the various samples (Lakeshore Capacity Handbook, 2010).

The Lakeshore Capacity Handbook offers no restrictions in terms of where Septic **tanks** can be located and how close to the lake they can be placed. It is a well known fact that Septic tanks leak from time to time and that the drainage pipes with affluent that is transported to the septic tile fields can also burst and cause affluent leakage. This can cause a great deal of phosphorous loading in the lake. More development means more chances of this happening.

Requests Of Council:

Lorimer Lake is a Lake Trout Lake identified at Capacity. It is a headwater Lake for the Sequin Water System. It is pristine and has not yet suffered the fate of local sister Lakes like Whitestone, Manitouwabing and Harris Lakes, all who had blue green algae last year. Any new lot creation would only exacerbate the problem of the lake already having below marginal dissolved oxygen levels.

It is not enough to have the guidelines put out by the Lakeshore Capacity handbook to protect Lorimer Lake. These guidelines allow for development under certain restrictions. Therefore, it is imperative that we continue to have the guidelines in place, on the official plan for Lorimer Lake, that was approved by the MMAH in August 2006. This will lead to protecting the development of our fragile ecosystem. Lorimer Lake with its unique characteristics should continue to have certain restrictions in place in terms of development.

Previously, for a period of ten years no severances were allowed on Lorimer Lake, followed by another ten year period, where only one new severance was allowed each year. There are currently no such restrictions in place.

Some important policies regarding Lorimer Lake, that were on the Official Plan, which is dated November 2006, are not included on the Consolidated May 27, 2015, Official plan. They were left out. In addition, we have some additions that we would like to make to the Official plan that is currently under review.

Please find below the specifics:

1-Please add the fact that we are a “Lake Trout Lake” to the official plan currently under review. Currently in section 19.04.9 of the 2015 Consolidated Official plan, it states the following:

“Trout and Lorimer Lakes are at capacity for additional lot creation and will be subject to the guidelines set out by the Ministry of the Environment and Climate Change’s Lakeshore Capacity Assessment Handbook”.

Therefore, Please include this phrase in the official plan currently under review:

Lorimer Lake is managed as a **Lake Trout Lake** and the lake has been identified as being at capacity. New lot creation may only be considered in accordance with the LCAH (Lakeshore Capacity Handbook)

*note it is very important that we be identified in the official plan as a “Lake Trout Lake” since this is a very critical characteristic of Lorimer Lake.

2-Please add the following to the Official plan currently under review:

Only one new lot can be severed per year, on Lorimer Lake as a whole, with no opportunity to roll over the yearly allotment.

Note: this is similar to the policies on the 2006 Official Plan which states the following:

19.04.6.7 “Only one new lot may be created by consent for a parcel that is eligible for consent in accordance with the policies of this Plan”.

19.04.6.8 “A maximum of five new lots may be created over a five year period with a limit of one lot per land owner in any calendar period. Applications for new lots over the five year period will be allotted on a first come, first serve basis and no repeat applications will be considered until the end of the five year period. At the end of the five year period, an additional five year period may be commenced using the same principles including a principle of fair share if any applications in the second period are repeat applicants”

The Lorimer Lake Cottage Association feels that it is very important that we limit the lot creation to one per year, for the whole lake (which includes the portion that is in the Municipality of Whitestone and the portion that is in the Municipality of McDougall). This is due to the fragile condition of our lake, which has been deemed to be at capacity. We will continue to monitor lake quality and would like to re visit this in 5 years.

3-Add the following to the official plan currently under review, regarding Lorimer Lake which is similar to Section 19.04.63 of the 2006 Official Plan, and also add this phrase “with no jutting between the setback and the shoreline”.

New lot frontage to be at least 150 metres and lot areas no less than 2.25 hectares, with no jutting between the setback and the shoreline.

To protect Lorimer Lake’s wilderness appeal and water quality, the requirements of lots having 150 m of frontages fits into the context of the Municipality of McDougall’s Official Plan and Zoning by-law. This minimum frontage would also act to distribute the development rights among property owners equitably. Lorimer Lake is designated as W1 (Waterfront Residential 1) and as such, the current zoning by laws would take effect which state that the minimum lot frontage would be 70 metres (section 7.02 of the comprehensive zoning by law dated February 2017). This amount if followed, would certainly create a decrease in lake quality and a decrease in the wilderness feeling, that we treasure.

We appreciate the work that the municipality is doing on the revisions to the Official Plan and thank you for your time in reviewing this information.

The Lorimer Lake Association

References

Calcium in Ontario’s Inland Lakes. (n.d.). Retrieved September 12, 2021, from <http://desc.ca/>.

Fisheries Section, O. M. of N. R. and F. (2015). *Inland Ontario Lakes Designated for Lake Trout Management*, 1–58.

FOCA (n.d.). *Lake partner program*. Retrieved September 12, 2021, from <https://foca.on.ca/lake-partner-program-overview/>.

Lakeshore Capacity Assessment Handbook. (2010). *Protecting Water Quality in Inland Lakes on Ontario’s Precambrian Shield*. <https://www.ontario.ca/document/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes/applying-lakeshore-capacity-model>.

Ministry of Natural Resources. (2002). *Official Plan Municipality of McDougall*. Parry Sound , Ontario.

To: Mayor Dale Robinson, Members of Council, and the planning department for the Municipality of McDougall
From: The Lorimer Lake Association
October 8, 2021

Esteemed Municipality of McDougall Council Members,
Re: Draft Background Report Municipality of McDougall Official Plan Review

We are writing to register our objection with regards to Section 7.5 of the draft official plan document regarding Shoreline Structures. We are not in support of the section which proposes that By-laws be included in the new plan that permit larger shoreline structures (boathouses /boatports).

The Lorimer Lake Association whose membership base averages 80 members has taken surveys in the past and we have determined that a large percentage of our members are opposed to shoreline structures on the lake.

Furthermore, we completely support the proposal concerning Septic Tanks in this section of the draft background report, which states that "The Municipality has the ability to include a policy framework that only permits new septic systems that are a minimum setback from the shoreline".

Currently the zoning by-laws, dated February 1, 2017, section 3.59 regarding Septic Systems states the following:

A septic system shall comply with the requirements of the Ontario Building Code. In addition to complying with the Building Code, septic systems on lands adjacent to Lorimer Lake or Trout Lake must be located a minimum of 30 metres from the high water mark of these lots.

The Lorimer Lake Association feels that it is very important to continue to implement this minimum 30 metre set back from the high water mark for Lorimer Lake which is a Lake Trout Lake that is at Capacity.

We also feel it is very important to maintain this minimum distance for other lakes in the Municipality due climate change, an increase in buildings being constructed, increased full time lake usage, and an increase in shoreline degradation. The 30 metre set back would help to protect the water quality in all the lakes in the Municipality of McDougall.

Therefore, the Lorimer Lake Association would like to maintain this statement in the Consolidated, May 2015 Official Plan (section 11.04.4):

For all other waterbodies not at capacity including the open waters of Georgian Bay, it is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of 15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the water body, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be encouraged to be located at least 30 metres from the shoreline of the lake.

The Shoreline Structure proposal, as stated in the draft background report is as follows:

"Shoreline structures (docks and boathouses/boatports) are important as they provide access to shoreline lots. When carefully placed and designed, they can fit into the landscape with minimal impact to shoreline views, vistas and character. It is important that the Official Plan provides policies to be considered in evaluating the Planning Act applications to permit larger shoreline structures than permitted by the Zoning By-law.

The current, consolidated May 27, 2015, official plan (section 11.8) details the following:

11.08 Shoreline Structures and Modifications

11.08.1 The principal objectives of the policies for development in the waterfront area of the Municipality of McDougall are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.

11.08.2 There are a range of accessory buildings and structures that can be expected to be developed along the shoreline of the recreational water bodies. These structures include saunas, docks, pumphouses, storage buildings and gazebos. These buildings and structures may be allowed in the front yard of shoreline properties subject to the provisions of any implementing zoning by-law and the applicable policies of this Plan.

11.08.3 Boathouses are waterfront structures that have significant impacts on the natural landscape of the shorelines along the recreational water bodies. It is the policy of this Plan not to permit boathouses.

11.08.4 The Municipality of McDougall will provide detailed regulations in the Zoning By-law to regulate docks including but not limited to the following: (a) the number of docks permitted (b) the length of dock; (c) the size of docks (d) the location on the shoreline (e) the need to consult relevant agencies (f) the impacts on navigation (g) safety (h) restricting and prohibiting any structures placed on a dock (i) limiting lighting; and (j) limiting de-icing where necessary

11.08.5 Any proposed shoreline structure must obtain the necessary approvals or authorities from any relevant government organization.

The negative effects of Shoreline Structures, particularly “boathouses” are:

- The visual character of the waterfront is changed, with the introduction of highly visible structures on the shoreline.
- Neighbouring properties may have restricted views
- Boathouses prevent sunlight from reaching the littoral and riparian zones, and can therefore alter the characteristics of the aquatic ecosystem.
- Contaminants from building materials can leach into the water system
- Interference with fish spawning
- Disturbance of natural water flows
- Leakage of fuel and oil
- Increased shoreline degradation and phosphorus loading in the lake

The appeal of the lakes in The Municipality of McDougall is in many ways due to the natural shorelines and the lack of large shoreline structures.

We would encourage The Municipal Council of McDougall to continue with the restrictions on boathouses as they exist in the current Official Plan and By-Laws and to continue to enforce that septic systems maintain a minimum of 30 metres from the high-water mark across all Lakes in the Municipality.

Thank you for your time and consideration of this matter.

Respectfully,

The Lorimer Lake Association