

AGENDA

**Regular Council Meeting
Tuesday, April 1, 2025, at 6:30 p.m.
Powassan Council Chambers
252 Clark Street, Powassan, ON**

1. CALL TO ORDER

2. LAND ACKNOWLEDGMENT

“We respectfully acknowledge that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Métis Peoples in Ontario and show respect to the neighbouring Indigenous communities. We offer our gratitude for their care of, and teachings about, our earth and our relations. May we continue to honour these teachings.”

3. ROLL CALL

4. DISCLOSURE OF MONETARY INTEREST AND GENERAL NATURE THEREOF

5. APPROVAL OF THE AGENDA

6. DELEGATIONS TO COUNCIL

7. ADOPTION OF MINUTES OF PREVIOUS OPEN SESSION MEETINGS OF COUNCIL

7.1 Regular Council Meeting of March 18, 2025

8. MINUTES AND REPORTS FROM COMMITTEES OF COUNCIL

9. MINUTES AND REPORTS FROM APPOINTED BOARDS

9.1 The Golden Sunshine Municipal Non-Profit Housing Corporation – Minutes of February 18, 2025

10. STAFF REPORTS

10.1 Treasurer/Director of Corporate Services, B. Robinson – Hummel Bridge Repairs

10.2 Treasurer/Director of Corporate Services, B. Robinson – 2025 Budget Meeting Dates

11. BY-LAWS

11.1 Bylaw 2025-06 – Zoning Bylaw Amendment (49 Highway 522)

11.2 Bylaw 2025-07 – Council Remuneration Bylaw

12. UNFINISHED BUSINESS

13. NEW BUSINESS

13.1 Planscape Planning Report – Consent Application: B12/POWASSAN/2025

13.2 Planscape Planning Report – Consent Application: B13/POWASSAN/2025

13.2 Planscape Planning Report – Consent Application: B14/POWASSAN/2025

14. CORRESPONDENCE

15. ADDENDUM

16. NOTICE OF SCHEDULE OF COUNCIL AND BOARD MEETINGS

17. CLOSED SESSION

17.1 Adoption of Closed Session Minutes of January 7, 2025

17.2 Labour Relations – Section 239(2)(d) of the Municipal Act and under Section 9(4)(d) of the Procedural Bylaw – matters regarding labour relations or employee negotiations.

17.3 Identifiable Individuals – Section 239(2)(b) of the Municipal Act and under Section 9(4)(b) of the Procedural Bylaw – matters regarding an identifiable individual, including municipal or local board employees.

18. MOTION TO ADJOURN

Regular Council Meeting
Tuesday, March 18, 2025, at 6:30 pm
Powassan Council Chambers

Present: Peter McIsaac, Mayor
Markus Wand, Deputy Mayor
Randy Hall, Councillor
Leo Patey, Councillor

Staff: Brayden Robinson, Treasurer/Director of Corporate Services
Allison Quinn, Clerk

Absent,
With Regrets: Dave Britton, Councillor

Presentations: None.

Disclosure of Monetary Interest and General Nature Thereof: None.

- 2025-79** Moved by: L. Patey Seconded by: R. Hall
That the agenda of the Regular Council Meeting of March 18, 2025, be approved. **Carried**
- 2025-80** Moved by: M. Wand Seconded by: R. Hall
That the minutes of the Regular meeting of Council of March 4, 2025, be adopted. **Carried**
- 2025-81** Moved by: R. Hall Seconded by: M. Wand
That the minutes from the Municipal Recreation Committee meeting of January 22, 2025, be received. **Carried**
- 2025-82** Moved by: M. Wand Seconded by: L. Patey
That the 2025 Operating Budget for Easholme, East District of Parry Sound Home for the Aged, be received. **Carried**
- 2025-83** Moved by: M. Wand Seconded by: L. Patey
That the report from Treasurer/Director of Corporate Services, B. Robinson, regarding 2024 Council Remuneration, be received. **Carried**
- 2025-84** Moved by: L. Patey Seconded by: R. Hall
That the report from Deputy Clerk, K. Bester, regarding the Enabling Accessibility Fund, be received for information purposes. **Carried**
- 2025-85** Moved by: R. Hall Seconded by: M. Wand
That the report from Deputy Clerk, K. Bester, regarding the OPG Regional Empowerment Grant, be received for information purposes. **Carried**

2025-86 Moved by: M. Wand Seconded by: R. Hall
That the report from Manager of Operations and Facilities, F. Schmeltz, regarding the February Work List, be received for information purposes. **Carried**

2025-87 Moved by: M. Wand Seconded by: L. Patey
That the report from Treasurer/Director of Corporate Services, B. Robinson, regarding Grant Opportunities for the Trout Creek Community Centre, be received for information purposes. **Carried**

2025-88 Moved by: R. Hall Seconded by: L. Patey
That Bylaw 2025-06, being a Bylaw to amend Bylaw 2003-38, as amended, the Zoning Bylaw for the Municipality of Powassan with respect to lands described as con.1, Part Lot 26 Plan PSR 1995, Part 2, PCL 10770 NS (49 Highway 522), in the Municipality of Powassan,

Be READ a FIRST and SECOND time on the 18th day of March 2025 and to be READ a THIRD and FINAL time and considered passed as such in open Council on the 1st day of April 2025. **Carried**

2025-89 Moved by: L. Patey Seconded by: R. Hall
That Bylaw 2025-07, being a Bylaw to set the annual remuneration to be paid to the Mayor, Deputy Mayor, and Councillors,

Be READ a FIRST and SECOND time on the 18th day of March 2025 and to be READ a THIRD and FINAL time and considered passed as such in open Council on the 1st day of April 2025. **Carried**

2025-90 Moved by: R. Hall Seconded by: M. Wand
That the Ontario Clean Water Agency's 2024 Annual Performance Report for the Powassan Sewage Treatment Lagoon and Sewage Collection System, be received.

Recorded Vote requested by: Councillor Patey
Councillor Patey Yea
Councillor Hall Yea
Councillor Wand Yea
Mayor McIsaac Yea **Carried**

2025-91 Moved by: M. Wand Seconded by: L. Patey
That the correspondence dated March 6, 2025, from the Ministry of the Environment, Conservation and Parks, regarding the 2024 Inspection of the Powassan Drinking Water System and Risk Methodology, be received.

Recorded Vote requested by: Councillor Patey
Councillor Patey Yea
Councillor Hall Yea
Councillor Wand Yea
Mayor McIsaac Yea **Carried**

2025-92

Moved by: R. Hall Seconded by: M. Wand

Be it resolved that the Proclamation from Autism Ontario regarding World Autism Day 2025 be received; and,

FURTHER that Council for the Municipality of Powassan endorse the proclamation and that staff be directed to post the proclamation on the municipal website and social media page.

Carried

2025-93

Moved by: M. Wand Seconded by: L. Patey

That council now adjourns at 6:53pm.

Carried

Mayor

Clerk

The Golden Sunshine Municipal Non-Profit Housing Corporation
Minutes of the Board of Directors Meeting
2025- 02

February 18, 2025

A regular meeting of the Golden Sunshine Municipal Non-Profit Housing Corporation board was held on Tuesday February 18, 2025

Present: Bernadette Kerr, Mieke Markus, Dave Yemm, Calvin Young, Dave Britton, Nancy McFadden & Amber Mclsaac

Regrets: Leo Patey

1. Call to order

Resolution No. 2025-06– Moved by Calvin, seconded by Nancy that the meeting was called to order at 9:29 am. Carried

2. Additions to Agenda – none

3. Approval of the Agenda

Resolution No. 2025-07 Moved by Nancy, seconded by Calvin that the agenda be adopted as Presented.

4. Conflict of Interest Disclosure – none

5. Approval of the Minutes from the January 21, 2025 board meeting

Resolution No. 2025-08– Moved by Dave Yemm, seconded by Dave Britton, that the minutes from the board meeting on January 21, 2025 were adopted as presented.

6. Business arising

a) Service Agreement

Terms of the Service Agreement with the DSSAB were discussed.

Resolution No. 2025-09 Moved by Dave Yemm, seconded by Nancy, that the Golden Sunshine Non- Profit Housing Corporation has reviewed the terms and conditions of the 2025-2035 Service Agreement with the District of Parry Sound Social Services Administration Board, dated Feb 18, 2025, and hereby approves and agrees to implement the terms outlined in the agreement.

b) OPHI Funding

Trevor Kitchen and Jim Kroesen from HSC discussed the proposed patio upgrades for the premises with the board members. MJA fees to be adjusted based on no changes to the plans as presented.

Resolution No. 2025-10 Moved by Dave Yemm, seconded by Dave Britton, that the Golden Sunshine Non-Profit Housing Corporation has reviewed and discussed the proposed scope of upgrades for the tenant patios, as outlined by HSC Project Management, and approves the full scope of the patio upgrades and authorizes HSC Project Management to execute all necessary contracts and agreements required for the commencement and completion of Phase 2 of the patio upgrade project.

c) Budget

Final draft of the 2025 budget presented and a discussion took place.

Resolution No. 2025-11 Moved by Calvin, seconded by Mieke, that the Golden Sunshine Non-Profit Housing Corporation has reviewed the proposed operating budget for the fiscal year 2025, and hereby approves the operating budget for the fiscal year 2025, as presented.

7. Correspondences

a.2) Financials –

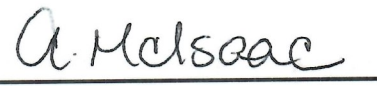
Resolution No. 2025-12 Moved by Dave Yemm, seconded by Nancy that the board approves the January financial statement, income statement and capital account statement as presented.

Carried

8. Next Board Meeting – March 18, 2025 at 9:30am



President, Bernadette Kerr



Secretary, Amber Mclsaac



STAFF REPORT

To: Council
From: Treasurer/Director of Corporate Services
Re: Hummel Bridge Repairs

RECOMMENDATION:

That the memo from Treasurer/Director of Corporate Services B. Robinson be received; and further that Council formally request the Township of Nipissing to participate in the preparation studies for the Hummel Bridge replacement project.

ANALYSIS:

As a component of the 2025 Municipal Budget, there have been discussions regarding completing the preliminary studies for the Hummel Bridge replacement project and bringing the work to shovel-ready. The cost of these studies has been incorporated into the draft budget.

The Township of Nipissing has requested that a resolution be sent to their Council, asking for their participation in the work. This will then be incorporated into their 2025 budget as well.



STAFF REPORT

To: Council
From: Treasurer/Director of Corporate Services
Re: 2025 Budget Meetings

RECOMMENDATION:

That the staff report regarding the second 2025 budget meeting date be received; and that Council set the date for the second special budget meeting for April 14 of 2025.

ANALYSIS:

In order to allow time for notice to be issued, staff are suggesting the following date for the next budget meeting:

- April 14, 2025

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN
(HOUSEKEEPING ZONING AMENDMENT)**

BYLAW NO. 2025-06

Being a Bylaw to amend By-law No. 2003-38, as amended, the Zoning Bylaw for the Municipality of Powassan with respect to lands described as Con. 1, Part Lot 26, Plan PSR 1995, Part 2, PCL 10770 NS (49 Highway 522) in the Municipality of Powassan.

WHEREAS the Council of the Corporation of the Municipality of Powassan is empowered to pass Bylaws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS the owners of the subject lands have filed an application with the Municipality of Powassan to amend Bylaw No. 2003-38, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Powassan deems it advisable to amend Bylaw 2003-38, as amended;

NOW THEREFORE the Council of the Corporation of the Municipality of Powassan enacts as follows:

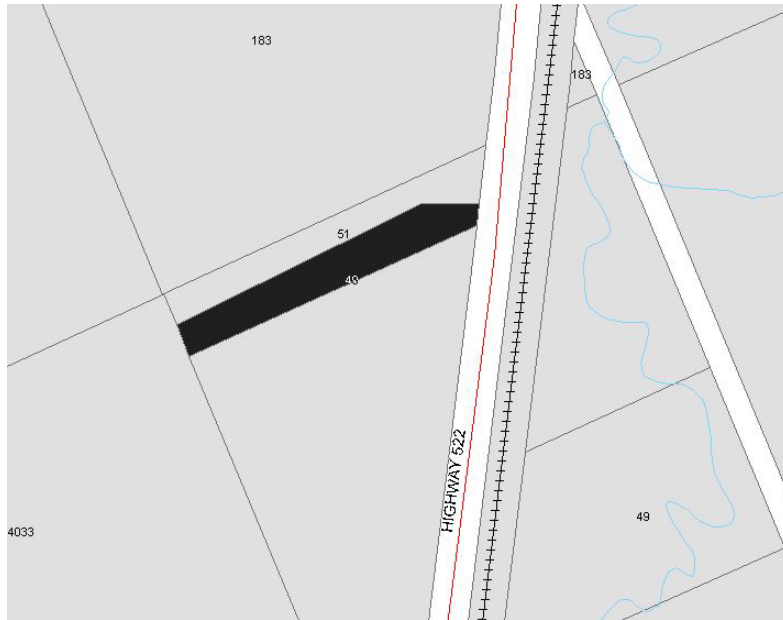
1. Schedule 'C' to Zoning Bylaw No. 2003-38 as amended, is hereby further amended by re-zoning affected lands described Con. 1, Part Lot 26, Plan PSR 1995, Part 2, PCL 10770 NS (49 Highway 522) in the Municipality of Powassan from EP (Environmental Protection Zone to RU (Rural) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.
2. This Bylaw shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act, 1990.

To be **READ** a **FIRST** and **SECOND** time on the 18th day of March 2025 and to be **READ** a **THIRD** and **FINAL** time and considered passed as such in open Council on the 1st day of April 2025.

Mayor

Clerk

Schedule 'A-1'



**Lands to be rezoned from
EP (Environmental Protection) Zone to
RU (Rural) Zone**

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

BYLAW 2025-07

Being a Bylaw to set the annual remuneration to be paid to the
Mayor, Deputy Mayor, and Councillors

WHEREAS the Municipal Act 2001, Section 283 provides that a Council of a municipality may by by-law provide for remuneration and expenses and payment thereof for its members, officers and employees of the Corporation;

AND WHEREAS the Council of the Municipality of Powassan deems it necessary and expedient to replace Bylaw #2024-05 with a new Bylaw that sets out the annual remuneration and benefits for Council members;

BE IT THEREFORE the Council of the Corporation of the Municipality of Powassan hereby enacts as follows:

1. (a) That the Mayor be paid the annual amount of \$12,000.00.
(b) That the Deputy Mayor be paid the annual amount of \$8,347.60.
(c) That each Councillor be paid the annual amount of \$8,144.00.
2. That the Municipal Treasurer shall adjust the annual remuneration paid to the Mayor, Deputy Mayor, and each Councillor to reflect the same cost of living percentage salary adjustments that may be granted to Municipal staff, with the same effective dates.
3. That each Members of Council's remuneration be paid on a bi-weekly basis and is subject to source deductions.
4. Members of Council are issued Municipally owned and maintained cellphones for Council duties. The Municipality recognizes that members of Council may elect to use personal cellphones in carrying out their duties for the Municipality, in lieu of being provided a dedicated device, and in such circumstances shall be provided an allowance of \$20.00 per month as a contribution towards their personal expense, as per Section 3.15 of the Municipal Human Resource Policy Manual.
5. That the Mayor, Deputy Mayor, and each Councillor be paid \$500.00 annually to compensate for their mileage for civic business within the boundaries of the Municipality of Powassan, and that this amount be remitted at the beginning of each calendar year.
6. That discretionary constituency, conference, and training expenditure budgets for Members of Council be established as operational budget items for annual review. Attendance to any such event must be approved by Council resolution. All expenses related to any accompanying individual brought to the session by a Member of Council shall be paid personally.

7. All members of council will be provided expense sheets to record mileage and any other municipal-related expenses incurred for conference and/or training purposes. All expense claims shall be submitted as incurred, and payment remitted within thirty (30) days of submission.
8. That travel be paid at the current per-kilometre rate, as established by the Canada Revenue Agency for travel in excess of 5,000 km, to the driver of a vehicle for meetings attended outside the boundaries of the Municipality of Powassan. Members of Council may claim the mileage rate when travelling for authorized municipal business to a destination greater than 25 kilometres from their home address.
9. That where two (2) or more municipal officials are travelling to the same event, carpooling is encouraged, with the exception that a quorum of Council is unauthorized to travel in one (1) vehicle.
10. That meal expenses will be paid as actually incurred and substantiated by receipts. No alcohol purchases will be the ultimate responsibility of the Municipality. A daily maximum of \$75.00, before HST, is set for meal expenses, with any additional costs incurred at the Member of Council's expense. The Municipality will pay for tips at a rate not to exceed 15 percent of the net amount shown on the receipt, with any additional tips paid by the Member of Council.
11. That a per diem rate of \$150.00 per day be paid to Members of Council attending various conferences, seminars, workshops, courses, forums, and meetings approved by resolution of Council for Municipal purposes.
12. That any alcohol purchases or other expenses incurred contrary to the provisions of this Bylaw shall first be recovered against any outstanding expense claims made. Where insufficient expense claims are available, the Member of Council shall be invoiced directly for the amount owing.
13. That Bylaw 2024-05, and any other Bylaws, or parts thereof, contrary hereto or inconsistent herewith, be and the same are hereby repealed.
14. That this Bylaw shall come into full force and effect upon adoption.

READ a **FIRST** and **SECOND** time on the 18th day of March 2025 and to be **READ** a **THIRD** and **FINAL** time and considered passed as such in open Council on the 1st day of April, 2025.

Mayor

Clerk



Resolution no. 2025 - _____

Date: April 1, 2025

Moved by: _____

Seconded by: _____

That the Report dated March 24, 2025 from Planscape to Powassan Council recommending approval subject to standard conditions, be received.

THAT Powassan Council concurs with the requested Consent and asks that the following conditions be applied by the North Almaguin Planning Board (NAPBoard) in rendering its approval of Consent Application B12/Powassan/2025:

- a) That a driveway entrance permit for a new lot fronting on Park Lane be obtained from the Municipality of Powassan
- b) Confirmation from local school boards that school bus service is available at the subject location.
- c) Confirmation that the new lot can provide a 0.5 ha building envelope outside of the MDS calculation or
- d) Removal of the barn if no MDS calculation is submitted for the barn on the retained lot.

_____ Carried _____ Defeated _____ Deferred _____ Lost

Mayor

Recorded Vote: Requested by _____

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					

Planning Report: Municipality of Powassan, Consent Application: B12/POWASSAN/2025

Background

Callon Dietz has submitted an Application for Consent to the North Almaguin Planning Board on behalf of their clients Lawrence Nadrofsky and Cynthia Ouellet. The Application has been circulated to the Municipality of Powassan for comment. The Application for Consent proposes to create one (1) new lot and retain one (1) lot on the subject property.

Location and Lot Description

The subject lands are legally described as Parcel 12673 PSNS, Lot 33, Concession 5 (Himsworth) PIN 52211 0041, in the Municipality of Powassan, District of Parry Sound. The property is currently known as 940 Hummel Line. The location of the subject lands is shown in [Figure 1](#). The property is currently developed with a barn. A desktop review shows the subject property is used for agricultural uses, with several treed areas. The proposed severed lot is intended to be used for future rural residential dwellings. The retained lot will remain vacant as indicated by the submitted application.

Proposal Description

The Application notes a previous lot creation of the original parcel in 1996. The subject property is approximately 39.6 hectares in size (98 ac), with approximately 155 m of frontage on Hummel Line. The proposed severed lot will each have an area of approximately 4.0 ha (10 ac) and 67 m of frontage. The retained lot would maintain approximately 35.6 ha (88 ac) and an approximate frontage of 88 m on Hummel Line shown in [Figure 2](#), as provided by the applicant. The subject property is designated as Rural Area in the Municipality of Powassan Official Plan on Schedule A of the Plan. The property is zoned Rural (RU). According to the Official Plan and Zoning schedules, there are no known natural constraints located on or near the property. The severed lot will be transferred to unknown parties at this time.

Figure 1: Location Map

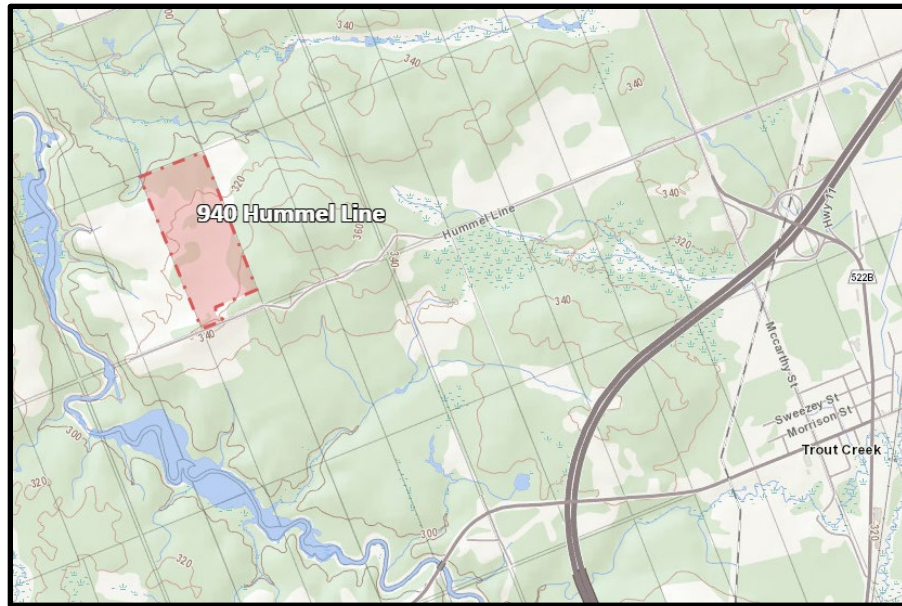
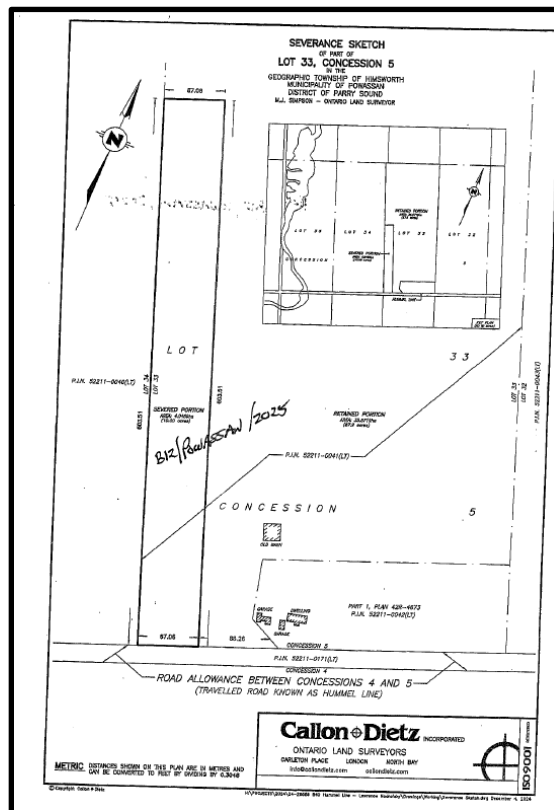


Figure 2: Proposed Severance



Policy Analysis

Provincial Planning Statement, 2024

The subject property is located in the Rural Area and on Rural Lands according to the PPS. The most relevant policies have been provided.

Lot creation in the Rural Lands is permitted and Section 2.6.1 states:

c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services...

As well the following policies also apply:

2.6.2. Development that can be sustained by rural service levels should be promoted.

2.6.3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

2.6.4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

2.6.5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

The proposed severance has been reviewed against the relevant policies of the PPS and subject to compliance with the minimum distance separation (MDS) formulae, the proposed severance applications are found to be consistent with the PPS. MDS calculations will be required from the existing subject property and any neighbouring properties with structures suitable to house livestock.

Growth Plan for Northern Ontario, 2011

The Municipality of Powassan is located within the Growth Plan for Northern Ontario Area and thus decisions are required to conform with this Plan. The purpose and guiding principles of the plan provide a 25-year vision of growth for the northern economy, people, communities, infrastructure, environment, and aboriginal peoples. The application has been reviewed against the applicable policies of this document and has been found to conform to the intent and purpose.

Municipality of Powassan Official Plan, October 2003

The Subject property is designated Rural Area, where the following policies apply:

Section 4.18 relates to Private Sewage Disposal and Water Systems where:

4.18.1 No development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply, sewage disposal system to service the development. In addition, no development shall be permitted unless Council is satisfied that the development will not have an adverse impact on neighbouring wells and sewage disposal systems.

4.18.2 In considering impacts on ground water quality and quantity, the Municipality shall consider the cumulative impacts of development on the sustainability of ground water resources. Where the Municipality is aware of potential problems related to water supply or sewage disposal in an area, developers may be required to submit reports from a qualified engineer providing evidence that site conditions are suitable for development.

A letter dated January 10, 2025, from the North Bay Mattawa Conservation Authority (NBMCA) concluded that since both the retained and severed lots will be greater than 4 ha and no other property constraints appear, they are satisfied both lots will be able to accommodate new sewage systems. No potential problems with water supply have been identified as part of this application.

Section 5.7 are Rural Area policies in the Official Plan that apply the proposed application. Low density residential uses are permitted uses of Section 5.7.1. The proposed retained and severed lots meet the minimum lot size outlined in Section 5.7.2 for servicing and is supported by the letter from the NBMCA.

Under Section 5.7 Rural Area, limited new lot creation is permitted, provided (Section 5.7.3):

i) New lots developed for residential purposes will be limited as follows:

*a) a maximum of two lots from any parcel of land that existed on January 1, 1996;
or*

b) infilling where the proposed lot would be located within an area where six or more residential dwellings exist within 400 metres of each other measured along a municipal roadway. When reviewing planning applications submitted in neighboring municipalities the impact of the proposed development on the Municipality of Powassan is the primary consideration.

ii) The total number of lots created in Rural area should not exceed 15 per year;

- iii) New residential lots may only be created on municipal roads-maintained year round in areas where the Municipality and School Boards are presently providing services; and,*
- iv) The density of development in any residential cluster where development is permitted under section 5.7.3 (i)(b) above, shall not be less than 1.0 unit per hectare*
- v) In addition, new lots may be created for seasonal residential purposes on the lakes in the Municipality subject to satisfying the general development policies in section 4 and the land division policies in Section 8 of this Plan.*

The proposed meets the intent of Section 5.7.3, the proposed lot will be the second severed lot from the original parcel, are less than 15 new lots were created in Powassan this year, the lots will front on a municipally maintained year-round road and will meet the minimum 1.0 ha size.

Section 8.0 of the Official Plan refers to the policies of Land Division. The Applications are generally supported by the policies provided they meet the specific criteria of Section 8.1.1:

- ii) the lot size and setback requirements will satisfy specific requirements of this Plan and meet the implementing zoning by-law requirements;*
- vi) the lot size, soil and drainage conditions must allow for an adequate building site and to allow for the provision of an adequate means of sewage disposal and water supply, which meets the requirements of the Building Code. New lots in Rural areas shall have a minimum lot size of 1.0 ha or be in keeping with policy 5.7.3 iv) of this Plan. Smaller lots may be considered subject to the applicant providing a hydrogeological study to the satisfaction of Council demonstrating that the smaller lot is sustainable; and*
- ix) any lot created by severance in the vicinity of livestock operations shall meet the Minimum Distance Separation formulae.*

The applications meet the minimum lot size requirements for rural areas. A MDS calculation was not submitted as part of this application and is required to determine if the new lot is an appropriate distance from the barn on the existing property and any neighbouring properties.

Comments received from the North Bay Mattawa Conservation Authority note the proposed lots contain sufficient area to accommodate an appropriate sewage system.

Municipality of Powassan Zoning By-law No. 2003-38

The proposed severance would be considered Rural Zone (RU) in the municipal Zoning By-law No. 2003-38. The Applications identify the future proposed use of a single detached dwelling, considered a “Column B Use”, and would need to meet the requirements shown in [Figure 3](#). The

proposed severances would comply with the minimum requirements of “Column B Uses” for 1.0 ha of lot area of 1.0 ha and 50 m of frontage.

Figure 3: Zoning Uses and Regulations

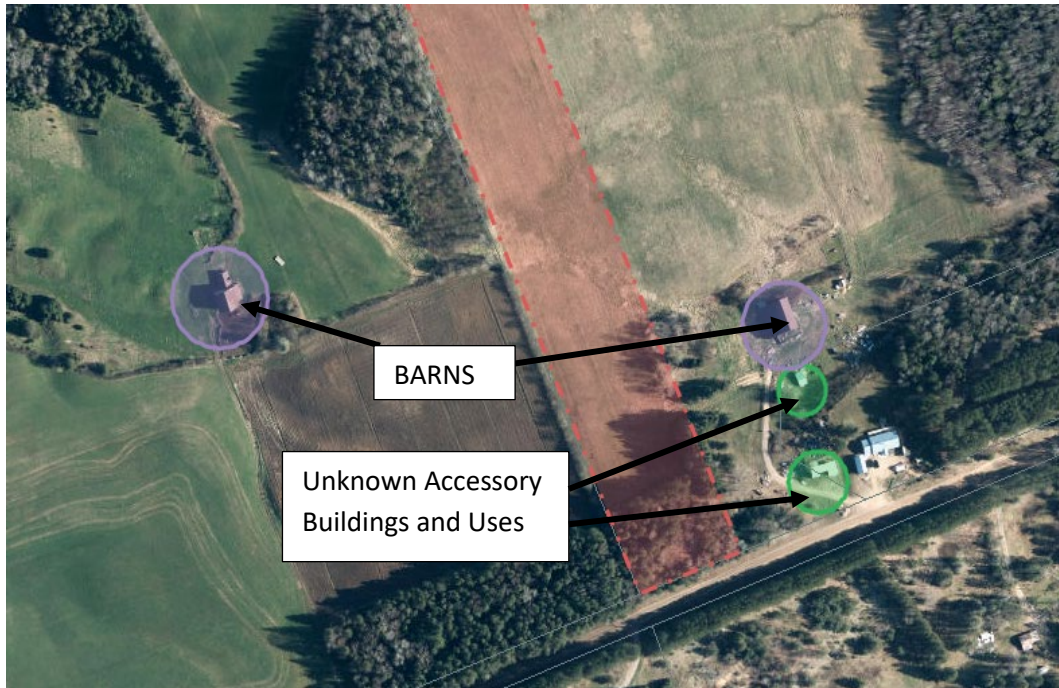
4.4	RURAL (RU) ZONE		
	No person shall within any Rural (RU) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:		
4.4.1	Permitted Uses		
	Column A Uses	Column B Uses	
	<ul style="list-style-type: none"> i) farm ii) farm produce sales outlet iii) fire hall iv) hunt camp v) kennel vi) lodge or boarding house vii) municipal or provincial offices or works garage viii) resource management activities ix) riding school or boarding stables x) an accessory farm dwelling on one lot of at least 30 hectares (75 acres) 	<ul style="list-style-type: none"> i) single detached dwelling ii) duplex dwelling iii) semi-detached dwelling iv) bed and breakfast v) home occupation vi) home industry vii) hobby farm viii) group home ix) public park x) veterinary hospital xi) observatory 	
4.4.2	Regulations for Permitted Uses	Column A Uses	Column B Uses
	<ul style="list-style-type: none"> i) Minimum Lot Area ii) Minimum Lot Frontage iii) Minimum Front Yard iv) Minimum Interior Side Yard v) Minimum Exterior Side Yard vi) Minimum Rear Yard vii) Maximum Lot Coverage viii) Maximum Height ix) No kennel shall be located within 120 metres (400 ft) of a residential dwelling on another lot. 	<ul style="list-style-type: none"> 10 ha 135 m 30.0 m 15.0 m 15.0 m 15.0 m 25% 10.5 m 	<ul style="list-style-type: none"> 1.0 ha 50 m 30 m 15.0 m 15.0 m 15.0 m 25% 10.5 m
	Minimum Lot Area for a hobby farm		2.0 ha

In addition to the rural zoning provisions, the following general provisions of Section 3 also apply to the proposed consent applications:

3.13 Minimum Distance Separation No building shall be constructed which does not conform to the MDSI and MDSII Formulas, with the exception that existing vacant lots of record may be utilized for uses permitted by this Zoning By-law and are not required to be complaint with MDSI separation distances.

Figure 4 below shows the approximate location of the severed lot and illustrates the relevant location of area barns and unknown structures on the neighbouring lot. All properties are zoned Rural (RU) Zone where farm use is permitted.

Figure 4: Abutting Properties Farm Uses



Recommendation

The proposed lots comply with the minimum lot size requirements and have frontage on a public road. The NBMCA states that the new lots can adequately be serviced by on-site sewage systems. No Minimum Distance Separation Calculations were submitted as part of the application and are a requirement of a complete Application.

Subject to appropriate MDS Calculations, the proposed Consent Applications are consistent with the 2024 Provincial Planning Statement and the Growth Plan for Northern Ontario, conform to the Municipal Official Plan, will comply with the applicable zoning standards, and represents good planning. It is our recommendation that Council provide comments of no objections to B12/POWASSAN/2025, provided the standard conditions of consent are met and MDS calculations are submitted confirming the new lot will meet the required separation distances prior to approval or as a condition of consent.



Respectfully Submitted,

PLANSCAPE INC.

A handwritten signature in black ink that reads "Stefan Szczerbak".

Stefan Szczerbak, M.Sc, MCIP, RPP
Planning Consultant

A handwritten signature in black ink that reads "Ryan Lloyd".

Ryan Lloyd B.E.S.
Planning Consultant

MDS I

General information

Application date

Mar 26, 2025

Municipal file number

Proposed application

Lot creation for a maximum of three non-agricultural use lots

Applicant contact information

LawrenceNadrofsky
ON

Location of subject lands

District of Parry Sound
Municipality of Powassan
HIMSWORTH
Concession 5, Lot 34
Roll number: 4959010002182000000

Calculations

Tax No. 4959010002182000000

Farm contact information

Unknown Unknown
ON

Location of existing livestock facility or anaerobic digester

District of Parry Sound
Municipality of Powassan
HIMSWORTH
Concession 5, Lot 34
Roll number: 4959010002182000000

Total lot size

100 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	60	60 NU	3000 ft ²



Confirm Livestock/Manure Information (Tax No. 4959010002182000000)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage **No storage required (manure is stored for less than 14 days)**

Design capacity **60 NU**

Potential design capacity **180 NU**

Factor A (odour potential) **0.7**

Factor B (design capacity) **387.87**

Factor D (manure type) **0.7**

Factor E (encroaching land use) **1.1**

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)

210 m (689 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'
(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

NA

Nadrofsky Barn


Farm contact information
Lawrence Nedrofsky
ON


Location of existing livestock facility or anaerobic digester
District of Parry Sound
Municipality of Powassan
HIMSWORTH
Concession 5, Lot 33
Roll number: 4959010002181000000

Total lot size
94 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	4000 ft ²	18.6 NU	4000 ft ²

 **Confirm Livestock/Manure Information (Nadrofsky Barn)**
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

 **Unoccupied Barn or Unused Storage (Nadrofsky Barn)**
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	18.6 NU		
Potential design capacity	37.2 NU		
Factor A (odour potential)	1	Factor B (design capacity)	234.32
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			181 m (594 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information
MacKenzie Van Horn
1501 Seymour Street
North Bay, ON
P1A 0C5
705-477-5548

Note:
- Aerial Mapping was used to determine barn area - not survey accurate.
- Barn information provided by NAPB as relayed by the applicant.

Signature of preparer



MacKenzie Van Horn

3/26/2025

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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Resolution no. 2025 - _____

Date: April 1, 2025

Moved by:

Seconded by:

That the Report dated March 24, 2025, from Planscape to Powassan Council recommending approval subject to standard conditions, be received.

THAT Powassan Council concurs with the requested Consent and asks that the following conditions be applied by the North Almaguin Planning Board (NAPBoard) in rendering its approval of Consent Application B13/Powassan/2025:

- a) Legal merge of the severed lot on title with the abutting parcel as described.

Carried _____ Defeated _____ Deferred _____ Lost _____

Mayor _____

Recorded Vote: Requested by _____

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					

File # B13/POWASSAN/2025

March 24, 2025

Planning Report: Municipality of Powassan, Consent Application: B13/POWASSAN/2025

Background

Goodridge Goulet Planning & Surveying Ltd. has applied for Consent to the North Almaguin Planning Board on behalf of their client Daniel Diver. The Application has been circulated to the Municipality of Powassan for comment. The Application for Consent is for a lot line addition, where no new lot will be created. The applicant has indicated that the current lots were created in 2015.

Location and Lot Description

The subject lands are legally described as, Part of Lot 5, Concession 6 (Himsworth); Plan 42R-20448, Part 2; PIN 52210-0719, in the Municipality of Powassan, District of Parry Sound. The property is currently known as 1324 Genesse Lake Road. The location of the subject lands is shown in [Figure 1](#).

The property currently has a single detached residential dwelling, and multiple accessory structures. The existing development will remain as part of the resulting retained lot. The proposed severed portion is vacant land that appears to be used for farming purposes. The severed lot is proposed to be merged with the abutting lands to the south, also vacant with existing farm uses. The benefiting lot is owned by Blake Hall and is described as Part of Lot 5, Concession 6 (Himsworth); Plan 42R-20448, Part 3; PIN 52210-0719, in the Municipality of Powassan, District of Parry Sound. The existing property boundaries follow the edge of the Genesse Creek with frontage on Genesse Lake Road.

Proposal Description

The subject property is approximately 14.3 hectares in size (35.4 ac), with approximately 651 m of frontage on Genesse Lake Road. The proposed severed lot will have an area of approximately 11.1 ha (27.5 ac) and 409 m of frontage. The retained lot would maintain approximately 3.2 ha (7.9 ac) and an approximate frontage of 242 m shown in [Figure 2](#). The subject property is designated as Rural Area and Open Space in the Municipality of Powassan Official Plan on Schedule A of the Plan. The property is zoned Rural (RU) with Hazard Overlay (HZ) related to Genesse Creek and wetlands. The severed lot will be merged on title to abutting lands to the

south. The resulting benefiting lot will have a size of approximately 24.4 ha (50 ac) and over 700 m of frontage.

Figure 1: Location Map

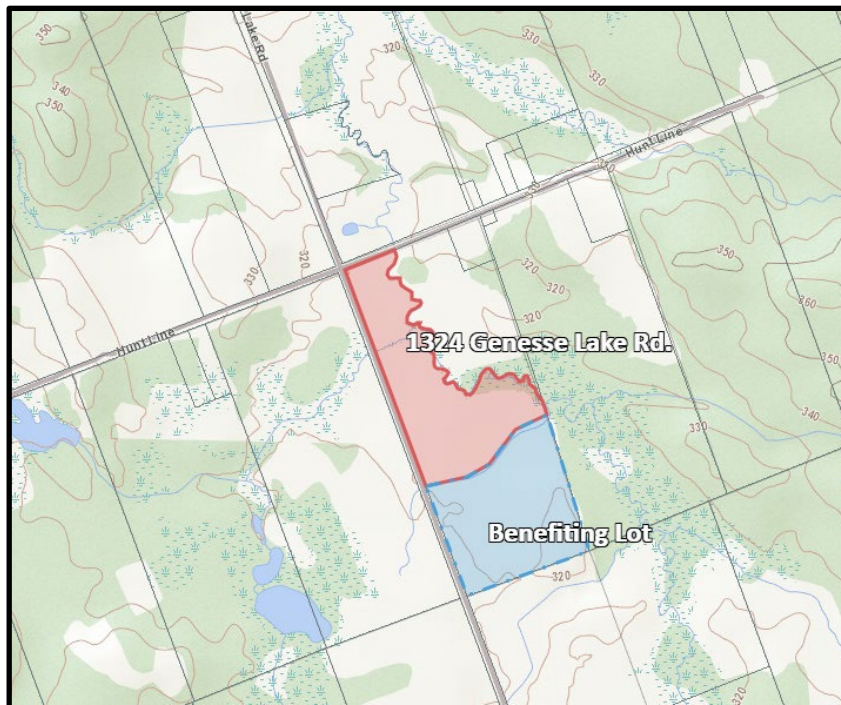
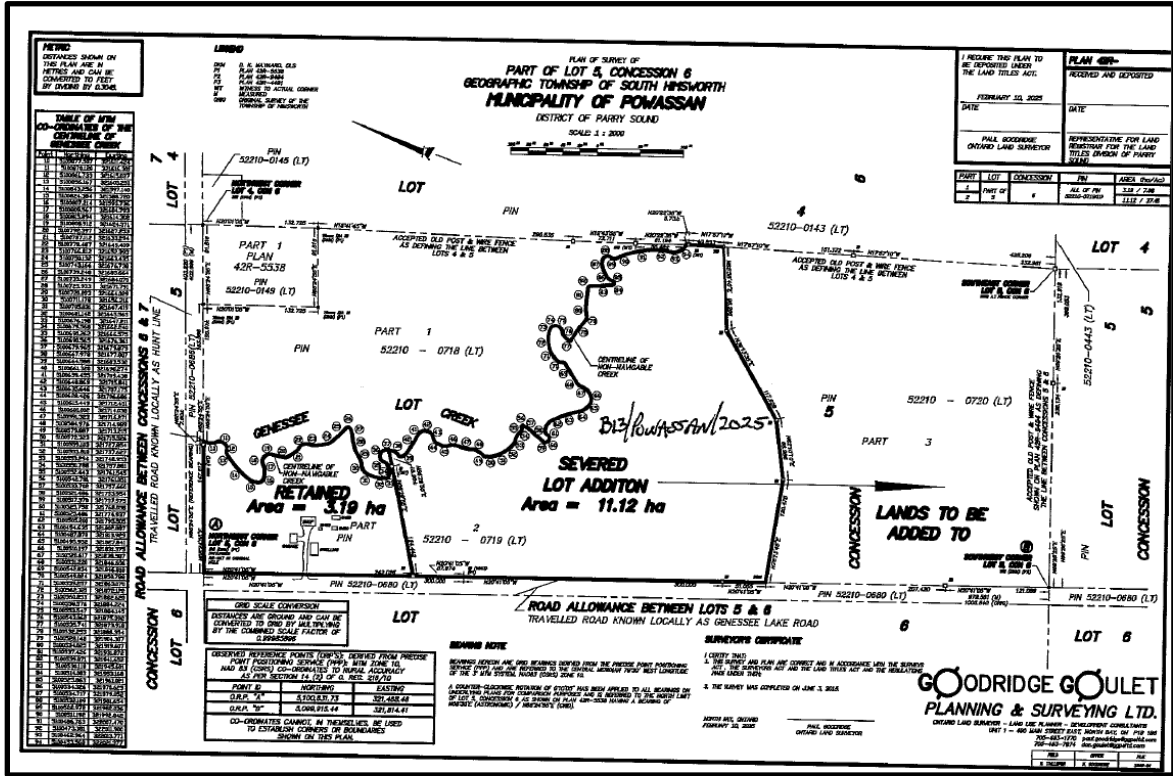


Figure 2: Proposed Severance



Policy Analysis

Provincial Planning Statement, 2024

The subject property is located in the Rural Area and on Rural Lands according to the PPS. The most relevant policies have been provided.

Lot creation in the Rural Lands is permitted in Section 2.6.1 and this would include lot additions. No new lot creation or new uses are being proposed as part of this application and Minimum Distance Separation Formulae (MDS) would not be a requirement.

Section 4.1 of the policies refer to Natural Heritage, noting that natural features shall generally be protected and 4.1.2 states:

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The proposed lot addition has been reviewed against the relevant policies of the PPS. The 2015 Consent application appeared to divide the property along the edge of the Genessee Creek. The proposed severance appears to follow a tributary of Genessee Creek to further divide the property. Provided that no development or site alteration takes place on natural heritage features, the proposed lot addition application is found to be consistent with the PPS.

Growth Plan for Northern Ontario, 2011

The Municipality of Powassan is located within the Growth Plan for Northern Ontario Area and thus decisions are required to conform with this Plan. The purpose and guiding principles of the plan provides a 25-year vision of growth for the northern economy, people, communities, infrastructure, environment, and aboriginal peoples. The application has been reviewed against the applicable policies of this document and has been found to conform to the intent and purpose.

Municipality of Powassan Official Plan, October 2003

The Subject property is designated Rural Area and Open Space Area. The identified Open Space designated areas include a tributary of the Genessee Creek and associated unevaluated wetland features where no development for residential purposes would generally be permitted. The proposed lot line addition contains s Open Space designated areas where the following policies apply:

4.13 Natural Hazards

4.13.1 Development will generally be directed to areas outside of hazardous land adjacent to river and stream systems which are impacted by flooding and/or erosion hazards, and hazardous sites. Hazardous sites may consist of steep slopes, unstable soils, organic soils, and unstable bedrock. Where development is proposed within or partly within these features, the development proponent shall submit a technical study prepared by a qualified professional to the satisfaction of the appropriate approval authority which demonstrates the following:

- a) the hazard can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;*
- b) new hazards are not created and existing hazards are not aggravated;*
- c) no adverse environmental impacts will result;*
- d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*

e) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances. Recommendations made in the technical report(s) will be implemented through the planning process. Where the technical report indicates that development within a particular hazard is not feasible, the development shall not proceed.

4.13.2 Development and site alteration will not be permitted within a floodplain. Floodplains and wetland features are identified on Schedule "B" to this Plan. Where development is proposed within a floodplain, the development shall not proceed, unless the development proposal is for a use or structure which, by its very nature, needs to be located within the floodplain, such as floodproofing features.

Any future development on or near the existing wetland or floodplain areas would be subject to policies of 4.22 where:

4.22.1 Locally significant wetlands are shown on Schedule B. Wherever possible these areas should be left in their natural state. Where it can be demonstrated to the satisfaction of Council that there is no reasonable alternative for the logical development of lands, other than to develop a portion of a locally significant wetland, the Municipality may permit the development and may impose site plan control to ensure that the appropriate mitigation measures are employed to minimize the impact on the wetland.

4.22.2 Areas that are subject to flooding under regional flooding conditions or are covered with water during significant portions of the year shall be considered as Environmental Protection Areas despite being otherwise designated on Schedule A. When lands within the Municipality are developed, additional Environmental Protection Areas may be identified in the Zoning By-law without amending this Plan.

4.22.3 Prior to approving any development that is within 60 metres of a wetland feature, the proponent shall submit an Environmental Impact Assessment to the satisfaction of the Municipality in consultation with the Ministry of Natural Resources. Any development permitted in these areas shall incorporate the recommendations of the Environmental Impact Assessment

Any development within or partially within any natural hazard areas would require a technical study by a qualified professional. The retained lot has existing development, and no additional development has been indicated with this application. The severed portion will be added to the abutting lot to the south where the majority of the property appears to be outside of the Open Space Designation. The resulting benefiting lot is proposed to be used for existing farm uses and no residential use has been indicated.

Section 5.7 of the Official Plan would permit low density residential uses in the Rural Area and Section 5.8 are policies of Open Space Area that generally discourage development and would not permit residential uses. A mapping review illustrates that the resulting lot is mainly in the Rural Area and potential rural uses could be accommodated with appropriate setbacks. The resulting lots will meet the minimum size requirements of Section 5.7.3 of the 1.0 ha size.

Section 8.1.2 of the Official Plan refers to the policies of Land Division and Technical Consents where this application is supported by:

Notwithstanding the policies of this section, consents may be granted for the following technical purposes, provided that the retained and severed portions conform with the Zoning By-law:

- i) boundary corrections or adjustments;*
- ii) lot enlargements;*
- iii) re-creation of original 40 ha (100 acre lots)*
- iv) discharge of mortgage;*
- v) road widening and road allowances; and*
- vi) easements.*

Section 8.1.4 refer to consent application in Open Space Areas, where:

Open Space Areas and Hazard Lands Consents shall not be permitted in areas designated as Open Space or in any area that could be unsafe as a result of naturally occurring or man-made hazards. Consent may be granted for the creation of a lot that encompasses lands designated Open Space, provided that there are sufficient lands not designated Open Space for the purpose for which the lot is being proposed.

As this is considered a technical severance (lot line adjustment), no new lot is being created, no development is being proposed in or near the identified Open Space, and sufficient area appears to exist outside of the Open Space Area for potential residential development, a technical study would not be recommended for this application.

Municipality of Powassan Zoning By-law No. 2003-38

The proposed severance would be considered Rural Zone (RU) with Hazard Overlay in the municipal Zoning By-law No. 2003-38. The Application notes that the retained lot has no development proposed and will keep the Rural Residential use. The severed and resulting benefiting lot will continue to be used for farming purposes, identified as a “Column A” use.

Both resulting lots will continue to meet the required provisions of Section 4.4 of the Zoning By-law illustrated in [Figure 3](#) below.

Figure 3: Zoning Uses and Regulations

4.4	RURAL (RU) ZONE		
	No person shall within any Rural (RU) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:		
4.4.1	Permitted Uses		
	Column A Uses	Column B Uses	
	i) farm	i) single detached dwelling	
	ii) farm produce sales outlet	ii) duplex dwelling	
	iii) fire hall	iii) semi-detached dwelling	
	iv) hunt camp	iv) bed and breakfast	
	v) kennel	v) home occupation	
	vi) lodge or boarding house	vi) home industry	
	vii) municipal or provincial offices or works garage	vii) hobby farm	
	viii) resource management activities	viii) group home	
	ix) riding school or boarding stables	ix) public park	
	x) an accessory farm dwelling on one lot of at least 30 hectares (75 acres)	x) veterinary hospital	
		xi) observatory	
4.4.2	Regulations for Permitted Uses	Column A Uses	Column B Uses
	i) Minimum Lot Area	10 ha	1.0 ha
	ii) Minimum Lot Frontage	135 m	50 m
	iii) Minimum Front Yard	30.0 m	30 m
	iv) Minimum Interior Side Yard	15.0 m	15.0 m
	v) Minimum Exterior Side Yard	15.0 m	15.0 m
	vi) Minimum Rear Yard	15.0 m	15.0 m
	vii) Maximum Lot Coverage	25%	25%
	viii) Maximum Height	10.5 m	10.5 m
	ix) No kennel shall be located within 120 metres (400 ft) of a residential dwelling on another lot.		
	Minimum Lot Area for a hobby farm		2.0 ha

Additional to the rural zoning provisions, the following general provisions of Section 3 also apply to the proposed consent applications:

3.29 Setback from Watercourses No building or structure except marine facilities, gazebos, boathouses and pump houses shall be located within 10 metres (33 feet) of the normal or maintained high water mark of any river, stream or other watercourse.

Zoning provisions would require a minimum 10 m setback from a watercourse. The Retained Lot is already developed with nothing being proposed. The resulting Benefiting Lot has sufficient size and area to meet the required setback.

3.38 Hazard Overlay Lands shown on the attached schedules to this By-law as Hazard Overlay may be susceptible to flooding. The construction of buildings and structures is discouraged in these areas, but may be permitted subject to confirmation that the location proposed for development has no history of flooding. Lands located in the Hazard Overlay Zone shall be subject to the use permissions and regulations of the underlying zone category.

Development within the Hazard Overlay Lands is discouraged unless it is determined the location of any proposed development is outside areas of flooding.

Recommendation

The proposed lot line addition complies with the minimum lot size requirements and has frontage on a public road. While no new development is being proposed, sufficient area for services and development exists outside of the Hazard Overlay zone and Open Space area designation.

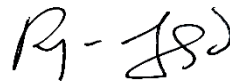
In our professional opinion, the proposed Consent Application is consistent with the 2024 Provincial Planning Statement and the Growth Plan for Northern Ontario, conform to the Municipal Official Plan, will comply with the applicable zoning standards, and represents good planning. It is our recommendation that Council provide comments of no objections to B13/POWASSAN/2025, provided the standard conditions of consent are met and Severed Lot is legally merged on title with the abutting parcel as described.

Respectfully Submitted,

PLANSCAPE INC.



Stefan Szczerbak, M.Sc, MCIP, RPP
Planning Consultant



Ryan Lloyd B.E.S.
Planning Consultant



Resolution no. 2025 - _____

Date: April 1, 2025

Moved by: _____

Seconded by: _____

That the Report dated March 24, 2025 from Planscape to Powassan Council recommending approval subject to standard conditions, be received.

THAT Powassan Council concurs with the requested Consent and asks that the following conditions be applied by the North Almaguin Planning Board (NAPBoard) in rendering its approval of Consent Application B14/Powassan/2025:

- a) That a driveway entrance permit for a new lot fronting on Park Lane be obtained from the Municipality of Powassan
- b) Confirmation from local school boards that school bus service is available at the subject location.
- c) That the applicant enter into a formal agreement with the Municipality to be added on title.

Carried

Defeated

Deferred

Lost

Mayor

Recorded Vote: Requested by _____

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					

Planning Report: Municipality of Powassan, Consent Application: B14/POWASSAN/2025

Background

Goodridge Goulet Planning & Surveying Ltd. has applied for Consent to the North Almaguin Planning Board on behalf of their clients Gilbert and Vera Jean Byers. The Application has been circulated to the Municipality of Powassan for comment. The Application for Consent is to re-establish existing parcels that the applicant identified have merged on title due to common ownership.

Location and Lot Description

The subject lands are legally described as, Part of Lots 27 and 28, Concession 11 (Himsworth); PIN 52208-0040 (Lot 28) and 52208-0527 (Lot 27), in the Municipality of Powassan, District of Parry Sound. The properties are known civically as 309 Alsace Road 100 Park Lane respectively. The location of the subject land is shown in Figure 1. Both properties are currently developed, and no new buildings or structures are being proposed as part of this application. Based on a desktop review and application submitted, 309 Alsace Road has a single detached residential dwelling (est. 1930s), a detached garage and three barns. The submitted application notes the barns are “decommissioned” and only used for storage. 100 Park Lane has a single detached residential dwelling and detached garage with frontage on Park Lane. Access to the property is over a seasonally maintained portion of Park Lane. The subject property also fronts on the South River Reservoir (Hydro Pond).

Proposal Description

The application has indicated that properties have merged on title due to common ownership and the applicant wishes to re-establish the formerly conveyed lots. The proposed Severed Lot known as Part Lot 28, Concessions 11 will re-establish a lot of approximately 28.5 ha (70 ac) with approximately 194 m of frontage on Park Lane and 887 m on Alsace Road, where the property currently gains access. The proposed Retained Lot known as Part of Lot 27, Concession 11 will recreate a lot with approximately 7.8 ha (19 ac) and 343 m on Park Lane. It has been noted by

staff that the access to 100 Park Lane is on the seasonally maintained portion of road and the existing residential dwelling is used year-round. The proposed Consent is shown in [Figure 2](#). The subject properties are designated as Rural Area and Open Space in the Municipality of Powassan Official Plan on Schedule A of the Plan. The property is zoned Rural (RU) with Hazard Overlay (HZ) related to the South River Reservoir.

Figure 1: Location Map

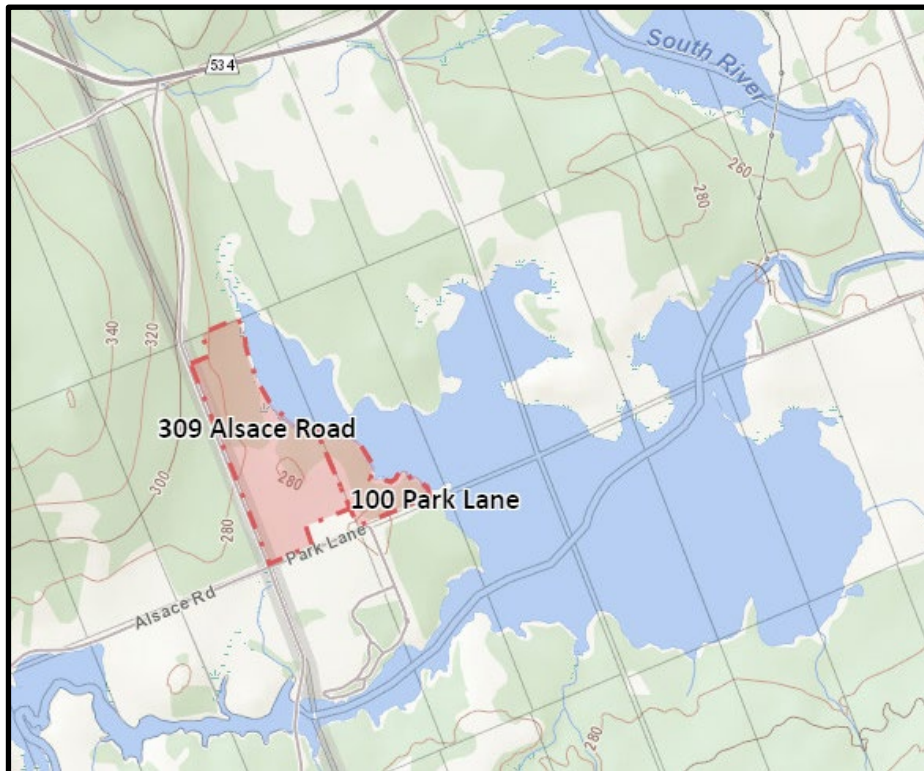
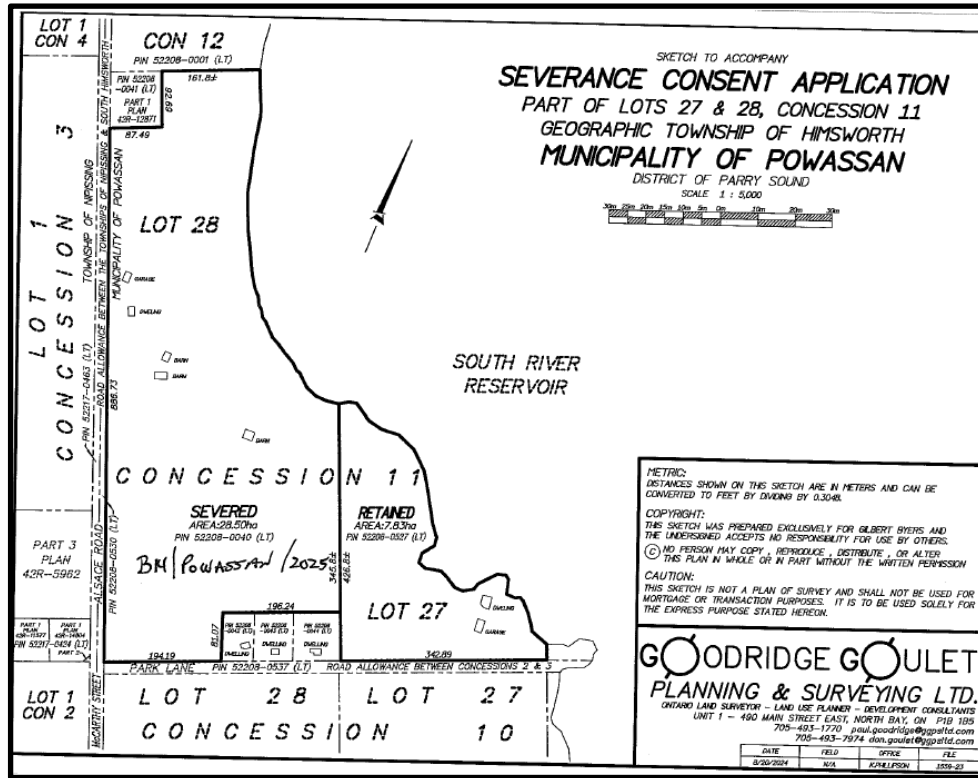


Figure 2: Proposed Severance



Policy Analysis

Provincial Planning Statement, 2024

The subject property is in the Rural Area and on Rural Lands according to the PPS. The most relevant policies have been provided.

Lot creation in the Rural Lands is permitted in Section 2.6.1 and this would include the recreation of conveyable lots. No new development or uses are being proposed as part of this application and Minimum Distance Separation Formulae (MDS) would not be a requirement as development on both properties exists.

Section 4.1 of the policies refer to Natural Heritage, noting that natural features shall generally be protected and 4.1.2 states:

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or,

where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The purpose of the application is to recreate the formally conveyed lots, and no site alteration or development is currently being proposed. The application is found to be consistent with the PPS.

Growth Plan for Northern Ontario, 2011

The Municipality of Powassan is located within the Growth Plan for Northern Ontario Area and thus decisions are required to conform with this Plan. The purpose and guiding principles of the plan provide a 25-year vision of growth for the northern economy, people, communities, infrastructure, environment, and aboriginal peoples. The application has been reviewed against the applicable policies of this document and has been found to conform to the intent and purpose.

Municipality of Powassan Official Plan, October 2003

The Subject property is designated Rural Area and Open Space Area. The identified Open Space designated areas are found along the shores of the South River Reservoir on both the retained and severed portions of the application. The following policies apply:

4.2.1 Any development occurring in the vicinity of livestock operations and new or expanding livestock operations shall meet the requirements of the Minimum Distance Separation Formulae (MDS). The MDS formulae will be incorporated into the Municipality's comprehensive Zoning By-law.

No new buildings or structures are being proposed as part of this application and both the Retained and Severed Lots have existing residential dwellings. The applicant has identified that the barns at 309 Alsace Road have been decommissioned, however future farming operations could continue and any expansion to the livestock operation would require the appropriate MDS Calculation.

4.13 Natural Hazards

4.13.1 Development will generally be directed to areas outside of hazardous land adjacent to river and stream systems which are impacted by flooding and/or erosion hazards, and hazardous sites. Hazardous sites may consist of steep slopes, unstable soils, organic soils, and unstable bedrock. Where development is proposed within or partly within these features, the development proponent shall submit a technical study prepared by a qualified professional to the satisfaction of the appropriate approval authority which demonstrates the following:

- a) the hazard can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;*
- b) new hazards are not created and existing hazards are not aggravated;*
- c) no adverse environmental impacts will result;*
- d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
- e) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances. Recommendations made in the technical report(s) will be implemented through the planning process. Where the technical report indicates that development within a particular hazard is not feasible, the development shall not proceed.*

4.13.2 Development and site alteration will not be permitted within a floodplain. Floodplains and wetland features are identified on Schedule "B" to this Plan. Where development is proposed within a floodplain, the development shall not proceed, unless the development proposal is for a use or structure which, by its very nature, needs to be located within the floodplain, such as floodproofing features.

Any future development on or near the existing wetland or floodplain areas would be subject to policies of 4.22 where:

4.22.1 Locally significant wetlands are shown on Schedule B. Wherever possible these areas should be left in their natural state. Where it can be demonstrated to the satisfaction of Council that there is no reasonable alternative for the logical development of lands, other than to develop a portion of a locally significant wetland, the Municipality may permit the development and may impose site plan control to ensure that the appropriate mitigation measures are employed to minimize the impact on the wetland.

4.22.2 Areas that are subject to flooding under regional flooding conditions or are covered with water during significant portions of the year shall be considered as Environmental Protection Areas despite being otherwise designated on Schedule A. When lands within the Municipality are developed, additional Environmental Protection Areas may be identified in the Zoning By-law without amending this Plan.

4.22.3 Prior to approving any development that is within 60 metres of a wetland feature, the proponent shall submit an Environmental Impact Assessment to the satisfaction of the Municipality in consultation with the Ministry of Natural Resources. Any development

permitted in these areas shall incorporate the recommendations of the Environmental Impact Assessment

Any development within or partially within any natural hazard areas would require a technical study by a qualified professional. No new development has been proposed with this application. Any existing buildings, structures or uses are considered legal non-conforming and specific policies would apply.

Section 5.7 of the Official Plan would permit low density residential, and farm uses in the Rural Area and Section 5.8 are policies of Open Space Area that generally discourage development and would not permit residential uses. Existing development on 100 Park Lane appears to be completely within the Open Space Area and considered a Non-Conforming Use; any expansion of the use would be subject to policies under 5.8.4 and 10.1.1 and may require an Environmental Impact Study.

Section 5.7.3 of the Official Plan would apply to Rural Lot creation where:

- i) New lots developed for residential purposes will be limited as follows:
 - a. a maximum of two lots from any parcel of land that existed on January 1, 1996; or*
 - b. infilling where the proposed lot would be located within an area where six or more residential dwellings exist within 400 metres of each other measured along a municipal roadway. The total number of lots created in Rural area should not exceed 15 per year;**
- ii) New residential lots may only be created on municipal roads maintained year round in areas where the Municipality and School Boards are presently providing services; and,*
- iii) The density of development in any residential cluster where development is permitted under section 5.7.3 (i)(b) above, shall not be less than 1.0 unit per hectare*
- iv) In addition, new lots may be created for seasonal residential purposes on the lakes in the Municipality subject to satisfying the general development policies in section 4 and the land division policies in Section 8 of this Plan.*

Re-establishing the Retained Lot will have frontage on publicly maintained road, but access will continue from a seasonally maintained road.

Section 8.1.1 set out the criteria for creating new lots as follows:

- i) a registered plan of subdivision is not necessary for the orderly development of the lands;
- ii) the lot size and setback requirements will satisfy specific requirements of this Plan and meet the implementing zoning by-law requirements;

- iii) the proposed lot must front on a publicly maintained road;
- iv) lots for hunt camps, fishing camps or similar uses may be permitted in keeping with policies 7.2 and 7.3 of this Plan;
- v) the lot must have road access in a location where traffic hazards such as obstructions to sight lines, curves or grades are avoided;
- vi) the lot size, soil and drainage conditions must allow for an adequate building site and to allow for the provision of an adequate means of sewage disposal and water supply, which meets the requirements of the Building Code. New lots in Rural areas shall have a minimum lot size of 1.0 ha or be in keeping with policy 5.7.3 iv) of this Plan; . Smaller lots may be considered subject to the applicant providing a hydrogeological study to the satisfaction of Council demonstrating that the smaller lot is sustainable;
- vii) any lot for permanent residential use shall be located on a year round maintained municipal road or Provincial highway;
- viii) the creation of any lot will not have the effect of preventing access to or land locking any other parcel of land.

The proposed Retained Lot does have frontage on the publicly maintained road and as previously noted, access is on the seasonally maintained portion of Park Lane.

Section 8.1.2 of the Official Plan refers to the policies of Land Division and Technical Consents where this application is supported by:

Notwithstanding the policies of this section, consents may be granted for the following technical purposes, provided that the retained and severed portions conform with the Zoning By-law:

- i) boundary corrections or adjustments;*
- ii) lot enlargements;*
- iii) re-creation of original 40 ha (100 acre lots)*
- iv) discharge of mortgage;*
- v) road widening and road allowances; and*
- vi) easements.*

Section 8.1.4 refer to consent application in Open Space Areas, where:

Open Space Areas and Hazard Lands Consents shall not be permitted in areas designated as Open Space or in any area that could be unsafe as a result of naturally occurring or man-made hazards. Consent may be granted for the creation of a lot that encompasses lands designated Open Space, provided that there are sufficient lands not designated Open Space for the purpose for which the lot is being proposed.

This application is generally considered a technical severance to recreate unintentionally merged lots under common ownership. It is our opinion this application is considered a boundary

correction as noted in Section 8.1.2 of the Official Plan. No new development is being proposed as part of this application. The resulting lots will continue to meet the minimum requirements of the Rural Area designation. Staff have identified that the Retained Lot, known as 100 Park Lane, has minimal frontage on the year-round portion of Park Lane and has access from the seasonally maintained portion of Park Lane. Winter maintenance has traditionally been done by the applicant and no agreement is in place.

Municipality of Powassan Zoning By-law No. 2003-38

The property is considered Rural Zone (RU) with Hazard Overlay in the municipal Zoning By-law No. 2003-38. The proposed Severed Lot will meet the minimum lot size and frontage for “Column A” uses with 28.5 ha and 887 m of frontage on Alsace Road where 10 ha and 135 m of frontage is required. The proposed Retained Lot will have approximately 7.8 ha meeting the “Column B” size requirement. The Retained Lot will have approximately 343 m along Park Lane, with approximately 52 m along the year-round maintained portion with the remainder fronting onto the seasonal portion of the road illustrated in [Figure 4](#).

Figure 3: Zoning Uses and Regulations

4.4	RURAL (RU) ZONE		
	No person shall within any Rural (RU) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:		
4.4.1	Permitted Uses		
	Column A Uses	Column B Uses	
	i) farm	i) single detached dwelling	
	ii) farm produce sales outlet	ii) duplex dwelling	
	iii) fire hall	iii) semi-detached dwelling	
	iv) hunt camp	iv) bed and breakfast	
	v) kennel	v) home occupation	
	vi) lodge or boarding house	vi) home industry	
	vii) municipal or provincial offices or works garage	vii) hobby farm	
	viii) resource management activities	viii) group home	
	ix) riding school or boarding stables	ix) public park	
	x) an accessory farm dwelling on one lot of at least 30 hectares (75 acres)	x) veterinary hospital	
		xi) observatory	
4.4.2	Regulations for Permitted Uses	Column A Uses	Column B Uses
	i) Minimum Lot Area	10 ha	1.0 ha
	ii) Minimum Lot Frontage	135 m	50 m
	iii) Minimum Front Yard	30.0 m	30 m
	iv) Minimum Interior Side Yard	15.0 m	15.0 m
	v) Minimum Exterior Side Yard	15.0 m	15.0 m
	vi) Minimum Rear Yard	15.0 m	15.0 m
	vii) Maximum Lot Coverage	25%	25%
	viii) Maximum Height	10.5 m	10.5 m
	ix) No kennel shall be located within 120 metres (400 ft) of a residential dwelling on another lot.		
	Minimum Lot Area for a hobby farm		2.0 ha

Figure 4: Public Road Frontage



While a desktop review does show the minimum frontage may exist to meet the Zoning provisions, the review and confirmation with staff has identified that access to the year-round residential use is from the seasonally maintained portion of the road where:

3.8 b) Frontage on Private Road or Seasonal Road

Notwithstanding the provision of Section 3.8 (a) where an existing lot fronts upon a private road or private right-of-way, a dwelling unit shall be permitted on such lot provided the existing lot has a legal, registered right to use the road and provided the dwelling is compliant with all other provisions of this By-law. Where an existing lot fronts upon a public road which is only maintained on a seasonable basis, a dwelling may be permitted provided the owner of the lot has entered into an agreement with the Municipality.

The Retained Lot appears to have the minimum required frontage for a “Column B” use with access on the seasonal portion of Park Lane, where an agreement with the Municipality would be appropriate. Additional to the rural zoning provisions, the following general provisions of Section 3 also apply to the proposed consent applications:

3.29 Setback from Watercourses No building or structure except marine facilities, gazebos, boathouses and pump houses shall be located within 10 metres (33 feet) of the normal or maintained high water mark of any river, stream or other watercourse.

3.38 Hazard Overlay Lands shown on the attached schedules to this By-law as Hazard Overlay may be susceptible to flooding. The construction of buildings and structures is discouraged in these areas, but may be permitted subject to confirmation that the location proposed for development has no history of flooding. Lands located in the Hazard Overlay Zone shall be subject to the use permissions and regulations of the underlying zone category.

Development within the Hazard Overlay Lands is discouraged unless it is determined the location of any proposed development is outside areas of flooding. Zoning provisions would require a minimum 10 m setback from a watercourse. Both the severed and retained lots are already developed with nothing new being proposed.

Both the Severed and Retained Lots meet the minimum requirements and as part of approval it is recommended that an Agreement under Section 51 (26) of the Planning Act with the Municipality be entered into for the Retained Lot with respect to access on the seasonally maintained portion of Park Lane that outlines the lack of winter maintenance and year-round services including access for emergency vehicles and to potentially address liability insurance coverage subject to confirmation from the municipal solicitor.

Recommendation

In our professional opinion, the proposed Consent Application is consistent with the 2024 Provincial Planning Statement and the Growth Plan for Northern Ontario, conform to the Municipal Official Plan, will comply with the applicable zoning standards, and represents good planning. It is our recommendation that Council provide comments of no objections to B14/POWASSAN/2025, provided the standard conditions of consent are met, and the Owner of the Retained Lot known as 100 Park Lane provide confirmation of an Entrance Permit and enter into a formal agreement with the Municipality to be added on title.

Respectfully Submitted,

PLANSCAPE INC.



Stefan Szczerbak, M.Sc, MCIP, RPP
Planning Consultant



Ryan Lloyd B.E.S.
Planning Consultant

April 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5				1	2	3	
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 30	31	Apr 1 Council	2	3	4	5
6	7	8	9 NBMCA	10 DSSAB	11	12
13	14 Proposed Budget Meeting Date	15 Council	16 Eastholme	17	18 Good Friday - Office Closed	19
20	21 Easter Monday Golden Sunshine Housing Copr. Library Board	22	23 Recreation Committee	24	25	26 Maple Syrup Festival
27	28 Police Services Board	29	30	May 1	2	3