

STAFF REPORT

TO: Angela Loney,
Clerk Administrator, Township of Machar

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

DATE: November 10, 2025

SUBJECT: Draft Plan of Subdivision – Polsinelli/Nguyer
Part Lots 18, 19, 20, Concession 11 and 12, Township of Machar
Bray Lake Subdivision

Recommendation

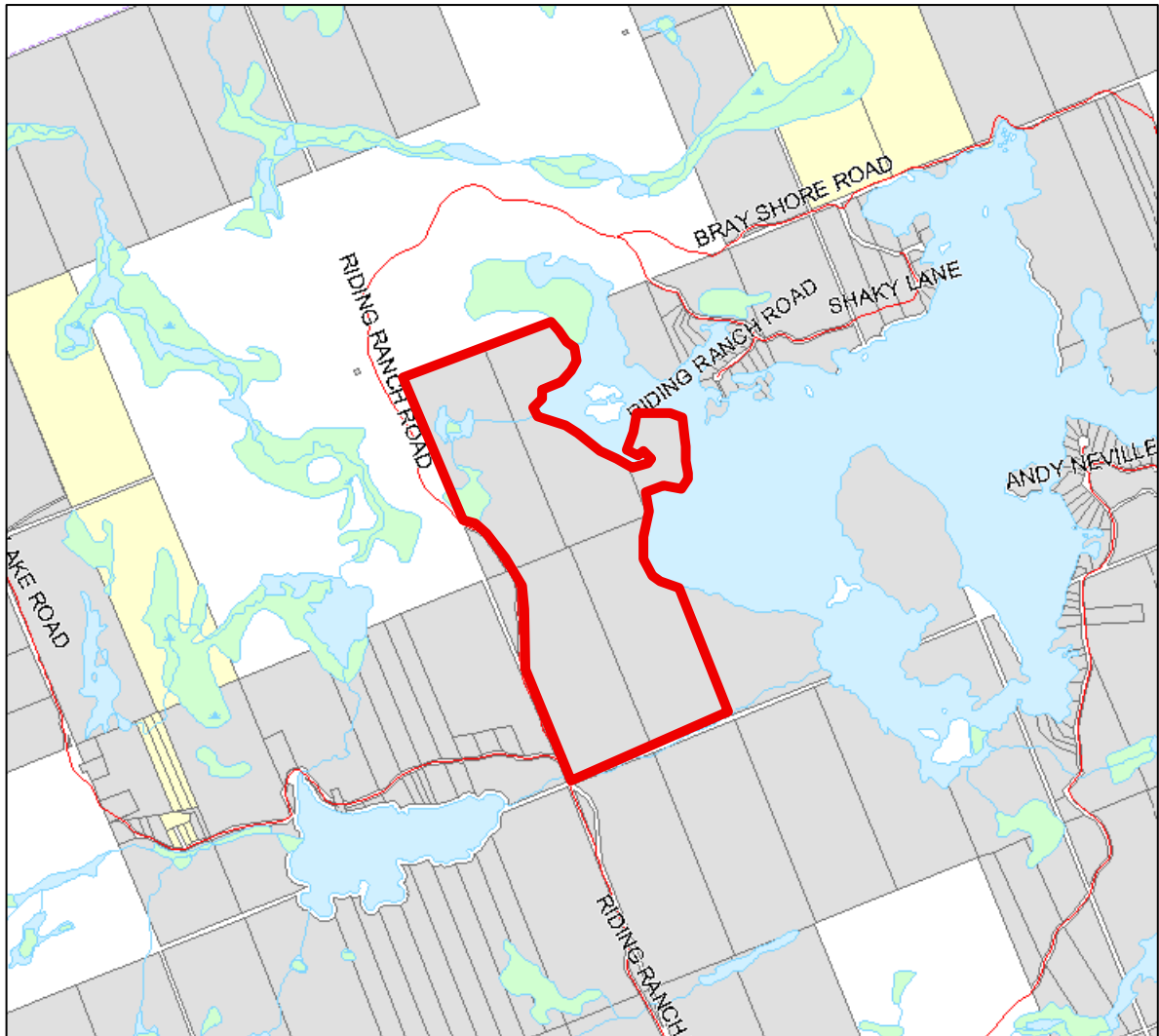
That the Council for the Township of Machar provide the recommended Conditions of Draft Plan Approval to the Central Almaguin Planning Board in regard to the proposed Plan of Subdivision application for the lands owned by Polsinelli/Nguyer and located on Part Lots 18, 19, 20, Concession 11 and 12, Bray Lake, by recommending that the Plan of Subdivision application to create 20 new lots be approved, subject to the conditions provided.

Proposal / Background

The owners of the subject lands have submitted an application associated with a Plan of Subdivision application, located on Part of Lots 18, 19, 20 and Concession 11 and 12, generally located in the northern part of the Township on Bray Lake. The owners of the subject lands are Franco Polsinelli and Nghi Nguyer and the applications have been filed by John P. Gallagher & Associates. The Township of Machar is not the approval authority for a Plan of Subdivision application, however does provide a recommendation/comments to the Central Almaguin Planning Board in regard to the application and the conditions of Draft Plan approval. Changes to the *Planning Act* no longer require a Statutory Public Meeting for Plan of Subdivision applications.

The location and boundary of the subject lands are shown on Figure 1. Based on the proposed Draft Plan that has been submitted with the application, the subject lands are also inclusive of flooded lands to the north-east of the boundary that is shown in Figure 1.

Figure 1: Subject Lands



The subject lands are comprised of approximately 150 hectares (370.7 acres) and have varying lot frontages on Bray Lake and Riding Ranch Road. The subject lands appear to be comprised currently of five separate lots of record. There are seasonal detached dwellings and an accessory building existing on a portion of the subject lands.

The development proposal includes the creation of 20 new residential lots, varying in lot area and lot frontage on the subject lands. The original proposal was to create 31 new lots however this original proposal has been scaled back. The proposed new lots range in lot area from approximately 1 hectare to 69 hectares. The proposed lots, including the lot area and lot frontages are summarized on Table 1.

Table 1: Proposed Lot Statistics

Lot No.	Lot Area (ha)	Lot Frontage (m)
1	12.1	150
2	12.2	150
3	12.2	150
4	23.7	147.3
5	26.2	261.4
6	69.7	526.7
7	1.0	60.0
8	1.0	60.0
9	1.6	91.8
10	1.4	86.9
11	1.0	60
12	1.0	60
13	1.0	60
14	1.9	73.4
15	1.3	109
16	1.1	122.7
17	1.2	125.7
18	1.6	91.9
19	2.3	78.2
20	2.6	234.4

Four of the proposed lots (Lots 1-4) have lot frontage on Riding Ranch Road and do not have lot frontage on Bray Lake. Two of the proposed lots (Lot 5 and 6) have frontage on Riding Ranch Road and lot frontage on Bray Lake. And the remaining proposed lots (Lots 7-20) have lot frontage on Bray Lake and are proposed to be accessed by new 15 metre right-of-way.

The proposed Draft Plan is included as Attachment #1 to this Report. The proposed Draft Plan shows the subject lands and the proposed lots, including the proposed lot areas and lot frontages. The proposed new 15 metre right-of-way is also shown on the proposed Draft Plan.

The owner and the agent have submitted the following reports/technical studies with the proposed Plan of Subdivision application:

- Planning Justification Report
- Archaeological Assessment
- Environmental Impact Study and Lake Capacity Assessment
- Septic Pump Out Letter
- Stormwater Management Report and Sewage System Assessment
- Traffic Brief
- Wildland Fire Risk Assessment

A summary of each report/technical study has been provided in this Report.

The Environmental Impact Study and Lake Capacity Assessment was peer reviewed by a consultant on behalf of the Township, Hutchinson Environmental Sciences Limited.

A copy of the Township's recommended Conditions of Draft Plan Approval have been prepared for consideration of the approval authority. These are the conditions that the Township is recommending to be included as part of the approval process at the Central Almaguin Planning Board. The Conditions of Draft Plan Approval have been included as Attachment #2.

Area Context

As indicated in the agent's Planning Justification Report, the subject lands have a varying terrain and generally slope towards Bray Lake. There are seasonal dwellings and an accessory building located on the subject lands in the area of proposed Lot 10. The subject lands appear to be primarily forested, and the surrounding land uses include rural and shoreline residential properties and Crown Land. Overall, there is limited development within this area of the Township. Riding Ranch Road is classified as a year-round maintained road.

The subject lands are designated as Rural, Shoreline and Natural Heritage Protection on Schedule A of the Official Plan. The subject lands contain areas identified as a watercourse, moose aquatic feeding area, other wetlands and floodplain on Schedule B of the Official Plan. Bray Lake is identified as a cold water lake. The subject lands are located within the Rural (RU) Zone, the Shoreline Residential (SR) Zone and the Environmental Protection (EP) Zone.

Policy Analysis

In regard to the proposed Plan of Subdivision application, the following is a summary and review of the relevant land use policies that are applicable to the proposed development.

Planning Act

Section 51(24) of the *Planning Act* provides criteria which must be considered when assessing any new Plan of Subdivision. These criteria (in italics) and comments are provided below.

(a) *The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2;*

(b)

The *Planning Act* promotes the efficient use of land within rural areas. The proposed Plan of Subdivision is located within a rural area and each of the new residential lots will be serviced with private water and sewer services (i.e. well and septic).

The *Planning Act* also speaks to the adequate range and distribution of residential housing types. In this case, the proposed develop includes lots to accommodated future single detached dwellings.

Resource-based residential uses and residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services are permitted in rural areas in accordance with the Provincial Policy Statement. The application includes information to demonstrate that the proposed lots can be appropriately serviced with individual on-site sewage services (septic systems) and individual on-site water services (wells).

(c) *Whether the proposed subdivision is premature or in the public interest;*

Resource-based residential uses and residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services are permitted in rural areas in accordance with the Provincial Policy Statement. Additional housing stock is to be provided in the Township as a result of the proposed development and does not appear to be premature, and is in the public interest.

- (d) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The majority of the proposed residential lots are located along the shoreline of Bray Lake and within the Shoreline designation of the Official Plan. The Township's Official Plan limits lot creation in the Rural designation to eight (8) per year, however the majority of the residential lots are located within the Shoreline designation and therefore are considered resource-based residential uses and are not intended to be limited in the same manner as the Rural designation. Following a review of the proposed Plan of Subdivision application, the reports/technical studies that have been submitted, and the recommended Conditions of Draft Plan Approval, the proposed application conforms to the Township's Official Plan.

- (e) The suitability of the land for the purposes for which it is to be subdivided;*

Based on the reports/technical studies that have been submitted with the application, it appears that the subject lands are suitable for the proposed Plan of Subdivision and future residential lots.

If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Based on the application and the proposed lots, no affordable housing units are proposed.

- (f) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

Access to the proposed lots is provided via Riding Ranch Road, which is an existing municipally maintained road. Information has been submitted with the application to demonstrate that no additional upgrades are required to Riding Ranch Road as a result of the proposed development. A new private right-of-way with a width of 15 metres is proposed to provide access to the shoreline lots. This will be a private road and the Township will not provide services on this road. It is recommended that the owner apply for a Plan of Condominium or a Private Road Agreement to administer the use of the road and make it clear what the responsibilities are for future owners.

- (g) The dimensions and shapes of the proposed lots;*

The proposed lots vary in lot area and lot frontage. The proposed lots are to meet the minimum lot area and lot frontage requirements in the Township's Zoning By-law. Information has been submitted with the application to demonstrate that each of the lots have a future building envelope for a single detached dwelling and a septic system.

- (h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Recommendations contained within the information submitted with the application includes a minimum 15 metre vegetation buffer from the shoreline. This will be implemented in a future Zoning By-law Amendment. Further areas that are identified as wetlands and watercourses have also been established with associated setback areas to prohibit development in the future to protect these areas from a natural heritage perspective.

(i) Conservation of natural resources and flood control;

Future development on the proposed shoreline lots are to respect the minimum setback from the shoreline of 23 metres which is the minimum setback requirement for all shoreline lots in the Zoning By-law.

(j) The adequacy of utilities and municipal services;

Access to the proposed lots is provided via Riding Ranch Road, which is an existing municipally maintained road. Information has been submitted with the application to demonstrate that no additional upgrades are required to Riding Ranch Road as a result of the proposed development.

Owners will be responsible for obtaining approvals from the North Bay-Mattawa Conservation Authority for future septic systems.

(k) The adequacy of school sites;

The local school boards will be circulated during the formal application process at the Central Almaguin Planning Board.

(l) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Based on the submitted materials, no blocks of land are proposed to be conveyed to the Township.

(m) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,

Access to the proposed shoreline lots will connect to the existing road network and private servicing will be provided in an efficient manner.

(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act or subsections 114(2) of the City of Toronto Act, 2006.

Not applicable.

In consideration of the above, the proposed Plan of Subdivision, along with the applicable Conditions of Draft Plan Approval, would generally have regard for matters of Provincial Interest and the criteria of Section 51(24) of the *Planning Act*.

Provincial Planning Statement

The Provincial Policy Statement (PPS) is a document that provides policy direction on matters of Provincial interest concerning land use planning. Ontario has a policy led planning system and the PPS sets the foundation for regulating the development and use of land in the Province. Policies are set out to provide for appropriate development while also protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. When making land use planning decisions, Planning Authorities must ensure that decisions are consistent with the PPS.

All applications made under the *Planning Act*, must be consistent with the PPS. The subject lands are considered as Rural Lands in the context of the PPS. Section 2.6 establishes permitted uses for Rural Lands within municipalities. In addition to permissions for resource-based recreational uses, Section 2.6.1 c) identifies residential development, including lot creation where site conditions are suitable for the provision of appropriate sewage and water services. Lot creation for the purposes of residential uses is a permitted use on the subject lands. The owner has submitted a Private Sewage System Assessment to demonstrate that the proposed lots are suitable for a septic system following a review of the soils and the topography of the subject lands.

Section 4.1 of the PPS provides for the long-term protection of Ontario's natural heritage features and areas. Natural heritage features are identified on the subject lands in the Township's Official Plan, and therefore an Environmental Impact Study was required to evaluate these features. Recommendations are summarized in this Report however there are wetland areas and watercourses that are to be protected along with associated setback areas. A minimum vegetation buffer of 15 metres is also recommended along the shoreline.

Policies regarding water are included in Section 4.2 of the PPS. The policies of the Township's Official Plan require that the lake capacity of Bray Lake be evaluated prior to development. The owner has submitted a Lake Capacity Study that was peer reviewed by the Township's consultant. The conclusions of this work has demonstrated that the proposed development can proceed on the basis that it meets Provincial policies and documents (Lakeshore Capacity Assessment Handbook) related to water quality and lake capacity.

Section 4.6 of the PPS includes policies regarding cultural heritage and archaeology. The owner has submitted an Archaeological Assessment in accordance with Provincial standards to conclude that no artifacts have been located on the subject lands.

Section 3 of the PPS provides for the protection of public health and safety, including flooding. The minimum setback from the shoreline of 23 metres in the Zoning By-law is to be respected for the proposed shoreline lots. A Wildland Fire Risk Assessment has also been submitted.

Based on a review of the relevant policies and considering the recommended Conditions of Draft Plan Approval, the proposed Plan of Subdivision is consistent with the PPS.

Township of Machar Official Plan

The subject lands are designated as Rural, Shoreline and Natural Heritage Protection on Schedule A of the Official Plan. The subject lands contain areas identified as a watercourse, moose aquatic feeding area, other wetlands and floodplain on Schedule B of the Official Plan. Bray Lake is identified as a cold water lake.

Residential dwellings are permitted within the Rural and Shoreline designations in the Official Plan. The Natural Heritage Protection designation encompasses a number of natural heritage features and is identified to maintain and enhance the ecological integrity of the natural heritage system. Permitted uses are limited to conservation and passive recreational uses that do not require development or site alteration. These areas are to be protected on the subject lands, including the applicable adjacent lands for each of the features.

Section B1.5.10 of the Township Official Plan states that the approximate number of new lots permitted within the Rural Area per year will be eight (8). The majority of the proposed residential lots are located along the shoreline of Bray Lake and within the Shoreline designation of the Official Plan. The Township's Official Plan limits lot creation in the Rural designation to

eight (8) per year, however the majority of the residential lots are located within the Shoreline designation and therefore are considered resource-based residential uses and are not intended to be limited in the same manner as the Rural designation.

Applications for subdivision of land shall be subject to the policies of Section C2.17. A Plan of Subdivision is required in this case because there are more than three new lots being created. Section C2.17.3 of the Official Plan includes policies regarding subdivisions. Prior to the consideration of an application for Plan of Subdivision /Plan of Condominium, Council shall be satisfied that:

a) the approval of the development is not premature and is in the public interest;

Resource-based residential uses and residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services are permitted in rural areas in accordance with the Provincial Policy Statement. Additional housing stock is to be provided in the Township as a result of the proposed development and does not appear to be premature, and is in the public interest.

b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities;

Due to the location of the subject lands, cash in lieu of parkland is recommended and not physical open spaces or parkland.

c) there is sufficient reserve sewage system capacity, including treatment capacity of disposal capacity for hauled sewage from private communal systems and individual on-site sewage services;

The owner has submitted a letter confirming there is disposal capacity for hauled sewage from the proposed septic systems.

d) the density of the development is appropriate for the area;

The proposed lot sizes are representative of rural and shoreline development.

e) the subdivision/condominium, when developed, will be integrated with other development in the area; f) the subdivision/condominium conforms with the environmental protection and management policies of this Plan;

The owner has submitted an Environmental Impact Study to evaluate the natural heritage features on the subject lands. Recommendations and mitigation measures have been provided to protect these features.

g) the proposal conforms to Section 51 (24) of the Planning Act, as amended; and,

Refer to the previous section of this Report.

h) where new waterfront development is proposed by Plan of Subdivision or Condominium, the lands must be designated Shoreline.

The subject lands are located in the shoreline area of the Township, and are designated Shoreline where the majority of the lots are proposed. Three new lots are proposed within the Rural designation and do not have lot frontage on Bray Lake, however three new lots would be permitted through the Consent process.

Policies related to the Shoreline designation are included in Section B4 of the Township Official Plan. Section B4.4 of the Township Official Plan states that all development on lands designated Shoreline and within 300 metres of the high water mark of a lake shall be deemed to have an impact on the lake, unless it can be demonstrated otherwise. The owner has submitted an Environmental Impact Study and Lake Capacity Study to demonstrate the proposed development can proceed with no negative impacts to these features and areas.

Preservation of vegetation is referenced under Section B4.4.1 of the Township Official Plan, as new development in the shoreline shall be sensitive to the preservation of tree cover and vegetation wherever possible so as to prevent erosion, siltation and possible nutrient migration and help maintain wildlife habitat. Development shall be set back a minimum of 23 metres from the high water mark. A greater setback may be required where necessary to address water quality, wetland, fish habitat or similar issues. In general, 90% of the front 15 metres of a lot is to be maintained in a natural state. It is recommended that each lot be subject to Site Plan Control, and measures be included in the implementing Zoning By-law Amendment to ensure the shoreline area is protected, and vegetation/buffer areas are established adjacent Bray Lake. A minimum vegetative buffer of 15 metres is proposed on the shoreline lots.

Section B4.4.4 notes that new sewage systems are encouraged to be located as far back from the shoreline as possible, and shall be located a minimum of 30 metres from the shoreline. This is a requirement in the Zoning By-law.

New lots in the Shoreline designation shall have a minimum lot frontage of 60 metres and generally be a minimum of 1 hectare. Smaller lots may be supported if appropriate technical information is provided. The owner has revised the original proposal and now is proposing 20 new lots that meet the required lot frontage and lot area.

Section B4.7.4 of the Township Official Plan states that new recreational residential development may be permitted on roads which are not maintained year round by the Township provided that an agreement is registered on title acknowledging municipal services such as snowplowing, road maintenance, emergency services, garbage pick-up and school bussing may not be provided by the municipality. The owner has submitted a Traffic Report to demonstrate that the proposed new lots can be accommodated. It is recommended that the owners apply for a Plan of Condominium or a Private Road Agreement for the road that is proposed off of Riding Ranch Road.

Bray Lake is considered to have unique characteristics and limited carrying capacities with respect to the amount of shoreline development they can accommodate. For Bray Lake, in addition to the requirement that new development shall not raise the phosphorus levels by greater than 50% above its natural level, development shall not cause the level of phosphorus in any of the lakes to exceed 20mg/L over the lifetime of this plan, even if such a level would be less than a 50% increase to the natural level of the lake. Section B4.11 of the Township Official Plan includes specific policies for Bray Lake. Section B4.11.1 states:

In order to limit the lake's further water quality deterioration, new development shall not raise the phosphorus level on Bray Lake over the life of this Plan by more than 50% above its natural level. The creation of new lots shall be supported by lake capacity modeling in accordance with the guidelines of the Ministry of the Environment.

The owner has submitted a Lake Capacity Study that has been peer reviewed by a professional firm hired by the Township. It has been demonstrated that the proposed development meets the necessary requirements and a summary of the Study is included in this Report.

Portions of the shoreline are identified as a floodplain area. Section C1.5 of the Township Official Plan states:

Where development and site alteration is proposed in the vicinity of flooding hazards, a detailed engineering study will first confirm the actual extent of the flooding hazard. Development and site alteration will only proceed if it has been demonstrated to the satisfaction of the approval authority that it can occur safely on the subject lands outside of the flooding hazard, and not upon lands which are high points surrounded by the flooding hazard. Lands impacted by flooding hazards will be zoned appropriately to prohibit development and site alteration, except for that development and site alteration which must, by its very nature, be located within a floodplain.

Watercourses and wetland areas have been identified in the Environmental Impact Study. These areas are to be restrictively zoned along with their respected recommended minimum setbacks for future development. Further, new dwellings are to be located a minimum of 23 metres from the shoreline which is the requirement for all shoreline lots in the Township in the Zoning By-law.

Section C2.19 of the Township Official Plan states that Council will accept cash in lieu of parkland where appropriate. This will be a requirement for the proposed development.

Based on a review of the relevant policies and considering the recommended Conditions of Draft Plan Approval, the proposed Plan of Subdivision conforms to the Official Plan.

Township of Machar Zoning By-law

The subject lands are located within the Rural (RU) Zone, the Shoreline (SR) and Environmental Protection (EP) Zone. A Zoning By-law Amendment application will be required to establish zone boundaries on the subject lands for the proposed lots, and also to administer any required minimum setbacks from Bray Lake or identified environmental features. The requirement for the owner to apply for and obtain approval of a Zoning By-law Amendment will be included in the Conditions of Draft Plan Approval.

The proposed lot areas and lot frontages meet the minimum requirements of both the Rural (RU) Zone and the Shoreline Residential (SR) Zone. Other zoning provisions will be recommended to include the following:

- Rezone wetland areas and watercourse and their associated minimum setback areas to the Environmental Protection (EP) Zone.
- Establish a minimum vegetation buffer of 15 metres along the shoreline of Bray Lake.

Summary of Recommendations of Technical Studies

Environmental Impact Study – prepared by RiverStone

RiverStone conducted an Environmental Impact Study on the subject lands. The purpose of the Study was to address Provincial and municipal requirements pertaining to the protection of significant natural features (wetlands, watercourses, species at risk, and fish habitat). The report provided the following recommendations:

- design of the septic system shall include pump-dosing or equivalent technology to uniformly distribute septic effluent over the tile bed;
- provision of a 30m minimum undisturbed shoreline buffer and soil mantle, with the exception of a pervious pathway;
- phosphorus attenuation measures such as directing runoff and overland drainage from driveways, parking areas, other hard surfaces to soak away pits, infiltration facilities should be included in the lot design;
- all imported soils used for leaching bed construction should be silt free, fine to medium grained non-calcareous soils, having the presence of iron and aluminum. Native soils removed for the placement of a dwelling may also be used should they meet all criteria noted above and those for septic use as noted in the Ontario Building Code;
- development of the primary dwelling for each of the proposed lots be setback a minimum of 23m and 30m for the septic systems from the shoreline of Bray Lake;
- development of the primary dwellings and septic systems for each of the proposed lots be a minimum of 30m from identified wetlands and watercourses;
- no additional vegetation clearing outside of the identified development envelopes is to occur within 30m of the shoreline of Bray Lake;
- When the native soil is exposed, sediment and erosion control works, in the form of heavy-duty sediment fencing, be positioned along the downgradient edge of any construction envelopes adjacent to water bodies, wetlands, or watercourses;
- temporary storage locations of aggregate material be located no less than 30m from the shoreline of Bray Lake in areas of low slopes. This material is to be contained by heavy-duty sediment fencing;
- the sediment fencing must be constructed of heavy material and solid posts to ensure its integrity and be properly installed (trenched in) to maintain its integrity during inclement weather events;
- additional sediment fencing and appropriate control measures (e.g., straw bales) be stockpiled on site so that any breach can be immediately repaired through construction of check dams;
- regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., property installation is not the only action necessary to satisfy the mitigation requirements)
- inspections of sediment and erosion control measures be completed within 24 hours of the onset of a storm event;
- sediment control measures be maintained in good working order until vegetation has been established on the exposed soils;
- offloading of construction materials and aggregate should be completed during fair weather;
- vegetation is not to be removed within 30m of the wetlands unless it is a safety hazard, and debris from clearing or materials to be used in construction are not to be placed within this area;
- where stormwater management is applied, Lot Impact Development (LID) techniques should be implemented, that promote infiltration and use of vegetated swales to take-up overland runoff, before entering watercourses;

- aggregate storage, particularly sand, is a suitable nesting substrate for Hog-nosed snakes. Should sand be stored on the property between June 1 and August 31, the stockpile should be surrounded by exclusion fencing to prevent access;
- tree clearing for the purposes of development on each proposed lot only occur in the fall, winter and early spring (from October 15 to April 15). This timeframe is outside of the maternal roosting period;
- in the event that tree clearing must occur between April 15 and October 15, additional studies will need to be completed to confirm the presence or absence of SAR bats. These studies will include snag tree surveys and acoustic monitoring of the area where trees will be removed, by a qualified professional. Should SAR bats be detected, the MECP should be contacted to determine if a permit would be required to proceed; and
- vegetation removal should be restricted during the migratory bird nesting season, May 1 to August 15 each year. This timeframe falls entirely within the restricted timing window for removal of trees as it relates to roosting bats and noted above. In the event that tree clearing must occur between May 1 and August 15, a qualified professional should complete a nest survey for the area where tree clearing is proposed. If nesting birds are found, tree clearing should wait until the birds have fledged.

Wildland Fire Risk Assessment – prepared by RiverStone

RiverStone conducted a Wildland Fire Risk Assessment on the subject property. The assessment provided three recommendations for future development and how it should proceed on the proposed lots:

1. Building Envelope Siting – where possible future development should be situated in the lowest hazardous forest types.
2. Vegetation Management – the subject lands contain extreme/high risk forest types, that with vegetation management can reduce the risk.
3. Building Design – incorporating fire resistant construction materials as part of building design.

The Wildland Fire Assessment concluded that the identified wildland fire risks associated with the proposed application can be mitigated to an acceptable level according to Provincial Guidelines. It is also advised that the recommendations be incorporated into any relevant development agreement or conditions of development approval.

Stage 1 & 2 Archaeological Assessment – prepared by Earthworks Archaeological Services Inc.

Earthworks Archaeological Services Inc. conducted an Archaeological Assessment for the subject property. A comprehensive Stage 1 Archaeological Assessment of the subject property, including a background study and property inspection, was completed where the property was evaluated as containing evidence of archaeological potential based on the small lakes and wetlands within and along the edge of the study area. This illustrates potential for locating Pre-Contact Aboriginal archaeological material.

A Stage 2 archaeological assessment was required in order to identify and document any archaeological material that may be present. Test pit surveys were conducted between August 25 and September 1, 2020. The Stage 2 archaeological survey did not yield any evidence of archaeological material.

Traffic Brief – prepared by JD Northcote Engineering Inc.

JD Northcote Engineering Inc. conducted a traffic brief for the subject property. The brief concluded that no additional infrastructure improvements are recommended within the study area as a result of the proposed development. The traffic generation from the subject property will not cause any operational or traffic safety issues.

Preliminary Stormwater Management Plan and Private Sewage System Assessment – prepared by Tulloch

Tulloch Engineering prepared a preliminary stormwater management plan and private sewage system assessment for the subject property. The report concluded that it is not anticipated that flooding of adjacent lands will result due to increases in run-off rates from the development. Suitable drainage facilities can be installed to convey drainage to the lake and protect against surface erosion and quality impairment of runoff. During construction a suitable mitigation plan can be implemented for the site to protect Bray Lake and adjacent lands from sediment migration.

Further, the report recommends that the conveyance systems, construction mitigation measures specified in this report be implemented. The report also recommends that the Township require a detailed grading and construction mitigation plan be submitted in support of each building permit application.

Summary

Following a review of the information provided in the application for Plan of Subdivision, it is recommended that Council recommend to the Central Almaguin Planning Board that the proposed Subdivision be conditionally approved based on the recommended Conditions of Draft Plan Approval that have been provided in Attachment #2 of this Report. These conditions are to be included in addition to those imposed by the Planning Board.

It is also recommended that the Central Almaguin Planning Board work with the Township prior to finalizing the Conditions of Draft Plan Approval and during the preparation of the Subdivision Agreement to ensure that all the Township's interests are addressed.

Based on the recommended Conditions of Draft Plan Approval that have been drafted, a review of the PPS, the Official Plan and the Zoning By-law, the proposed Plan of Subdivision is consistent with the PPS, conforms to the Official Plan and subject to the conditions of consent will comply to the Zoning By-law (following a future amendment).