AMENDMENT NO. 62
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF THE ARCHIPELAGO

- CRANE LAKE RESORT -

Prepared by
Township of The Archipelago
Planning Department

October 2017
OFFICIAL PLAN AMENDMENT NO. 62
TO THE OFFICIAL PLAN
OF THE
TOWNSHIP OF THE ARCHIPELAGO
(Crane Lake Resort)

SECTION 1  TITLE AND COMPONENTS OF THE AMENDMENT

1.1 Section 5 herein attached hereto shall constitute Amendment No. 62 to the Official Plan of The Township of The Archipelago.

1.2 Sections 1, 2, 3 and 4 herein and the attached appendices do not constitute part of the formal Amendment, but provide more detailed information respecting the Amendment.

SECTION 2  LANDS SUBJECT TO THE AMENDMENT

2.1 The policies of this amendment are specific to the following parcel of land:

Part of Lot 21, Concession 9, in the geographic Township of Conger, being:

1) Parcel Identification Number (P.I.N): 521880004, Crane Lake House Resort.

SECTION 3  PURPOSE OF THE AMENDMENT

3.1 This Amendment has been prepared in response to an application submitted John Jackson Planner Inc. on behalf of the owners of the subject lands.

3.2 The purpose of the Official Plan Amendment No. 62 (herein referred to as “OPA No. 62) is to amend the text of the plan by adding a new paragraph to “Section 16 – SPECIAL PROVISIONS” and to amend Schedule ‘A’, the Land Use Schedule, to illustrate the lands affected by the amendment.

3.3 The effect of OPA No. 62 is to allow for a site-specific exemption permitting a consent to separate the commercial marina operation from the subject lands, to permit the conversion of 14-unit commercial resort with associated office, retail store, banquet facilities and restaurant into a residential condominium containing a total of 18 privately-owned residential condominium units and to allow for the consideration of an increase in service of a portion of Crane Walker Road to year-round municipal maintenance.
SECTION 4  BACKGROUND AND BASIS OF AMENDMENT

4.1 The subject property, located on the shoreline of Crane Lake and accessed from Blackstone Crane Lake Road, is approximately 20.5 ha (50.7 ac) in size with 407 metres (1,335 feet) of straight-line shoreline frontage. A portion of the subject lands are currently zoned Marine/Resort Commercial (MRC), while another portion is zoned Natural State (NS) in the Township’s Comprehensive Zoning By-Law No. A2000-07. A location map showing the subject lands and a map illustrating the proposed severance line on the property is attached.

4.2 The historical use of the property has been a commercial cottage rental resort with a restaurant, store, banquet hall and marina that served the patrons of the resort as well as lake residents. Specifically, the resort consists of 14 accommodation units ranging in size from 110.9 square metres to 137.3 square metres. Other structures include a 94.4 square metre office which is proposed to be transformed into a condominium unit, banquet facilities, a restaurant and a store measuring 1,054 square metres. The banquet facilities, store and the restaurant are proposed to be converted into three additional residential condominium units.

The amendment is to allow the resort to cease operations and be converted to 18 residential units in the form of condominium ownership. The units will be exclusive elements while the exterior areas including amenities and services will be common elements.

After significant investment, the operation of the resort has not been a viable business. It is the owner’s intention to convert the existing commercial units to privately held residential units that function as typical lake front cottages. There will be no additional structural development on the proposed residential condominium lands as a result of the change of use and ownership.

The marina will be separated from the property and will continue to operate as a service to Crane Lake residents. The only change to the marina operation is the proposed construction of a new store to replace the store located within the resort portion of the property and the relocation of the fuel tanks.

4.3 The subject property is located in the Crane Lake Neighbourhood. The Official Plan of the Township of the Archipelago established land division policies on a neighbourhood basis. Sections 10.41 and 10.42 of the Official Plan state:
“10.41 The Crane Lake Neighbourhood has little privately-owned land remaining which has not been subdivided. Most of the land division which has occurred on Crane Lake besides Crown subdivisions took place before subdivision control and resulted in the creation of many lots which would be considered below minimum lot sizes by today’s standards. There are presently in excess of two hundred cottages on Crane Lake.

This neighbourhood is influenced by the presence of The Massasauga Provincial Park. In recognition of the Park extra care will be taken by the Township in its review of building and development applications.

Further subdivision of Crown land is not permitted under the Ministry of Natural Resources District Land Use Guidelines. The west end of the Lake is predominantly undeveloped and will serve as a natural buffer between existing cottages and The Massasauga Provincial Park.

10.42 No further development, excepting the infilling of existing lots of record, is permitted in the Crane Lake Neighbourhood subject to Section 14 – Development Procedures and Standards and any other applicable policies of this Plan.”

The land division policy for Crane Lake is based upon the existing density of the lake and the absence of any significant private land holdings eligible for further lot creation. There are in excess of 200 existing cottages on the lake. The development proposed is in keeping with the intent of the policy as in essence, the proposal is the separation of existing uses, and the conversion of commercial resort units to residential condominium units. This separation of uses and conversion of accommodation units to residential units is not anticipated to apply any additional stress on the Crane Lake Neighbourhood or the water quality of the lake.

4.4 The proposal does include expanding the area zoned for the marina use and an Environmental Review was prepared in support of such application by Fri Ecological Services. The Environmental Report concluded that the expansion of the area zoned for marina use would not impact natural heritage features, subject to the implementation of mitigation measures, and such mitigation measures can be implemented through an agreement required as a condition of the associated consent. Similar mitigation measures will also be implemented through a condominium agreement between the owner and the municipality as a condition of draft approval of the condominium description.
4.5 A review of the impact of the proposal on Crane Lake Phosphorus Levels was undertaken by Georgian Engineering. The review compared the phosphorus loading based on the original septic design for which MOECC issued a Certificate of Approval (now Environmental Compliance Approval), the phosphorus loading based on the existing facilities on the property and the phosphorus loading based on the proposed development. The results of the Review concluded that the proposal would result in a reduction of phosphorus loading to Crane Lake, with the specifics being:

Yearly Phosphorus Load based on Approved System = 212.191 kg
Yearly Phosphorus Load based on Existing Uses = 203.804 kg
Yearly Phosphorus Load based on Proposal = 143.599 kg

4.6 The proposed drinking water systems for the residential condominium units is to consist of 4 separate individual water systems. The North Bay Parry Sound Health Unit has confirmed that the systems would not be subject to O. Reg. 319/08 and the Ministry of Environment and Climate Change has advised that the systems would not be subject to O. Reg. 170/03.

4.7 Both the sewage disposal system and the drinking water systems will be subject to a Responsibility Agreement with the Municipality as a condition of draft approval of the condominium description, to ensure the systems are appropriately maintained and an appropriate reserve fund is available to undertake any necessary repairs.

4.8 The proposal has been reviewed in accordance with the Provincial Policy Statement, 2014 and is consistent with the Provincial Policy Statement. Specifically:

i) the proposed residential condominium units, located on the shoreline of Crane Lake, would constitute recreational dwellings, which is a permitted use on Rural Lands in accordance with Section 1.1.5.2;

ii) municipal water and sewage services are not provided and in accordance with Section 1.6.6.3, private communal sewage and water systems, as proposed, are permitted;

iii) in accordance with Section 2.1, the impact on natural heritage features was reviewed by FRi Ecological Services, with respect to the area that is not currently developed and concluded that there would be no impact on natural heritage features;

iv) as directed by Section 2.2.1, the results of a review of phosphorus loading confirm that the proposal will result in a reduction in the loading of phosphorus to Crane Lake.
v) Cultural Heritage and Archaeology has been considered in accordance with the direction of Section 2.6 and given the disturbed nature of the existing resort and marina site, there are no areas of significant archaeological resources or potential. A condition of draft approval will be included with the condominium description addressing archaeological resources should future development extend beyond the currently disturbed area.

4.9 The entrance to the subject property is located at the end of Blackstone-Crane Lake Road, which is a year round maintained road.

4.10 A new entrance is proposed to the residential condominium lands, approximately 300 metres south on Crane Walker Road from the existing entrance. The location of the new entrance will avoid the use of the marina lands and facilitate an expanded parking area and result in an overall improved layout for the operation of the marina.

4.11 Crane Walker Road is a Township road maintained seasonally, and is not maintained during the winter months. Section 13.10 of the Official Plan states:

“13.10 In keeping with the principle of limiting the level of local services, the Township endorses a minimal and basic road service. This basic road service is generally restricted to that level of service provided at the date of adoption of the Plan, except for the Pointe au Baril Station Neighbourhood.”

This Amendment would address this policy by permitting an increase in the service level of Crane Walker Road from municipally, seasonally maintained to municipally, year-road maintained for an approximate distance of 300 metres. Any required improvements to the road will be the financial responsibility of the condominium applicant and will be include as a condition of draft approval.

SECTION 5 THE AMENDMENT

The Official Plan of The Township of The Archipelago, as amended, is hereby further amended as follows:

Schedule ‘A’ – LAND USE PLAN, Crane Lake Section, is hereby amended by designating Part of Lot 21, Concession 9, P.I.N. 52180004, being Crane Lake House Resort as being subject to Special Provision No. 16.47, as shown on Schedule 'A' attached hereto and forming part of this amendment.
1. SECTION 16 – SPECIAL PROVISIONS is hereby amended by adding the following subsection after subsection 16.46:

16.47 Notwithstanding the provisions of this Plan, the lands described as Part of Lot 21, Concession 9, in the geographic Township of Conger, P.I.N. 521880004, being Crane Lake House Resort, is subject to the following:

a) **Consent for Marina:**

A new lot may be created with frontage on Crane Lake and Crane Walker Road that may be used for marina commercial use including any ancillary or accessory uses.

b) **Residential Condominium:**

The existing Crane Lake House Resort lands and buildings may be the subject of a standard condominium application for up to 18 residential condominium units including any accessory or incidental uses that serve the condominium units.

c) **Crane Walker Road**

To facilitate the new entrance to the Residential Condominium and an improved layout for the operations of the marina, approximately 300 metres of Crane Walker Road is eligible for municipal, year-round maintenance, subject to the road being improved to an acceptable municipal standard.
APPENDIX A
LOCATION MAP
APPENDIX B
CONSENT SKETCH