TO: Township of The Archipelago Planning Committee

FROM: Cale Henderson, Manager of Development & Environmental Services
       Greg Corbett, Planning Consultant

DATE: October 19, 2017

RE: Official Plan Amendment No. 62
    Application No. OP01-16
    510 Blackstone-Crane Lake Road
    Crane Lake Resort

APPLICANT: N.D. McLennan Ltd.

AGENT: JACKSON, John

BACKGROUND

Overview of Proposal:

Crane Lake Resort is an existing resort and marina located on the eastern arm of Crane Lake. The resort consists of 14 rental cottages, an office, a banquet hall, store, marina and docking facilities for 60 to 70 boats. In addition, the resort has a number of ancillary uses to the resort and marina.

The proposal is to sever the marina from the resort, enabling the marina to operate separately from the resort, and to convert the existing resort into a residential condominium consisting of 18 residential units. To facilitate this proposal, the applicant has submitted the following Planning Act applications:

1) **Official Plan Amendment Application** – to permit the consent application, the residential condominium conversion and increase service level for a portion of Crane Walker Road.

2) **Zoning By-law Amendment Application** – to rezone the resort portion of the property to a site specific Inland Lakes Residential (IR)’ zone, to rezone the marina and a portion of ‘Natural State (NS)’ lands to the ‘Marina Commercial (MC)’ Zone, as well as enable a reduced side yard setback.

3) **Condominium Description Application** – to convert the existing commercial resort into condominium ownership consisting of 18 residential condominium units within 16 buildings. Exclusive use areas are also proposed around each of the units. The common elements will include all internal access routes, parking area, tennis courts, sewage systems, accessory buildings, etc.
4) **Consent Application** – to sever the marina from the resort and provide a right-of-way over the existing driveway to benefit the future residential condominium.

**Approval Authority:**

The approval authority for the Official Plan Amendment is The Township of The Archipelago and the Ministry of Municipal Affairs and Housing (MMAH). The Township of The Archipelago is the approval authority for the Zoning By-law Amendment application and The Archipelago Area Planning Board is the approval authority for the Condominium application and the Consent applications.

At the present time, only adoption of the Official Plan Amendment is being considered. Should Council adopt the proposed Official Plan Amendment, it provides an indication of the policy direction of the Township on this matter, upon which the associated consent application and condominium application can be considered by The Archipelago Area Planning Board and the implementing Zoning By-law Amendment application can be considered by Council.

**Purpose of Official Plan Amendment:**

The purpose of the Official Plan Amendment is to make the lands subject to a Special Provision in accordance with Section 16 of the Official Plan. The Special Provision would consist of three provisions:

a) Allow for the creation of a new lot with frontage on Crane Lake in order to facilitate the proposed severance of the marina operation from the remainder of the property;

b) Allow for the existing commercial resort to be converted to a maximum 18 unit residential condominium, including accessory uses associated with the condominium; and

c) Allow for the consideration by Council, of increasing the service level of approximately 300 metres of Crane Walker Road to year-round, municipal maintenance, subject to the road being improved to an acceptable municipal standard.

**Property Characteristics:**

The property is located on the southern shoreline of the eastern arm of Crane Lake within Lot 21, Concession 9, geographic Township of Conger and is known municipally as 510 Blacstone-Crane Lake Road. The location of the property is illustrated in **Figure 1**.
The property is approximately 20.5 hectares in size with approximately 407 metres of straightline water frontage on Crane Lake.

The subject property contains the existing resort, consisting of 14 detached rental cabins, a restaurant, office, store, banquet facility and a marina. These uses are located predominantly in the northern portion of the property in the vicinity of Crane Lake. The resort operation is located primarily on the western portion of the property and the marina on the eastern portion.

The topography of the property is typical to Crane Lake, however, due to the existing development; a majority of the shoreline area has been cleared. The rear portion of the property is forested with a mixed forest, typical to the area. A portion of Crane Walker road traverses the rear of the property, providing access to numerous properties on Crane Lake.

The proposed consent application would sever the eastern 1.7 hectares of the property containing the marina operation with 125.6 metres of shoreline frontage and retain the western 18.8 hectares containing the resort with 277.2 metres of shoreline frontage. A site plan illustrating the proposed severance of the property and associated draft plan of condominium is contained in Figure 2.
Figure 2: Site Plan
Supporting Documentation:

A number of reports, documents and correspondence have been submitted in support of the applications, as follows:

5. Copy of Registered Site Plan Development Agreement for Crane Lake Resort, dated November 19, 2011
7. Crane Lake Resort Servicing Options Study, prepared by Georgian Engineering, dated 2015
8. Tourist Resorts - Parry Sound/Muskoka Report, prepared by John Jackson, dated June 10, 2014
10. Photos of Resort
11. Revised Site Plan, dated July 6, 2016
12. Revised Site Plan, dated August 24, 2016
13. Summary of Responses to Public Meeting and Comments Received, prepared by John Jackson, dated September 7, 2016;
15. Response to Ministry of Municipal Affairs Comments, prepared by John Jackson, dated August 11, 2017; and,
16. Response to Ministry of Municipal Affairs Comments, prepared by Dentons Canada LLP.

ANALYSIS:

Provincial Policy Statement, 2014:

The Provincial Policy Statement, 2014 (PPS) issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest relating to land use planning and development.
The subject lands are located in the Rural Area and, more specifically, on Rural lands, as defined by the PPS. Policy 1.1.5 provides policies related to Rural Lands in Municipalities and of particular note are the following:

1.1.5.2 On rural lands located in municipalities, permitted uses are:

   a) The management or use of resources;
   b) Resource-based recreational uses (including recreational dwellings);
   c) Limited residential development;
   d) Home occupations and home industries; cemeteries; and
   e) Other rural land uses.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

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

The proposed Official Plan Amendment, to separate the marina operation from the resort operation and to permit the conversion of the resort to an 18-unit residential condominium, would be consistent with this policy direction for Rural Lands. 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.

The separation of the marina operation would allow for the marina operation to continue, which is in keeping with the direction of promoting economic opportunities.

A tourist resort and marina has operated on the subject lands for a number of years, but the resort component is no longer financially feasible according to the applicant and its conversion to a residential condominium will allow the buildings on the property to be retained and properly maintained, thus allowing for the built character of the property to continue and the change to residential use would be in keeping with the residential use of the majority of properties on Crane Lake.

The separation of the marina operation will allow for the continuation of this important service to the lake community. The lands are accessed by an existing year-round maintained municipal road and no extension of the actual road is required but rather a slight extension of the year-round maintenance portion in order to maintain year-round access to both portions of the property with any improvements to the road required to be undertaken by the applicant.
Policy 1.6.6 (Sewage, Water and Stormwater) confirms private communal water and sewage services may be permitted where municipal water and sewage services are not available. Municipal water and sewage services are not available to the site, and the sewage and water services will be considered communal systems as they will service a number of units.

Section 2 of the PPS addresses the Wise Use and Management of Resources. Policy 2.1 (Natural Heritage) speaks to the protection of natural features and areas. No significant natural heritage features have been identified that would be impacted by the proposal. FRi Ecological Services provided an Environmental Review with respect to the area that is not currently developed and is proposed to be included in the marina operation, and concluded that there would be no impacts on natural heritage features, subject to the implementation of mitigation measures that will be included as a condition of the associated consent.

Section 2.2.1 directs Planning Authorities to protect, improve or restore the quality and quantity of water by among other matters ensuring consideration of environmental lake capacity. 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:

\[
\begin{align*}
\text{Yearly Phosphorus Load based on Approved System} &= 212.191 \text{ kg} \\
\text{Yearly Phosphorus Load based on Existing Uses} &= 203.804 \text{ kg} \\
\text{Yearly Phosphorus Load based on Proposal} &= 143.599 \text{ kg}
\end{align*}
\]

Based on the above analysis, the proposal would result in a reduction of phosphorus input into Crane Lake from the property and thus would be of benefit to the environmental lake capacity.

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.

Based on this review, it is concluded that the proposed Official Plan Amendment is consistent with the direction provided in the Provincial Policy Statement, 2014.
Township of The Archipelago Official Plan:

Goal and Objectives

The general goal of the Official Plan, as set out in Section 3, states:

‘to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this goal.’

Section 4 of the Official Plan sets out the Objectives necessary to fulfill the above noted Goal and include, among others;

1. Respecting, maintaining and improving the natural environment of the region of which the Township is a part.’

2. Responding appropriately to the inevitable social and economic changes that will affect the demand for recreation in its many forms while maintain a status quo philosophy in regard to the character of the present land use base;

5. Ensuring the compatibility of land and water usage;”

This Goal and these Objectives enforce an “environment first” and “status quo” philosophy that has been the foundation of The Archipelago since its inception. The proposed Official Plan Amendment would be in keeping with this direction by maintaining the physical development on the property and maintaining the marina operation, which provides a vital service to the lake community and is an important component of the lake’s character. At the same time, the proposal will result in a reduction of potential phosphorus loading to Crane Lake.

Land Use Policies

Section 6 of the Official Plan outlines the land use policies for the Township. Section 6.6 states:

“The permitted residential uses are to be restricted to single detached dwellings with some provision for isolated accessory apartments in Pointe au Baril Station. The planning approach in the Township has evolved in recognition of the extremely sensitive water and land-based environments. The development of more intensive forms of residential recreational uses, including multiple-unit buildings and structures often associated with condominium and time-share facilities, is inconsistent with this fundamental planning principle and therefore, such uses are prohibited.”
The proposal would result in a more intensive form of residential recreational land use, not typical to the Township. Although the majority of the units within the proposed condominium are to be single detached units, and no new significant structural development is being proposed, to ensure compliance with Section 6.6 of the Official Plan, this Official Plan Amendment has been requested to facilitate the proposed conversion.

With respect to the Marina uses, Section 6.16 states:

“Notwithstanding Section 6.15 above, the retention of the marine commercial land base in the Township, particularly on the inland lakes and the mainland shoreline of Georgian Bay, is important to the long-term access needs of the residents of The Archipelago. Therefore, the rezoning of marine commercial land with significant shoreline on the mainland of Georgian Bay or the inland lakes will not be supported.”

The applicant is proposing to maintain the marina and ensure it can continue to serve the Crane Lake community.

In addition, Section 6.17 states:

“Further to Section 6.16, careful regard will be given to applications that seek to rezone waterfront commercial lands which would remove or restrict water access. Such a request must be submitted together with an appropriate planning report which must clearly demonstrate that the property is either unsuitable for the provision of water access or, if water access is provided, the applicants must demonstrate that access can be successfully gained elsewhere in the same area.”

Further, a policy specific to inland lakes, Section 6.18 states:

“Commercial operations on inland lakes provide essential facilities for water access properties. It is vital to the preservation of the character of the Township that these services be continued as an integral part of the inland lake neighbourhoods.”

Environmental Policies

Section 7 of the Official Plan addresses the environmentally sensitive areas of the Township. The following policies are of relevance to the subject application:

“7.1 The natural features and ecological functions of the Township’s natural environment, which contribute greatly to the Township’s wilderness character, are paramount and will be protected.

7.5 The identification of environmentally sensitive areas on Schedule “F” may be further refined, expanded or modified without formal amendment of the Plan as additional information becomes available,”
upon site inspection of individual properties or through supporting documentation submitted.

7.6 Council recognizes the importance and value of the environmentally sensitive areas and cultural heritage areas of the Township and supports the protection of these areas. In addition to these general policies, certain specific policies have been provided to address the specific types of environmentally sensitive areas.

7.18 Fish habitat will be protected to ensure the long-term health of the Township’s fisheries resource.

7.30 Development will not be permitted within significant portions of the habitat of endangered or threatened species and may only be permitted in the adjacent area where it has been demonstrated through a site evaluation report that there will be no negative impact on that habitat.”

Generally, the proposal will convert existing rental cottages to residential condominium units and there will be no new structural development. However, as part of the Zoning By-law Amendment, the applicant is proposing to rezone a portion of lands, currently zoned ‘Natural State (NS)’, to facilitate the possible future expansion of the Marina. An environmental assessment to evaluate the potential environmental impacts with respect to the expanded marina was completed by FRi Ecological Services. The study concluded that the area is appropriate for future marina expansion; however, the area which was cleared for additional development does not coincide with the area proposed to be rezoned. This inconsistency must be clarified prior to approving the proposed Zoning By-law amendment.

Development Policies

Section 10 of the Official Plan establishes Neighbourhood Growth Policies, which are effectively land division policies for the various areas in the Township. Schedule “A” to the Official Plan identifies the subject lands as being located within the Crane Lake Neighbourhood. The relevant policies applicable to the Crane Lake Neighbourhood include the following:

“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.”

As per the policy above, the subject property is not eligible for land division, hence, an Official Plan Amendment is required to enable the proposed severance. As the proposed severance is, in essence, the separation of existing uses, and not creating a new vacant lot for development, the proposal would be in keeping with the intent of the land division policies for Crane Lake.

Services

Section 11 of the Official Plan provides policies related to services, with Sections 11.3 to 11.5 focused specifically on private water systems and sewage disposal systems.

“11.3 All development is to proceed on the basis of private individual water and sewage disposal systems, constructed and maintained in accordance with the applicable legislation.

11.4 Private individual water and sewage disposal systems will not generally provide service to more than one (1) lot legally capable of being conveyed.

11.5 A hydrogeological assessment may be required by the Township to be submitted in support of a development proposal for more than five residential lots, or for any high water and/or high effluent producing commercial use in accordance with applicable Ministry of Environment D-Series Guidelines.”

The applicants have submitted a servicing options report prepared by Georgian Engineering, supporting the current services.

As the water and sewage systems on the subject property will service multiple private residences and will not be owned by the municipality but rather are to be owned, operated and managed by the condominium corporation which will own the property, the services would be considered private communal water and sewage services. Given the proposed residential use, there is a municipal liability should private communal services fail. The conditions of any approval to the condominium description will include a requirement for a Responsibility Agreement to adequately protect the municipality and future condominium owners.
Peer Review of Technical Reports

Section 14.45 of the Official Plan states:

‘Where a technical report or detailed impact assessment is required, such report shall be undertaken by one or more individuals who are qualified in assessing the value or matter of concern. Such report shall be:

a) Prepared independently at the direction of the Township, on behalf of, and at the expense of, the applicant, unless otherwise agreed to by the Township; or,

b) Where submitted by the applicant, subject to a peer review directed by the Township, and at the expense of the applicant, unless otherwise agreed to by the Township.’

In this case, a Servicing Options Report and an Environmental Review were submitted with the application. These reports were not formally peer reviewed by the Municipality, however, they were provided to the province, together with the applicant’s Planning Report, as part of the Township’s pre-consultation with the Ministry of Municipal Affairs and were reviewed by the appropriate provincial ministries. As discussed later in this report, the province indicated that they were in agreement with the Environmental Review but requested further information with respect to the Servicing Options Report. This additional information was subsequently provided to the Township and has been forwarded to the province.

Conclusion

In consideration of the foregoing, the proposed Official Plan Amendment would be in keeping with the intent and direction of the Township’s Official Plan.

CONSULTATION

The Township has undertaken consultation on the application beyond what is required by the Planning Act. All information provided has been posted on the Township’s website in an effort to keep the public informed, two public meetings have been held, with one being held at the property on Crane Lake in an effort to make it more accessible to the public and the Township has pre-consulted with the province.

Public Meetings

Two public meetings with respect to the applications have been held.

The first public meeting was held July 15, 2016 at Crane Lake Resort. This public meeting was well attended with a number of questions and comments made by the
public. The applicant and agent were present to respond to questions and provide additional information. The issues raised at the public meeting included:

a) **Rental of Condominium Units**: If the Official Plan Amendment, Zoning By-law Amendment and Condominium applications are approved, the condominium units will be residential in nature and will be zoned residential, thereby removing the commercial aspect of the property. The permitted residential use of the condominium units will be the same as all residential properties on Crane Lake.

b) **Use of Community/Banquet Hall**: Comments were raised with the disappointment of having the restaurant and banquet hall closed and no longer being available to the public. The applicant indicated at the Public Meeting that he would be receptive to having the Crane Lake Association purchase the community hall and not convert it to residential condominium units. This has been pursued but according to correspondence from the Crane Lake Association, the purchase of the Community Hall was considered at their Annual General Meeting in July and the Association voted to decline the opportunity to purchase the facility.

c) **Viability of Marina**: Concern was raised that the marina operation will not be viable without the resort. The applicant’s agent has responded that it is the resort that is not viable and the purpose of severing the marina from the resort is to allow the marina to continue servicing the lake residents.

d) **Environmental Report**: Concern was raised with the suitability of the Environmental Review undertaken and whether it addressed all features on the property. The Environmental Review was limited to the area to be rezoned from Natural State to Marina Commercial, and endorsed by the province. Should future development be proposed in the areas to remain zoned Natural State, a further rezoning will be required with the submission of a further environment report to support any such application.

e) **Extending Year-round Maintenance of Crane Walker Road**: Concern was raised with the extension of the year-round maintenance and that all lots should be provided with year-round access. This Official Plan Amendment will provide for Council’s consideration of extending the year round maintenance of Crane Walker Road the 300 metres required to provide access to the new entrance to the residential condominium lands. Whether this will be provided is at the discretion of Council and is not required in order to permit the development under the Township’s Official Plan policies, access can be from a seasonal road.

f) **Concern with Additional Boat Traffic**: Concern was raised that the conversion to residential use will increase boat traffic on the lake. It was acknowledged that this is already a busy area of the lake given the existing resort and marina. Although residential properties typically would have more boats than a similar number of resort units, it is not envisioned that the
conversion will result in a substantial increase in the intensity of use and associated boat traffic.

g) **Relocation of Fuel Pumps:** It was questioned whether it was realistic to relocate the fuel pumps. The applicant’s agent has responded that the marina wants to include fuel sales in their operation and to do so, the pumps have to be relocated onto the marina property.

h) **Implementation of Environmental Study:** Questioned how the findings of the Environmental Review would be implemented. The consent approval and condominium approval can include conditions requiring the applicant to enter into an Agreement with the Municipality to implement the mitigation measures recommended in the Review.

i) **Septic System:** Questions pertaining to the suitability of the existing system and how the Marina will be serviced. The engineering review of the existing system and the proposed development confirmed that the existing system is of adequate size to accommodate the proposal and in fact, technically, there will be a reduction in the amount of effluent from the proposed use in comparison to the existing use. A new septic system will be required on the Marina property, but the property is of adequate size to accommodate a system.

j) **Water Quality Impact:** Concern with impact of conversion on the water quality of Crane Lake. The additional engineering information provided indicates that there will be a reduction in phosphorus loading to the lake from what could occur based on the existing approved commercial uses.

The applicant’s agent also provided responses to the issues raised at the public meeting and these were posted on the Township’s website.

The second public meeting was held at the Township’s Council Chambers on September 16, 2016. At the meeting, revisions to the proposal were presented, which were made primarily in an effort to address comments made at the previous public meeting. Issues raised at this Public Meeting included:

a) **Seasonal Road Policy:** Questioned whether the application would change the seasonal road policy of the Township. This is a site-specific amendment with respect to the road and not a general amendment to the overall policy. Whether the road servicing of this portion of Crane Walker Road is increased to year round maintenance for the 300 metre section will be a decision of Council.

b) **Community/Banquet Hall:** Comments were once again made respecting maintaining the banquet hall so the community would have access.

c) **Viability of Proposal:** Comments were again raised with the viability of the proposal and that removing the Marina from the resort lands will make the marina operation unviable. The revised plan included additional parking and
boat storage for the marina but in reality, the viability of the marina operation will depend on its use by the lake residents.

d) Use of Marina Land for Other Use: In association with viability, concern that the use of the marina lands will change to another use. The Official Plan Amendment stipulates that the purpose of the severance is to separate the Marina operation and the implementing zoning by-law will zone the property Marina Commercial, which only permits a marina as a main use.

Provincial Pre-consultation

The proposed Official Plan Amendment and supporting documentation and reports was forwarded to the Ministry of Municipal Affairs for review and comment. The Ministry provided comments on the proposed Amendment and requested that consideration of the Amendment be deferred pending the submission of additional information. This additional information was provided by the applicant to the Township and Township staff are satisfied that it addresses the concerns raised and have forwarded the information to the Ministry. The following is the additional information requested and what has been provided.

1. Additional information on the transition of users between commercial and residential use.

The applicant’s agents have advised that with the Crane Lake Association’s decision not to pursue the purchase of the banquet hall, there will no longer be a transition of uses. Once the applications are approved, the use of the resort property will convert to residential use only.

2. Demonstration, in a quantifiable manner, that the phosphorous level in the lake will not increase after the conversion to condominium.

As indicated previously, Georgian Engineering provided quantifiable data to illustrate that the conversion of the commercial resort with associated restaurant, banquet hall and store, to residential will result in a reduction in the phosphorus loading to Crane Lake.

3. If there is potential for an increase in phosphorous, a lakeshore capacity assessment completed in accordance with the Lakeshore Capacity Handbook, including lake profiles showing dissolved oxygen.

As per 2 above, there will be no increase in phosphorous loading to Crane Lake and thus a lakeshore capacity assessment is not required.

4. An updated Servicing Options Study or alternatively, an engineering report detailing the proposed drinking water system and its compliance with applicable legislation.
Report for Council
Official Plan Amendment No. 62
(Crane Lake Resort)

The Original Servicing Options Study did outline the proposed drinking water systems for the residential condominium, which is to consist of four (4) individual water systems complete with separate intakes, pumps, pressure tanks, filters, primary UV disinfection, flow meter, and chlorinator.

Georgian Engineering provided correspondence between themselves and NBPS Health Unit respecting the applicability of O. Reg. 319/08 and the Health Unit advised that none of the systems would be subject to O. Reg. 319/08. If the Marina is to have a public washroom with potable water, however, it would be subject to O. Reg. 319/08.

Similarly, Georgian Engineering provided correspondence between themselves and MOECC respecting the applicability of O. Reg. 170/03 and MOECC advised that O. Reg. 170/03 would not apply as long as there were five or fewer residential units connected to each of the water systems.

5. That confirmation be provided that the wastewater services for the proposed severed marina portion shall be operated in compliance with all appropriate standards.

Georgian Engineering has responded that the wastewater services for the severed marina portion would be regulated under Part VIII of the Ontario Building Code, which is administered by the Township’s Building Department.

Other comments and suggestions on the proposed amendment were provided by the Ministry of Municipal Affairs and, where appropriate, revisions to the Amendment have been made to address these. It should be noted that most of these revisions are related to the Background and Basis of the Amendment and not the Amendment itself.

RECOMMENDATION:

In consideration of the foregoing, it is recommended that Amendment No. 62 to the Official Plan of the Township of The Archipelago be adopted by Council and forwarded to the Ministry of Municipal Affairs for approval.

Respectfully submitted,

Cale Henderson, MCIP, RPP
Manager of Development & Environmental Services

Gregory I. Corbett, M.PI, MCIP, RPP
Consulting Planner