



# Corporation of the Municipality of Calvin

COMMITTEE OF THE WHOLE MEETING OF COUNCIL-

April 28, 2025

1355 Peddlers Drive, Calvin, ON

AGENDA

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Tulloch, Steve McArthur – Planner of Record – Local Implementation of Ontario’s Planning and Development Acts

**\*Reference Materials for Meeting Preparation:**

<https://www.calvintownship.ca/en/municipal-services/planning-and-zoning-departments>

Zoning By-law

Application for Official Plan/Zoning By-law Amendment

East Nipissing Official Plan (including ONLY Calvin Schedule 3 vs all other municipalities' schedules)

Application for Consent Application (with instructions AND handout supplied to applicants by Calvin Municipality -Understanding the Consent Application Process – Your Step-by-Step Guide for Consent -Granting Authorities)

Case – East Nipissing Planning Board Consent Application 2026-01 Boileau

**5.**  
**APPROVAL**  
**OF**  
**PREVIOUS**  
**MEETING**  
**MINUTES**



# Corporation of the Municipality of Calvin

## REGULAR MEETING OF COUNCIL

Date: April 14, 2026

Time: 6:00 pm

1355 Peddlers Drive, Calvin, ON

Attendance: Mayor Gould, Councillors Grant, Latimer (Teams), Manson,

Staff: CAO D Maitland, Public Works Superintendent A Carr and Deputy Clerk T Araujo.

Regrets: Councillor Moreton

Guests: Englobe -Micheline Gervais

### 1. CALL TO ORDER

Resolution Number: 2026-127

Moved By: Councillor Grant

Seconded By: Councillor Manson

NOW THEREFORE BE IT RESOLVED THAT this April 14th, Regular Meeting of Council be called to order @6:02 p.m. by Mayor Gould who indicates Councillor Moreton has submitted his regrets and is unable to attend this meeting and provided a proxy form through CAO/Clerk/Treasurer naming Councillor Latimer as his proxy and that quorum has been achieved

Result: Carried

### 2. APPROVAL OF AGENDA

Resolution Number: 2026-128

Moved By: Councillor Manson

Seconded By: Councillor Grant

NOW THEREFORE BE IT RESOLVED THAT the Council for the Corporation of the Municipality of Calvin hereby approves the agenda as circulated.

Result: Carried

### 3. DECLARATIONS OF PECUNIARY OR CONFLICT OF INTEREST - NONE

### 4. APPROVAL OF PREVIOUS MEETING MINUTES

Resolution Number: 2026-129

Moved By: Councillor Grant

Seconded By: Councillor Manson

NOW THEREFORE BE IT RESOLVED THAT the minutes for the Regular Council Meeting of March 24<sup>th</sup>, be approved as presented and circulated.

Result: Carried

### 5. DELEGATIONS TO COUNCIL - NONE

### 6. PRESENTATIONS TO COUNCIL-Micheline Gervais - Englobe

#### 6.1 Englobe – Asbestos Management Program, PSAB 3280 Compliance Framework Results

Resolution Number: 2026-130

Moved By: Councillor Grant

Seconded By: Councillor Manson

NOW THEREFORE BE IT RESOLVED THAT Council received and accepts the Asbestos Management Program report as presented by Englobe.

Result: Carried

## **7. BUSINESS ARISING FROM PREVIOUS COUNCIL MEETINGS**

### **7.1 Mayor's Report-Cellular and Broadband Communications Project Update**

**Resolution Number: 2026-131**

**Moved By: Councillor Manson**

**Seconded By: Councillor Latimer**

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin receive the Mayor's Report entitled: Cellular and Broadband Communications Project Update.

**Result: Carried**

### **7.2 Ontario Ombudsman Review**

**Resolution Number: 2026-132**

**Moved By: Councillor Manson**

**Seconded By: Councillor Grant**

WHEREAS Council for the Corporation of the Municipality of Calvin received the Ombudsman Report dated March 30 2026

NOW THEREFORE BE IT RESOLVED THAT All members of council for the Municipality of Calvin will be vigilant in adhering to their individual and collective obligation to ensure that the municipality complies with its responsibilities under the *Municipal Act, 2001* and its procedure by-law.

AND THAT Council for the Municipality of Calvin will ensure that all resolutions to proceed into closed session include a description of the general nature of all items to be discussed.

AND THAT Council for the Municipality of Calvin will ensure that it reports back to the public following each closed session with a description of the general nature of each item discussed during the closed session.

**Result: Carried**

## **8. CONSENT AGENDA ITEMS FOR INFORMATION PURPOSES**

**Resolution Number: 2026-133**

**Moved By: Councillor Manson**

**Seconded By: Councillor Latimer**

8.1 CS-LTR-Supporting Avon Maitland District School Board

8.2 FONOM Update-Board Meeting in Kirkland Lake

8.3 FONOM Update-Highway 11-17 Provincial Announcement & Media Release

8.4 Town Of Lincoln Resolution re Heritage Properties

8.5 Resolution to other municipalities - Tar and Chip

8.6 AMO Policy Update – Provincial Budget Spending Priorities and Build Canada Homes Operational Funding

8.7 Media Release - FONOM Welcomes Key Northern Investments in Ontario Budget and NORDS Extension

8.8 FINAL - 2026 Provincial Economic and Fiscal Update (2026.03.26)

8.9 Correspondence regarding Mayoral Authority and Municipal Police Budget Sustainability from Mayor, City of Sarnia

8.10 2026 Provincial Budget Highlights

8.11 Town of Goderich- Ontario Heritage Organization Development Grant Advocacy

8.12 North Stormont-Support to extend the annual allotment of OCIF

8.13 CH Board Meeting Minutes for Website February 19, 2026

8.14 Municipality of Calvin Newsletter

8.15 Municipality of Trent Hills -Proposed Alto High-Speed Rail Corridor–Municipal Position-Government of Canada

8.16 A Closing Note, With Thanks — Mattawa Area Development Group

8.17 East Zorra-Tavistock Council Resolution - Township of Oro-Medonte - AORS Request for Provincial Legislation Amendments

8.18 North Bay OPP Action Plan (LINK TO REPORT)

8.19 Ensuring Equitable Access to Housing, Enabling Infrastructure Funding for (1)

8.20 Media Release - FONOM Calls for Fair Housing Funding as Development Charge Changes Risk Leaving Northern Communities Behind

8.21 CBO Building Report March

8.22 Health Unit Confirms 13 overdoses, 3 deaths in Connection with Public Safety Alert

8.23 Media Release - FONOM Urges Ontario to Act as Manitoba Advances Compassionate Intervention Legislation

NOW THEREFORE BE IT RESOLVED THAT Council members for the Corporation of the Municipality of Calvin acknowledge receiving and reviewing the Consent Agenda Items presented in this meeting's package and have identified no items to bring forward for discussion.

**Result: Carried**

**9. ADMINISTRATIVE MATTERS:**

**9.1 Strategic Plan Update – Verbal Report CAO**

**Resolution Number: 2026-134**

**Moved By: Councillor Grant**

**Seconded By: Councillor Manson**

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin accepts the CAO's verbal update with respect to the Strategic Plan project.

**Result: Carried**

**9.2 Boileau File 2026-01 Application for Consent**

**Resolution Number: 2026-135**

**Moved By: Councillor Grant**

**Seconded By: Mayor Gould**

WHEREAS Council for the Corporation of the Municipality of Calvin has received correspondence from the East Nipissing Planning Board inviting it to provide comment on Consent Application Boileau-File 2026-01

WHEREAS the Public Works Superintendent, Fire Chief and Building Official comments as provided in today's agenda to Council were passed along to the East Nipissing Planning Board,

And WHEREAS the Municipality of Calvin's Planner of Record has submitted comment on the file with recommendations,

NOW THEREFORE BE IT RESOLVED THAT,

-The Municipal Staff and Planner of Record reports be received by the East Nipissing Planning board as official comment on this file noting that Council supports recommendation Option 2 as set out in Appendix A of Tulloch's Planning Policy Review Report.

**Result: Deferred to next meeting**

**9.3 Bonfield Library Renewal**

**By-Law Number: 2026-18**

**Resolution Number: 2026-136**

**Moved By: Councillor Manson**

**Seconded By: Councillor Latimer**

WHEREAS the Municipal Act, 2001, S.O. 2001, c.25, as amended, authorizes municipalities to enter into agreements for the provision of services;

AND WHEREAS the Council of The Corporation of the Municipality of Calvin entered into a Library Services Agreement with the Township of Bonfield Public Library Board pursuant to By-law 2024-63 (the "Agreement");

AND WHEREAS Council deems it desirable to amend the Agreement to provide for its continuation on an ongoing basis;

NOW THEREFORE the Council of The Corporation of the Municipality of Calvin enacts as follows:

THAT the Amending Agreement between The Corporation of the Municipality of Calvin and the Township of Bonfield Public Library Board, attached hereto as Schedule "A", is hereby authorized.

THAT the Mayor and Clerk are hereby authorized to execute the said Amending Agreement and any other documents necessary to give effect to this By-law.

THAT except as amended by the Amending Agreement, all terms and conditions of the original Agreement shall remain in full force and effect.

THAT this By-law shall come into force and take effect upon final passing thereof.

**Result: Carried**

**9.4 Fire Chief Reports for March 2026**

**Resolution Number: 2026-137**

**Moved By: Councillor Grant**

**Seconded By: Councillor Manson**

THAT Council for The Corporation of the Municipality of Calvin receive the Fire Chief report for March 2026.

**Result: Carried**

**9.5 CAO Report to Council 2026-17-Ministry for Seniors and Accessibility 2026-29 Enhancing Access to Spaces For Everyone Grant**

**Resolution Number: 2026-138**

**Moved By: Councillor Grant**

**Seconded By: Councillor Latimer**

WHEREAS Council for the Corporation of the Municipality of Calvin received CAO report 2026-17 with respect to the availability of a grant whereby the existing playground could be replaced;  
NOW THEREFORE BE IT RESOLVED THAT Council **authorizes staff to submit an application** to the Ministry for Seniors and Accessibility's Enhancing Access to Spaces for Everyone (EASE) Grant Program for the replacement of the existing municipal playground, and  
FURTHERMORE THAT Council confirms its own financial contribution of up to \$20,000 be sourced from the Parkland Dedication Reserve.

**Result: Carried**

**9.6 2026-2027 Mattawa Regional OPP Detachment Board Budget & Municipal Levy**

**Resolution Number: 2026-139**

**Moved By: Councillor Grant**

**Seconded By: Councillor Manson**

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin received the Mattawa Regional OPP Detachment Board Budget and Municipal Levies correspondence, reflecting a levy increase over the last year of approximately 7.5%.

**Result: Carried**

**9.7 PWS- Good Roads Conference**

**Resolution Number: 2026-140**

**Moved By: Councillor Manson**

**Seconded By: Councillor Grant**

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin accepts the Public Works Superintendent's report entitled Good Roads Conference.

**Result: Carried**

**9.8 PWS-Awarding Calcium Bid**

**Resolution Number: 2026-141**

**Moved By: Councillor Manson**

**Seconded By: Councillor Latimer**

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin accepts the Public Works Superintendent's report entitled Awarding Calcium Bid and authorizes staff to enter into a purchase agreement with Pollard Distribution Inc for \$40,320.00.

**Result: Carried**

**9.9 Ontario Veterinary College Enrollment Capacity**

**Resolution Number: 2026-142**

**Moved By: Councillor Manson**

**Seconded By: Councillor Latimer**

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin supports the Town of Mattawa and The Town of Papineau-Cameron Council resolutions regarding the Ontario Veterinary College's Enrollment Capacity;  
AND FURTHER THAT a copy of the originators' resolutions along with this resolution be forwarded to the Ontario Veterinary College; the Canadian Veterinary Medical Association; the Minister of Economic Development, Job Creation and Trade; the Minister of Agriculture, Food and Agribusiness; Minister of Colleges, Universities, Research Excellence and Security; and the Association of Ontario (AMO).

**Result: Carried**

**9.10 Mayor's Report -Storm Damage & Wildfire Risk Observations Township of Calvin**

**Resolution Number: 2026-143**

**Moved By: Mayor Gould**

**Seconded By: Councillor Grant**

WHEREAS the Mayor submitted a report dated April 02, 2026 entitled Field Report – Storm Damage & Wildfire Risk Observations Township of Calvin with the following resolution,  
AND WHEREAS On June 21, 2025, a severe storm event caused significant forest damage within the Township of Calvin in the MNRF Eco District 5E5;  
AND WHEREAS field observations conducted in early 2026 have identified areas of concentrated windthrow damage particularly along the Highway 17 corridor, and extending southward through crown

land and private lands for about two kilometers and centering around Boundary Road as far as Peddlers Drive and northward through the Samuel de Champlain Provincial Park;  
AND WHEREAS in the most affected areas, a substantial portion of the forest cover has been lost or significantly damaged, with many remaining trees broken, leaning, or structurally compromised;  
AND WHEREAS this damage exists on both public lands, including Samuel de Champlain Provincial Park, and adjacent private lands and crown lands;  
AND WHEREAS additional forest stress and mortality related to spruce budworm is present within the same area;  
AND WHEREAS the combination of downed timber, damaged standing trees, and pre-existing deadwood may result in elevated fuel loading in certain locations;  
AND WHEREAS some of the most affected areas may present challenges for ground access due to the density and arrangement of fallen trees;  
AND WHEREAS wildfire risk, if present, would not be confined by property boundaries, could spread quickly to adjacent areas and may have implications for adjacent public lands, critical infrastructure, and overall community safety;  
AND WHEREAS the Township of Calvin relies on a volunteer fire department and has limited capacity to respond to large-scale wildland fire events;  
NOW THEREFORE BE IT RESOLVED THAT:

1. Council respectfully requests that the Ontario Ministry of Natural Resources and Forestry, review the storm-affected areas within and surrounding the Township of Calvin and consider conducting a **wildfire risk assessment**, including how current conditions may influence fire behaviour and suppression challenges across the region;
2. Council further requests that the Office of the Fire Marshal of Ontario review the situation from a **public safety and community risk perspective**, and provide any available guidance to the Municipality of Calvin and the Calvin Fire Chief;
3. THAT this request is not limited to any single property type, but is intended to better understand **area-wide conditions and potential cross-boundary risk** affecting public lands, private lands, crown lands and nearby infrastructure;
4. THAT Council requests any available recommendations, guidance, or identification of next steps that may assist the Municipality in preparedness planning;

THAT this resolution be circulated to: The Ministry of Natural Resources and Forestry (regional office), The Office of the Fire Marshal of Ontario; Warren Verina, Park Superintendent; The Hon. Jill Dunlop of Minister of Emergency Preparedness and Response,; Bill Steer, The Canadian Ecology Centre; MPP The Hon. Victor Fedeli, and the townships of Bonfield, Papineau Cameron, Mattawan, East Ferris, and the town of Mattawa

**Result: Carried**

### **9.11 Emergency Response Advocacy Retroactive Support for Private Landowners Following the 2025 Bonfield–Calvin Windstorm**

**Resolution Number: 2026-144**

**Moved By: Councillor Manson**

**Seconded By: Councillor Grant**

Whereas Council for the Corporation of the Municipality of Calvin received and discussed CAO report 2026-18, Emergency Response Advocacy Retroactive Support for Private Landowners Following the 2025 Bonfield-Calvin Windstorm

And WHEREAS the June 2025 windstorm resulted in a declared emergency in the Bonfield–Calvin-Papineau-Cameron corridor, causing extensive tree damage across private lands in the Municipality of Calvin;

AND WHEREAS this has created significant accumulations of downed trees, contributing to elevated wildfire fuel loads;

AND WHEREAS the Province of Ontario, is actively promoting wildfire prevention measures that encourage removal of combustible materials from properties;

AND WHEREAS the scale of storm damage resulting from a declared emergency represents an extraordinary circumstance beyond the reasonable capacity of individual landowners to address;

AND WHEREAS private landowners generally lack insurance coverage or access to existing provincial programs to support debris removal on private lands;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Calvin requests that the Province of Ontario:

-Amend the eligibility criteria of the Disaster Recovery Assistance for Ontarians (DRAO) program to allow private landowners impacted by declared emergencies, such as the June 2025 Bonfield–Calvin-

Papineau-Cameron windstorm, to access support for storm debris removal and wildfire fuel reduction; and/or

-Establish a storm debris removal assistance program limited to areas under declared states of emergency, where widespread tree damage creates elevated wildfire risk;

-Ensure such a program is time-limited and event-specific, and does not extend to routine maintenance of private lands; and

-As an immediate priority, implement a retroactive assistance program for landowners impacted by the June 2025 declared emergency in the Bonfield–Calvin-Papineau-Cameron corridor, to support wildfire risk reduction through removal of storm-generated debris;

AND FURTHER THAT this resolution be circulated to:

Ontario Ministers of Natural Resources, Emergency Preparedness and Response, Solicitor General – Ontario Fire Marshal's Office, Municipal Affairs and Housing; Federation of Northern Ontario Municipalities. Rural Ontario Municipal Association.

**Result: Carried**

### **9.12 City of North Bay to Purchase Escarpment Lands from Conservation Authority**

**Resolution Number: 2026-145**

**Moved By: Mayor Gould**

**Seconded By: Councillor Manson**

WHEREAS the Council for the Corporation of the Municipality of Calvin has received and discussed Mayor Gould's report regarding the City of North Bay's purchase of Escarpment Lands;

NOW THEREFORE BE IT RESOLVED that the Council for the Corporation of the Municipality of Calvin requests full consultation and transparency from the North Bay-Mattawa Conservation Authority (NBMCA) with all member municipalities regarding the sale of assets, and further requests that a formal asset management plan, including details on future asset sales, be shared with all member municipalities;

AND FURTHER BE IT RESOLVED that a copy of this resolution be forwarded to all member municipalities of the North Bay-Mattawa Conservation Authority, as well as to the North Bay Conservation Authority.

**Result: Carried**

### **9.13 Calvin Union Cemetery By-Law 2026-19**

**By-Law 2026-19**

**Resolution Number: 2026-146**

**Moved By: Councillor Manson**

**Seconded By: Councillor Latimer**

WHEREAS the Funeral, Burial and Cremation Services Act, 2002 (FBCSA) Ontario Regulation 30/11 (O. Reg 30/11) and Ontario Regulation 184/12 (O. Reg. 184/12), have been approved by the Registrar, FBCSA, Bereavement Authority of Ontario (BAO)

AND WHEREAS On October 24, 2025, Council for the Municipality of Calvin passed a resolution to revise the Fees and Charges, Schedule "H" By-Law 2025-11 referring to the Calvin Union Cemetery.

AND WHEREAS staff through a BAO Webinar had learned that the BAO needs to approve all Cemetery By-Laws;

AND WHEREAS it was brought to our attention that the language in our current By-Law 2011-001 is no longer valid nor meets the BAO's current standards;

AND WHEREAS the BAO and the Deputy Clerk have been working on complying with all required issues to ensure transparency, compliance, and clarity for interment rights holders since late 2025;

AND WHEREAS the BAO and The Municipality of Calvin have finalized a By-Law that meets the requirements set out by the BAO;

NOW THEREFORE BE IT RESOLVED THAT Council for the Municipality of Calvin accepts

By-Law 2026-19 known as Calvin Union Cemetery effective April 14, and this By-law shall come into force and take effect upon final passing thereof repealing all other Calvin Union Cemetery By-Laws

**Result: Carried**

**10. AGENCIES, BOARDS, COMMITTEES**

**Resolution Number: 2026-147**

**Moved By: Councillor Grant**

**Seconded By: Councillor Manson**

- 10.1 North Bay Mattawa Conservation Authority – Councillor Moreton
- 10.2 East Nipissing Planning Board- Councillor Grant, Mayor Gould
- 10.3 Physician Recruitment -Mayor Gould
- 10.4 Mattawa Regional Police Services Board -Councillor Grant
- 10.5 Canadian Ecology Centre - Mayor Gould
- 10.6 Cassellholme - Mayor Gould
- 10.7 Castle Arms – Mayor Gould

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin accepts the Agencies, Board, Committee Reports and/or Minutes provided by Council members at this meeting.

**Result: Carried**

**11. CLOSED MEETING – NONE**

**12. RETURN TO OPEN SESSION - N/A**

**13. CONFIRMATORY BY-LAW**

**By-Law # 2026-20**

**Resolution Number: 2026-148**

**Moved By: Councillor Manson**

**Seconded By: Councillor Grant**

NOW THEREFORE BE IT RESOLVED THAT By-Law 2026-20 being a By-Law to confirm the proceedings of Council be approved.

**Result: Carried**

**14. ADJOURNMENT**

**Resolution Number: 2026-149**

**Moved By: Councillor Manson**

**Seconded By: Councillor Grant**

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin now be adjourned @ 7:46 p.m.

**Result: Carried**

**6.**

**DELEGATIONS  
TO COUNCIL**

**7.**

**PRESENTATIONS  
TO COUNCIL**

**8.**

**BUSINESS  
ARISING  
FROM  
PREVIOUS  
COUNCIL  
MEETINGS**

97  
8.1

APPLICATION FOR CONSENT

The Planning Act, Section 53(2), Ontario Regulation 197/96 as amended

1.0 APPLICANT INFORMATION		
Complete the information below. All communication will be directed to the Primary Contact with a copy to the Owner.		
1.1 Name of Owner(s). An owner's authorization is required in Section 8, if the applicant is not the owner.		
Name of Owner JEAN BOILEAU	Home Telephone No. [REDACTED]	Business Telephone No.
Address NORTH BAY, ON 391 RIVERBEND ROAD	Postal Code P1B 8Z4	Fax No.
Email [REDACTED]	Cell No. (705) 497-7535	
1.2 Agent/Solicitor/Applicant: Name of the person who is to be contacted about the application. If different than the owner. (This may be a person or firm acting on behalf of the owner. See Section 8)		
Name of Contact Person/Agent PAUL GOODRIDGE - GGPS LTD	Home Telephone No.	Business Telephone No. (705) 493-1770
Address SUITE 1 - 490 MAIN ST. E NORTH BAY, ON	Postal Code P1B 1B5	Fax No.
Email: paul.goodridge@ggpsltd.com	Cell No. (705) 493-1770	
1.3 Indicate to whom correspondence is to be sent (check one please)		
Owner	Authorized Agent	Solicitor <input checked="" type="checkbox"/>

2.0 LOCATION OF THE SUBJECT LAND (COMPLETE APPLICABLE BOXES IN 2.1)			
2.1 Municipal Address (mailing address) WATER ACCESS PROPERTY			Postal Code
Concession Number(s) 7	Lot Number(s) PT LOT 20	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Parcel Number(s) PIN 49110-0176 (L)	Former Township: CAWING
Assessment Roll No. 4822-000001-31000-0000			

3.0 PURPOSE OF APPLICATION	
3.1	Type and Purpose of the proposed transaction (check appropriate space): <input checked="" type="checkbox"/> Creation of a new lot (THREE LOTS + RETAINED) - <input type="checkbox"/> Addition to a lot <input type="checkbox"/> Right-of-way <input type="checkbox"/> Easement <input type="checkbox"/> Other purpose (please specify)
3.2	Name of person(s), if known, to whom land or interest in land is to be transferred, leased or changed: TO BE LISTED FOR SALE
3.3	If a lot addition, identify/describe the lands to which the parcel will be added (Also illustrate on the required sketch):

4.0 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION	
4.1 Lands to be Severed	
Frontage(m):	S1      S2      S3
	710      68.5      143.6
Depth (m):	157.8      126.8      42.1
Area (hec/acre):	1.19      0.97      1.30
Existing Use:	VACANT
Proposed Use:	RECREATIONAL RESIDENTIAL
Existing Buildings/Structures:	SHED ON S3
Proposed Buildings/Structures:	3 NEW COTTAGES
4.2 Lands to be Retained	
Frontage(m):	120.4
Depth (m):	170.8
Area (hec/acre):	2.08
Existing Use:	BUNKIE / RECREATIONAL RESIDENTIAL
Proposed Use:	COTTAGE
Existing Buildings/Structures:	1 BUNKIE
Proposed Buildings/Structures:	NO IMMEDIATE CHANGE

4.3 Are there any easements or restrictive covenants affecting the subject lands? Yes  No   
 If yes, please describe the easement or covenant and its effect.

4.4 Type of Access (Check appropriate box and state road name):

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Severed                             | Retained                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Provincial Highway (#):                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Municipal Road, Maintained Year Round: |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Municipal Road, Seasonally Maintained: |
| <input type="checkbox"/>            | <input type="checkbox"/>            | County/District Road (#):              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Private Road:                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Right-of-way:                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Water Access:                          |

4.5 If located on a Municipal Road or Provincial Highway, is there an existing Municipal Road or Provincial Highway approved entrance to the proposed severed lot?  Yes  No

N/A

If no, please indicate on sketch, location of proposed entrance for Public Works Manager's inspection purposes.

4.6 If located on water:

- a) What is the name of the water body? SMITH LAKE
- b) Describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private
- SUZANNE'S ROAD MUNICIPAL WATER ACCESS FACILITY BY PERMIT THROUGH MUNICIPALITY

4.7 Water Supply for Retained land shall be provided by:

- |                          |  |                                     |  |
|--------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | Municipal piped water                      | <input type="checkbox"/>            | Privately owned & operated individual wells for each lot |
| <input type="checkbox"/> | Privately Owned and Operated Communal Well | <input checked="" type="checkbox"/> | Other (specify, e.g., lake, bottled):                    |

4.8 Water Supply for Severed Parcel(s) shall be provided by:

- |                          |  |                                     |  |
|--------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | Municipal piped water                      | <input type="checkbox"/>            | Privately owned & operated individual wells for each lot |
| <input type="checkbox"/> | Privately Owned and Operated Communal Well | <input checked="" type="checkbox"/> | Other (specify, e.g., lake, bottled):                    |

4.9 Sewage Disposal for Retained land shall be provided by:

- |                          |                                     |                                     |   |
|--------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Municipal sanitary sewers           | <input type="checkbox"/>            | Privately owned individual septic system for each lot |
| <input type="checkbox"/> | Privately owned communal collection | <input checked="" type="checkbox"/> | Other (specify): OUTHOUSE                             |

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required.

Title and date of servicing options report and/or hydrogeological report:

<b>4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:</b>	
<input type="checkbox"/> Municipal sanitary sewers	<input checked="" type="checkbox"/> Privately owned individual septic system for each lot
<input type="checkbox"/> Privately owned communal collection	<input type="checkbox"/> Other (specify):
<p>If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required.</p> <p>Title and date of servicing options report and/or hydrogeological report:</p>	
<b>4.11 Storm Drainage (Indicate the proposed storm drainage system)</b>	
<input type="checkbox"/> Storm Sewers	<input type="checkbox"/> Ditches
<input type="checkbox"/> Swales	<input checked="" type="checkbox"/> Other (please state) <i>NATURAL TOPOGRAPHY</i>
<b>4.12 Other Services (Check if the service is available)</b>	
<input type="checkbox"/> Electricity	<input type="checkbox"/> School Bussing
<input type="checkbox"/> Garbage Collection	

<b>5.0 LAND USE AND HISTORY OF THE SUBJECT LAND</b>	
<b>5.1</b>	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under the Planning Act? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/></p> <p>If Yes and if known, provide below, the application file number and the decision made on the application.</p>
<b>5.2</b>	<p>Has any land been severed from the parcel originally acquired by the current owner of the subject land? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/></p> <p>If yes and if known, indicate previous severances on the required sketch and supply the following information for each lot severed.</p> <p>Date of transfer:</p> <p>Name of Transferee:</p> <p>Land use of parcel:</p>
<b>5.3</b>	<p>Has any land been severed from the parcel by the prior owner(s)? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/></p> <p>If yes and if known, please provide below any names &amp; if possible, current addresses of prior owners of which you may be aware:</p>
<b>5.4</b>	<p>Did the current owner acquire the subject land as a result of a consent (i.e. was a lot severed and transferred to the current owner)? Yes <input type="radio"/> No <input checked="" type="radio"/></p> <p>If yes, prior owner should be noted in 5.3 above.</p>
<b>5.5</b>	Current Zoning (Specify zone symbol): <i>LIMITED SERVICES RESIDENTIAL (LSR)</i>
<b>5.6</b>	Current Official Plan Land Use Designation: <i>RURAL</i>

5.7 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted for approval? Yes  No  If yes, specify the file number and status of the application:

5.8 If the subject lands are the subject of any other application under the *Planning Act*, please fill out required fields on page 1.

5.9 Has the property ever been subject to an application under the *Planning Act*? Yes  No   
If the answer was yes, please indicate the file number and status of the application:

Has any land been severed from the parcel originally acquired by the owner of the subject land? Yes  No

If the answer was 'yes', please indicate the date of the transfer, the name of the transferee and the uses of the severed land:

5.10 Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*?  
Yes  No  If yes, please explain how the application is consistent with the Provincial Policy Statement, reference section numbers:

*PROVIDES RURAL RESOURCE-BASED RECREATIONAL DEVELOPMENT*

5.11 Land Use Features

ARE THERE ANY OF THE FOLLOWING USES OR FEATURES ON THE SUBJECT LANDS AND/OR WITHIN 500 METRES OF THE SUBJECT LANDS	ON THE SUBJECT LANDS	WITHIN 500 METRES OF SUBJECT LANDS
An agricultural operation (any livestock facility, occupied or vacant, including manure storage). If yes, please submit a Minimum Distance Separation (MDS) calculation with application (contact Secretary Treasurer for More Information)	<input type="checkbox"/>	<input type="checkbox"/>
A landfill site (active or non-operating)	<input type="checkbox"/>	<input type="checkbox"/>
A sewage treatment plant or waste stabilization pond	<input type="checkbox"/>	<input type="checkbox"/>
A Municipal or Federal Airport (including an aerodrome)	<input type="checkbox"/>	<input type="checkbox"/>
A municipal wellhead within 1000 m	<input type="checkbox"/>	<input type="checkbox"/>
An operating mine site within 1000 m (specify mine site)	<input type="checkbox"/>	<input type="checkbox"/>
A rehabilitated or abandoned mine site or mine hazards	<input type="checkbox"/>	<input type="checkbox"/>
An operating pit within 150 m or quarry within 500 m	<input type="checkbox"/>	<input type="checkbox"/>
Any industrial use	<input type="checkbox"/>	<input type="checkbox"/>
Provincial Park or Crown Lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
An active or abandoned rail line and/or trail	<input type="checkbox"/>	<input type="checkbox"/>
A natural gas or petroleum pipeline	<input type="checkbox"/>	<input type="checkbox"/>
A floodplain	<input type="checkbox"/>	<input type="checkbox"/>
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	<input type="checkbox"/>	<input type="checkbox"/>
Fish habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A contaminated site	<input type="checkbox"/>	<input type="checkbox"/>
Utility Corridor, electricity generating station, transformer (high voltage electric transmission line)	<input type="checkbox"/>	<input type="checkbox"/>
An active railway line, railway yard or Provincial Highway	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.12 Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120 metres of the subject lands?  
Yes  No

5.13 Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?  
Yes  No  Unknown

5.14 If yes to 5.13, does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?  
Yes  No  Unknown

Note: If yes to 5.13 or 5.14, please contact the Ministry of Tourism and Culture to determine the need for any additional information or reports.

5.15 a) Has there been an Industrial Use, Commercial Use or an Orchard, on the subject lands or adjacent lands?  
Yes  No  Unknown

b) If yes, specify the use(s):

c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?  
Yes  No  Unknown

d) Has a gas station been located on the subject lands or adjacent lands at any time?  
Yes  No  Unknown

e) Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
Yes  No  Unknown

f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?  
Yes  No  Unknown

g) If yes to any of 5.15 a) to f), has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?  
Yes  No  Unknown  N/A

**6.0 OTHER INFORMATION**

6.1 Is there any other information that you think may be useful to the East Nipissing Planning Board or other agencies in reviewing this application? If so, explain below or attach a separate sheet if necessary.

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**7.0 AFFIDAVIT OR SWORN DECLARATION**

Declaration for the prescribed information: I (we) PAUL GOODRIDGE of the MUNICIPALITY of CALCANDER in the DISTRICT of NIPISSING make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Furthermore, I (We) agree to allow the Municipality, its employees and agents to enter upon the subject land for the purpose of conducting a site inspection that may be necessary to process the application.

Sworn (or Declared) before me at the CITY of NORTH BAY in the DISTRICT of NIPISSING, this 11<sup>th</sup> day of MARCH, 2026


  
Commissioner of Oaths (include stamp below)

  
Signature of Applicant/Solicitor or Authorized Agent

Brook-Lynn Shelby LaPrairie,  
a Commissioner, etc.,  
Province of Ontario,  
for C. John D'Agostino Law  
Professional Corporation.  
Expires October 24, 2026.

**8.0 AUTHORIZATION (if applicable)**

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed. I JEAN BOULEAU am the owner of the land that is the subject of this application for consent and I authorize PAUL GOODRIDGE to make this application on my behalf.

Signature of Owner 

Date MARCH 11, 2026

**10.0 AGREEMENT TO INDEMNIFY**

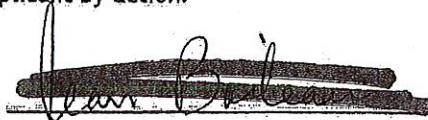
**AGREEMENT TO INDEMNIFY**  
The applicant hereby agrees to indemnify and save harmless the East Nipissing Planning Board from all costs and expenses that the Board may incur in connection with the processing of the applicant's application for approval under the Planning Act. Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Board to process the application together with all costs and expenses arising from or incurred in connection with the Board being required, or...

requested by the applicant, to appear at the hearing of any appeal to the Local Planning Appeal Tribunal from any decision of the Board, as the case may be, approving the applicant's application.

The applicant acknowledges and agrees that if any amount owing to the Board in respect of the application is not paid when due, the Board will not be required to process or to continue processing the application, or to appear before the L.P.A.T. in support of a decision approving the application until the amount has been paid in full. The applicant further acknowledges and agrees that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Board may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

MARCH 11, 2026

Date



Signature of Owner

JEAN BOILEAU

Owner's Name: Printed

#### 11.0 COLLECTION OF INFORMATION

Personal information collected on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended and will be used to assist in making a decision on this matter. All names, Addresses, opinions and comments will be made available for public disclosure.

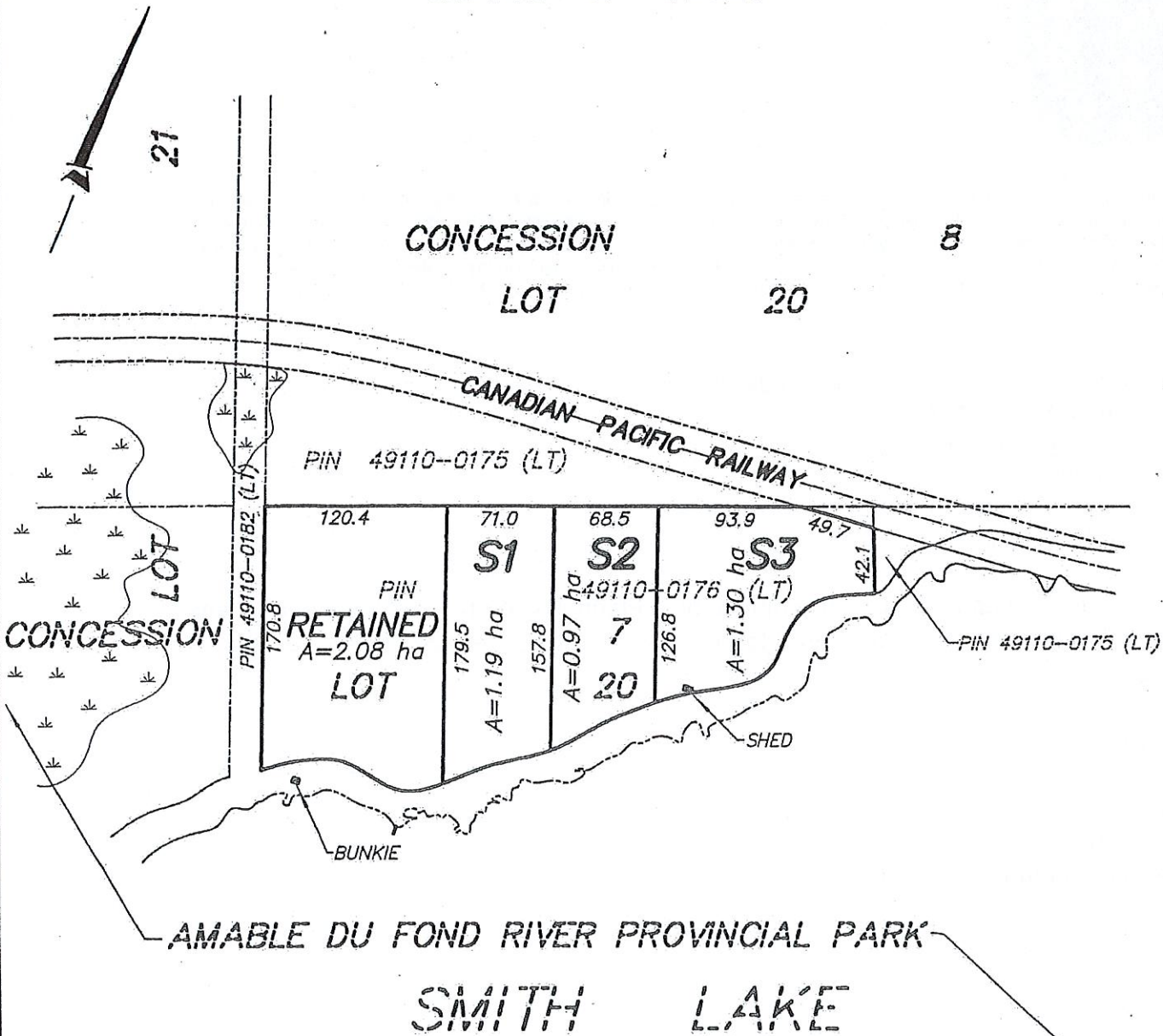
Questions Regarding this collection should be forwarded to:

Secretary of the East Nipissing Planning Board \_\_\_\_\_ Ontario \_\_\_\_\_

Phone: \_\_\_\_\_

- 11.1 All information requested in this form is mandatory and is either prescribed under Ontario Regulation 197/96 as amended or is required by the Committee of Adjustment.
- 11.2 If an application is deemed to be incomplete, it will be returned, and the time period referred to in subsection 53 (14) of the *Planning Act* for an appeal to the Ontario Municipal Board for failure to make a decision does not begin.
- 11.3 Please indicate on the enclosed key map, the location of the subject property.
- 11.4 In order to enable the required personnel to inspect the property, please provide on Page 10, clear & concise directions to the subject land. If property is not located on a highway or municipal road, please provide a sketch below or on the reverse. Please note it is very important that the directions are adequate. If the inspectors are unable to locate the subject lands because of poor directions, your application may be delayed.
- 11.5 It is required that two (2) copies of the application along with the prescribed fee be filed with the Secretary Treasurer of the \_\_\_\_\_ of \_\_\_\_\_ accompanied by the prescribed fee in cash or by cheque payable to the \_\_\_\_\_ of \_\_\_\_\_.

SKETCH TO ACCOMPANY  
**SEVERANCE CONSENT APPLICATION**  
 PART OF LOT 20, CONCESSION 7  
 TOWNSHIP OF CALVIN



**METRIC**  
 DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.


**COPYRIGHT:**  
 THIS SKETCH WAS PREPARED EXCLUSIVELY FOR JEAN BOLEAU AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.  
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**CAUTION:**  
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

**GOODRIDGE GOULET**  
**PLANNING & SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS  
 UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5  
 705-493-1770 paul.goodridge@ggspltd.com

FIELD	OFFICE	FILE
N/A	P. GOODRIDGE	194-24



 Please consider the environment before printing this e-mail.

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**From:** East Nipissing Planning Board <[admin@enpb.ca](mailto:admin@enpb.ca)>

**Sent:** March 26, 2026 8:14 AM

**To:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>

**Subject:** Boileau File 2026-01

Good morning Donna,

Attached is the Boileau File 2026-01 application & Planner's comments for your file. Please present the application to your Council for their next meeting. The next Planning Board meeting is April 27<sup>th</sup>.

Thank you,

JoAnne Montreuil,  
Secretary Treasurer,  
East Nipissing Planning Board

9.2.1

**Goodridge Goulet Planning & Surveying Ltd.**  
ONTARIO LAND SURVEYOR  
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

March 21, 2026

Ms. JoAnne Montreuil  
Secretary Treasurer, East Nipissing Planning Board  
947 Highway 533, P.O. Box 610  
Mattawa, ON P0H 1V0

Dear JoAnne,

**Reference: Planning Submittal Report – Jean Boileau  
Part of Lot 20, Concession 7  
Township of Calvin, District of Nipissing  
PIN 49110-0176 (LT)**

**Our File: 1941-24**

I confirm that the completed application with the following documents was delivered to the Mattawan Township Office last week. Attached is our cheque in the amount of \$2,700.00 for the application fees.

- Completed Application and one copy thereof;
- Sketch to accompany application and one copy thereof;
- Copy of PIN 49110-0176 (LT);
- Copy of Registry Office Block map.
- Our clients' cheque to cover application fees.

This application seeks to create three new waterfront, water access only lots on the north shore of Smith Lake in that portion of Lot 20, Concession 7 as described in PIN 49110-0176 (LT). The property comprises a total of approximately 5.54 hectares (13.7 acres). A lakeshore road allowance separates this parcel from the actual water's edge of Smith Lake. The property has an approximate perpendicular width of 401.2 m and a linear frontage along the inner limit of the shore road allowance of approximately 449.5 m. The land is predominantly bush covered with limited clearing around the existing bunkie and dock areas.

Access to the land is by water and snowmobile dependent on the season. Mr. Boileau currently has one parking permit to park on Suzanne's Road being the municipal road allowance providing public access to Smith Lake. The land could potentially be accessed over land along the municipal road allowances between Concessions 8 & 9 and the road allowance between Lots 20 & 21. This option has some challenges with respect to site conditions and the railway crossing.

#### **Provincial Planning Statement, 2024 (PPS)**

The Provincial Planning Statement provides a comprehensive overview of Provincial policies regarding land use planning. All applications made under the Planning Act must be consistent with these policies.

Unit 1, 490 Main Street East, North Bay, ON P1B 1B5  
Paul Goodridge, BSc, OLS, OLIP (705) 493-1770 paul.goodridge@ggpsltd.com  
Don Goulet, Survey Consultant (705) 493-7974 don.goulet@ggpsltd.com

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LANDUSE PLANNERS & DEVELOPMENT CONSULTANTS

The following are, in my opinion, the relevant sections of the PPS as they pertain to this application.

2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable rural areas should be supported by:*
  - a) *building upon rural character, and leveraging rural amenities and assets;*
  - b) *N/A*
  - c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
  - d) *using rural infrastructure and public services efficiently;*
  - e) *N/A*
  - f) *Providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
  - g) *N/A*
  - h) *N/A.*

2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*
  - b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);...*

The subject application is seeking to create three new lots which are considered under Section 2.6.1 (b) as resource-based recreational use as each lot will support cottage development. The application is consistent with the pertinent portions of Section 2.5 as listed above.

4.1 Natural Heritage

None of the areas in which development would be restricted as detailed in Section 4.1 are identified on this site.

5.2 Natural Hazards

2. *Development shall generally be directed to areas outside of:*
  - b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and...*

Smith Lake has an established flood elevation of 177.0 m (CGVD28).

## **Official Plan for the East Nipissing Planning Area**

The Official Plan is the set of guiding principles and policies for development within the East Nipissing Planning Area.

Subject lands are designated as Rural Settlement Area on Schedule "A3". No natural heritage features are identified on subject lands.

### 2.2 Growth and Development Concept

*The intent of the Plan is to maintain the rural character of the Planning Area where low density residential development will prevail intermixed with resource based activities, resource-based recreational uses and other rural land uses. Development is intended to occur on large lots (having a minimum 0.8 ha) with large frontages (30 m). The focus of new development in the Rural Policy Area will be infill on vacant lots of record and in areas serviced by existing roads and municipal services.*

*Waterfront development will continue as a mainstay activity on the Ottawa and Mattawa Rivers and on inland lakes where such development is proven to be sustainable with respect to the biological capacity of a lake, the retention and/or restoration of shorelines and the conservation of the cultural heritage landscapes and archeological resources in and adjacent to these waterbodies.*

The proposed application is in conformity with the Growth and Development Concept as it is a resource-based recreational use. The proposed lot sizes (as detailed below) are well in excess of the minimum areas and frontages stipulated. Given the limited waterfront development on Smith Lake and the turn-over and flow of water through Smith Lake, it is not considered to be an at-capacity lake that would restrict further development.

### 2.5 Lot Size Criteria

*The minimum lot area for any new lot creation shall be 0.8 ha [1.97 ac.] except:*

- Where a hydrogeological study specifies the need for a larger lot(s)*
- Where part of a lot is located on a hazardous site or hazardous lands, the minimum lot area shall be calculated to exclude the hazardous area*
- Where a greater minimum area is established in the zoning by-law (e.g. non-residential use, hobby farm etc.)*

*Lots shall be of a size and shape to suitably accommodate:*

- all existing and new buildings, accessory uses and structures. Consideration should also be given to potential future expansion.*

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- *individual on-site water and sewage services and stormwater facilities including an adequate separation distance between a drilled well and a septic tank or sewage disposal system*
- *access, parking and loading facilities*
- *snow storage*
- *setbacks from roads, water bodies and physical constraints, and*
- *to provide a sufficient land area to allow development where constraints exist such as topography, organic soils, rock, slopes, wetlands, narrow bays and peninsulas, flooding hazard or erosion hazard or to accommodate North Bay-Mattawa Conservation Area Regulation Limits.*

*Lots shall be designed to coincide with the low density character of the Rural Area.*

The proposed lots are of sufficient area and frontage. Should the area within the flooding hazard of 177.0 m (CGVD28) encroach into the minimum lot area for development, lot lines can be adjusted during the final survey to accommodate minimum lot areas above the flood contour. Given the area and frontage, these lots will represent a low density development in keeping with the general character of development on Smith Lake.

#### 2.6 Lot Access Criteria

- *Access may be exempted for development on an island or water-access only lot where access to a parking area on the mainland or same lake, owned or described in a registered easement and being in the same name and interest as the island or water-access lot.*

A strict reading of this policy section would appear to require that parking for water-access only lots can only be by means of ownership or registered easement. This does not take into consideration the possibility that parking can be achieved through private marinas (none of which exist on Smith Lake) or by permit on municipal lands. Municipalities are reluctant to encumber their lands with registered easements that may prohibit or greatly complicate future use and development of the property. A permit system does not necessarily constrain the Municipality should the parking area need to be re-located in the future.

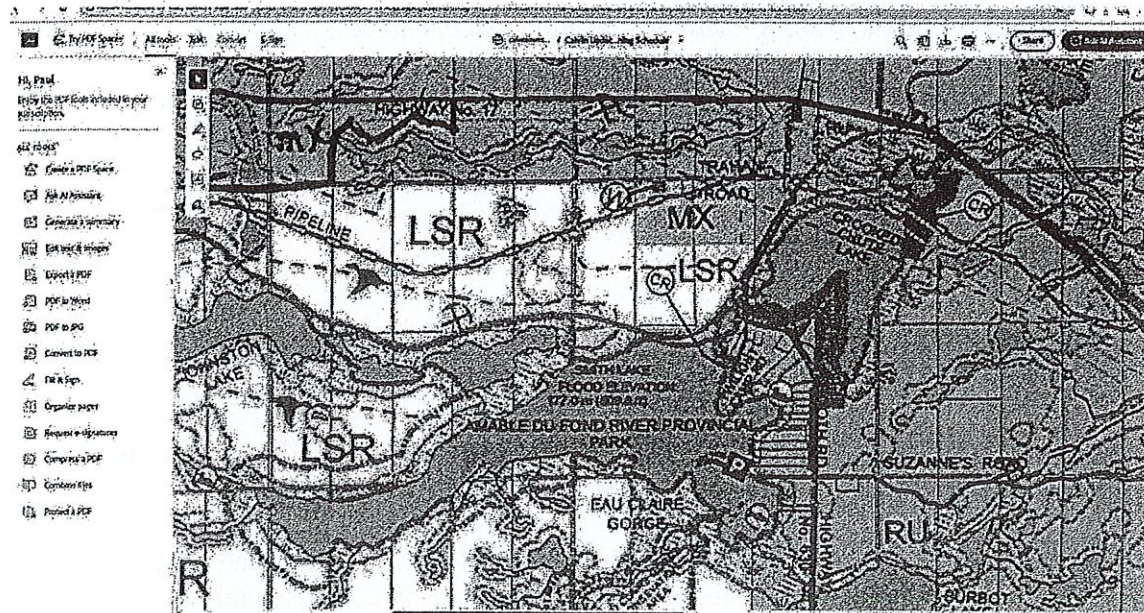
When considering the interpretation of policy, one must look both at the written statement as well as the past practice of the Municipality. In this instance, it has been the practice of the Municipality to provide parking areas for both the public at large as well as water-access only lots on Suzanne's Road. The owners of water-access only lots are provided parking on a permit basis with appropriate fees charged for the service. In fact, Mr. Boileau currently has a permit to allow him to park for access to his land. The Roads Superintendent for the Municipality has concurred with my recommendation that should these lots be approved, a condition of approval would be that a notice be registered on title to the lands under the authority of Section 119 of the Land Titles Act informing prospective purchasers of this requirement or that they meet the requirements of the written policy. In my opinion, the intent of the policy is being met.

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**Zoning By-Law 2022-19**

The zoning by-law provides the regulations that govern the implementation of the Official Plan policies.

Subject lands are zoned Limited Service Rural (LSR) as shown on the below excerpt from the Zoning Map.



Section 5.5.1 stipulate the permitted uses within the LSR zone. “Dwelling – Seasonal” is a listed permitted use as is proposed by this application.

**5.5.2 Zone Requirements**

**1. Residential**

- Minimum Lot Area per Dwelling* ..... 0.8 ha [1.96 ac.]
- Minimum Lot Frontage* ..... 30 m [98.4 ft.]
- Minimum Yard Requirements*
  - *Front Yard* ..... 7.5 m [24.6 ft.]
  - *Rear Yard* ..... 7.5 m [24.6 ft.]
  - *Interior Side Yard*..... 3 m [9.8 ft.]
  - *Exterior Side Yard* ..... 6 m [19.6 ft.]

*Minimum Gross Floor Area of a Tiny House*

- *Dwelling* .....27.8 m2 [300 ft.2]

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*Maximum Building Height*

- *Main Building* ..... 11 m [36 ft.]
- *Accessory Building* ..... 8 m [26.2 ft.]

*Maximum Lot Coverage*..... 10 %

*Maximum No. of Dwelling Units per Lot:*

- *Single detached dwelling, seasonal dwelling, mobile home* ..... 1
- *Duplex, Semi-detached, converted* ..... 1
- *Requirements of Section 4.1.2.4 shall apply for Additional Residential Units*

*Minimum Separation Distance Between a Main Building*

*and an Accessory Building* ..... 2 m [6.4 ft.]

2. *All Other Uses*

*Minimum Lot Area* ..... 0.8 ha [1.96 ac.]

*Minimum Lot Frontage* ..... 45 m [147.6 ft.]

The minimum lot area and frontage are 0.8 ha and 30 m respectively. Severed Lot 2 is the smallest proposed lot with an area of 0.97 ha and a perpendicular width of 68.5 m.

The zoning map indicates a migratory bird route through subject lands. There are no wetlands identified in the Ministry of Natural Resources and Forestry website, Make a Natural Heritage Map. It is recommended that clearing of the lots be restricted to areas immediately adjacent to the proposed cottage locations and where docks and waterfront structures are proposed.

**Growth Plan for Northern Ontario (GPNO)**

The GPNO is essentially an economic plan for growth in Northern Ontario. Planning Act applications must demonstrate that they do not conflict with the stated goals of the plan. New lot creation and the subsequent construction of cottages represent economic activity meeting the stated goal of the plan. Based on the large lot sizes and frontages, this economic activity can proceed in an environmentally sustainable manner.

**Recommendations**

It is recommended that the flood contour of 177.0 m (CGVD28) be established by an Ontario Land Surveyor and plotted on a draft copy of the final Reference Plan of Survey verifying that minimum lot sizes have been achieved or that the lot configuration has been modified to achieve this. This draft copy should accompany the final submission prior to issuance of the Certificates of Consent.

# Goodridge Goulet Planning & Surveying Ltd.

ONTARIO LAND SURVEYOR

LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

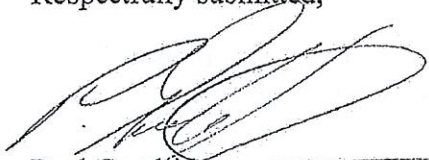
It is further recommended that a notice be registered on title under authority of Section 119 of the Land Titles Act to notify prospective purchasers of their obligation to provide suitable parking is required either by municipal permit, acquisition of a property in relatively close proximity to Smith Lake or by registered easement against a private property in relatively close proximity to Smith Lake.

It is further recommended that any prospective cottage builder identify on their site plan the extent of clearing required to protect habitat of migratory birds. If clearing of the land is proposed to a greater extent, the proponent should be required to produce an environmental impact statement prepared by a qualified professional that demonstrates no negative impact.

## Conclusions

In conclusion, in my opinion, this application conforms to the growth and development policies of the East Nipissing Official Plan. It meets the stated objective of the Growth Plan for Northern Ontario, represents an opportunity to expand the Municipality's tax base and is in compliance with the Provincial Policy Statement. All zoning regulations have been met or exceeded. As such, in my opinion, this application represents good planning.

Respectfully submitted,



Paul Goodridge

9.2.2



# CORPORATION OF THE MUNICIPALITY OF CALVIN

1355 Peddlers Drive Mattawa, Ontario POH1V0

Phone: 705-744-2700 Fax: 705-744-0309

Email: [administration@calvintownship.ca](mailto:administration@calvintownship.ca) Website: <https://www.calvintownship.ca/en/>

## PUBLIC WORKS DEPARTMENT

March 26, 2026

RE: **Boileau File 2026-01**

Applicant: Jean Boileau

Concession 7 Lot 20 N; Smith Lake, Municipality of Calvin

East Nipissing Planning Board:

Thank you for the opportunity to comment on the application for consent your file Boileau 2026-01. The following provisions were used to determine the access to the lands described in the application for the purpose of consent.

### Water Access Only

Zoning By-Law 2022-19 Consolidated with By-Law 2022-056

Definition:

**Water Access Lot** means a lot that accessed by a navigable water body only.

#### 4.11.3 Exception for Access

Despite Section 4.11.1, where an access easement registered on title between or amongst one or more landowners provides for a right-of-way to an existing lot of record or has water access requirements shall be deemed to conform to the provisions for access of this by-law.

#### 5.5.3.5 Additional Provisions

No land shall be developed in the Limited Service Rural (LSR) Zone unless those lands are on a lot which has frontage on a private road or lawful right-of way and in compliance with Section 4.11

### East Nipissing Planning Board Official Plan

#### 2.6 Lot Access Criteria

Access to development shall be by one of the following means:

-Access may be exempted for development on an island or water-access only lot where access to a parking area on the mainland or same lake, owned or described in a registered easement and being in the same name and interest as the island or water access lot.

**By-Law 2019-019: Being a By-Law to regulate the use of park lands within and to regulate parking on lands owned by the Corporation of the Municipality of Calvin.**

### 5. Water Access Only Properties

- a. THAT there will be one parking spot per property allocated to each Water Access ONLY property.
- b. THAT each Water Access ONLY property owner must obtain a parking permit from the Municipal Office at an annual fee of \$150.00.



## CORPORATION OF THE MUNICIPALITY OF CALVIN

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Phone: 705-744-2700 Fax: 705-744-0309

Email: [administration@calvintownship.ca](mailto:administration@calvintownship.ca) Website: <https://www.calvintownship.ca/en/>

- c. THAT each Water Access ONLY property owner must park in the designated area for Water Access ONLY properties.
- d. THAT while parked in the designated parking area, the permit must be prominently displayed on the vehicle.

It is also noted that By-Laws and fees may be amended from time to time and will be the responsibility of the landowner to follow the most current by-law in relation to parking for water access.

### **Conclusion:**

**Water Access is permitted for the purpose of application Boileau 2026-01.**

### **Please include in the conditions of approval that:**

The East Nipissing Planning Board's Official Plan requires that: Access may be exempted for development on an island or water-access only lot where access to a parking area on the mainland or same lake, owned or described in a registered easement and being in the same name and interest as the island or water access lot.

Thank you for reaching out to the Municipality to ensure all of the conditions that pertain to the conditional approval have been met.

Ann Carr

Public Works Superintendent – Municipality of Calvin

**FW: Boileau File 2026-01**

**From:** Fire Chief <[firedept@calvintownship.ca](mailto:firedept@calvintownship.ca)>  
**Sent:** March 26, 2026 1:06 PM  
**To:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>  
**Subject:** Re: Boileau File 2026-01

I have no concerns with the Boileau file, 2026-01

**Jordan Whalley**  
**Fire Chief**  
**Calvin Fire Department**  
**Corporation of the Municipality of Calvin**  
1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0  
Ph: 705-744-2700 | Fax: 705-744-0309  
[Firedept@calvintownship.ca](mailto:Firedept@calvintownship.ca)



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**From:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>  
**Sent:** Thursday, March 26, 2026 8:25 AM  
**To:** Fire Chief <[firedept@calvintownship.ca](mailto:firedept@calvintownship.ca)>; Public Works <[publicworks@calvintownship.ca](mailto:publicworks@calvintownship.ca)>; Building <[building@calvintownship.ca](mailto:building@calvintownship.ca)>  
**Subject:** FW: Boileau File 2026-01

Hi  
See attached.

Please submit your comments to me before Wed of next week for inclusion in the council meeting package; even if your response is “no concerns”.

Thanks  
Donna

**Donna Maitland**  
**CAO/Clerk/Treasurer**  
Municipality of Calvin  
1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0  
Ph: 705-744-2700  
[www.calvintownship.ca](http://www.calvintownship.ca)

CBO

9.2.4

**Deputy Clerk**

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**From:** Deputy Clerk  
**Sent:** April 1, 2026 1:07 PM  
**To:** Deputy Clerk  
**Subject:** FW: Boileau File 2026-01

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**From:** Building <[building@calvintownship.ca](mailto:building@calvintownship.ca)>  
**Sent:** April 1, 2026 11:09 AM  
**To:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>  
**Subject:** RE: Boileau File 2026-01

Hi Donna

Re: Purposed severance of property described as Con 7 Pt. lot 20 on Smith Lake- Boileau File 2026-01  
There is a Waterfowl concentration area that covers some of the purposed severed lands that should be considered.

There is a mine hazard to the west of the purposed severed lands that may fall within the 1 km setback described in 2.8.6 of the O.P.

Shane

**From:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>  
**Sent:** March 26, 2026 8:25 AM  
**To:** Fire Chief <[firedept@calvintownship.ca](mailto:firedept@calvintownship.ca)>; Public Works <[publicworks@calvintownship.ca](mailto:publicworks@calvintownship.ca)>; Building <[building@calvintownship.ca](mailto:building@calvintownship.ca)>  
**Subject:** FW: Boileau File 2026-01

Hi

See attached.

Please submit your comments to me before Wed of next week for inclusion in the council meeting package; even if your response is "no concerns".

Thanks  
Donna

**Donna Maitland**  
**CAO/Clerk/Treasurer**  
Municipality of Calvin  
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Planners | Surveyors | Biologists | Engineers

**231099 - Calvin Twp – Boileau Consent – Smith Lake**

Date: April 10, 2026

To: Donna Maitland - CAO/Clerk/Treasurer  
Municipality of Calvin, 1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0

From: Steve McArthur, MCIP, RPP  
Senior Planner (Tulloch Engineering) - Planner of Record for the Township of Calvin

**Re: Planning Policy Review - Proposed Consent to Sever by GGPS Ltd. on behalf of Jean Boileau, Concession 7, Part of Lot 20, Smith Lake (Water Access Only) PIN 49110-0176, Calvin Township**

Dear Ms. Maitland,

Pursuant to your request to review the proposal for lot creation by GGPS Ltd. on behalf of Jean Boileau, on Smith Lake in Calvin Township, TULLOCH, as your Planner of Record, offers the following Provincial and Municipal Planning Policy review for Council's consideration prior to the East Nipissing Planning Board (ENPB) making a decision on these applications for Consent to Sever for the purpose of lot creation as regulated under Section 53 of the *Ontario Planning Act*.

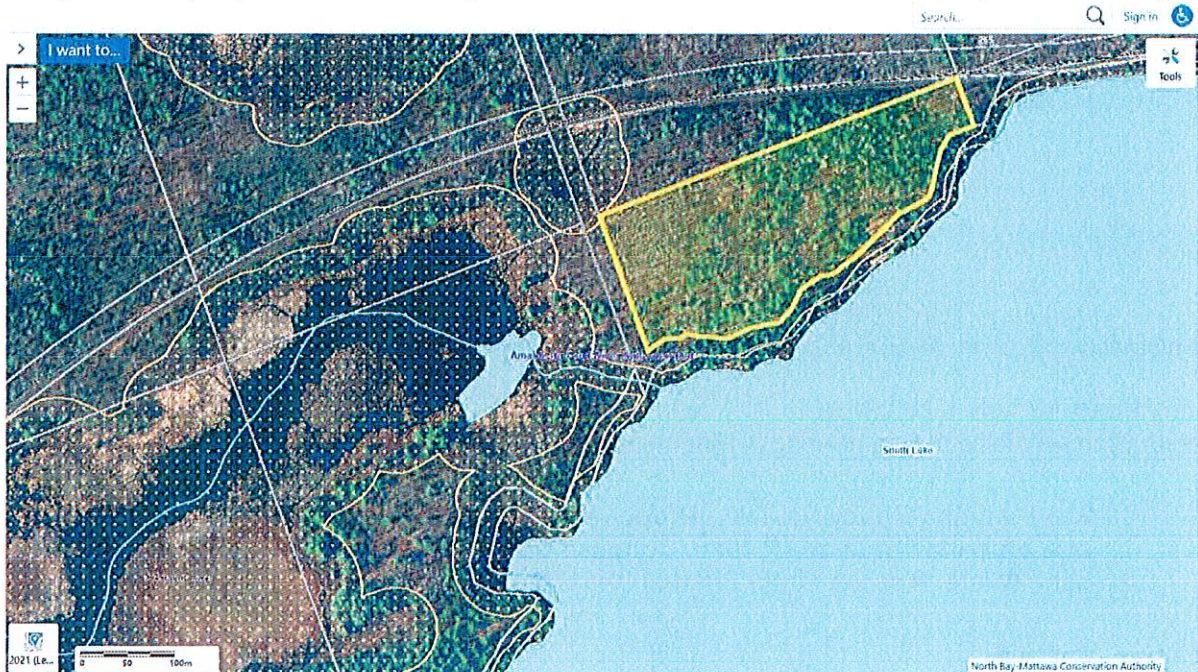
Section 53 of the Act, and the associated Ontario Regulations, outline the process required for dividing land, boundary adjustments, or long-term leases. The process involves pre-consultation, submitting a complete application (deemed) to the local municipality/planning board, public notice, a public hearing, and potential conditions before a final certificate is issued. Approval Authorities (Councils, Planning Boards) are required to make decisions that are consistent with Provincial Policy and are in conformity with Official Plans.

The following reviews that policy consistency and conformity and offers recommendations, options and conditions for Council and the ENPB's consideration.

**Location and Lot Description**

The subject lands are legally described as Concession 7, Part of Lot 20, in the Municipality of Calvin. No civic address was given as part of this review. The subject property is illustrated in Figure 1. It is located on the northern shoreline of Smith Lake in the Municipality of Calvin. A desktop review shows the subject property is mostly tree covered lands with existing dwelling(s) including a bunkie, a dock and a shed.

Figure 1 – Property location and existing structures with Surrendered Areas identified (Source: NBMCA)



### Proposal Description

According to the Planning Submittal Report provided by the Agent GGPS Ltd. making the application on behalf of the Owners, the proposal: *“seeks to create three new waterfront, water access only lots on the north shore of Smith Lake... Access to the land is by water and snowmobile dependent on the season. Mr. Boileau (Owner) currently has one parking permit to park on Suzanne’s Road, being the municipal road allowance providing public access to Smith Lake. The land could potentially be accessed over land along municipal road allowances between Concessions 8 & 9 and the road allowance between Lots 20 & 21. This option has some challenges with respect to site conditions and railway crossing.”*

### Planning Analysis

Section 2.6 of the East Nipissing Official Plan, Lot Access Criteria, outlines the requirements for access that must be considered when creating new lots. It reads: *“development (which includes lot creation) shall be by one of the following means:*

1. *Frontage on an improved year-round maintained Municipal road;*
2. *Frontage on a seasonally maintained Municipal road for seasonal land uses only;*
3. *Frontage on a provincial highway subject to obtaining all required approvals from MTO for land use, entrances, drainage and implementing any highway or entrance improvements resulting from any required traffic or drainage or stormwater management studies.*

Wherever feasible, access shall be via an interconnecting improved Municipal road. Frontage on a municipally unopened road allowance may be permitted for infill development only where the road meets appropriate maintenance standards right-of-way width, travelled surface width, height clearances and slope required for regular and emergency vehicle use (see diagrams) and only where the abutting property owner(s) have entered into a maintenance agreement under Section 35 of the Municipal Act as a condition of development.

Section 2.6 goes on to add a policy framework for Council to consider when a proposal is received for creating lots that do not meet the above criteria:

"Landlocked access for new development shall not be permitted. Access may be exempted for development on an island or water access only lot where access to a parking area on the mainland or same lake, owned or described in a registered easement and being in the same name and interest as the island or water-access lot."

The proposal by GGPS Ltd. on behalf of Jean Boileau, is not in conformity with Section 2.6 of the East Nipissing Planning Board Official Plan. The applicant has not produced the registered easements for parking and access as required. Although this could be made a condition of consent, this is not recommended for reasons that will be discussed in later sections of this review.

The agent is not a Registered Professional Planner (RPP) and therefore attempts to dismiss this municipally-adopted and provincially-approved policy via his 'interpretation'. His interpretation is wrought with inaccuracies and misleading statements. In his 'Planning Submittal Report' Mr. Goodridge states that:

*Figure 2 – Opinion provided by Paul Goodridge, OLS (Source: Planning Submittal Report - March 21, 2026)*

A strict reading of this policy section would appear to require that parking for water-access only lots can only be by means of ownership or registered easement. This does not take into consideration the possibility that parking can be achieved through private marinas (none of which exist on Smith Lake) or by permit on municipal lands. Municipalities are reluctant to encumber their lands with registered easements that may prohibit or greatly complicate future use and development of the property. A permit system does not necessarily constrain the Municipality should the parking area need to be re-located in the future.

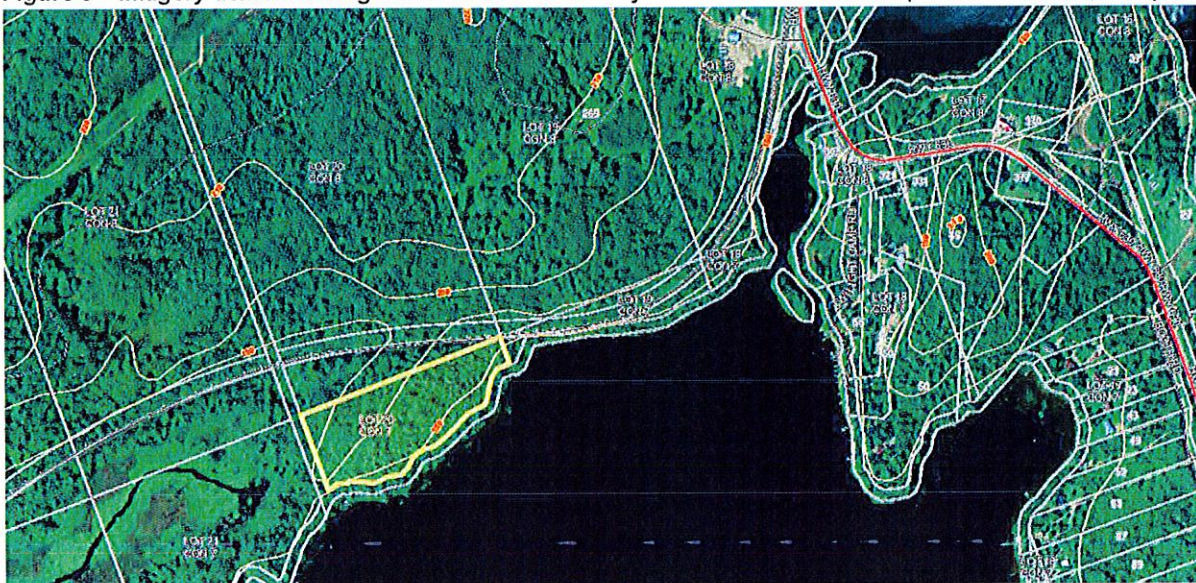
When considering the interpretation of policy, one must look both at the written statement as well as the past practice of the Municipality. In this instance, it has been the practice of the Municipality to provide parking areas for both the public at large as well as water-access only lots on Suzanne's Road. The owners of water-access only lots are provided parking on a permit basis with appropriate fees charged for the service. In fact, Mr. Boileau currently has a permit to allow him to park for access to his land. The Roads Superintendent for the Municipality has concurred with my recommendation that should these lots be approved, a condition of approval would be that a notice be registered on title to the lands under the authority of Section 119 of the Land Titles Act informing prospective purchasers of this requirement or that they meet the requirements of the written policy. In my opinion, the intent of the policy is being met.

Respectfully, Mr. Goodridge contradicts himself in his analysis of this applications conformity to Section 2.6 of the Official Plan. In his own words he suggests that: *“the land could potentially be accessed over land along municipal road allowances between Concessions 8 & 9 and the road allowance between Lots 20 & 21. This option has some challenges with respect to site conditions and railway crossing.”* As previously stated, ENPB OP policy says that access shall be via improved municipal road wherever feasible. Mr. Goodridge appears to suggest to the Approval Authority that this road access policy could be met, but it is difficult, so the Approval Authority should permit water access only instead. This is not accurate.

First, as per policy, frontage on a municipally unopened road allowance may be permitted for infill development only. Infill development is defined as the development of vacant or underutilized lots, or the redevelopment of existing properties, within already built-up areas. Within the jurisdiction of the East Nipissing Planning Board (covering Calvin, Mattawan, and Papineau-Cameron), infill development is specifically characterized by Residential Infilling, meaning the construction of new dwellings on vacant lots that have been bypassed in previous development, such as within existing subdivisions. This statement is misleading and inaccurate as it is not an infill situation as defined in the OP, and therefore it is not an option for accessing these lands.

Even if it were an option from a Policy perspective, the Agent has provided no plan on how this unopened road allowance could be upgraded to meet appropriate maintenance standards including right-of-way width, travelled surface width, height clearances and slope required for regular and emergency vehicle use, nor has he produced a maintenance agreement with abutting property owner(s) as required under Section 35 of the Municipal Act as a condition of development. Lastly, no agreement for a vehicular crossing with the Railway has been provided. It is clear and logical to conclude that road access is not a real, viable option as Mr. Goodridge has represented in his ‘Planning Submittal Report’.

Figure 3 – Imagery demonstrating that road access to subject lands is not feasible (Source: NBMCA, 2026)



With the acceptance that road access is not a real or viable option for accessing these lands, it is important to therefore analysis the request to create Water Access Only lots from a policy perspective. To reiterate, Section 2.6 states that: *“Landlocked access for new development shall not be permitted. Access may be exempted for development on an island or water access only lot where access to a parking area on the mainland or same lake, owned or described in a registered easement and being in the same name and interest as the island or water-access lot.”*

By nature, this policy suggests that the ENPB should not permit development (including lot creation) on properties that are landlocked. We have demonstrated in the above analysis that this property is landlocked as road access is not a viable or feasible option. The ENPB and Municipality of Calvin Council should therefore decide if creating these landlocked lots is in conformity with their Official Plan and further, if they are in the best interest of the Municipality.

It is understood through conversations with staff that recent approvals for Water Access Only lot creation may have been granted by the ENPB (File #2025-13). If these granted severances have not yet been perfected, it is recommended that the ENPB address the issue of non-compliance with OP Section 2.6 by requiring the applicant to register an easement on-title as part of any offsite parking and access to water access only lot that was approved. Pre-consultation and planning due diligence in advance of accepting and processing an application by the Secretary of the ENPB can avoid these errors now and in the future. If the ENPB practice has been to approve these applications without regard to OP policy conformity, then they are opening themselves to more applications like the one being proposed here.

With regard to Section 2.6, specifically the required registered easements as part of any offsite parking and access to water access only lots, Mr. Goodridge writes that: *“a strict reading of this policy section would appear to require that parking for water-access only lots can only be by means of ownership or registered easement.”* To clarify, there is no ‘appearance’. This is what is required by the Policy. He goes on to add his opinion and interpretation as to how this Policy can be bypassed. He mentions that the parking can be achieved through private marinas – and then states immediately afterwards that there are no private marinas on Smith Lake. This statement serves no purpose. He then states that parking can be accommodated on municipal lands – yet has not produced those registered easements to accommodate parking on municipal lands.

Again, the agent contradicts himself by suggesting that easements on municipal lands may not be a good idea – as quoted from his cover letter: *“Municipalities are reluctant to encumber their lands with registered easements that may prohibit or greatly complicate future use or development...”*. As Planners of Record whose role it is to advise Calvin Council on land use matters, we completely agree with this statement. Encumbering municipal lands with registered easements in favour of third parties in perpetuity is not in the best interest of the Municipality or its citizens. This will be expanded on in the Conclusion section of this policy review.

Mr. Goodridge’s suggestion to address the issue of not being in conformity with Section 2.6 is to use a permit system:

*Figure 4 – Opinion provided by Paul Goodridge, OLS (Source: Planning Submittal Report - March 21, 2026)*

When considering the interpretation of policy, one must look both at the written statement as well as the past practice of the Municipality. In this instance, it has been the practice of the Municipality to provide parking areas for both the public at large as well as water-access only lots on Suzanne’s Road. The owners of water-access only lots are provided parking on a permit basis with appropriate fees charged for the service. In fact, Mr. Boileau currently has a permit to allow him to park for access to his land. The Roads Superintendent for the Municipality has concurred with my recommendation that should these lots be approved, a condition of approval would be that a notice be registered on title to the lands under the authority of Section 119 of the Land Titles Act informing prospective purchasers of this requirement or that they meet the requirements of the written policy. In my opinion, the intent of the policy is being met.

This statement speaks to the aforementioned issue of ignoring policy conformance. The Agent suggests that: “a permit system does not necessarily constrain the Municipality should the parking area need to re-located in the future.” Planning Act decisions made by the ENPB are forever. Creating lots without deeded, registered easements on-title to address offshore parking and access is not good planning and potentially exposes the Municipality of Calvin to potential issues, including liability, in the future.

If Council decides that it is in the best interest of the Municipality to allow these lots to be created AND to lease parking spaces on municipal lands for the required access exemption as per Section 2.6 of the Official Plan, there is already a proper process in place to approve this. The Municipality of Calvin should require that registered easements be produced, at no expense to the Municipality, in the same name and interest as the island or water-access lots – even if these easements are on municipally-owned lands. This would ensure compliance with your Official Plan.

At the conclusion of this policy review we have included recommended conditions that could form part of the Consent approval should Council decide to support the lot creation. It is understood that the Municipality of Calvin’s Fee By-law is in the process of being updated to reflect the requirement to collect fees annually for these offshore parking spots. The recommendations in the appendix of this review will reference those fees to be collected annually as well.

### **Other Considerations**

It should be noted that this application should not have been deemed complete by the East Nipissing Planning Board (ENPB) Secretary according to the Board’s rules, regulations and processes. A checklist for a complete application is included in the Consent Application itself and it includes sketch requirements. The sketch provided by GGPS Ltd. on behalf of Jean Boileau was missing the following requirements as per the Consent Application form:

- 2 copies of sketch/plan, in metric units, showing all EXISTING and PROPOSED building(s) and structure(s) on subject lands.
- Sketch/plan must include the following:

- The location and dimensions of all existing and proposed buildings and structures on the land intended to be severed and the land intended to be retained [including location of sewage disposal system(s) and well(s)]
- The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- The approximate location of all natural and artificial features (*for example, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that;
  - Are located on the subject and adjacent lands; and in the applicant's opinion, may affect the application;
- The current uses of the land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or R.O.W.;
- If access to the subject land is by water only, the location of the parking and docking facilities to be used...

#### More East Nipissing Official Plan, 2021 Considerations

Any *Planning Act* decision made by member municipalities of the East Nipissing Planning Board (ENPB) must conform to the ENPB Official Plan.

Per **Section 2.11, Coordination**: *"land use planning decisions affect and are affected by many stakeholders and by shared landscapes and resources. A coordinated, integrated and comprehensive approach to land use planning which considers these and other criteria will lead to more equitable and well-rounded decision-making."*

**Section 7.4, Planning Applications**, states that: *"Prior to filing an application, applicants will be required to meet with the Municipality and/or Planning Board where the application is proposed to ascertain the requirements for the submission of applications (e.g. required studies and information, fees, peer review, agency and public consultation etc.)... All studies and other information required by the East Nipissing Planning Board and a Municipality to determine compliance with this Plan shall be provided in support of the application."*

#### Planning Analysis

Per **Section 7.4 Planning Applications**, the proposal by GGPS Ltd. on behalf of Jean Boileau, is not in conformity with Section 2.6 of the East Nipissing Planning Board Official Plan. The applicant has not produced the registered easements for parking and access as required.

**Section 2.2, Growth and Development**, reads: *“The intent of the Plan is to maintain the rural character of the Planning Area where low density residential development will prevail intermixed with resource-based activities, resource-based recreational uses and other rural land uses. Development is intended to occur on large lots (having a minimum 0.8 ha) with large frontages (30 m). The focus of new development in the Rural Policy Area will be infill on vacant lots of record and in areas serviced by existing roads and municipal services...”*

**Section 2.5 of the Official Plan, Lot Creation Policies**, *“Lots shall be of a size and shape to suitably accommodate: • all existing and new buildings, accessory uses and structures. Consideration should also be given to potential future expansion. • individual on-site water and sewage services and stormwater facilities including an adequate separation distance between a drilled well and a septic tank or sewage disposal system • access, parking and loading facilities • snow storage • setbacks from roads, water bodies and physical constraints, and • to provide a sufficient land area to allow development where constraints exist such as topography, organic soils, rock, slopes, wetlands, narrow bays and peninsulas, flooding hazard or erosion hazard or to accommodate North Bay-Mattawa Conservation Area Regulation Limits.”*

### Planning Analysis

The agent has indicated a Flood Elevation of 177.0m (CGVD28) but has not shown it on the sketch to inform Council's support (or lack thereof) and, by extension, the ENPB's decision.

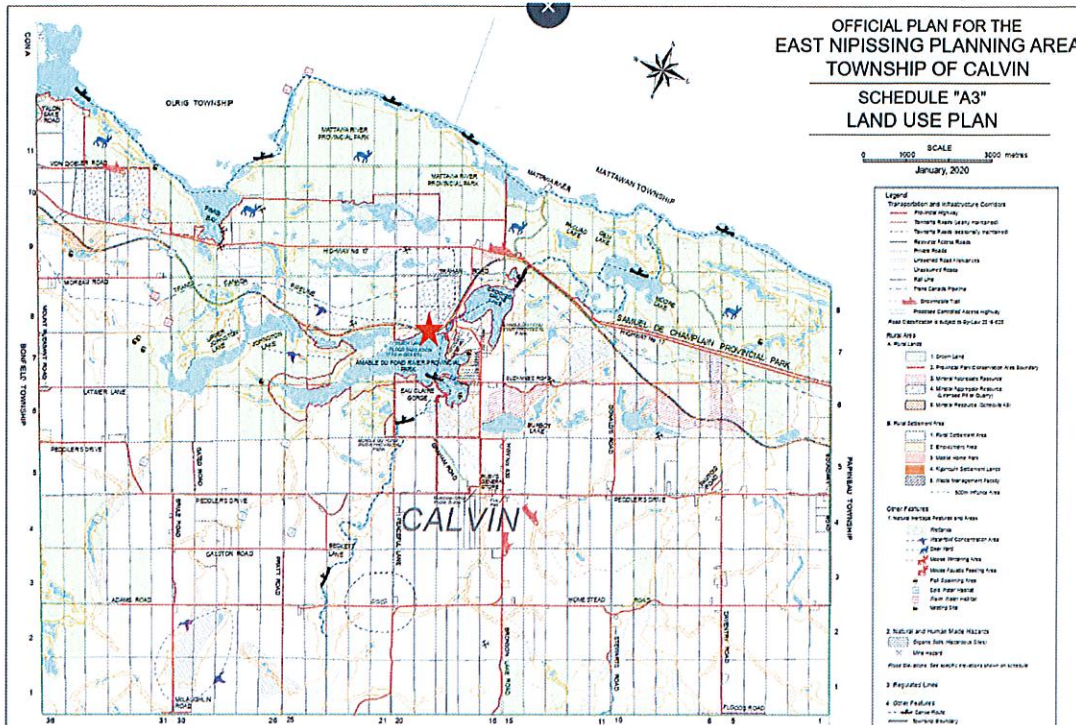
The Agent has also not supplied comments from the NBMCA in terms of Onsite Sewage System Review – Planning Act Proposal. The required information in this application for an Onsite Sewage System Review – Planning Act Proposal allows the North Bay-Mattawa Conservation Authority (NBMCA) to review planning proposals in accordance with Part 8 of the Ontario Building Code (OBC), NBMCA policies for lot creation, municipal zoning by-laws and other applicable laws. It is the responsibility of the applicant to include all relevant information and documents that establish compliance with such law(s). It is important to note that NBMCA is not the approval authority for planning applications. NBMCA does, however, consult with the appropriate approval authority to ensure they receive the proper information needed to make a decision.

**Section 2.8.6, Mine Hazards**, states that: *“Development of lands on, abutting or within 1 km of a mine hazard shown on a Land Use Schedule to this Plan shall only be permitted once the area of the mine hazard has been evaluated for its safety for construction or use. Subject to consultation with the Ministry of Energy, Northern Development and Mines a technical report may be required to assess the need for rehabilitation and remediation under the Mining Act and where required, such rehabilitation shall be carried out as a condition of a land use planning approval.*

### Planning Analysis

Per **Section 2.8.6**, two (2) Mine Hazard sites are within 1km of the subject lands as per Schedule A3.

Figure 5 – Schedule A3 Land Use Plan for the East Nipissing Planning Area – Township of Calvin



★ - Denotes location of subject lands

Section 6.4, Mineral Aggregates, states that: “the intent of the Plan is to recognize and protect mineral aggregate resources and existing extraction operations from development and land uses that could interfere with the current or future development of these resources... Incompatible land uses will not be permitted within the influence area or separation distances set out in Section 2.9 and Table 2 of the Plan.”

### Planning Analysis

The subject lands abut properties designated as ‘Mineral Aggregate Resource’ in the Official Plan.

Table 2 in the Official Plan sets out the influence area where exposure to nuisance factors by residents and other sensitive land uses (including residential/recreational) should be minimized and the minimum separation distances designed to ensure land use compatibility. All standards shall be applied on a reciprocal basis between land uses to ensure that whether the major facility or the sensitive land use is established first, that the alternative land use or use which is secondly proposed is appropriately separated and any adverse effects mitigated. The distances mentioned in Section 4.21.2, Pits and Quarries, are different than the 1000m influence area in Official Plan because the Zoning By-law - as applicable law - seeks to limit proximity to the minimum D-series setback requirements on existing lots of record where residential use is permitted as-of-right. Official Plan policy is intended for the establishment of new lots and for implementing ‘provincial guidance’ for establishing new sensitive receptor ‘principle of use’ rules.

## Conclusion

For the reasons outlined in the preceding planning policy review, it is the author's opinion that this application for Consent to Sever for the purpose of creating three (3) new water-access only lots, plus retained, should not be supported by the Municipality of Calvin Council. It is recommended that a Resolution to this effect be drafted by the Clerk and presented to Council for their consideration, and that a copy of the Resolution, along with a copy of this planning policy review be provided to the East Nipissing Planning Board and to the Ministry of Municipal Affairs.

This proposal and application is not complete and is not in conformity with the Official Plan. Additional studies, pre-approvals from commenting agencies and/or other relevant information which may be required in support of the application has not been supplied by the Applicant or Agent. As per the ENPB Official Plan, these studies/reports should include, at minimum:

1. Land Use Compatibility/Influence Area Study [2.9, 6.4.3]
2. Mineral Aggregate Resource Assessment [6.4.2]
3. NBMCA Onsite Sewage System Review – Planning Act Proposal

In summary, without the benefit of additional studies prepared by qualified professionals any consideration of consent to sever for the purpose of creating new lots on the subject lands is premature and would not be consistent with or conform to the PPS 2024 or ENPB Official Plan.

If Council decides to support the proposal in contradiction to applicable Provincial and Municipal policies, the attached Appendix A includes some wording for proposed Conditions of Consent that can be included in decision by the East Nipissing Planning Board.

Respectfully submitted,



**Steve McArthur, MCIP, RPP**  
Project Manager | Senior Planner  
TULLOCH Engineering – Planner of Record for the Municipality of Calvin

## APPENDIX A – Recommendations

### Option 1 –

That the Council for the Municipality of Calvin, by Resolution, **not support** the application proposed by GGPS Ltd. on behalf of Jean Boileau, Concession 7, Part of Lot 20, Smith Lake to create three (3) Water Access Only lots plus retained from PIN 49110-0176 in Calvin Township for the reasons outlined in the Planning Policy Review prepared by Steve McArthur, MCIP, RPP, Senior Planner (Tulloch Engineering) - Planner of Record for the Township of Calvin – dated April 10, 2026.

### Option 2 –

If the Council of the Municipality of Calvin, by Resolution, **chooses to support** the application proposed by GGPS Ltd. on behalf of Jean Boileau, Concession 7, Part of Lot 20, Smith Lake to create three (3) Water Access Only lots plus retained from PIN 49110-0176 in Calvin Township, the following Conditions are recommended to be included in the written decision:

THAT provisional approval of Consent application 2026-01 by the East Nipissing Planning Board be issued with the following condition(s):

1. That the Consent approval applies to the creation of three (3) new Water Access Only Lots on Smith Lake from lands described as Concession 7, Part of Lot 20, Smith Lake, PIN 49110-0176 in Calvin Township;
2. That the Applicant provide written clarification as to how the application is in conformity with the Official Plan, specifically Sections 2.2, 2.5, 2.6, 2.8.6, 2.11 & 6.4;
3. That comments from the North Bay-Mattawa Conservation Authority (NBMCA) be provided to confirm the feasibility of installing a sewage system on each new lot and the retained;
4. That a Consent Agreement be registered via Easement to provide an Onshore Parking Agreement to be registered on the title for each new lot, plus retained; and
5. That the Applicant be in good standing with the Municipality of Calvin and that proof be provided to the East Nipissing Planning Board of such prior to a Certificate of Consent being issued.