

ATTACHMENT “1”**Part A – Official Plan**

- a) Section F.3.1.1 b) be modified by adding the following to the end of the last sentence “including 380 Macey Bay Road (Lakehome Landing) subject to the policies of F.3.4.4.5 (Special Policy Area – Lakehome Landing);”
- b) Section F.3.4.1.1 be modified by adding the following at the end of the first sentence ““including 380 Macey Bay Road (Lakehome Landing) subject to the policies of F.3.4.4.5 (Special Policy Area – Lakehome Landing);”
- c) A new Section, Section F.3.4.4.5 be added to the Official Plan recognizing a Special Policy Area for 380 Macey Bay Road. Section F.3.4.4.5 shall read as follows:

“F.3.4.4.5 Special Policy Area – Lakehome Landing

The Lakehome Landing development located at 380 Macey Bay Road is recognized as an existing trailer park that may permit a maximum of 180 trailer sites within the Special Policy Area boundary shown on Schedule A and A1.

- (i) Development of the trailer park is subject to the applicable policies of this Plan and:
 - a) Site plan approval,
 - b) Approvals for any required sewage and water system by the Ministry of the Environment and Climate Change;
 - c) Any approvals, if required, from the Ministry of Natural Resources and Forestry;
 - d) Appropriate zoning, including zoning of any environmental features and applicable buffers which provide appropriate setbacks and limits the number of trailer sites to a maximum of 180;
 - e) All trailer sites are to be held in a common ownership and cannot be separately conveyed;
 - f) No land division is permitted;
 - g) Expansion of the Special Policy Area is not permitted;
 - h) Any planning approval to increase the number of permitted trailer sites is not permitted;

- (i) Revegetation of the shoreline of Georgian Bay, where feasible; is required;
 - (j) Camping establishments and tent sites are not permitted; and
 - (k) The trailers are permitted to a maximum of one storey.
- (ii) One dock currently services the site. Any increase in the number of docks adjacent to the Special Policy area which services the trailer park will not be permitted without the approval of a Boat Impact Assessment by the Township.
- (iii) The sewage system for the Special Policy Area shall be an individual, autonomous disposal system that is owned, operated and managed by the owner or operator of the trailer park. It will not service any lands outside of the Special Policy Area and will service all of the trailer sites within the Special Policy Area.
- (iv) The water supply system for the Special Policy Area shall be an individual, autonomous system that is owned, operated and managed by the owner or operator of the trailer park. It will not service any lands outside of the Special Policy Area and will service all of the trailer sites within the Special Policy Area.
- (v) The sewage and water supply system shall comply with all of the policies of the Plan that apply to *Individual On-Site Sewage Service* and *Individual On-Site Water Services*.
- (vi) Although the sewage system is not an *Individual On-Site Sewage Services*, it shall comply with all of the policies of the Plan that apply to *Individual On-Site Sewage Services*.
- (vii) The implementing by-law may be structured as a holding by-law to implement the policies of this Section.
- 1) Schedule A to the Official Plan is updated to identify location of the Special Policy Area - Lakehome Landing and a new Schedule to the Official Plan, Schedule A1 is added to identify the boundary of the Special Policy Area - Lakehome Landing.
- 2) Section D.1.3 of the Official Plan is modified as follows:

- i. Modifying the title of Section D.1.3 to “Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species”.
- ii. Modifying Section D.1.3.1 to change “Significant Wildlife Habitat and Significant Threatened and Endangered Species” to “Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species.”
- iii. Modifying Section D.1.3.2 to change “Significant Wildlife Habitat and Significant Threatened and Endangered Species” to “Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species.”
- iv. Modifying Section D.1.3.3 to change “Significant Wildlife Habitat and Significant Threatened and Endangered Species” to “Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species.”
- v. Modifying Section D.1.3.4 to change “Significant Wildlife Habitat and Significant Threatened and Endangered Species” to “Significant Wildlife Habitat and Habitat of Endangered Species and Threatened Species.”
- vi. Modifying Section D.1.3.5 to change “Significant Wildlife Habitat and Significant Threatened and Endangered Species unless authorized under the Endangered Species Act” to “the Habitat of Endangered Species and Threatened Species as defined by the Provincial Policy Statement, except in accordance with provincial and federal requirements.”

- 3) The definition for Significant Habitat of Threatened and Endangered Species is deleted and replaced with a new Definition for Habitat of Endangered Species and Threatened Species as follows:

Habitat of Endangered Species and Threatened Species – Means with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources and places in the areas described herein, whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

- 4) The reference to “Significant Habitat of Threatened and Endangered Species” be modified to the “Habitat of Endangered Species and Threatened Species” in Policy D.1.3 as well as in the following policies of the Official Plan:
1. D.1.3 (Index)
 2. D.1.1.4
 3. D.6.1.4
 4. F.5.10.3.5
 5. F.5.10.8.11
 6. I.5.1.7
 7. Section J: Glossary of Terms, “Natural Heritage Features and Areas”
- 5) The following policies of the Official Plan are approved:
1. All of D.14
 2. All of F.2.2
 3. F.2.3.4
 4. F.2.3.6
 5. F.3.1.1 (subject to the modifications referred to above)

6. F.3.4.1.1 (subject to the modifications referred to above)
7. F.3.4.1.2
8. F.3.4.1.9
9. F.3.4.1.10
10. F.4.1.12
11. G.1.3.16
12. I.2.4.3
13. All of I.5.1
14. Section J, Glossary of Terms, "Private Communal Sewage Services" and "Private Communal Water Services"

Part B – Zoning By-law

With respect to 380 Macey Bay Road, it is appropriate to carry forward the zoning for the site as detailed by By-law 91-19 and amended by the 1996 OMB Decision and the 2015 OMB decision.

- 1) That the appeals Zoning By-law 2015-75 be allowed in part and that Zoning By-law 2014-75 be modified to apply site specific zoning to the site as detailed in the following Table and that Zoning By-law 2014-75 be modified in accordance with this Table:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
CT2-6-H	Park Model Trailer Park			<p>Table 11.3 shall apply to Park Model Trailer Sites</p> <p>Maximum number of Sites - 180</p> <p>For the purposes of this site specific zone:</p> <p>A Park Model Trailer means a recreational vehicle that is designed to be mobile, and constructed or manufactured to provide a seasonal residence for one or more persons in accordance with CSA Z241, but does not include a travel trailer or tent trailer or trailer otherwise defined in this by-law; and,</p> <p>A Park Model Trailer Park means lands used for recreational purposes on which are located seasonally occupied Park Model Trailers.</p>	<p>The Holding Provision shall be removed when the following conditions have been satisfied:</p> <p>a) Approval of a Site Plan, and execution of a Site Plan agreement.</p> <p>b) The issuance of an environmental compliance approval for the sewage disposal system by the Ministry of the Environment and Climate Change.</p> <p>c) Approval by the Township of an Environmental Impact Assessment.</p> <p>d) Approval by the Township of a Traffic Impact Study.</p> <p>e) Approval by the Township of a Functional Servicing Report.</p> <p>f) Approval by the Township of a Stormwater Management Report.</p>

				<p>A maximum of one Park Model Trailer Unit shall be permitted per site and the maximum size of said unit shall be 100 square metres.</p>	<p>g) Approval by the Township of a Phosphorous Management Plan. h) Approval by the Township of a Visual Analysis. i) Approval by the Township of a Landscape Plan.</p>
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- 2) That Maps 137 and 138 of Schedule "A" be modified to include the redevelopment site within the CT2-6-H Zone and that the PSW be identified as EP-PSW, but that this updating mapping not occur until such time that the Township has approved the limits of PSW on the Macey Bay Site. This Order is withheld with respect to the geographic extent of the Zoning of the EP-PSW and CT2-6-H Zone, until such time that the Township has confirmed the limits of the PSW.

- 3) That footnote (1) to Table 11.1 be deleted and that notation (1) in column 3 of Table 11.1 be deleted.