



# Corporation of the Municipality of Calvin

## COMMITTEE OF THE WHOLE MEETING OF COUNCIL-

April 21, 2026 5:00 p.m.

1355 Peddlers Drive, Calvin, ON

## AGENDA

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### 1. CALL TO ORDER

### 2. APPROVAL OF AGENDA

### 3. DECLARATIONS OF PECUNIARY OR CONFLICT OF INTEREST

### 4. APPROVAL OF PREVIOUS MEETING MINUTES

Apr 8, 2026 Mar 30, 2026 Feb 04, 2026

### 5. BUSINESS ARISING FROM PREVIOUS MEETINGS – n/a

### 6. NEW BUSINESS

- Tulloch, Steve McArthur – Planner of Record – Local Implementation of Ontario's Planning and Development Acts
- Case – East Nipissing Planning Board Consent Application 2026-01 Boileau

### 7. ADJOURNMENT.

#### \*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)

#### 4.0 APPROVAL OF PREVIOUS MEETING MINUTES



# Corporation of the Municipality of Calvin

## COMMITTEE OF THE WHOLE

Date: April 08, 2026

Time: 5:00 pm

1355 Peddlers Drive, Calvin, ON

Attendance: Mayor Gould, Councillors Grant, Latimer, Staff: CAO D Maitland, Deputy Clerk T Araujo

Regrets: Councillor Moreton

KMPG: Chas

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### 1. CALL TO ORDER

Resolution Number: CW2026-12

Moved By: Councillor Grant

Seconded By: Councillor Manson

NOW THEREFORE BE IT RESOLVED THAT this April 08, 2026 Committee of the Whole of meeting be called to order @ 6:01 p.m. by Mayor Gould who indicates that quorum has been achieved.

Result: Carried

### 2. APPROVAL OF AGENDA

Resolution Number: CW2026-13

Moved By: Councillor Manson

Seconded By: Councillor Grant

NOW THEREFORE BE IT RESOLVED THAT the Committee of the Whole 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 – n/a

### 5. BUSINESS ARISING FROM PREVIOUS COMMITTEE OF THE WHOLE MEETINGS – n/a

### 6. NEW BUSINESS

#### 6.1 Strategic Plan Working Session Two

Resolution Number: CW2026-14

Moved By: Councillor Manson

Seconded By: Councillor Latimer

Now therefore be it resolved that Committee of the Whole move into a working session for the purpose of developing a strategic plan.

Result: Carried

### ADJOURNMENT

Resolution Number: CW2026-15

Moved By: Councillor Manson

Seconded By: Councillor Grant

NOW THEREFORE BE IT RESOLVED THAT the Committee of the Whole Meeting of April 08, 2026 be adjourned @7:04 p.m.

Result: Carried



# Corporation of the Municipality of Calvin

## COMMITTEE OF THE WHOLE

Date: March 30, 2026

Time: 5:00 pm

1355 Peddlers Drive, Calvin, ON

Attendance: Mayor Gould, Councillors Grant, Latimer, Moreton; Staff: CAO D Maitland,

KMPG: Chas

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### 1. CALL TO ORDER

Resolution Number: CW2026-08

Moved By: Councillor Moreton

Seconded By: Councillor Manson

NOW THEREFORE BE IT RESOLVED THAT this March 30, 2026 Committee of the Whole of meeting be called to order @ 5:02 p.m. by Mayor Gould who indicates that quorum has been achieved.

Result: Carried

### 2. APPROVAL OF AGENDA

Resolution Number: CW2026-09

Moved By: Councillor Latimer

Seconded By: Councillor Moreton

NOW THEREFORE BE IT RESOLVED THAT the Committee of the Whole 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 – n/a

### 5. BUSINESS ARISING FROM PREVIOUS COMMITTEE OF THE WHOLE MEETINGS – n/a

### 6. NEW BUSINESS

#### 6.1 Strategic Plan Working Session

Resolution Number: CW2026-10

Moved By: Councillor Latimer

Seconded By: Councillor

Now therefore be it resolved that Committee of the Whole move into a working session for the purpose of developing a strategic plan.

Result: Carried

### ADJOURNMENT

Resolution Number: CW2026-11

Moved By: Councillor Latimer

Seconded By: Councillor Manson

NOW THEREFORE BE IT RESOLVED THAT the Committee of the Whole Meeting of March 30, 2026 be adjourned @ 7:16 p.m.

Result: Carried



# Corporation of the Municipality of Calvin

## COMMITTEE OF THE WHOLE

Date: February 04, 2026

Time: 1:00 pm

1355 Peddlers Drive, Calvin, ON

Attendance: Mayor Gould, Councillors Grant, Latimer, Moreton; Staff: CAO D Maitland, Deputy Clerk T Araujo, Public Works Superintendent A Carr

Regrets: **Councillor Manson**

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### 1. CALL TO ORDER

Resolution Number: **CW2026-01**

Moved By: **Councillor Latimer**

Seconded By: **Councillor Moreton**

NOW THEREFORE BE IT RESOLVED THAT this February 04<sup>th</sup>, Committee of the Whole of meeting be called to order @ 1:00 p.m. by Mayor Gould who indicates that quorum has been achieved.

**Result: Carried**

### 2. APPROVAL OF AGENDA

Resolution Number: **CW2026-02**

Moved By: **Councillor Grant**

Seconded By: **Councillor Moreton**

NOW THEREFORE BE IT RESOLVED THAT the Committee of the Whole 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: **CW2026-03**

Moved By: **Councillor Latimer**

Seconded By: **Councillor Grant**

NOW THEREFORE BE IT RESOLVED THAT the minutes for the Committee of the Whole meeting of December 19, 2025, be approved as presented and circulated.

**Result: Carried**

### 5. BUSINESS ARISING FROM PREVIOUS COMMITTEE OF THE WHOLE MEETINGS - None

### 6. NEW BUSINESS

#### 6.1 Review of Landfill By-Law 2024-35

Resolution Number: **CW2026-04**

Moved By: **Councillor Moreton**

Seconded By: **Councillor Latimer**

Now therefore be it resolved that Committee of the Whole reviewed and discussed a draft by-law presented by the Public Works Superintendent to repeal and replace by-law 2024-35, a by-law to establish and maintain a system for disposal of garbage and other refuse, and FURTHER THAT Committee of the Whole Recommend that Council implements a clear bag policy effective June 1, 2026, with a transition period ending August 31, 2026. In the interim, staff will continue a public education program about the benefits of recycling vis a vis the landfill and its remaining useful life. AND FURTHER THAT, staff is directed to bring a revised draft bylaw which considers committee of the whole discussion to a future meeting .

**Result: Carried**

**6.2 Review of Use of Park Lands Within and to Regulate Parking on Lands Owned by the Municipality By-Law 2019-019**

**Resolution Number: CW2026-05**

**Moved By: Councillor**

**Seconded By: Councillor**

Now therefore be it resolved that the Committee of the Whole received and discussed CAO Report CAO2026-10 Use of Park Lands Within and to Regulate Parking on Lands Owned by the Municipality and Further that it recommends to Council

THAT the Municipality continue the issuance of the parking permits for water access only properties at Smith Lake with a designated area for that purpose;

THAT the Municipality continue charging an annual parking fee of \$150.00 to water access only properties and to ensure the ability to collect the fee, that the fee be invoiced annually as a non-tax levy effective January 01, 2026;

THAT the Municipality maintain the one-vehicle-per-property limit, including direction on whether visitor or additional permits are permitted;

AND THAT Committee of a Whole recommend to Council the installation of signage identifying designated parking spaces for water access only permit holders;

FURTHERMORE that Smith Lake boat Launch and parking area are to be maintained on a year-round basis.

**Result: Carried**

**6.3 Mayor's Information Report CRTC Part 1 Application**

**Resolution Number: CW2026-06**

**Moved By: Councillor Moreton**

**Seconded By: Councillor Grant**

NOW THEREFORE BE IT RESOLVED THAT the Committee of the Whole received and discussed the Mayor's information report entitled "CRTC Part 1 Application along with a letter he submitted by email to the Secretary General on Jan 15, 2026 entitled Bell Part 1 Application for forbearance from the regulation of residential local exchange service in Calvin Township and surrounding area.

**Result: Carried**

**ADJOURNMENT**

**Resolution Number: CW2025-07**

**Moved By: Councillor Moreton**

**Seconded By: Councillor Latimer**

NOW THEREFORE BE IT RESOLVED THAT the Committee of the Whole Meeting of February 04, 2026 be adjourned @ 3:12 p.m.

**Result: Carried**

## 6.1 Local Implementation of Ontario's Planning and Development Acts

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PRESENTED TO  
COUNCIL



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# Council Update & Training

Municipality of Calvin

## Topics to be covered...

- Policy updates, legislative changes and their impact on the Municipality of Calvin (PPS 2020 vs. 2024);
- Planning, Development, and the Roles of:
  - Township Planner of Record (Tulloch);
  - Municipal Staff, Council and the Public; and
  - The East Nipissing Planning Board (NEPB).



# 5 Years of Significant Legislative Changes



## **Bill 108**

More Homes, More  
Choice Act, 2019

## **Bill 109**

More Homes for  
Everyone Act, 2022

## **Bill 3**

Strong Mayors,  
Building Homes Act,  
2022

## **Bill 23**

More Homes Built  
Faster Act, 2022

## **Bill 150**

Planning Statute Law  
Amendment Act,  
2023

## **Bill 185**

Cutting Red Tape to  
Build More Homes  
Act, 2024

## Legislative Changes in the last 12 Months



Since April 10, 2024, the Province released significant legislative and policy changes including:

1. Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

A total of 17 Acts were included, including Planning Act, Development Charges Act and others

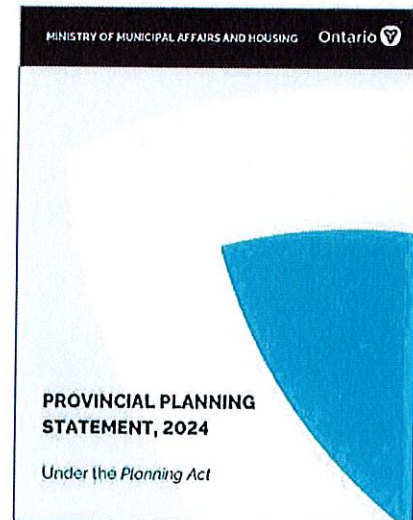
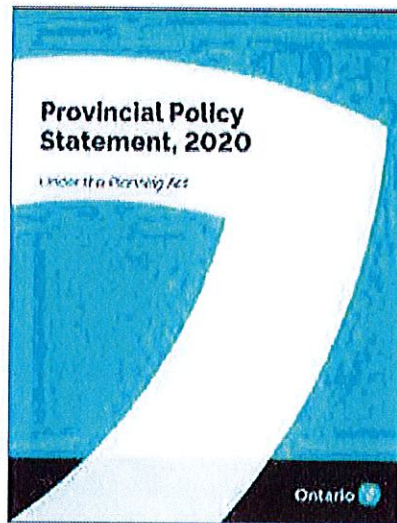
2. Provincial Planning Statement 2024 (PPS 2024)

Combines PPS 2020 and portions of Growth Plan (Growth Plan was repealed)



# PPS 2020 vs. 2024

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# Roles & Responsibilities

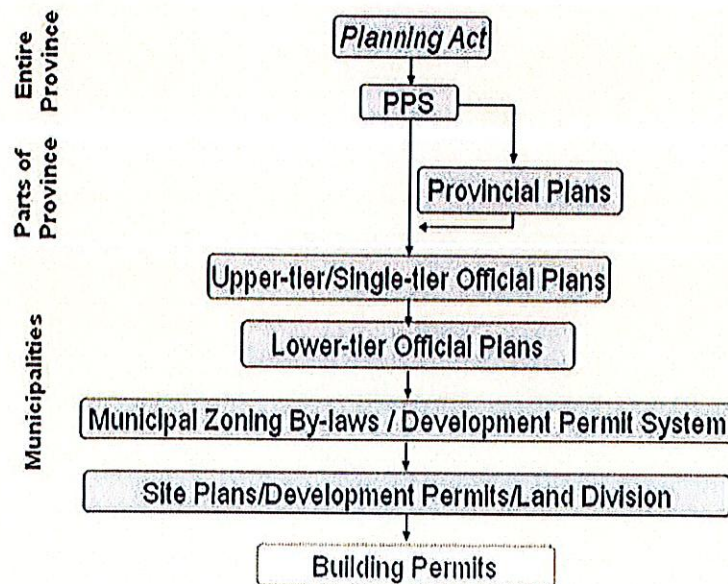


## What is Planning exactly?



- Managing change and promoting efficient land use and development patterns to:
  - Build strong, resilient and healthy communities;
  - Protect the environment and public health and safety; and
  - Facilitate economic growth.

# Planning Hierarchy in Ontario



## The Planning Act



- Sets the ground rules for land use planning
- Describes how land uses may be controlled
- Integrates provincial interests into decisions by requiring that all decision “*shall be consistent with*” the Provincial Planning Statement, 2024
- Establishes processes that are open, accessible, timely and efficient
- Recognizes the decision-making authority and accountability of municipal councils in planning

# The Planning Act



- Provides the basis for:
  - Considering provincial interests
  - Establishing local planning administration
  - Preparing official plans and planning policies
  - Regulating and controlling land uses through zoning by-laws and minor variances
  - Dividing land through subdivision and severance
  - Reviewing development through site plan approval and development permit process
  - Adoption of Community Improvement Plans
  - Ensuring the rights of local citizens to be notified about planning proposals and to give their views to their municipal Council
  - Appeals of decisions to the Ontario Land Tribunal

## Municipalities exist '*at the whim of the Province*'



- Planning decisions must consider an increasing number of intersecting legislation in addition to the Planning Act, including:
  - The Ontario Building Code
  - Affordable Housing Act
  - Development Charges Act
  - Municipal Act
  - Endangered Species Act
  - Clean Water Act and Source Water Protection Plans
  - Aggregate Resources Act
  - Ontario Heritage Act
  - Environmental Assessment Act
  - Fisheries Act

## Provincial Planning Statement, PPS 2024

The goals of the proposed changes were to address five (5) priority areas for Municipalities:

1. Generate an appropriate housing supply
2. Make land available for development
3. Provide infrastructure to support development
4. Balance housing with resources
5. Implementation



# Provincial Planning Statement, PPS 2024



## Key Changes:

1. The 2024 PPS allows planning authorities to identify new settlement areas or areas for expansion of existing settlement areas at any time and they will no longer be required to demonstrate the need for such expansion under the new, simplified and flexible approach.
2. Correspondingly, municipalities are obligated by the 2024 PPS to permit more residential development on rural lands. Policy 2.3.2.2, states that a planning authority may only identify a new settlement area where it has demonstrated that there are adequate infrastructure and public service facilities planned, if not already available.

## Official Plan (East Nipissing OP)



- Contains goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environment
- “Shall be consistent with” the policies of the Provincial Planning Statement and reflect other provincial policies and legislation
- Should be comprehensively updated every 5 years to reflect direction of the Council and Community
- Goal of the East Nipissing Official Plan is: *“to attain a healthy economic base that supports sustainable and orderly community development while conserving the attributes and resources of the rural area.”*

# Official Plan Policy



- Objectives Supporting the Goal of the East Nipissing Official Plan are designed to achieve the goal for each key component of the official plan are as follows:
  - Developing strategies to provide a full range of housing types and affordability
  - Providing for development and land use patterns considering environmental/public health concerns
  - Protecting the environment and natural heritage systems and features
  - Ensuring that necessary infrastructure and public services are available
  - Improving accessibility for all persons
  - Promoting cost-effective development, minimizing land consumption and servicing costs, and protecting municipal financial viability
  - Protection resources including prime agricultural lands, aggregate resources, natural heritage resources, cultural heritage resource



## Zoning By-law (2022-19 & 2022-056)

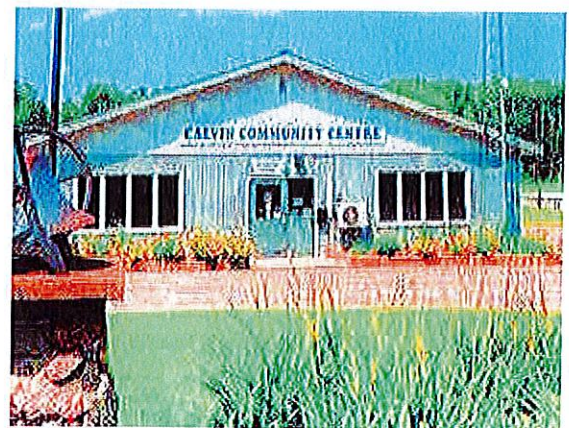


- Implements and is consistent with the Official Plan. Establishes permitted uses and development criteria including:
  - Permitted primary and associated uses
  - Setbacks, heights, densities
  - Definitions for uses and standards
  - General provisions that apply across zones – for example: parking standards, rules regarding sheds/accessory structures, how to calculate a building height
  - Includes detailed zoning, parcel by parcel
  - Reflects variations in uses, based upon lot size and compatibility of use
  - Legally enforceable document for building permit issuance
  - Can include special exceptions to any of the above

## Key Players in Land Use Planning

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- Province
- Municipal Council
- Planning Staff
- Developers / Builders
- Public and Community Stakeholders
- First Nations
- Ontario Land Tribunal (OLT)



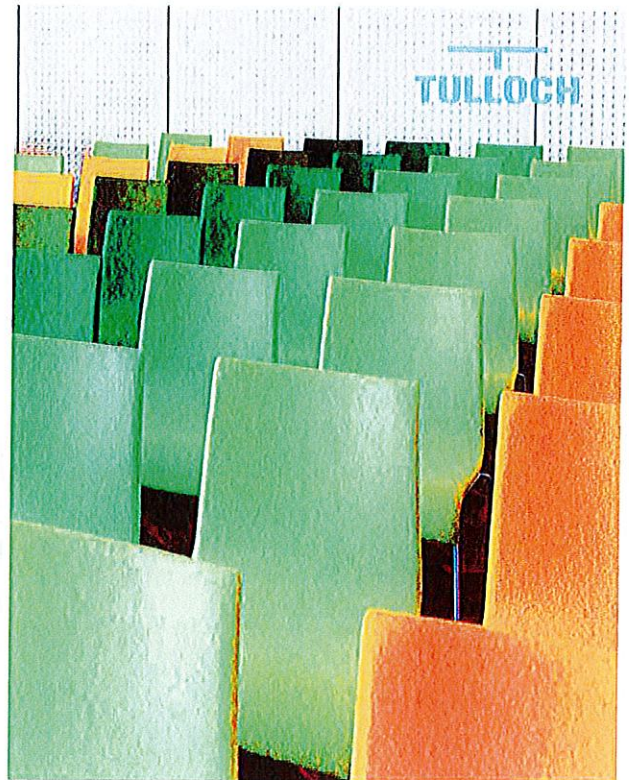
## Role of Council



- Set policy and goals, establish community will and direction
- Decisions made by Council, Committees of Council or delegated staff to be “consistent with” the PPS and other Provincial Plans
- Decisions contrary to Staff/Planner recommendation require Council to provide planning justification for decision (3<sup>rd</sup> party?)
- In the event of the appeal, Council will need to defend their decision at the Ontario Land Tribunal (OLT)
- Applicant can appeal “lack of decision” if Council exceeds the identified *Planning Act* timeframes
- Municipality will be required to defend their position, and may need to hire external experts to support their position
- Decisions of the OLT are generally final

## Role of Staff

- Implement Council approved policy and goals
- Provide professional advice and recommendations
- Planning Act requires a public meeting prior to action on most planning decisions
- Process to be open to the public
- Process to be transparent at all stages
- All views to be heard and considered
- Legislation sets the ground rules
- More than one meeting may be held



## Role of East Nipissing Planning Board



- Planning boards assume a planning role similar to a local council. They develop policies on land use planning that reflect the interests of the entire planning area and coordinate over-all future growth.
- They also have the power to pass zoning bylaws for areas without municipal organization within the planning area.
- The East Nipissing Planning Board is the body that handles all planning issues jointly for:
  - The Municipality of Calvin
  - The Township of Papineau-Cameron
  - The Municipality of Mattawan

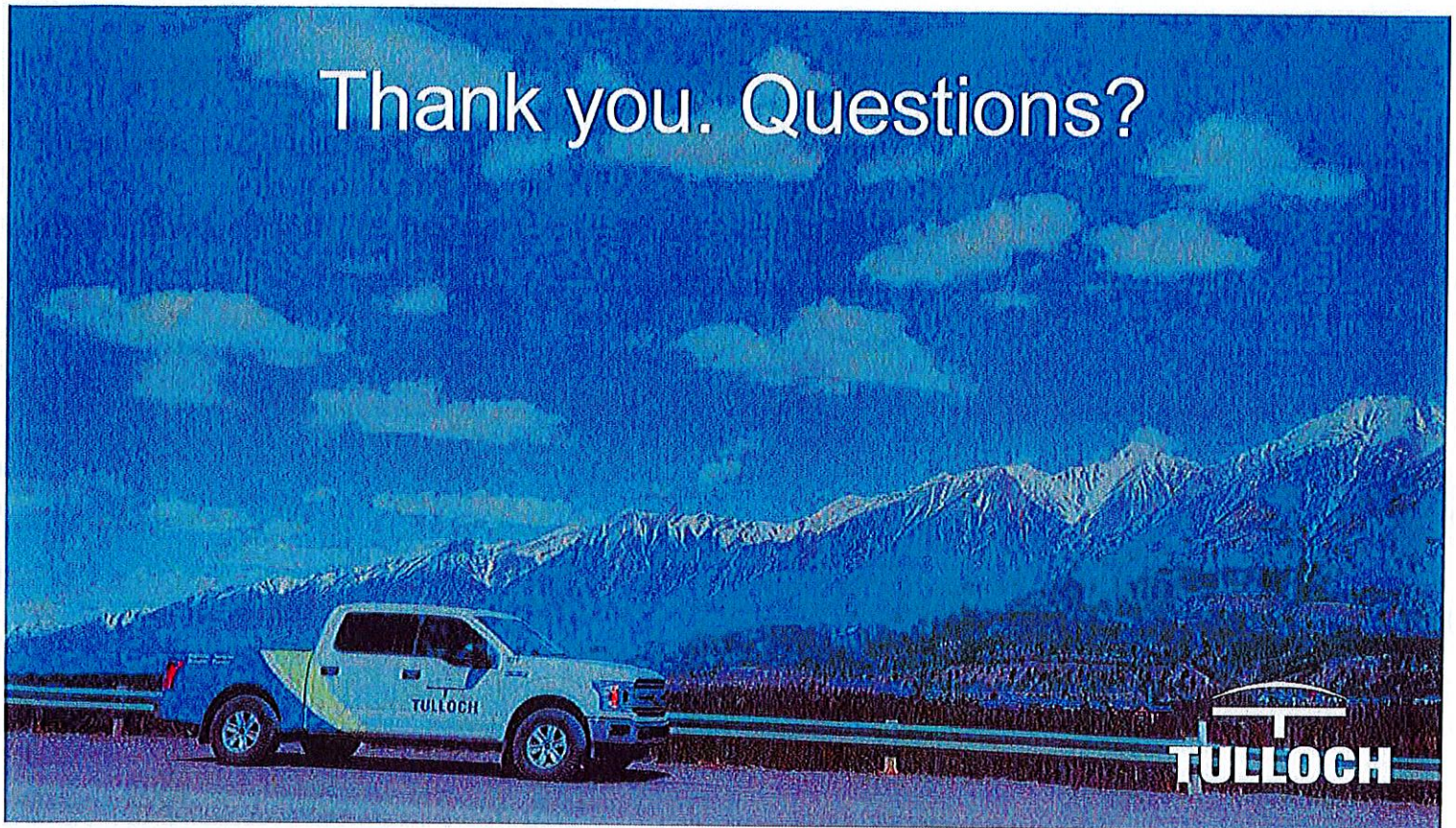
## Role of the Public

- Express goals, desires and aspirations for their community
- Participate with input and comment during the planning process through written submissions or at public meetings
- Appeal decisions if unsatisfied

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Thank you. Questions?



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

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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 - GPPS 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@gppsLtd.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(1)	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):	<table border="1"> <tr> <td>S1</td> <td>S2</td> <td>S3</td> </tr> <tr> <td>710</td> <td>685</td> <td>143.6</td> </tr> </table>	S1	S2	S3	710	685	143.6
S1	S2	S3					
710	685	143.6					
Depth (m):	<table border="1"> <tr> <td>157.8</td> <td>126.8</td> <td>42.1</td> </tr> </table>	157.8	126.8	42.1			
157.8	126.8	42.1					
Area (hec/acre):	<table border="1"> <tr> <td>1.19</td> <td>0.97</td> <td>1.30</td> </tr> </table>	1.19	0.97	1.30			
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:

**4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:**

<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):

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:

**4.11 Storm Drainage (Indicate the proposed storm drainage system)**

<input type="checkbox"/>	Storm Sewers	<input type="checkbox"/>	Ditches
<input type="checkbox"/>	Swales	<input checked="" type="checkbox"/>	Other (please state) <i>NATURAL TOPOGRAPHY</i>

**4.12 Other Services (Check if the service is available)**

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	School Bussing
<input type="checkbox"/>	Garbage Collection		

**5.0 LAND USE AND HISTORY OF THE SUBJECT LAND**

**5.1** 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  No  Unknown   
 If Yes and if known, provide below, the application file number and the decision made on the application.

**5.2** Has any land been severed from the parcel originally acquired by the current owner of the subject land? Yes  No  Unknown   
 If yes and if known, indicate previous severances on the required sketch and supply the following information for each lot severed.  
 Date of transfer:  
 Name of Transferee:  
 Land use of parcel:

**5.3** Has any land been severed from the parcel by the prior owner(s)? Yes  No  Unknown   
 If yes and if known, please provide below any names & if possible, current addresses of prior owners of which you may be aware:

**5.4** 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  No   
 If yes, prior owner should be noted in 5.3 above.

**5.5** Current Zoning (Specify zone symbol): *LIMITED SERVICES RESIDENTIAL (LSR)*

**5.6** Current Official Plan Land Use Designation: *RURAL*

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 CANADANOR 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**

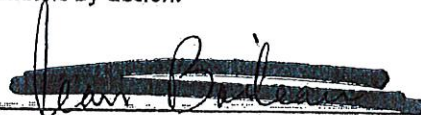
The applicant hereby agrees to indemnify and save harmless the East Nipissing Planning Board from all costs and expenses that the Board may incur in connection with the processing of the applicant's application for approval under the Planning Act. Without limiting the foregoing, such costs and expenses 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.

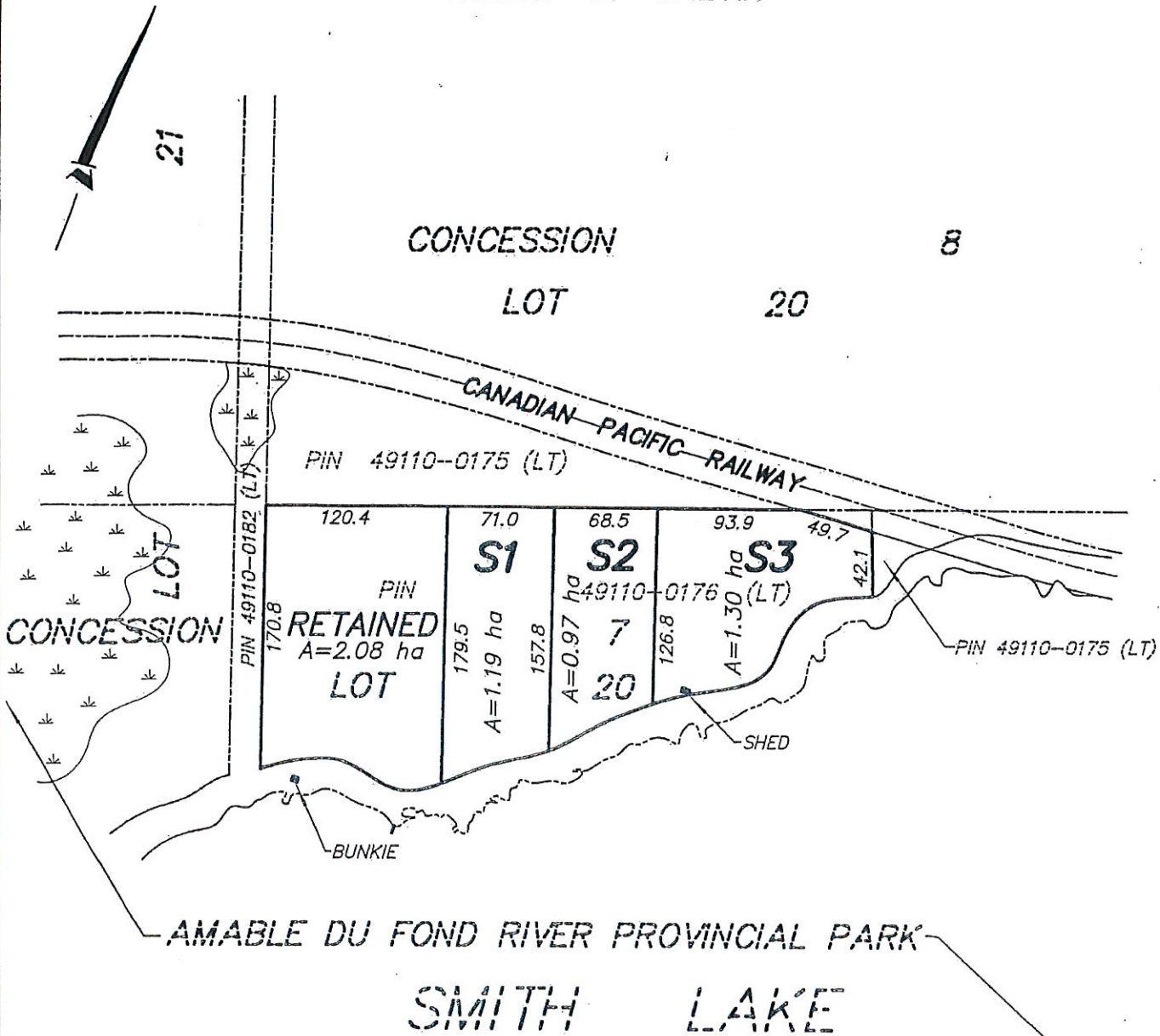
Questions Regarding this collection should be forwarded to:

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 BOILEAU AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL GOODRIDGE, OLS.

**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@ggpstld.com

FILED	OFFICE	FILE
N/A	P. GOODRIDGE	19-01-24



 Please consider the environment before printing this e-mail.

DISCLAIMER: This e-mail and any attachments may contain personal information or information that is otherwise confidential. If you are not the intended recipient, any use, disclosure or copying of any part of it is prohibited. The Municipality of Calvin accepts no liability for damage caused by any virus transmitted in this message. If this e-mail is received in error, please immediately reply and delete or destroy any copies of it. The transmission of e-mails between an employee or agent of the Municipality of Calvin and a third party does not constitute a binding contract without the express written consent of an authorized representative of The Corporation of the Municipality of Calvin.

**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

9.2.2



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

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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ONTARIO LAND SURVEYOR  
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

- *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.*

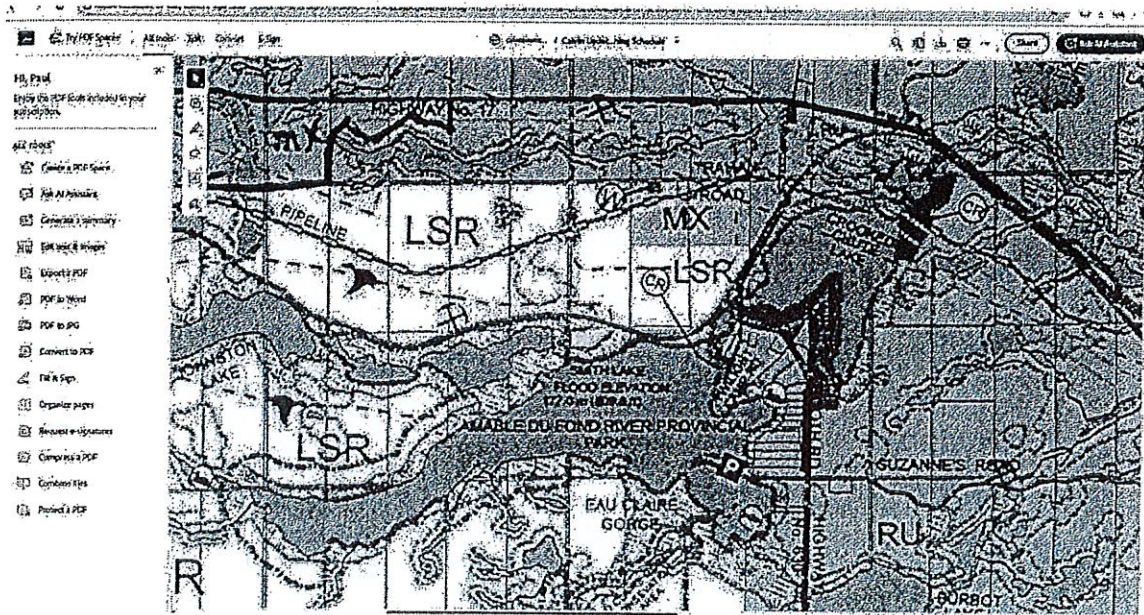
A strict reading of this policy section would appear to require that parking for water-access only lots can only be by means of ownership or registered easement. This does not take into consideration the possibility that parking can be achieved through private marinas (none of which exist on Smith Lake) 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.

**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]

*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

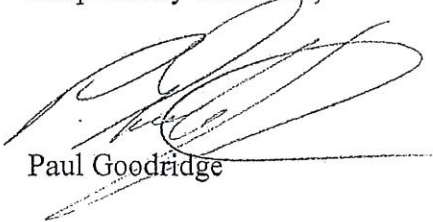
It is further recommended that a notice be registered on title under authority of Section 119 of the Land Titles Act to notify prospective purchasers of their obligation to provide suitable parking is required either by municipal permit, acquisition of a property in relatively close proximity to Smith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



## 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/>

9.2.2

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### 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

1355 Peddlers Drive Mattawa, Ontario POH 1V0

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 are 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

92.3

**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)



---

**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**

---

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

---

**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

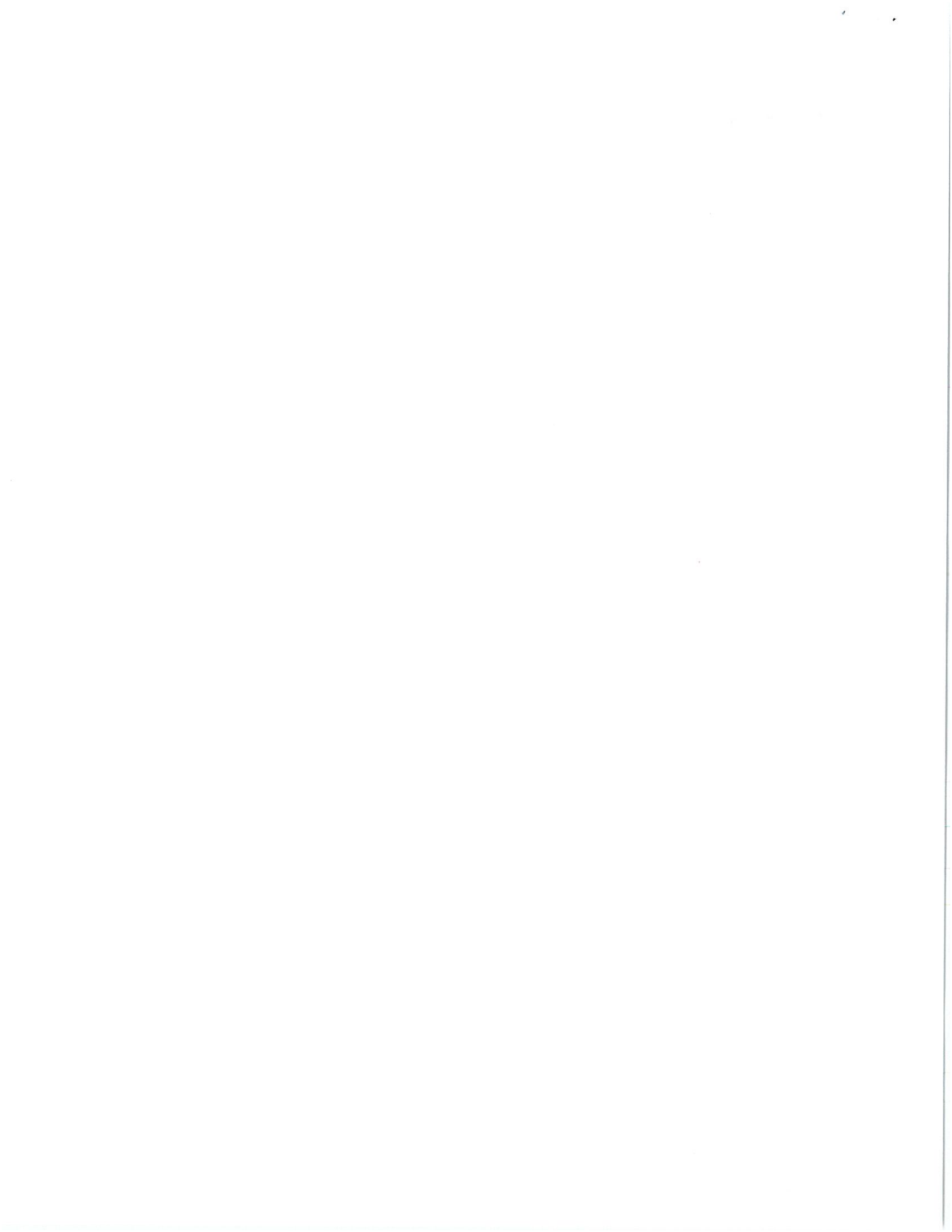
**From:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>  
**Sent:** March 26, 2026 8:25 AM  
**To:** Fire Chief <[firedept@calvintownship.ca](mailto:firedept@calvintownship.ca)>; Public Works <[publicworks@calvintownship.ca](mailto:publicworks@calvintownship.ca)>; Building <[building@calvintownship.ca](mailto:building@calvintownship.ca)>  
**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  
1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0  
Ph: 705-744-2700  
[www.calvintownship.ca](http://www.calvintownship.ca)





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.



## 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.