

## **AGENDA**

**Regular Council Meeting**  
**Tuesday, March 17, 2026, at 6:30 p.m.**  
**Powassan Council Chambers**  
**252 Clark Street, Powassan, ON**

**1. CALL TO ORDER**

**2. LAND ACKNOWLEDGMENT**

“We respectfully acknowledge that we are on the traditional territory of the Anishinaabe Peoples, under the terms of the Robinson-Huron Treaty of 1850 and the Williams Treaties of 1923. We wish to acknowledge the long history of First Nations and Metis Peoples in Ontario and show respect to the neighbouring Indigenous communities. We offer our gratitude towards the Indigenous peoples for their past and present stewardship over these lands, waterways, and resources. May we continue to honour their history, culture, and teachings as we work towards reconciliation.”

**3. ROLL CALL**

**4. DISCLOSURE OF MONETARY INTEREST AND GENERAL NATURE THEREOF**

**5. APPROVAL OF THE AGENDA**

**6. DELEGATIONS TO COUNCIL**

**7. ADOPTION OF MINUTES OF PREVIOUS OPEN SESSION MEETINGS OF COUNCIL**

7.1 Regular Council Meeting of February 17, 2026

7.2 Special Budget Meeting of March 10, 2026

**8. MINUTES AND REPORTS FROM COMMITTEES OF COUNCIL**

**9. MINUTES AND REPORTS FROM APPOINTED BOARDS**

9.1 Powassan & District Union Public Library – Minutes of January 19, 2026

9.2 The Golden Sunshine Municipal Non-Profit Housing Corporation – Minutes of January 20, 2026

**10. STAFF REPORTS**

10.1 Protective Services Official, M. Peddle – Draft Bylaw to Regulate Parking

10.2 Protective Services Official, M. Peddle – Draft Bylaw to Licence Trailers

10.3 Clerk, A. Quinn – 2026 Election Information

10.4 Manager of Operations, T. Keefe – Review of 2025 Annual Drinking Water System Report

**11. BYLAWS**

11.1 Bylaw 2026-04 – To Appoint a Protective Services Official

11.2 Bylaw 2026-05 – To Authorize authority during the “Lame Duck Period” of Council

**12. UNFINISHED BUSINESS**

12.1 Powassan & District Union Public Library – Budget follow up

12.2 New Official Plan - Additional review

**13. NEW BUSINESS**

13.1 Ontario Clean Water Agency – 2025 Annual/Summary Report for the Powassan Drinking Water System

13.2 To Appoint two representatives to the Powassan & District Union Public Library Board

13.3 Mayor Champagne, Municipality of East Ferris – Support for East Ferris Regional Fire and Emergency Services Training Centre

13.4 Notice of Public Meeting for Zoning Bylaw Amendment – 81 King Street

13.5 Planscape Planning Report – Consent Application B15B16/Powassan/2026

13.6 Planscape Planning Report – Consent Application B9/B10/B11/B12/Powassan 2026

**14. CORRESPONDENCE**

14.1 France Gelinias, MPP Nickel Belt – Planned Closure of Lifelabs Laboratory in Greater Sudbury

14.2 Almaguin Pride Network – Donation Request

14.3 Mayor Bradley, City of Sarnia – Mayoral Authority and Municipal Police Budget Sustainability

14.4 M. Larivee, Powassan Farmers Market – Location of Powassan Farmers Market for the 2026 Season

**15. ADDENDUM**

**16. NOTICE OF SCHEDULE OF COUNCIL AND BOARD MEETINGS**

**17. CLOSED SESSION**

17.1 Adoption of Closed Session Minutes of February 17, 2026

17.2 Legal Matters – Section 239(2)(f) of the Municipal Act and under Section 9(4)(f) of the Procedural Bylaw – advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

17.3 Negotiations – Section 239(2)(k) Section 9(4)(k) of the Procedural Bylaw - a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**18. MOTION TO ADJOURN**

**Regular Council Meeting**  
**Tuesday, February 17, 2026, at 6:30 pm**  
**Council Chambers**

**Present:** Peter McIsaac, Mayor  
Markus Wand, Deputy Mayor  
Randy Hall, Councillor  
Leo Patey, Councillor  
Dave Britton, Councillor

**Staff:** Allison Quinn, Clerk  
Trevor Keefe, Manager of Operations

**Presentations:** None.

**Disclosure of Monetary Interest and General Nature Thereof:** None.

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|----------------|---|-------------------------|----------------|
| <b>2026-49</b> | Moved by: R. Hall   | Seconded by: L. Patey   |                |
|                | That the agenda of the Regular Council Meeting of February 17, 2026, be approved.   |                         | <b>Carried</b> |
| <b>2026-50</b> | Moved by: D. Britton  | Seconded by: R. Hall    |                |
|                | That the minutes of the Regular Meeting of Council of February 3, 2026, be adopted.   |                         | <b>Carried</b> |
| <b>2026-51</b> | Moved by: L. Patey  | Seconded by: D. Britton |                |
|                | That the minutes from the Municipal Recreation Committee meeting of November 20, 2025, be received.   |                         | <b>Carried</b> |
| <b>2026-52</b> | Moved by: D. Britton  | Seconded by: R. Hall    |                |
|                | That the minutes from the Powassan Maple Syrup Festival Committee meeting of January 21, 2026, be received.   |                         | <b>Carried</b> |
| <b>2026-53</b> | Moved by: L. Patey  | Seconded by: R. Hall    |                |
|                | That the minutes from the Powassan Nipissing Callander OPP Detachment Board meeting of December 1, 2025, be received.   |                         | <b>Carried</b> |
| <b>2026-54</b> | Moved by: R. Hal  | Seconded by: L. Patey   |                |
|                | That the memo from Manager of Operations, T. Keefe, regarding the Rural Ontario development Funding for the Trout Creek Community Centre Structural Repairs, be received, for information purposes. |                         | <b>Carried</b> |
| <b>2026-55</b> | Moved by: L. Patey  | Seconded by: D. Britton |                |
|                | That the memo from Manager of Operations, T. Keefe, regarding the Public Works Monthly Report for February 2026, be received for information purposes.  |                         | <b>Carried</b> |

**2026-56** Moved by: D. Britton Seconded by: M. Wand  
That the memo from Protective Services Official, M. Peddle, regarding Parking Complaints and Issue Areas, be received; and,

FURTHER the updated draft Parking Bylaw be brought back to the next Council meeting for further review. **Carried**

**2026-57** Moved by: D. Britton Seconded by: M. Wand  
That the memo from Protective Services Official, M. Peddle, regarding a Public Health, Safety, and Nuisance Bylaw, be received; and,

FURTHER that staff be directed to draft the proposed Bylaw to be presented to Council for review. **Carried**

**2026-58** Moved by: D. Britton Seconded by: R. Hall  
That Council now adjourns to closed session at 6:51 p.m. to discuss:

17.1 Adoption of Closed Session Minutes of February 3, 2026

17.2 Identifiable Individuals – Section 239(2)(b) of the Municipal Act and under Section 9(4)(b) of the Procedural Bylaw – matters regarding an identifiable individual, including municipal or local board employees.

17.3 Identifiable Individuals – Section 239(2)(b) of the Municipal Act and under Section 9(4)(b) of the Procedural Bylaw – matters regarding an identifiable individual, including municipal or local board employees. **Carried**

**Mayor McIsaac left the Chair. Deputy Mayor Wand took the Chair.**

**2026-59** Moved by: D. Britton Seconded by: R. Hall  
That Council now reconvenes to regular session at 7:50 p.m. **Carried**

**2026-60** Moved by: R. Hall Seconded by: D. Britton  
That Council now adjourns at 7:50 p.m. **Carried**

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Mayor

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Clerk



# Powassan & District Union Public Library

## Minutes for Monday, January 19, 2026 – 6:15 p.m.

### Board Meeting @ Library

**In-person:** Debbie Piper, Steve Kirkey, Bernadette Kerr, Jennie Leblond, Pat Stephens, Larry Woodward, Marie Rosset

**Via Zoom:** Valerie Morgan, Randy Hall at 6:26pm

**Recording of meeting**

Item	Action	Responsibility
<b>1. Call to order</b>	6:16 pm	
<b>2. Respect and Acknowledgement Declaration</b>	Declaration read by CEO We respectfully acknowledge that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Métis Peoples in Ontario and show respect to the neighbouring Indigenous communities. We offer our gratitude for their care for, and teachings about, our earth and our relations. May we continue to honour these teachings and recognize their value going forward.	
<b>3. General Consent Motion: Presented the general Consent Motion for January 2026, which includes:</b> a) Approval of the January 19, 2026 Agenda with amendment b) Approval of Minutes from the December 15, 2025 meeting c) Approval of the December 2025 Financial Statements d) Approval of the November and December 2025 Library Reports	<p><b><u>Motion: 2026-01</u></b></p> <p><b>That the General Consent Motion for January 2026 be adopted as amended.</b></p> <p><b>Moved by:</b> Jenny Leblond  <b>Seconded by:</b> Bernadette Kerr</p> <p>Carried.</p>	
<b>4. Disclosure of pecuniary Interest</b>	None	

<p><b>5. Business</b></p> <p>a) Update on hiring of new CEO</p> <p>b) Recruitment of New Board members</p> <p>c) Operating Hours</p> <p>d) Security Contacts</p> <p>e) Annual Report</p> <p>f) Grants update</p>	<p>Hiring Committee is having its first meeting tomorrow on January 20<sup>th</sup> at 4:45pm to start the process of hiring the new CEO. A consultant from OLS will be attending via Zoom to provide their expertise.</p> <ul style="list-style-type: none"> <li>- Sue Oshell sent her regrets and will not be joining the Board.</li> <li>- Municipality of Powassan will be contacted to advertise for 2 new board members until the end of this term</li> <li>- Staff and CEO will continue to gauge interest from qualified patrons</li> </ul> <ul style="list-style-type: none"> <li>- After a discussion on current operating hours, CEO recommended that <b>the hours be left as they are until the new CEO is hired and the fall municipal elections are over - the <u>Board agreed.</u></b></li> <li>- Board requested that a survey be completed with our newsletter recipients to determine which day they would choose to cut if we had to reduce the library hours.</li> </ul> <ul style="list-style-type: none"> <li>- Pat Stephens agreed to be the replacement for Tina Martin as the third contact person for the security company.</li> </ul> <p>Document is in progress and will be ready to send along with the approved 2026 Budget.</p> <ul style="list-style-type: none"> <li>- Applications for the Provincial 2026 Ontario Seniors Community grant and the Federal Canada Summer Job Program have been submitted.</li> <li>- CEO is looking into Capital Grants to subsidize the repairs to the elevator.</li> </ul>	<p>Hiring Committee</p> <p>CEO, staff members</p> <p>CEO, Communication Coordinator</p> <p>Pat Stephens</p> <p>CEO</p> <p>CEO</p>
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g) Library Agreement Renewal Update	<ul style="list-style-type: none"> <li>- Meeting is still pending. Next meeting will potentially be scheduled for February 2026.</li> <li>- Powassan Councilor informed the Board that he is looking into the cost and possibility of Powassan leaving the Union and starting their own library at 250 Clark.</li> </ul>	Randy Hall
h) Upcoming Activities	<ul style="list-style-type: none"> <li>- January 28, 2026, representative from Service Canada will offer sessions on CPP</li> <li>- Author visit - John Lévesque</li> <li>- Music Meet Up – every third Wed. monthly</li> <li>- Fish Hatchery up and running</li> <li>- Free tech help every Wednesday with appt.</li> <li>- Members suggested that public presentations be scheduled on the following subjects: MAiD, local Hospice Care, Anti-fraud, Financial Planning.</li> </ul>	Randy Hall
6. Correspondence	<ul style="list-style-type: none"> <li>- Email from Sue Oshell sending her regrets.</li> </ul>	Randy Hall
7. Committee Reports		
a) Property Committee	<p>Two companies were contacted to get quotes to make the elevator well waterproof.</p> <ul style="list-style-type: none"> <li>- Greater City Concrete Works Limited was recommended by the Elevator Repair Fellow and quoted \$6,080.40 +HST</li> <li>- Gateway Construction from North Bay quoted \$4,285 +HST</li> <li>- Working with Underground Solutions to get a third quote.</li> </ul>	CEO
b) Financial Committee	<ul style="list-style-type: none"> <li>- The 2026 budget was presented and adopted with the addition of \$4,000 in Maintenance for making the elevator well waterproof.</li> </ul> <p><b><u>Motion: 2026-02</u></b></p> <p><b>That the 2026 Budget be adopted as amended with the addition of \$4,000 to maintenance for elevator repairs.</b></p> <p><b>Moved by:</b> Steven Kirkey  <b>Seconded by:</b> Larry Woodward</p> <p>Carried.</p>	CEO

<p>c) Policy Committee</p> <p>d) Friends of the Library</p>	<ul style="list-style-type: none"> <li>- The Budget will be sent out to three Municipalities along with the 2025 Annual Report and the letter from the Chairperson.</li> <li>- Audit is scheduled for the week of March 9<sup>th</sup> to 13<sup>th</sup>, with final report presented at the April 20, meeting.</li> <li>- RES-04 Health and Safety Policy was reviewed by Board members and approved without recommending any changes.</li> <li>- Board members reviewed the new PDUPL Conduct Response Matrix and made several valid suggestions to improve it.</li> <li>- The Friends did not meet in January, so nothing to report.</li> </ul>	<p>CEO, Brea</p> <p>CEO</p>
<p><b>8. Adjournment</b></p>	<p><b>Motion: 2026-03</b> That the January 19, 2026, meeting be adjourned at 7:36 pm. <b>Moved by:</b> Pat Stephens</p>	<p>Next meeting: February 23, 2026, at 6:15 pm</p>

Chair:  \_\_\_\_\_  
Debbie Piper

Recorder:  \_\_\_\_\_  
Marie Rosset, CEO

# THE GOLDEN SUNSHINE MUNICIPAL NON-PROFIT HOUSING CORPORATION

## BOARD OF DIRECTORS MEETING MINUTES

Common Room – January 20, 2026

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A regular meeting of the Golden Sunshine Municipal Non-Profit Housing Corporation board was held on Tuesday January 20, 2026.

Present: Bernadette Kerr, Mieke Markus, Dave Britton, Dave Yemm, Amber McIsaac and Lynne Roy.  
Regrets Calvin Young & Leo Patey

### 1. Call to Order

The meeting was called to order by Bernadette Kerr

#### Resolution 2026-01:

the Golden Sunshine Non-Profit Housing Corporation calls the Board of Directors meeting on January 20, 2026 at: 9:30am.

**Moved by: Dave Y Seconded by: Lynne Carried.**

### 2. Additions to Agenda

None noted.

### 3. Approval of the Agenda

The agenda was approved as presented.

#### Resolution 2026-02

the Golden Sunshine Non-Profit Housing Corporation hereby approves the agenda for January 20, 2026 board of directors meeting.

**Moved by: Dave B Seconded by: Mieke Carried.**

**4. Conflict of Interest Disclosure:** No conflicts of interest were declared.

### 5. Approval of the Minutes from December 16, 2025

The minutes from the December 16, 2025 board meeting were reviewed and approved.

#### Resolution 2026-03:

the Golden Sunshine Non-Profit Housing Corporation hereby approves the minutes of the December 16, 2025.

**Moved by: Dave Y Seconded by: Lynne Carried.**

### 6. Business Arising

#### a) COCHI Elevator Project

Amber reported that elevator repairs will be in the spring, waiting on set timeline from TKE.

#### b) 2026 Operating Budget

the 3<sup>rd</sup> draft of the 2026 operating budget was presented.

#### Resolution 2026-04:

the Golden Sunshine Non-Profit Housing Corporation approves the 2026 operating budget as presented.

**Moved by: Dave Y. Seconded by: Lynnes Carried.**

### **c) HST Deposit to Capital Reserves**

Financials presented for 2025 OPHI Funding 'Patio Project'.

#### **Resolution 2026-05:**

The Golden Sunshine Non-Profit Housing Corporation approves the return of \$9,923.29 to the capital reserves, representing HST refunded from the original withdrawal for the 2025 patio project.

**Moved by: Mieke Seconded by: Dave Y Carried.**

### **7. Correspondence**

#### **a/b) Financials**

The Board reviewed and accepted all financial documents as presented.

#### **Resolution 2026-06:**

The Golden Sunshine Non-Profit Housing Corporation has received and approved the December 2025 financial transaction reports, and income statement as presented.

**Moved by: Dave B. Seconded by: Dave Y. Carried.**

### **8. Closed Session**

#### **Resolution 2026-07:**

That the Golden Sunshine Non-Profit Housing Corporation moved into closed session at 9:50.

**Moved by: Dave Y Seconded by: Mieke Carried.**

#### **Resolution 2026-08:**

That the Golden Sunshine Non-Profit Housing Corporation moved out of closed session at 9:57.

**Moved by: Mieke Seconded by: Dave Y. Carried.**

### **9. Next Meeting**

The next meeting of the Board is scheduled for February 17, 2026 @ 9:30am.

### **10. Adjournment**

There being no further business, the meeting was adjourned at 10:02 a.m.

#### **Resolution 2026-09:**

Be it resolved that the Board of Directors meeting of December 16, 2025, is hereby adjourned

**Moved by: Dave B Seconded by: Dave Y Carried.**



Bernadette Kerr, President



Amber Mclsaac, Secretary

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

BYLAW NO. 2026-XX

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Being a Bylaw to Regulate Parking on Highways in the Municipality of Powassan

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**Whereas** section 9 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under that Act or any other Act.

**And whereas** section 10(1) of the Municipal Act, 2001 provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**And whereas** section 10(2) of the Municipal Act, 2001 provides that a single-tier municipality may pass bylaws respecting: in paragraph 5, social and environmental well-being of the municipality; in paragraph 6, health, safety and well-being of persons; in paragraph 7, services and things that the municipality is authorized to provide under section 10(1); in paragraph 8, protection of persons and property; and in paragraph 10, structures, including signs;

**And whereas** Section 7.1(1)(c) of the Fire Protection and Prevention Act, 1997, S.O. 1997, allows a Council of a Municipality to pass bylaws designating private roads as Fire Routes where parking is prohibited and provide for the removal and impounding of any motor vehicle parked on a Fire Route;

**And whereas** it is deemed expedient to regulate or prohibit certain parking on highways within the limits of the Municipality of Powassan;

**Now therefore** the Council of The Corporation of the Municipality of Powassan hereby enacts as follows:

**Short Title**

1. This Bylaw may be cited as the “Parking Bylaw”.

**Application**

2. This Bylaw applies to all highways in the Municipality which are under jurisdiction of the Municipality and/or maintained by the Municipality.

**Schedules**

3. The Schedules referred to in this Bylaw form an integral part of it. Each entry in a column of a Schedule is to be read in conjunction with the entry or entries across from it.

**Severability**

4. If any provision or part of a provision of this Bylaw is declared by a court of competent jurisdiction to be illegal or inoperative in whole or in part, or inoperative in particular

circumstances, such provision or part of the provision shall be deemed to be severable, and the balance of the Bylaw, or its application in other circumstances, shall not be affected and shall continue to be in full force and effect.

## **Definitions**

5. For the purposes of this Bylaw:

“Accessible Parking Permit” means an Accessible Parking Permit issued pursuant to Part 3 under the Highway Traffic Act.

“Authorized Sign” means any sign, device, or barricade placed or erected by the Municipality on a highway for the purpose of regulating, warning, guiding or prohibiting parking. Authorized sign includes any official sign placed or erected by the Municipality on a highway.

“Boulevard” means an area between:

- (1) the outer edge of the shoulder of a roadway and the sidewalk or property line; or
- (2) where there is a curb along the roadway between the curb and the sidewalk or property line.

“Bylaw Officer” means the Municipal Law Enforcement Officer of the Municipality, or their delegate.

“Bus” means a motor vehicle designed for carrying ten (10) or more passengers for hire and used for the transportation of persons.

“Commercial Motor Vehicle” means a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on the highways.

“Construction Equipment” includes front-end loader, back-hoe, bulldozer and any other vehicle used primarily for construction purposes.

“Corner” means the point of intersection of the improved limit of the intersecting roadways.

“Council” means the municipal council of The Corporation of the Municipality of Powassan.

“Crosswalk” means:

- (1) that part of a highway at an intersection which is included within the connection of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or, in the absence of curbs, from the edges of the roadway, or
- (2) any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signs or by lines or other markings on the surface.

“Curb” means the raised edge at the outer limits of the travelled portion of a highway.

“Designated parking space” means a parking space designated under this by-law for the exclusive use of a vehicle displaying a permit in accordance with the requirements of the Highway Traffic Act and the regulations thereunder and this by-law:

“Emergency Vehicle” means vehicles of the police and fire departments, ambulances, civil defence and public utilities emergency vehicles.

“Heavy Vehicle” means a commercial motor vehicle for which the gross vehicle weight as shown on the registration permit issued under the Highway Traffic Act, RSO 1990, c. H.8 exceeds 3,000 kilograms.

“Highway” includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle designed and intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof. Highway also includes parking lots on properties owned or operated by the Municipality of Powassan as well as any privately owned roads or parking lots designated as Fire Routes by the municipality.

“Holiday” means a holiday as defined in the Legislation Act, 2006, SO 2006, c. 21, as amended, and any successor law thereto.

“Intersection” means the area embraced within the prolongation or connection of the lateral curb lines or, if none, then of the lateral boundary lines of two or more highways that join one another at an angle, whether or not one highway crosses another.

“Loading Zone” means a designated portion of a highway adjacent to the curb reserved for the exclusive use of commercial motor vehicles and taxis during loading and unloading.

“Motor Vehicle” includes an automobile, a motorcycle, a motor-assisted bicycle unless otherwise indicated in this by-law, and any other vehicle propelled or driven otherwise than by muscular power, but does not include a street car or other motor vehicle running only upon rails, a power-assisted bicycle, a motorized snow vehicle, a traction engine, a farm tractor, a self-propelled implement of husbandry or a road-building machine.

“Municipality” means The Corporation of the Municipality of Powassan.

“Park” or “Parking” means the stopping or standing of a vehicle, whether occupied or not, with or without the engine activated.

“Parking Supervisor” means the person appointed by the Municipality from time to time to oversee Municipality Parking operations, or his or her delegate.

“Pedestrian” means a person afoot or in a wheelchair or a child in a carriage.

“Police Officer” means a sworn member of a police service having jurisdiction within the Municipality.

“Public Works Foreman” means the Public Works Foreman for The Corporation of the Municipality of Powassan or their delegate.

“Recreational Vehicle” includes a motor home, travel trailer, tent trailer, snowmobile, boat, all-terrain vehicle, and trailer designed or used for hauling a recreational vehicle.

“Road” means a highway as defined in this bylaw.

“Roadway” means the part of the highway that is improved, designed or ordinarily used for vehicular traffic, but does not include the shoulder, the boulevard or the sidewalk and, where a highway includes two or more separate roadways, the term “roadway” refers to any one roadway separately and not to all the roadways collectively.

“Schedule” means a Schedule attached to and forming part of this bylaw, unless otherwise indicated.

“School Bus” means a bus that,

- (1) is painted chrome yellow; and
- (2) displays on the front and rear thereof the words “school bus” and on the rear thereof the words “do not pass when signals flashing”.

“Sidewalk” means that portion of a highway between the curb lines or the lateral lines of a roadway and the adjacent property lines, improved by paving, concrete or other means for the use of pedestrians.

“Stand” or “Standing” means the halting of a vehicle, whether occupied or not, except for the purpose of and while actively engaged in receiving or discharging passengers.

“Stop” or “Stopping”, when prohibited, means the complete cessation of movement of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or of a traffic control sign or signal.

“Street” means a highway as defined in this bylaw.

“Traffic” includes pedestrians, ridden or herded animals, vehicles, and other conveyances either singly or together while using any highway for the purpose of travel.

“Trailer” means a vehicle so designed that it may be attached to or drawn by a motor vehicle; and intended to transport property or persons, but does not include machinery or equipment used in the construction or maintenance of highways;

“Vehicle” includes a motor vehicle, trailer, traction engine, farm tractor, roadbuilding machine, bicycle and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a motorized snow vehicle.

### **General Parking Regulations**

6. No person shall park a vehicle on any highway, other than a highway where angle parking is permitted, unless:

- (1) on the right-hand side of the highway having regard for the direction in which the vehicle has been proceeding;

- (2) the right front and right rear wheels of the vehicle are parallel to and not more than 50 centimetres from the curb or edge of the roadway; and
- (3) on uncurbed highways or in winter, the vehicle is parked parallel, and as close as circumstances and weather conditions permit, to the edge of the boulevard or sidewalk, as the case may be.

7. Where a parking space is designated by painted lines on a highway, no person shall park vehicle other than within the painted limits of the parking space.

8. No person shall park or stand a vehicle on a highway in such a manner as to interfere with the movement of traffic or the clearing of snow from the highway.

9. No person shall interfere with an authorized sign or other sign or barricade erected or lawfully placed pursuant to the provisions of this bylaw.

10. No person shall park a vehicle on a highway in any place where authorized signs prohibiting parking are on display and, without limiting the generality of the foregoing, this subsection encompasses offences committed under sections 34, 35, 36, 39, and 41 of this by-law and proceedings for offences committed under those sections may be commenced under this section of the bylaw.

11. No person shall park a vehicle on any sidewalk.

12. No person shall park a vehicle upon any boulevard unless permitted by the posting of authorized signs.

13. No person shall park a vehicle on a crosswalk, or in such a way as to obstruct a crosswalk.

14. No person shall park a vehicle in an intersection or in such a way as to obstruct an intersection.

15. No person shall park a vehicle within three metres of any corner.

16. No person shall park a vehicle in front of a public or private entrance/driveway.

17. No person shall park a vehicle within three metres of a fire hydrant.

18. No person shall park a vehicle within 90 metres of the scene of a fire in progress.

19. No person shall park a vehicle on any bridge or within 10 metres of the entrance or exit thereof.

20. No person shall park a vehicle on the approach to any fire station, police station, or other place where emergency vehicles require regular access.

21. No person shall park a vehicle on the roadway side of any vehicle stopped or parked at the edge of the highway.

22. No person shall park a vehicle in such a position as will prevent the removal of any other vehicle previously parked.

23. No person shall park a vehicle on any highway for more than 72 hours.

24. No person shall park a vehicle on any highway while advertising the vehicle for sale by way of a sign in or on the vehicle.

25. No person shall park a vehicle on any highway for the purpose of washing, greasing, or repairing such vehicle, except for immediate repair due to an emergency.

26. In this section, “permit” means a permit issued under Subsection 7 (7) of The Highway Traffic Act, R.S.O. 1990, consisting, except when the permit is an IRP cab card, of a vehicle portion and a plate portion.

(1) No person shall park a vehicle or trailer on a highway unless:

- (a) there exists a currently validated permit for the vehicle;
- (b) there are displayed on the vehicle, in the prescribed manner, number plates issued in accordance with the regulations showing the number of the permit issued for the vehicle;
- (c) evidence of the current validation of the permit is affixed, in the prescribed manner, to one of the number plates mentioned in paragraph (b) displayed on the vehicle.

27. No person shall park a vehicle that is a bus, school bus, commercial motor vehicle with a capacity greater than one tonne, heavy vehicle, construction equipment, trailer designed or used for commercial purposes, or recreational vehicle, on any highway within or abutting a residential zone.

28. No person shall park a trailer on a highway unless the trailer is attached to a vehicle by which it may be drawn.

29. No person shall park a vehicle on a highway if:

- (1) the vehicle is on a jack or a similar device; and
- (2) one or more wheels have been removed from the vehicle or part of the vehicle is raised.

### **Emergency Access**

30. When authorized signs are on display, no person shall park a vehicle on a highway in any location identified as a fire route, an emergency access route one or otherwise being for the use of emergency vehicles.

### **Accessible Parking**

31. No person or organization shall park a vehicle in a designated accessible parking space unless;

- (1) a currently valid accessible parking permit has been issued to that person, organization or to a passenger being picked up or transported in the vehicle, and
- (2) such accessible parking permit is displayed on or in the vehicle in accordance with the requirement of the Highway Traffic Act, the regulation made thereunder and this bylaw.

32. No persons with an accessible parking permit shall park a vehicle for more than two (2) hours in a designated parking space as described in Schedule "B" attached hereto and forming part of this Bylaw.

### **Winter Months**

33. No person shall park a vehicle on any highway between the hours of 11:00 p.m. and 7:00 a.m. commencing on November 1 and ending on March 31, inclusive.

34. When a snow removal sign is posted on a highway:

(1) no person shall park a vehicle on that highway; and,

(2) any person who has already parked a vehicle on the highway prior to the sign being posted shall remove the vehicle within 12 hours of the sign being posted.

35. No person shall park a vehicle on a highway at any time during a snowfall or within the 24-hour period following a snowfall, during the period commencing on November 1 and ending on March 31, inclusive.

### **Intersections, Parks, Narrow Highways**

36. Where authorized signs are on display, no person shall park, stand or stop a vehicle on a highway:

(1) within 3 metres of any corner or intersection;

(2) on other than one side of any highway, the roadway of which is less than 7.5 metres in width.

### **Bus Zones**

37. When authorized signs are on display, no person shall stand or park a vehicle other than a bus on a portion of a highway designated as a bus stop.

### **Angle Parking**

38. (1) Where authorized signs are on display so indicating, angle parking is permitted on the highways set out in column 1 of Schedule 3 of this bylaw, within the limits set out in columns 2, 3, and 4.

(2) Where angle parking is permitted, no person shall park a vehicle except at the angle indicated by the authorized signs and so that the front end of the vehicle is nearest the edge of the highway.

## **No Parking Areas – Any Time**

39. Where authorized signs are on display, no person shall park a vehicle on any highway at the side of and between the limits of the highway as set out in Schedule A of this bylaw.

## **Extent of Signed No Parking Areas**

40. The extent of a No Parking area designated by official signs or authorized signs terminates:

- (1) at an intersection with a highway; or,
- (2) at another official sign or authorized sign, which designates a different type of no parking area, or which authorizes and regulates parking in that area.

## **Loading Zones**

41. No person shall park a vehicle on a highway in any location identified as a passenger or commercial loading zone for a period of time longer than that permitted.

## **Authorizations**

42. The Public Works Foreman, or their delegate, is hereby authorized to:

- (1) erect or place and maintain such signs as may be necessary to give effect to the provisions of this bylaw, or as required to regulate parking for the safety or convenience of the public, including, but not limited to, official signs and traffic control devices;
- (2) erect or place and maintain temporary parking restriction signs for the purpose of regulating or prohibiting parking:
  - (a) where there is highway construction, repair, or painting underway;
  - (b) to allow for snow plowing and snow removal, depending on snowfall in any particular year;
  - (c) for the purpose of a community event; or,
  - (d) in the event of an emergency;
- (3) remove or cause to be removed without notice any sign, device, or barricade found on a highway which resembles an official sign or authorized sign, but which is not an official sign or authorized sign.

## **Exemptions**

43. The provisions of this by-law prohibiting and regulating parking shall not apply to:

- (1) police vehicles, Municipality of Powassan Fire Department vehicles, and ambulances;
- (2) Municipality bylaw enforcement vehicles;

(3) vehicles of or used by the Municipality in use in connection with public works being done on or near a highway;

(4) a vehicle, the crew of which is engaged in making emergency repairs to a public utility or service; and,

(5) Canada Post Corporation vehicles.

## **Enforcement**

44. (1) Any Police Officer or Municipal Law Enforcement Officer, employed by or under contract with the Municipality to enforce this bylaw may enforce the provisions of this bylaw.

(2) The Chief, a Deputy Chief, or a Captain of the Municipality of Powassan Fire Department may enforce the provisions of sections 20 and 29.

45. No person shall hinder or obstruct, or attempt to hinder or obstruct, any Provincial Offences Officer who is exercising a power or performing a duty under this bylaw.

## **Offences and Penalties**

46. Every person who contravenes any provision of this bylaw is guilty of an offence and upon conviction is liable to a fine as provided for by the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, as amended.

## **Owner Liability**

47. Where a vehicle has been parked in contravention of this bylaw, the owner of the vehicle is guilty of an offence, even if the owner was not the driver of the vehicle at the time of the contravention and, upon conviction, is subject to a fine as provided in the Provincial Offences Act unless, at the time of the offence, the vehicle was in the possession of another person without the owner's consent.

## **Order Prohibiting Continuation**

48. Where any person contravenes any of the provisions of this bylaw and a conviction is entered, in addition to any other remedy and to any penalty imposed by this by-law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may make an Order prohibiting the continuation or repetition of the offence by the person convicted.

49. Any person who contravenes an Order Prohibiting Continuation or Repetition made under this bylaw is guilty of an offence and, upon conviction, is subject to a fine as provided in the Provincial Offences Act.

## **Vehicle Towing**

50. (1) Where any vehicle is parked in contravention of this bylaw and the vehicle is interfering with the movement of traffic or with snow clearing or removal operations, the vehicle may be towed, removed, and impounded at the direction of a police officer, provincial offences officer, bylaw enforcement officer, Chief Fire Official, or the Public Works Foreman or their authorized delegate, at the sole risk and expense of the owner.

(2) Where authorized signs are on display, any vehicle parked in contravention of this bylaw may be towed, removed and impounded at the direction of a police officer, provincial offences officer, bylaw enforcement officer, or the Public Works Foreman or their authorized delegate, at the sole risk and expense of the owner.

### **Coming Into Force**

51. (1) This Bylaw No. 2026-XX shall not come into force and effect until the date that Orders made by the Regional Senior Justice of the Ontario Court of Justice pursuant to the Provincial Offences Act, and the Courts of Justice Act, RSO 1990, c. C.43, and regulations thereunder take effect, approving set fines for offences under this bylaw.

(2) Upon the coming into force Bylaw No. 2001-23 and Bylaw 2009-54 and all amendments thereto are hereby repealed.

READ a FIRST and SECOND time on \_\_\_\_\_ 2026 and READ a THIRD and FINAL time and passed as such in open Council this \_\_\_\_\_ 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**SCHEDULE "A"**

**PARKING RESTRICTIONS**

No Parking Any Time When Authorized Signs Are Posted

<b>HIGHWAY</b>	<b>SIDE</b>	<b>FROM</b>	<b>TO</b>
Main Street	West	Chisholm Street	Northern boundary of Plan 43, Block 2, Lot 5, also known as 555 Main Street
Main Street	East	Southern boundary of Plan 44, Block A, Lot 2, also known as 440 Main Street	Valley View Drive
Main Street	East and West	Valley View Drive East	Valley View Drive West (northern intersection of Main Street and Valley View Drive W)
Spetz Avenue	West	Valley View Drive East	Southern terminus of Spetz Avenue
Memorial Park Drive W	North	Main Street	Edward Street
Memorial Park Drive E	North and South	Bridge Street	Queens Ave
Oakwood Road	West	Northern boundary of lot at Concession 16, Part Lots 14 and 16, parcel 17479; also known as 430 Oakwood Road	Southern boundary of lot at Concession 16, Part Lots 14 and 16, parcel 17479; also known as 430 Oakwood Road

30 Minute Loading Zones

HIGHWAY	SIDE	FROM	TO
Edward Street	West	Chisholm Street	King Street

## SCHEDULE “B

### ACCESSIBLE PARKING SPOTS

Parking only permitted for vehicles with valid Accessible Parking Permit

#### 1. Main Street

HIGHWAY	SIDE	FROM	TO
Main Street (in front of 473 Main Street)	West	A point 20 metres north of Memorial Park Dive	A point 25 metres north of Memorial Park Dive
Main Street (in front of 497 Main Street)	West	A point 3.96 metres north of King Street	A point 9 metres north of King Street
Main Street (in front of 495 Main Street)	West	A point 30 metres north of King Street	A point 36 metres north of King Street
Main Street (in front of 507 Main Street)	West	A point 22 metres south of King Street	A point 27 metres south of King Street
Main Street (in front of 519 Main Street)	West	A point 70 metres south of King Street	A point 76 metres south of King Street.

#### 2. Powassan and District Union Library – 324 Clark Street, Powassan

- a. Two parking stalls along the eastern facing wall, running from the southeast corner of the building, north for a combined width of 5 metres.

#### 3. Trout Creek Community Centre - 181 Main Street West, Trout Creek

- a. From the east entrance into the parking lot of Trout Creek Community Centre, an area the extends 16metres to the west along the fence that borders the north boundary of the parking lot, having a depth of 6metres extending south from the fence

#### 4. Municipality of Powassan – 250 Clark Street, Powassan

- a. On the south face of the building, the first parking stall located directly to the east of the main entrance.
- b. On the north (rear) face of the building, the first parking stall to the east of the northwest corner of the building.

5. Powassan Sportsplex Community Centre – 433 Main Street

- a. Along the front (east) wall, a 2.6-metre-wide parking space extending south from southern edge of the main entrance.
- b. Along the front (east) wall, a 2.6-metre-wide parking space extending south from the northeast corner of the building.

**SCHEDULE “C”**

**FIRE ROUTES/EMERGENCY ACCESS ROUTES  
Parking Prohibited When Authorized Signs Posted**

1. Municipality of Powassan – 250 Clark Street, Powassan

Location	SIDE	FROM	TO
East Driveway that runs along the east boundary of the lot	West and east	Clark Street	Northern boundary of the property

2. Fire Station 1/Council Chambers – 252 Clark Street, Powassan

a.

Location	SIDE	FROM	TO
Driveway that runs along the western boundary of the lot located at 250 Clark Street to the northern boundary of 252 Clark Street	West and east	Clark Street	Northern boundary of the property

- b. West side of building, an access route 20 metres wide running from the northwest corner of the building to the southwest corner of the building.
- c. East side of building, an access route 20 metres wide running from the northeast corner of the building to the southeast corner of the building.

3. Powassan Sportsplex Community Centre – 433 Main Street

- a. Running west from Main Street to the eastern facing wall of the building, an access route with a width of 6 metres starting on the southern edge of the parking lot.

4. Trout Creek Community Centre - 181 Main Street West, Trout Creek

- a. A 9-metre-wide access route running from north to south along the western wall of the Trout Creek Community Centre, from the Main Street West property line to the southern end of the community centre.

5. Fire Station 2 – 130 Main Street West, Trout Creek

HIGHWAY	SIDE	FROM	TO
Main Street West	North	Eastern boundary of property located at 130 Main Street West (Plan M5, Lots 12 and 13)	Western boundary of property located at 130 Main Street West (Plan M5, Lots 12 and 13)

6. Eastholme Home for the Aged – 62 Big Bend Avenue

- a. On the front (north) side of the building, a six-metre-wide access route from Big Bend Avenue, along the north face of the building, and extending out to Cathrine Street.
- b. On the south side of the north wing, a six-metre access route extending from Big Bend Avenue, along the length of the building.
- c. On the east side of the south wing, a six-metre-wide access route along the building extending from the central entrance door to the southern edge of the building.

7. The Pines Senior Apartments – 325 Catherine Street

- a. Along the front (west) side of the building, a six-metre-wide access route, extending from Catherine Street to the south edge of the parking lot.

8. The Meadow View – 175 Big Bend Avenue

- a. Along the front (west) side of the building, a six-metre-wide access route, extending from Big Bend Avenue to the south edge of the parking lot.

## SCHEDULE "D"

### PART II PROVINCIAL OFFENCES ACT Set Fines

ITEM	COLUMN 1 Short Form Wording	COLUMN 2 Provision creating or defining the offence	COLUMN 3 Set Fine (\$)
1.	Fail to park on the right hand side of highway.	6(1)	50
2.	Fail to park within 50cm of curb/edge of roadway.	6(2)	50
3.	Fail to park within painted lines in designated parking space.	7	50
4.	Park/stop/stand vehicle in manner that interferes with movement of traffic/clearing of snow.	8	50
5.	Park where prohibited by authorized sign.	10	50
6.	Park vehicle on sidewalk.	11	50
7.	Park vehicle on boulevard.	12	50
8.	Park vehicle on crosswalk.	13	50
9.	Park vehicle in intersection/obstruct intersection.	14	50
10.	Park vehicle within 3 metres of corner.	15	50
11.	Park vehicle in front of public/private entrance/driveway.	16	50
12.	Park vehicle within 3 metres of hydrant.	17	50
13.	Park vehicle within 90 metres of fire scene in progress.	18	100
14.	Park vehicle on/within 10 metres of a bridge.	19	50
15.	Park vehicle on approach to fire station/police station/ambulance station.	20	250
16.	Park vehicle on roadway side of vehicle parked at edge of highway.	21	50
17.	Park vehicle in manner that will prevent removal of	22	50

	previously parked vehicle.		
19.	Park vehicle on highway for more than 72 consecutive hours.	23	50
20.	Park vehicle on highway while advertising for sale by way of sign.	24	50
21.	Park vehicle on highway without currently valid permit.	26(1)(a)	50
22.	Park vehicle on highway without issued number plates properly affixed.	26(1)(b)	50
23.	Park vehicle on highway without evidence of current permit validation affixed to number plate	26(1)(c)	50
24.	Park bus/commercial motor vehicle/heavy vehicle/recreational vehicle/construction equipment on highway within residential zone	27	50
25.	Park unattached trailer on highway	28	50
26.	Park vehicle on highway if vehicle on jack/similar device	29(1)	50
27.	Park vehicle on highway when one or more wheels have been removed	29(2)	50
28.	Park vehicle on a highway in a fire route/emergency access route	30	250
30.	Park vehicle on highway in designated accessible parking space without valid permit	31(1)	300
31.	Park vehicle on highway in designated accessible parking space if permit not displayed as required	31(2)	300
32.	Park vehicle on highway in designated accessible parking space for more than 2 hours	32	50
33.	Park vehicle on any highway between 11:00pm and 7:00am between November 1 and March 31	33.	50
34.	Park vehicle on highway when snow removal sign posted	34(1)	50
35.	Fail to remove vehicle parked on highway within 12 hours of snow removal sign being posted	34(2)	50
36.	Park vehicle on highway during snowfall or within e 24-hour period following a snowfall	35	50
37.	Park vehicle on highway within 3 metres of any corner when sign on display	36(1)	50
38.	Park vehicle on highway other than on one side when roadway is less than 7.5m wide when signs on display	36(2)	50
39.	Park vehicle on highway other than bus at designated bus stop when sign on display	37	50
40.	Park vehicle on highway where angle parking permitted not at angle indicated by authorized sign	38(2)	50
41.	Park vehicle on highway where prohibited by authorized sign	39	50
42.	Park vehicle on highway in area identified as loading zone for longer than time specified by authorized sign	41	50

**Note: The general penalty provision for the offences listed above is Section 46 of Bylaw 2026-XX, a certified copy of which has been filed.**

DRAFT

## MEMO

To: Council  
From: Protective Services Official, M. Peddle  
Re: Draft Trailer Bylaw

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### RECOMMENDATION:

That this memo regarding the enacting of a bylaw for the regulation of trailers be received and any comments regarding the draft Bylaw be forwarded to staff Wednesday, April 1<sup>st</sup>, 2026, and if no changes are received the Bylaw can be presented at the next Regular Meeting of Council on April 7, 2026, for first and second reading.

### ANALYSIS:

The attached bylaw was developed based on the corresponding bylaws from Nipissing Township and Armour Township. The following changes were included to better suit the specific needs of our Municipality:

- 1) The one/two/three-month licenses be used primarily for the purpose of allowing temporary living accommodations for people building property on vacant land. This would require an additional amendment to the zoning bylaw to remove the prohibition of trailers on vacant land granted the trailer use is in accordance with the parameters set out by the permit.
- 2) Offer a seasonal license that will be active from May 1<sup>st</sup> to November 30<sup>th</sup>. This will allow property owners to have and use trailers on their property during major holidays/long weekends and hunting season, when we are most likely to see frequent, short-term use of trailers popping up within the Municipality.
- 3) Offer an annual license for individuals that intend to keep their trailer on their property year-round. Many trailer owners who are parking their trailer on their property do not have anywhere else to store their trailer, so prohibiting the long-term storage of trailers on property would not only create additional enforcement work, but it would also create undo hardship for many residents. These annual licenses would still stipulate that the trailers can not be in use between the dates of December 1<sup>st</sup> and April 30<sup>th</sup>.

These alterations would address the issue of allowing trailers on vacant land during builds, short-term trailer use in the spring/summer/fall, and year-round trailer storage. Additionally, the fees associated with these trailer licenses will provide a new source of revenue for the Municipality.

# THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

## BYLAW #2026-XX

### Being A Bylaw to Licence Trailers within the Municipality

**WHEREAS** the *Municipal Act*, S.O. 2001 as amended, Section 164 authorizes a municipality to pass Bylaws to licence trailers.

**AND WHEREAS** it is desirable to regulate the use of trailers within the Municipality;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Powassan enacts the following:

#### **SECTION 1 – TITLE AND APPLICATION**

- 1.1 This Bylaw shall be cited as the 'Trailer Licence' Bylaw.
- 1.2 The licencing provisions enacted by this Bylaw does not apply to:
  - a) Assessed Trailers as defined in Section 2.7
  - b) Trailers located in Trailer Camps, Commercial as defined in Section 2.4
  - c) A Stored Trailer as defined in Section 2.6
- 1.3 This Bylaw applies to any trailer, even if the trailer was placed on the property prior to date of enactment of this Bylaw.

#### **SECTION 2 – DEFINITIONS**

- 2.1 MUNICIPALITY – means The Corporation of the Municipality of Powassan and shall be defined as the lands and premises within the corporate limits.
- 2.2 TRAILER – means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn, is propelled by the motor vehicle or is a self-propelled camping unit and is capable of being used for the living, sleeping, or eating accommodation of any persons. Without limiting the generality of the foregoing includes, a park model trailer, a tent trailer, a camper trailer, a recreational trailer, a fifth wheel, a bus converted into a motor home, a motor home, or a truck camper
- 2.3 TRAILER, PARK MODEL – means a manufactured building under the Ontario Building Code O. Reg. 332/12 Section 9.38 "Park Model Trailers" which has been designed and constructed in conformance with the standards of CSA-Z241 "Park Model Trailers", and which is used as a recreational vehicle or building that meets the following criteria:
  - a) Built on a single chassis mounted on wheels; and
  - b) Designed to facilitate relocation from time to time; and
  - c) Designed as living quarters for seasonal camping which may be connected to utilities necessary for the operation of installed fixtures and appliances; and
  - d) Built with a gross floor area, including lofts, not exceeding 50 square metres (538 sq. ft.) when in the set-up mode; and
  - e) Built with a width greater than 2.6 metres (8.5 feet) in the transit mode.
- 2.4 TRAILER CAMP, COMMERCIAL – means any land in or upon which any trailer or tent is used or intended to be used for human occupation on a temporary or seasonal basis and shall not include mobile homes or park model trailers.
- 2.5 SELF-PROPELLED CAMPING UNIT – means a motor vehicle designed, equipped and used for overnight sleeping accommodation and that includes built-in facilities for sleeping, cooking and refrigeration.

- 2.6 STORED TRAILER – means any MTO plated trailer located on a property for the purpose of storing such trailer.
- 2.7 ASSESSED TRAILER – means any trailer legally located on a property and that is assessed under the *Assessment Act*.
- 2.8 PERMANENT BASIS – means either year-round occupancy or occupancy by persons who do not maintain elsewhere a usual or normal place of residence.
- 2.9 OCCASIONAL USE – means used for temporary accommodations not to exceed 14 days within one year.

### **SECTION 3 – LICENCE AND REGULATIONS**

- 3.1 No person shall use or permit to be used, a trailer, on lands within the Municipality, unless such trailer is licenced under this Bylaw. For clarity, pursuant to Section 1.3 of this Bylaw this requirement to obtain a licence applies to trailers which were located on property prior to the date of passage of this Bylaw.
- 3.2 A licence issued pursuant to this Bylaw authorizes the use and maintenance of a trailer for temporary accommodations only. The issuance of a licence does not grant the licensee the authority to occupy the trailer on a permanent basis. In furtherance of the foregoing, no person shall occupy or permit to be occupied a trailer during the period commencing December 1st of a calendar year and ending April 30th of the following calendar year.
- 3.3 The issuance of a licence is not intended and shall not be construed as permission or consent by the Municipality for the holder of the licence to contravene or to fail to observe or comply with any law of Canada, Ontario or any Bylaw of the Municipality.
- 3.4 A maximum of one (1) trailer licenced under this Bylaw is permitted on a single vacant parcel of land. Trailers, Park Model are not permitted on a single vacant parcel of land.
- 3.5 The owner of the property upon which the trailer is to be located shall consent to its placement on the property.
- 3.6 A maximum of one (1) stored trailer is permitted on a vacant residential or developed residential property. A stored trailer may be used for occasional use.
- 3.7 Trailers are not permitted to be parked on Municipal property for the purpose of storage or placement for recreational purposes.

### **SECTION 4 – LICENCE APPLICATION AND FEES**

- 4.1 All applications for such licence shall be made to the Municipality upon the prescribed form attached to this Bylaw as Schedule 'A' and shall include the submissions referenced therein, including payment of the Licence Fee required, as per Schedule 'C' of this Bylaw.
- 4.2 No licence shall be issued, unless:
  - a) the trailer for which such licence is issued is located in compliance with the setback requirements for a dwelling unit as prescribed by The Corporation of the Municipality of Powassan 'Zoning' Bylaw, for the zone in which it is located.
- 4.3 The Municipality may issue the following class of licence:
  - a) Short-Term Licence – this licence authorizes the placement of the trailer upon the property for a minimum period of one month up to a maximum of three months, between May 1st and November 30th in the calendar year.
  - b) Annual licence – this licence authorizes the placement of the trailer upon a property for a complete calendar year or any portion thereof, and its occupancy between May 1st and November 30th in the calendar year;

- c) Seasonal Licence – this licence authorizes the placement of the trailer upon the property for the duration of the season between May 1<sup>st</sup> and November 30<sup>th</sup> in the calendar year.
- 4.4 Licences shall be displayed in or upon the trailer in a place that can be seen easily from the outside of the trailer.
- 4.5 All Short-Term Licences expire on the date specified in the licence.
- 4.6 No person shall hinder or obstruct the Chief Building Official, Fire Official or Bylaw Enforcement Officer who are attempting to perform the initial trailer licence inspection of both the interior and the exterior of a licenced trailer.

## **SECTION 5 – ADMINISTRATION AND ENFORCEMENT**

- 5.1 The administration and enforcement of this Bylaw is delegated to the Clerk, the Chief Building Official and the Bylaw Officer for the Municipality of Powassan. The Clerk shall have the authority to issue permits under this Bylaw; notwithstanding the foregoing, the Clerk, in their discretion, may refer applications to Council.
- 5.2 Any Person who contravenes any provision(s) of this Bylaw is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act.
- 5.3 Each day that a contravention of this Bylaw continues may constitute a separate offence.
- 5.4 Every person who provides false information in any application for a licence under this Bylaw or in an application for a renewal of licence is guilty of an offence.
- 5.5 Where a conviction is entered under this section, in addition to any other remedy or any penalty provided, the court in which the conviction was entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.
- 5.6 If the Municipality is satisfied that a contravention of this Bylaw has occurred, the Bylaw Officer may make an order requiring the person who contravened this Bylaw or who caused or permitted the contravention or the owner or occupier of the trailer to discontinue the contravening activity.
- 5.7 Any person who fails to comply with an order made under subsection 5.6 is guilty of an offence.
- 5.8 Every contravention of this Bylaw may be restrained by application at the instance of a taxpayer or of the Municipality in accordance with the provisions of the *Municipal Act*, 2001.
- 5.9 A Municipal employee, staff person, agent or contractor hired by the Municipality, accompanied by any person under their direction, may enter onto any land that is used or believed to be used in contravention of this Bylaw for the purposes set out in subsection 436 (1) of the *Municipal Act*, 2001 and shall have all powers of inspection set out in subsection 436 (2) of the Act.
- 5.10 Any trailers used, maintained or located in contravention of this Bylaw shall be removed from the lot, at the expense of the owner of the lot. Failure to remove any trailers from a lot within the time prescribed by the Bylaw Officer may result in the removal of said trailer by the Municipality, at the expense of the owner of the lot.

## **SECTION 6 – REPEAL, VALIDITY AND EFFECTIVE DATE**

- 6.1 If any section, clause or provision of this Bylaw is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Bylaw as a whole or any part thereof other than that section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all remaining sections, clauses or provisions of the Bylaw

shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

6.2 The Clerk of the Municipality of Powassan is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the Bylaw and schedule(s) as may be deemed necessary after the passage of this Bylaw, where such modifications or corrections do not alter the intent of the Bylaw.

6.3 This Bylaw shall come into effect on the date of passage.

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MAYOR

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CLERK

**SCHEDULE A to BYLAW #2026-**

**APPLICATION FOR TRAILER LICENCE**

(Complete and attach all information prior to submitting)

(Information noted with an asterisk is optional subject to "Notes" set out below)

**1. Applicant Information**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\*Email: \_\_\_\_\_

**Note:** If Applicant is not the registered owner of the property, the Applicant must have the owner's consent to apply for such licence.

**Note:** A Phone number may be a permanent "land line" or cellular number.

**2. Property Information**

Property Owner: \_\_\_\_\_

Civic Address: \_\_\_\_\_

\*Roll Number: \_\_\_\_\_

\*Proof of Ownership: Attach copy of parcel register or deed.

**Note:** If no civic address has been assigned for this property, one must be applied for prior to submitting this application.

**Note:** If a new entranceway or where substantial changes to an existing entranceway are required or proposed, an 'Access Permit' must be applied for and approved, prior to submitting this application.

**Note:** Either the MPAC Roll Number must be included or Proof of Ownership must be attached.

**3. Trailer Information**

Make & Model: \_\_\_\_\_

Serial Number or VIN: \_\_\_\_\_

Please attach four pictures of trailer if already located on the property (One of each side of trailer).

**4. Licence Requested**

Annual

Seasonal

Short Term

If Short Term, No. of Months Requested            1            2            3

(Circle Applicable Number)

**5. Services Information**

Will the trailer be connected to a sewage disposal system that exists on the property?

Yes

No

If yes, please provide the following:

Sewage System Building Permit or Certificate of Approval which indicates that connection of trailer to such system has been approved.

Will a grey water pit be utilized?

Yes

No

Will the site be serviced with an outhouse?

Yes

No

If the trailer is not connected to a holding tank or sewage disposal system, or is not serviced by a grey water pit or outhouse, please provide dumping receipts from an accredited dumping facility.

Will the trailer be directly connected to electrical services?

Yes

No

If yes, please provide the Electrical Safety Authority approval for connection. This requirement only applies if the trailer will have a direct connection to the electricity distribution system (i.e. not an extension cord plugged into an outlet.)

## 6. Required Submissions

Site Plan – a drawing showing the location or proposed location of the trailer in relation to the boundaries of the property and including all existing buildings, sewage systems, wells, and watercourses/waterbodies. Such drawing shall be scaled or, where the property is large, measurements shall be included indicating the distance of the trailer from property boundaries, existing buildings, wells and watercourses/waterbodies.

Proof of Property Ownership – as required under section 2

Pictures - as required under section 3 above.

Permits/Approvals referenced in section 5 above if applicable.

## 7. Applicable Fee (as per “Fee and Charges Bylaw”):

## 8. Methods of payment (Canadian funds only):

Debit card (Interac), cheque or cash only for in-person applications submitted by the cardholder. Prepaid debit cards are not accepted. If you are applying by mail, a cheque or money order (postal or bank) in the exact amount, payable to The Municipal Corporation of the Township of Armour.

Applicant Signature and Date:

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Property Owner Signature and Date:

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If property owner and applicant are the same, please sign in both locations.

**SCHEDULE B to BYLAW #2026-**

**Municipality of Powassan**

**Part I Provincial Offences Act**

**Bylaw #10-2023: 'Trailer Licence' Bylaw**

<b>ITEM</b>	<b>COLUMN 1 Short form wording</b>	<b>COLUMN 2 Provision creating or defining offence</b>	<b>COLUMN 3 Set Fine</b>
1.	Permit person to locate trailer on property without a licence	s. 3.1	\$300.00
2.	Fail to vacate trailer from the months of December 1 <sup>st</sup> to April 30 <sup>th</sup>	s. 3.2	\$300.00
3.	Permit more than one (1) trailer on property	s. 3.5	\$300.00
4.	Park Trailer on Municipal property for purposes of storage or recreation	s. 3.7	\$300.00
5.	Fail to display licence conspicuously on trailer	s. 4.4	\$300.00
6.	Provide false information on licence application	s. 5.4	\$300.00
7.	Fail to comply with an order	s. 5.7	\$300.00
8.	Obstruct person designated to enforce this Bylaw	s. 4.6, 5.9	\$300.00

**NOTE:** The penalty provision for the offence listed above is Section 61 of the Provincial Offences Act, R.S.O. 1990, c. P. 33.

**SCHEDULE C to BYLAW #2026-**

**Licence Fees:**

**\$150.00 for one month**

**\$300.00 for two months**

**\$450.00 for three months**

**\$600.00 for Seasonal**

**\$750.00 for Annual**



## STAFF REPORT

To: Council  
From: Clerk, A. Quinn  
Re: 2026 Municipal Election

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### **RECOMMENDATION:**

That the staff report be received for information purposes.

Election preparations are underway for the 2026 Election. Due diligence dictates that a review of current election bylaws, policies and procedures begins now and continues as we move towards the election date, of October 26, 2026. Any proposed changes or amendments resulting from this review and any significant legislative changes to the Municipal Elections Act (MEA) that may have changed from the 2022 Election will be brought to Council.

The Clerk of a local municipality is responsible for conducting elections pursuant to the Municipal Elections Act. As the Returning Officer, the Clerk is responsible for preparing for the election, preparing for and conducting a recount in the election, maintaining peace and order in connection with the election; and preparing a plan regarding the identification, removal and prevention of barriers that affect electors and candidates with disabilities and shall make the plan available to the public before voting day in a regular election.

We are working with the municipalities of Callander and East Ferris and the Townships of Bonfield, Chisholm and Nipissing to form a Joint Audit Committee.

We will continue with paper ballots again this year and add additional Advanced Polls to encourage more residents to vote. The Elections section of the website will be updated shortly with all relevant information.

The Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) has provided a Municipal Elections Calendar for the upcoming 2026 Election noting key dates/deadlines (with MEA legislative references) for various aspects of preparation for the Election, including:

- Thursday, April 30, 2026: Last day in a regular election year for municipalities and local boards to establish rules and procedures regarding the use of municipal and board resources during the campaign period.
- Friday, May 1, 2026: First possible day of the candidate nomination period.
  - First day that Third-Party Advertiser registration begins and this period ends on October 23, 2026.
  - Last day in a regular election year to pass a bylaw with respect to circumstances in which the clerk shall hold a recount.
  - Last day to pass a bylaw authorizing use of voting and vote counting equipment and/or authorizing use of an alternate voting method.

- Monday, June 1, 2026: Last day to establish procedures and forms for the use of voting and vote counting equipment authorized by Bylaw.
- Friday August 21, 2026: Nomination Day – Last day for candidates’ nominations to be filed by 2:00 pm. Further, last day to revoke a by-law to submit a question to the electors.
- Saturday, September 26, 2026: First possible day to hold an advance vote in the 30-day period before Voting Day.
- Monday, October 26, 2026: Voting Day

People are encouraged to contact the Municipal office with any questions regarding the Election.



## Briefing Note – 2025 Annual Drinking Water System Report

To: Mayor and Council  
From: TKeefe – Manager of Operations  
Re: Review of 2025 Annual Drinking Water System Report

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### **Purpose**

To inform Council that staff are currently reviewing the 2025 Annual and Summary Report for the Powassan Drinking Water System with the Ontario Clean Water Agency (OCWA) and to outline follow up discussions regarding system operations and potential improvements.

### **Background**

The Annual and Summary Report for the Powassan Drinking Water System is prepared by the Ontario Clean Water Agency in accordance with Ontario Regulation 170/03 under the Safe Drinking Water Act. The report provides a summary of drinking water quality results, regulatory compliance, operational performance, and system capacity for the preceding calendar year.

The report confirms that the Powassan Drinking Water System remained compliant with regulatory requirements and continued to provide safe and reliable drinking water to residents throughout 2025.

### **Current Review**

Municipal staff are meeting with OCWA operations and management staff the week of March 16<sup>th</sup> to review the report and tour system facilities. The purpose of this meeting is to review operational items identified in the report and discuss opportunities to strengthen system monitoring, maintenance practices, and overall reliability. Key discussion items include:

- Review of a chlorine monitoring event on December 31, 2025, where an analyzer exceeded its measurement range. OCWA has since implemented programming updates to ensure automatic system lockout during high or low chlorine events until an operator resets the system.
- Confirmation that a minor MECP inspection item related to a well vent screen was addressed immediately following the inspection.
- Review of distribution system monitoring data and routine maintenance activities, including flushing and residual chlorine management.
- Discussion of ongoing operational improvements and preventative maintenance priorities for the drinking water system.

## **System Capacity**

The report also confirms that the Powassan Water Treatment Plant continues to operate well within its licensed capacity with:

- Average daily production: 390 m<sup>3</sup>/day (approximately 30% of rated capacity)
- Maximum daily production: 770 m<sup>3</sup>/day (approximately 59% of rated capacity)

This indicates that the system has sufficient capacity to meet current community demand.

## **Next Steps**

Staff will continue discussions with OCWA regarding operational improvements and monitoring enhancements identified during the review. Any significant operational recommendations or capital considerations will be reported back to Council as part of ongoing infrastructure and asset management planning.

## **Summary**

The Powassan Drinking Water System continues to operate safely and within regulatory requirements. Staff will continue working closely with OCWA to ensure the system remains reliable, compliant, and properly maintained.

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**

**BYLAW NO. 2026-04**

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Being a Bylaw to appoint a Protective Services Official

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**WHEREAS** pursuant to the Municipal Act, 2001, as amended, the Council of a municipality may appoint municipal employees to govern its affairs.

**NOW THEREFORE** the Council of the Corporation of the Municipality of Powassan enacts as follows:

1. That Matthew Peddle be appointed as Protective Services Official for the Corporation of the Municipality of Powassan, and that this position is inclusive of the titles of Municipal Law Enforcement Officer, Property Standards Officer, Fire Prevention Officer, Fence Viewer, Livestock Valuer, and Weed Inspector.
2. That Bylaw 2024-24, be rescinded.

**READ** a **FIRST** and **SECOND** time this 17<sup>th</sup> day of March 2026 and to be **READ** a **THIRD** and **FINAL** time and considered passed as such in open Council on the 7<sup>th</sup> day of April 2026.

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Mayor

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Clerk

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**

**BYLAW 2026-05**

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Being a Bylaw to authorize delegated authority during the  
“Lame Duck Period” of Council

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**WHEREAS** Section 275 of the Municipal Act, 2001, c. 25 as amended, restricts acts that a Council can take after Nomination Day (August 21, 2026) and after Voting Day (October 26, 2026), if the Council is in a Lame Duck position;

**AND WHEREAS** Section 275(3) of the Municipal Act, 2001, c. 25 restricts Council from taking action on the following:

- a) The appointment or removal from office of any officer of the municipality;
- b) The hiring or dismissal of any employee of the municipality;
- c) The disposition of any real or personal property of the municipality, which has a value exceeding \$50,000 at the time of disposal; and
- d) Making any expenditures or incurring any other liability which exceeds \$50,000;

**AND WHEREAS** Section 275 (6) of the Municipal Act, 2001, c. 25 states that nothing in this section prevents any person or body exercising authority of a Municipality that is delegated to the person or body prior to Nomination Day for the election of the new Council;

**AND WHEREAS** Council deems it expedient to delegate authority to the Municipal Clerk to take action, where necessary, on certain acts during the "Lame Duck" period;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Powassan hereby enacts as follows:

1. **THAT** the Municipal Clerk be delegated the authority to take action, where necessary, on certain restrictions listed in Section 275(3) of the Municipal Act, 2001 between Nomination Day and the commencement of the Council Term.
2. **THAT** the Municipal Clerk will report to Council on any actions taken under the restrictions listed in Section 275(3) of the Municipal Act, 2001, between Nomination Day and the Commencement of the council Term.
3. **THAT** this Bylaw is in effect for the 2026 Municipal Election and will come into force after August 21, 2026, only if a “Lame Duck” period is required, according to the provisions of Section 275 of the Municipal Act, 2001.
4. **THAT** this Bylaw shall come into force and effect upon its final passage.
5. **THAT** this Bylaw may be cited as the “Lame Duck Delegation of Powers Bylaw”.

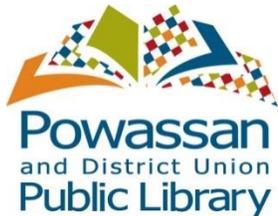
**READ** a **FIRST** and **SECOND** this 17<sup>th</sup> day of March 2026 and to be **READ** a **THIRD** and **FINAL** time and considered passed as such in open Council on the 7<sup>th</sup> day of April 2026.

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Mayor

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Clerk



February 19, 2026

Mayor Peter Mclsaac  
Municipality of Powassan  
250 Clark Street  
Powassan ON P0H 1Z0

**Re: Library Budget 2026**

Mayor Mclsaac and Member of Council,

As mentioned in our previous letter, in 2026, the Library requires **\$232,133.96 from the three union municipalities** to operate for the full twelve months. This represents an increase of **\$25,393.18** over last year's municipal funding. Included in this amount is **\$4,000** earmarked for necessary elevator repairs. We are applying for a OTF Capital Grant through the Township of Nipissing and if we are successful, it should cover any update and repairs to the elevator. However, there are no guarantees and the repair to remove the water from the well of the elevator needs to be done this year, which is why we included that cost in the budget.

Also, every year for the past 14 years the Pay Equity Grant of \$7,601.00 the library receives has been included in general revenue. This money needs to be used on guaranteeing that the Library employees receive wages that are comparable to wages from other local libraries or similar sized libraries in Ontario. We decided to use the median salary from the surveyed Ontario libraries in 2023, which is below the wages from those of the other comparable three local libraries. The 6-Year pay Parity Plan we provided demonstrates the progressive increases we are implementing.

Having extracted \$7,601.00 from general revenue means it has to be made up by municipal funding, as well as the regular increase for our staff. Not directing the \$7,601 to staffing wages could result in an investigation by the Pay Equity Board (PEB), which is what the Library Board wants to avoid at all costs. Taking 6 years to get to the median wages of all Ontario libraries serving a population of 5,000 to 10,000 allows us to increase wages at a reasonable rate.

These wage increases add a little over \$20,000 to the overall budget.

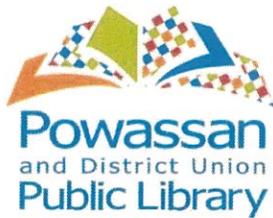
The remainder increase can be attributed to general inflation in every sector of the economy.

Warm regards,

A handwritten signature in black ink that reads 'Marie Rosset'.

Marie Rosset, CEO  
Powassan and District Union Public Library

Attachment: 6-year Pay Parity Plan



January 28, 2026

Mayor Peter McIsaac  
Municipality of Powassan  
250 Clark Street  
Powassan ON P0H 1Z0

**Re: Library Budget 2026**

Mayor McIsaac and Member of Council,

On behalf of the Library Board, we are pleased to submit the Library's 2026 operating budget for your consideration.

After careful review and with full awareness of the financial pressures currently facing the municipality, the Board believes this proposed budget represents a fair and reasonable request that balances fiscal responsibility with the continued delivery of essential library services.

For 2026, the Library requires **\$232,133.96 from the three union municipalities** to operate for the full twelve months. This represents an increase of **\$26,393.18** over last year's municipal funding. Included in this amount is **\$4,000** earmarked for necessary elevator repairs. This increase reflects rising inflationary costs and the ongoing need to close the funding gap required to maintain safe, accessible, and reliable library services.

The distribution of this total request among the participating municipalities will be determined through the final Library Agreement currently under negotiation. We respectfully request that monthly payments continue at last year's rate until the agreement is finalized, at which point payments can be adjusted accordingly.

We recognize and sincerely appreciate that **almost 70% of the Library's operating funding is provided by our municipal partners**. The remaining 30% is supplied through **provincial grants, donations, and fundraising efforts**. Please note that the **provincial operating grant amount has remained unchanged for more than 25 years**. While the nominal provincial contribution has stayed the same, its real value has declined significantly due to inflation and population growth, resulting in municipalities carrying an increasing share of the responsibility for sustaining local library services. The Library operates in full compliance with the **Ontario Public Libraries Act** and is governed under the authority of the **Ministry of Heritage, Arts and Culture**, ensuring accountability, transparency, and adherence to legislated service standards.

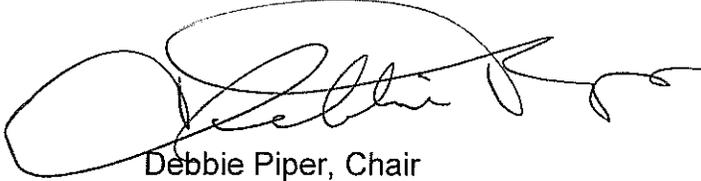


Despite these challenges, our Library continues to operate as a well-run, welcoming, and highly utilized community hub that makes a meaningful contribution to the **overall quality of life in our community**. Beyond its traditional role, the Library supports **lifelong learning, digital access, workforce readiness, and social connection**, all of which are key factors in **attracting and retaining residents, families, and businesses**.

*"A library outranks any one thing a community can do to benefit its people.  
It is a never-failing spring in the desert."*

— Andrew Carnegie (1835–1919)

Warm regards,

A handwritten signature in black ink, appearing to read 'Debbie Piper', with a large, sweeping initial 'D'.

Debbie Piper, Chair  
**Library Board**  
Powassan and District Union Public Library

Attachments:

Detailed 2026 Budget (3 pages)  
2025 Annual Report

**Powassan & District Union Public Library  
2026 Budget - Final**

		2025 Levy	206,740.78	Diff.	25,393.18
		2026 Levy	232,133.96	% inc.	
	<b>Dec</b>	<b>2025</b>	<b>Budget</b>	<b>YE vs</b>	<b>Budget</b>
	<b>2025</b>	<b>Year End</b>	<b>2025</b>	<b>2025</b>	<b>2026</b>
	<b>YTD</b>			<b>Budget</b>	
				<b>% Diff</b>	
1	<b>REVENUE</b>				
2	<b>Operating Grants</b>				
3	Provincial - Operating Grant	14,500.00	14,500.00	14,500.00	0.00
4	Provincial Pay Equity Grant	7,601.00	7,601.00	7,601.00	0.00
4.5	Municipal Contribution				232,133.96
5	Municipal - Powassan	129,815.96	141,617.43	141,617.43	-8.33
6	Municipal - Chisholm	23,568.45	23,568.45	23,568.45	0.00
7	Municipal - Nipissing	41,754.92	41,554.90	41,554.90	0.48
8	Municipal - Restoule	4,854.36	4,854.36	5,083.94	-4.52
9	<b>Total Operating Grants</b>	<b>222,094.69</b>	<b>233,696.14</b>	<b>233,925.72</b>	<b>-5.06</b>
11	<b>Project Grants</b>				
12	OTF Resilience Grant - Technology	2,200.00	2,200.00	0.00	0.00
13	OTF Capital Grant - 2024	5,000.00	5,000.00	0.00	0.00
14	Prov. Senior Community Grant 2024	1,034.34	1,034.34	0.00	0.00
15	Internet Connectivity Grant	2,040.00	2,040.00	2,760.00	-26.09
16	<b>Total Project Grants</b>	<b>10,274.34</b>	<b>10,274.34</b>	<b>2,760.00</b>	<b>272.26</b>
18	<b>Student Grants</b>				
19	Federal Grant Student	9,095.00	9,095.00	4,928.00	84.56
20	<b>Total Student Grant</b>	<b>9,095.00</b>	<b>9,095.00</b>	<b>4,928.00</b>	<b>84.56</b>
22	<b>Other Revenue</b>				
23	Room Rental Fees	2,712.23	2,712.23	2,200.00	23.28
24	Service Fees	865.79	865.79	600.00	44.30
25	Program Fees	30.00	30.00	100.00	-70.00
26	Interest Earned	192.02	2,611.38	350.00	-45.14
27	Copier Revenue	4,545.59	4,545.59	4,500.00	1.01
28	OLS Interloan Revenue	0.00	450.00	550.00	-100.00
29	Coffee Revenues	50.40	50.40	100.00	-49.60
30	Life Labs Room Rental	10,450.00	10,450.00	10,477.00	-0.26
31	Art Gallery Revenue	383.00	383.00	250.00	53.20
32	Misc. Fundraising	4,920.81	4,920.81	0.00	0.00
33	<b>Total Other Revenues</b>	<b>24,149.84</b>	<b>27,019.20</b>	<b>19,127.00</b>	<b>26.26</b>
35	<b>Donations</b>				
36	Used Book Sales	2,267.34	2,267.34	3,000.00	-24.42
37	Cash	12,921.04	12,921.04	8,000.00	61.51
38	Friends of the Library	2,138.25	2,138.25	4,000.00	-46.54
39	<b>Total Donations</b>	<b>17,326.63</b>	<b>17,326.63</b>	<b>15,000.00</b>	<b>15.51</b>
41	<b>TOTAL REVENUE</b>	<b>282,940.50</b>	<b>297,411.31</b>	<b>275,740.72</b>	<b>2.61</b>

	<b>Dec 2025 YTD</b>	<b>2025 Year End</b>	<b>Budget 2025</b>	<b>YE vs 2025 Budget % Diff</b>	<b>Budget 2026</b>
42					
43	<b>EXPENSE</b>				
44					
45	<b>Payroll Expenses</b>				
46	172,983.94	172,983.94	171,119.00	1.09	190,000.00
47	9,945.12	9,945.12	6,028.80	64.96	6,336.00
48	3,100.84	3,100.84	3,969.96	-21.89	4,270.00
49	9,262.09	9,262.09	10,181.58	-9.03	11,144.00
50	486.21	679.64	671.13	-27.55	706.81
51	0.00	1,887.67	1,676.97	-100.00	1,924.09
52	0.00	8,044.56	9,000.00	-100.00	9,000.00
53	12,169.23	12,169.23	13,496.60	-9.83	12,927.00
54	<u>207,947.43</u>	<u>218,073.09</u>	<u>216,144.04</u>	-3.79	<u>236,307.90</u>
55					
56	<b>Circulation Material Expenditures</b>				
57	414.08	414.08	0.00	0.00	0.00
58	3,651.88	3,651.88	3,000.00	21.73	3,500.00
59	712.90	712.90	800.00	-10.89	500.00
60	383.48	383.48	400.00	-4.13	400.00
61	1,450.76	1,450.76	1,500.00	-3.28	1,500.00
62	<u>6,613.10</u>	<u>6,613.10</u>	<u>5,700.00</u>	16.02	<u>5,900.00</u>
63					
64	<b>Miscellaneous Expenses</b>				
65	2,147.64	2,147.64	2,148.00	-0.02	2,160.00
	Furniture	196.91	196.91	0.00	0.00
66	182.31	182.31	0.00	0.00	0.00
67	94.33	94.33	600.00	-69.62	500.00
68	<u>2,621.19</u>	<u>2,621.19</u>	<u>2,748.00</u>	-96.57	<u>2,660.00</u>
69					
70	<b>Facilities &amp; Utilities Expenses</b>				
71	665.05	665.05	555.00	-100.00	550.00
72	4,808.73	5,366.25	5,600.00	-88.12	5,000.00
73	422.35	422.35	700.00	580.90	600.00
74	4,232.84	4,232.84	5,000.00	-91.55	9,500.00
75	6,537.65	6,537.65	6,240.00	-32.17	6,700.00
76	5,330.66	5,330.66	5,700.00	14.70	5,500.00
77	3,476.58	3,476.58	3,003.68	77.47	4,000.00
78	359.50	359.50	1,500.00	131.77	750.00
79	1,944.72	1,944.72	1,000.00	-64.05	1,500.00
80	<u>27,778.08</u>	<u>28,335.60</u>	<u>29,298.68</u>	-93.36	<u>34,100.00</u>

	Dec 2025 YTD	2025 Year End	Budget 2025	YE vs 2025 Budget % Diff	Budget 2026
81					
82	<b>Telecommunications Costs</b>				
83	3,442.81	3,442.81	3,500.00	-100.00	3,500.00
84	84.04	84.04	300.00	1,047.60	200.00
85	41.03	41.03	600.00	-85.99	400.00
86	345.37	345.37	600.00	-93.16	500.00
87	912.13	912.13	1,500.00	-76.98	1,500.00
88	<u>4,825.38</u>	<u>4,825.38</u>	<u>6,500.00</u>	-85.97	<u>6,100.00</u>
89					
90	<b>Other Expenses</b>				
91	1,247.30	1,247.30	1,000.00	-100.00	1,300.00
92	79.17	79.17	150.00	731.53	100.00
93	256.66	256.66	25.00	216.68	0.00
94	3,661.88	3,826.24	3,700.00	-93.06	4,000.00
95	551.02	551.02	375.00	876.50	500.00
96	1,484.28	1,484.28	0.00	0.00	0.00
97	1,563.41	1,563.41	1,700.00	-12.69	1,700.00
98	4,070.40	4,070.40	4,000.00	-60.91	4,500.00
99	762.74	762.74	750.00	442.72	750.00
100	600.39	600.39	270.00	182.50	500.00
101	1,026.64	1,026.64	1,000.00	-39.96	1,000.00
102	2,684.72	2,684.72	1,000.00	2.66	1,000.00
103	0.00	0.00	100.00	2,584.72	100.00
104	0.00	0.00	80.00	-100.00	100.00
105	0.00	1,200.00	1,200.00	-100.00	1,500.00
106	<u>17,988.61</u>	<u>19,352.97</u>	<u>15,350.00</u>	-100.00	<u>17,050.00</u>
107					
108	<b>Project Expenses</b>				
109	2,052.00	2,052.00	0.00	0.00	0.00
110	9,704.33	9,704.33	0.00	0.00	0.00
111	4,061.02	4,061.02	0.00	0.00	0.00
112	<u>15,817.35</u>	<u>15,817.35</u>	<u>0.00</u>	0.00	<u>0.00</u>
113					
114	75,643.71	77,565.59	59,596.68	-100.00	65,810.00
115					
116	<u>283,591.14</u>	<u>295,638.68</u>	<u>275,740.72</u>	-100.00	<u>302,117.90</u>
117					
118	<u>-650.64</u>	<u>1,772.63</u>	<u>0.00</u>	0.00	<u>0.00</u>

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# OFFICIAL PLAN

September 16, 2025

Prepared by:





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Appendix 1 – Wildland Fire

Schedule A – Land Use

Schedule B1 – Environmental Features

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Schedule D – Powassan Urban Service Area

Schedule E – Trout Creek Area

Schedule F – Powassan Wellhead Protection Area

MINISTERS APPROVAL

OFFICIAL PLAN FOR THE MUNICIPALITY OF POWASSAN

The Official Plan for the Municipality of Powassan, which was adopted by the Council of the Corporation of the Municipality of Powassan, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by By-law No. \_\_\_\_\_, is hereby approved in accordance with Section 17 of the Planning Act, R.S.O. 1990, c.p. 13, as amended, as the Official Plan for the Municipality of Powassan.

\_\_\_\_\_  
Date

**CORPORATION OF THE MUNICIPALITY OF POWASSAN**

**BY-LAW NO. \_\_\_\_\_-2025**

Being a By-law to adopt an Official Plan for The Municipality of Powassan

WHEREAS Section 17 of the Planning Act, R.S.O. 1990, as amended, authorizes the Council of Corporation of the Municipality of Powassan to adopt an Official Plan;

AND WHEREAS Section 21 of the Planning Act, R.S.O. 1990, as amended, provides for the repeal of an existing official plan;

AND WHEREAS the Council of the Municipality of Powassan deems it expedient to adopt such a by-law;

NOW THEREFORE the Council of the Municipality of Powassan hereby enacts the following:

1. The Official Plan for the Corporation of the Municipality of Powassan, dated \_\_\_\_\_ 2025, consisting of attached maps and explanatory text is hereby adopted.
2. The Official Plan for the Corporation of the Municipality of Powassan, adopted on October 16, 2005, by By-law No. \_\_\_\_\_, is hereby repealed effective the day the Official Plan adopted by this By-law comes into effect in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, as amended.
3. The Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for the approval of this repeal and the approval of the attached Official Plan for the Corporation of the Municipality of Powassan.
4. This By-law shall come into force and take effect the date of passage in accordance with Section 17 of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this \_\_\_\_\_ day September, 2025

THE CORPORATION OF THE  
MUNICIPALITY OF POWASSAN

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Certified that the above is a true copy of By-law No. \_\_\_\_\_ as enacted and passed by the Council of the Corporation of the Municipality of Powassan on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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## **1.0 INTRODUCTION**

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### **1.1 Community Profile**

Located in the Almaguin Highland region of the Canadian Shield the Municipality of Powassan is defined by the beauty of its natural heritage, its relationship to transportation networks and agricultural strength. The current boundaries of the Municipality of Powassan are within the traditional area of the Anishinaabe peoples and are part of the Robinson Huron and Williams Treaties areas. As of the 2021 census, the municipality has a population of 3,346 residents and encompasses an area of approximately 3,346 km<sup>2</sup>, including two settlement areas: the fully serviced former Town of Powassan and the privately serviced settlement area of Trout Creek.

Both the Town of Powassan and Trout Creek were founded with sawmills and dams forming their historic cores. The name “Powassan” finds its roots from the Ojibway word meaning “bend, or bend in the river” as the original community was located near South River at what is now Bingham Chute. As rail construction moved north towards Powassan the community relocated eastwards, away from Bingham Chute towards the new rail line and the prosperity it promised. To the south, Trout Creek was founded where the newly constructed Northern and Pacific Junction Railway line intersected with the Trout Creek and lumber industry it sustained.

Over the course of the 20<sup>th</sup> century, new north/south transportation links connecting Southern Ontario with Northern Ontario emerged and grew in importance. Highway 11 emerged as one of the principal north-south provincial corridors, bisecting the Municipality and connecting both Trout Creek and Powassan.

In the late 1990s, the province moved forward with a decision to twin Highway 11 to improve connections between urban centres in the north with ones in the south. As a result of this construction, both communities have experienced a long-term decline in the commercial viability of main street businesses that were associated with the highway traffic.

Today, the Municipality of Powassan is emerging from this period with an ability to harness emerging trends of remote work, more attention to work/life balance and a growing interest in outdoor recreation. With its access to an extensive recreational trail network, proximity to Algonquin Park, opportunities for hunting and fishing and stunning rivers and lakes the Municipality offers both residents and

visitors a high quality of rural life while offering rapid connections to nearby major urban centres.

## **1.2 Intent**

This plan seeks to identify opportunities for new growth in rural areas of the municipality while protecting identified agricultural areas. It also will support urban service areas to adapt to limited growth conditions while creating new transportation linkages and improving urban design.

This Official Plan is intended to form the foundation for decisions that are to be made by Council, members of the public and government agencies, with respect to future land use and economic development in the Municipality of Powassan. It is intended to guide future development to areas where it is most suited and to protect the physical and natural resources of the Municipality to provide sustainability and allow for its continued enjoyment.

This new Official Plan is an update to the 2003 Official Plan. The updated plan provides new policies and direction to assist the Municipality in meeting the rules and regulations set out by the Province of Ontario and various Ministries. This Plan establishes policies that will be considered throughout the development approval process and when considering public works and other municipal services and is informed by the following policies:

## **1.3 Title and Components**

The text of this Plan, Schedules 'A', 'B', 'C', 'D' and 'E' as well as Appendix '1' shall constitute the Official Plan for the Municipality of Powassan.

This Official Plan and its implementing Zoning By-law will replace the existing regulatory framework to guide future land use decisions in the Municipality.

## **1.4 Provincial Policy**

In preparing this Plan, regard has been had for Section 2 of the Planning Act, and the Provincial Policy Statement ("PPS"), issued under Section 3 of the Planning Act. This Plan does not replicate the wording of that document. However, it is consistent with the policies of the PPS as they relate to the Municipality of Powassan.

This Plan has also had regard to the relevant provisions of the Growth Plan for Northern Ontario.

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## **2.0 BASIS**

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This Section of the Plan identifies the primary factors that have been considered in the preparation of this Plan. Should any of these factors change significantly, the Plan should be reviewed to determine whether major policy or land use designation changes are warranted.

- 2.1 The Powassan Urban Area is the only fully serviced community in the Municipality, and as such, it represents an opportunity for sustainable growth which makes wise use of existing public infrastructure. However, to accommodate growth in the community, improvements to the sewage treatment systems are necessary.

Population data used to project and determine future household and lot creation demands are based on population, housing and lot creation trends over the past 15 years. Since the last census the Powassan Urban Area has experienced a population decline of 7.6% from 1,343 (2016) to 1,241 (2021). The population decline is a concern for the community and this Plan offers a number of tools to encourage new economic and population growth.

Core to the long-term economic health of the Municipality and its residents, is that new development should be encouraged to locate appropriately within the fully serviced Powassan Urban Service Area, so as to take advantage of existing hard and soft services as they best align with the goals of the Strategic Asset Management Plan

In recent years, the pandemic has contributed to accelerated technological transformations that allow an increasing number of individuals to work and live remotely. As a result, the Municipality has experienced an increased interest in surrounding rural severances outside of the designated urban areas. This plan seeks to facilitate additional rural severances, where appropriate, and in a manner that protects future residents from the increasing risk of natural hazards.

The natural beauty of the Municipality of Powassan is a draw for residents and tourists alike, but the area is under increasing stress because of climate change. The Municipality is susceptible to the effects of climate change from increased variability of temperature and precipitation, leading to a higher risk of flooding and fires. This plan will provide the Municipality and its residents with tools to take proactive steps to mitigate and adapt to the increasing threat of climate change.

In the face of the risks associated with climate change and municipal fiscal responsibility, the Municipality has developed an Asset Management Plan to guide

future investment. These principles provide for a forward-looking community-focused approach that is fiscally prudent and prioritizes sustainable economic development while respecting and maintaining ecological and biological diversity. The principles of the Asset Management Plan have been integrated into this plan.

- 2.2 This Plan designates sufficient lands to meet the residential and commercial growth of the community over the next 20 years and to make the most efficient use of the existing municipal services in the Urban Service Area. Population data used to project population and determine future household and lot creation demands, are based on population, housing and lot creation trends over the past 15 years. It is anticipated that residential growth will occur at an average rate of 25 persons per annum.
- 2.3 Outside of the Powassan Urban Service Area, the Trout Creek Settlement Area will remain as a privately serviced area.
- 2.4 There are waterfront sites that front onto rivers, streams and larger bodies of water throughout the Municipality that could be developed to accommodate additional seasonal/recreational growth.
- 2.5 There are areas of the Municipality of Powassan that contain non-renewable resources including aggregates and tertiary resources. These resources will continue to be important for future use and economic development in the Municipality.
- 2.6 There are significant areas in the Municipality of Powassan that are environmentally sensitive and need to be protected from incompatible land uses and activities. There is sufficient land in the Municipality available to meet the needs for development without needing to develop lands that are environmentally sensitive.
- 2.7 Council shall promote the sustainable economic development of the Municipality by:
  - i) Supporting growth in the permanent and seasonal residential sectors;
  - ii) Supporting the continued development of the Fairview Industrial Park;
  - iii) Providing support for local business and community events;
  - iv) Supporting the development of additional high-visibility commercial and industrial opportunities along Highway 11, consistent with MTO requirements;
  - v) Pursuing and Promoting new Business Opportunities throughout the Municipality; and

- vi) Developing recreation and leisure opportunities.
- 2.8 Council shall preserve agricultural lands, protect ongoing agricultural operations and encouragement of on-farm diversified uses as they are important to the economy of the area and the well-being of its residents.
- 2.9 New tourism development that is compatible with the environment and surrounding land uses are to be encouraged as a means of improving employment opportunities within the Municipality and supporting the economic well-being of the residents.

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## 3.0 OBJECTIVES

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This section of the Plan establishes the principles that will guide future development in the Municipality of Powassan. The policies and land use designations contained in the Plan are based on achieving these objectives. If clarification of the intent of the Official Plan policies is required, Council should refer to the objectives listed in this section.

The **Objectives** of this Plan are as follows:

- 3.1 To create a sense of community and develop a clear strategy for the physical development of the Municipality as a single entity;
- 3.2 To encourage the creation of a full range of housing options, including affordability needs, by encouraging, permitting and facilitating;
  - i) a variety of housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  - ii) all types of residential intensification, including the conversion of existing commercial and institutional buildings for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential and additional/secondary residential units.
- 3.3 To direct new residential development primarily to the Urban Service Area, to the extent that it can be accommodated on full municipal services, and secondarily to the Trout Creek Settlement Area. Rural severances are to be permitted where it will not negatively affect the rural character of the community or impact agricultural viability.
- 3.4 To ensure that natural resource activities, including agriculture, forestry, hunting, fishing and other recreational activities can continue in a manner that is sustainable.
- 3.5 To encourage diversified economic growth and promote tourism that is compatible with the character and environment of the Municipality.
- 3.6 To ensure that agricultural activities can continue and expand in order to adapt to changing market conditions.

- 3.7 To maintain or enhance the rural character and natural features of the Municipality.
- 3.8 To encourage sustainable growth in the Trout Creek Settlement Area on private services that will provide a more complete range of services and opportunities in that community.
- 3.9 To avoid land use conflicts and premature development that may limit the appropriate and desirable development of the Municipality in the future.
- 3.10 To establish a level of service in the Municipality that recognizes the limited financial resources of the community.

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## **4.0 GENERAL DEVELOPMENT POLICIES**

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These policies apply to all development in the Municipality. When considering proposals for development, Official Plan Amendments, Zoning By-law Amendments, Consents, Subdivision or any other form of development requiring approval from the appropriate approval authority, the following policies should be considered.

### **4.1 Aggregate and Mineral Resources**

4.1.1 Areas having high mineral potential are identified as Bedrock Resources, Primary Sand and Gravel Resources and Tertiary Resources on Schedule 'B2'. These areas shall be protected for long-term use for resource extraction, except when they are located within a settlement area or an area that would normally include sensitive land uses (e.g. seasonal residential uses along lakes and rivers, etc.). Development of these areas for purposes other than resource extraction will not be permitted except where it can be demonstrated that the proposed development has a greater long-term public interest than the extraction of the resource and will not hinder or preclude the establishment of future extractive activities and that issues of public health, public safety and environmental impact are addressed, or that the extraction of the resource is not feasible due to surrounding land uses or other physical or human-made features. Proponents of non-extractive land uses in these areas will be required to provide a justification to the satisfaction of the appropriate approval authority to support alternate land use proposals. Technical reports may be required as part of the justification for existing residential uses and environmentally sensitive lands. New aggregate extraction uses, except for wayside pits and quarries, portable asphalt plants and related uses, will require an amendment to the Zoning By-law.

4.1.2 Wayside pits, wayside quarries and portable asphalt plants are permitted without an amendment to this Plan or the implementing Zoning By-law except in areas within 300 metres of an existing residential use and environmentally sensitive lands. New aggregate extraction uses, except for wayside pits and quarries, portable asphalt plants and related uses, will require an amendment to the Zoning By-law.

4.1.3 When considering applications for re-zoning to permit new or expanded extractive activities Council will require:

- i) a feasibility study and financial impact statement;
- ii) the submission of an environmental impact study;
- iii) a site and extractive staging plan;

- iv) a report on the haul routes and potential impact on municipal roads;
- v) a rehabilitation plan, and,
- vi) that applicants consider the requirements of the Ministry of Natural Resources and Forestry under the Aggregate Resources Act.

4.1.4 New or expanding mineral resource operations should be well removed from sensitive land uses, including residences. When applications are made under the Planning Act for a new or expanding mineral resource operation, the appropriate approval authority shall consider the Ministry of Environment, Conservation and Parks Guideline D-6, “Compatibility between Industrial Facilities” in determining the minimum separation distance separation of a Class III industrial facility as set out in applicable Sections.

New or expanding operations may also be subject to Site Plan Control agreements as per Section 41 of the Planning Act.

4.1.5 Where development is proposed in proximity to existing mineral resource operations, the development shall be set back and buffered sufficiently to ensure that the development is not adversely affected by noise, dust or other health and safety issues related to the mineral resource operation.

Where the development proposal is for a sensitive land use, including a residence, the development proponent shall demonstrate to the satisfaction of the appropriate approval authority that there will be no adverse effects from noise, odor or other contaminants on the proposed development from the existing mineral resource operation. The appropriate approval authority will consider the Ministry of Environment Guideline D-6, “Compatibility between Industrial Facilities” in determining the minimum separation distance separation of a Class III industrial facility as set out in the applicable Sections.

4.1.6 Best-practice rehabilitation to accommodate subsequent land uses will be required for new or expanding mineral resource operations. The implementation of best-practice rehabilitation requirements will be considered by the Municipality at the time an application is made under the Planning Act.

4.1.7 For development applications within 1000 metres of an Abandoned Mines Information System (AMIS) site, it is required that Northern Development and Mines be contacted for an assessment of the AMIS features.

## 4.2 Establishing Influence Areas for Aggregate Extractive Land Uses

The Ministry of Environment recommends that influence areas for aggregate land uses will always need to be assessed individually. Where new aggregate extractive

land uses are proposed in proximity to sensitive land uses, technical studies prepared by a qualified professional in keeping with the Ministry of Environment's D-Series Guidelines on Land Use Compatibility will need to demonstrate the actual influence area of the proposed aggregate land use. Similarly, where new sensitive land uses are proposed within proximity to existing aggregate extractive land uses, technical studies which determine the actual influence area of the aggregate land use will need to be prepared by qualified professionals in keeping with the Ministry of Environment's D-Series Guidelines on Land Use Compatibility. In both circumstances, technical studies must demonstrate that land use compatibility is feasible, and the mitigative measures recommended in the studies, if any, will need to be carried out through a planning process. Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.

### **4.3 Agricultural Uses**

- 4.3.1 All agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices shall be used in accordance with appropriate rural zoning.
- 4.3.2 Any development occurring in the vicinity of livestock operations and new or expanding livestock operations shall meet the requirements of the Minimum Distance Separation (MDS) Formulae. The MDS formulae will be incorporated into the Municipality's comprehensive Zoning By-law.
- 4.3.3 Where intensive livestock operations are proposed, Council may pass a by-law requiring the preparation of a nutrient management plan as a condition of issuing a building permit. The nutrient management plan shall demonstrate that there is sufficient land available to the livestock farm operator to dispose of the nutrients generated on the site in an environmentally sound manner.
- 4.3.4 When considering applications for new lots and other developments that may restrict the use of land for agricultural purposes, Council shall consult with the agricultural community to ensure that the development proposed will not adversely affect the ability of the agricultural uses to operate and expand to meet changing economic conditions.
- 4.3.5 As a condition of approval for non-agricultural land uses in areas formerly used for agricultural purposes Council may require proof that groundwater meets Provincial guidelines for potable drinking water.

## 4.4 Archaeological Resources

- 4.4.1 To protect areas of archaeological potential a 300-metre development buffer zone shall be established from any water source.
- i) If new development is proposed within the 30-metre buffer zone and the area has been previously developed, Council may require the submission of a Stage One Archaeological Assessment.
- 4.4.2 If any development is proposed in proximity to any registered archaeological site, and/or areas of archaeological potential, Council may require the submission of a Stage One Archaeological Study. If there is a likelihood that an archaeological site exists, further studies will be required to determine the nature and extent of the feature.
- 4.4.3 Archaeological assessment reports shall be conducted by a licensed archaeologist in compliance with guidelines set out by the Ministry of Tourism, Culture and Sport. Where assessments identify previously unknown archaeological resources, the Municipality shall archive the information as part of a heritage resource information base.
- 4.4.4 Where archaeological sites are found in the Municipality they shall be reported to the appropriate Provincial agency. Based on the extent and significance of the findings, Council may:
- i) require the site to be preserved in its natural state;
  - ii) require that portions of the site remain preserved through the development process; or
  - iii) require that artifacts found on the site be removed and preserved for public education.
- 4.4.5 Council shall consult appropriate government agencies, including the Ministry of Tourism, Culture and Sport and the Ministry of Consumer and Commercial Relations when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under The Heritage Act and The Cemeteries Act shall apply.
- 4.4.6 Council shall consult with Indigenous communities to ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

## 4.5 Crown Lands

- 4.5.1 This Plan recognizes that the Province has the ultimate jurisdiction for determining the use of Crown land. Council encourages the preservation of Crown lands in the Municipality for the use and enjoyment of residents and tourists, as well as resource management activities.
- 4.5.2 Resource management activities shall be conducted in accordance with the standards and guidelines established by the Ministry of Natural Resources and the Ministry of Northern Development and Mines.
- 4.5.3 Resource extraction activities on Crown lands are under the jurisdiction of the Province.

## 4.6 Cultural Heritage Resources

- 4.6.1 The municipality shall use the authority and tools provided by legislation, policies, and programs, including the Ontario Heritage Act, the Planning Act, the Provincial Policy Statement, the Environmental Assessment Act and the Municipal Act;
- 4.6.2 The Municipality shall protect and conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols. In this regard, the Municipality:
  - i) Shall maintain a Register of Cultural Heritage Resources in accordance with the Ontario Heritage Act;
  - ii) May designate cultural heritage resources, under the Ontario Heritage Act;
  - iii) May establish heritage conservation districts and adopt heritage conservation district plans for each district;
  - iv) May establish guidelines on the management of cultural heritage resources under the Ontario Heritage Act;
  - v) May establish policies and/or urban design guidelines to recognize the importance of an area's cultural heritage context and identity; and
  - vi) May impose conditions on development, providing for:
    - i) The provision of easements or covenants for the conservation of cultural heritage resources; and
    - ii) The implementation of appropriate conservation, restoration, or mitigation measures to ensure the conservation of any affected cultural heritage resources.

- 4.6.3 The Register of Cultural Heritage Resources shall be periodically updated to determine if additional properties warrant inclusion or if additional information is required in respect to the heritage attributes of designated cultural heritage resources including cultural heritage landscapes to conserve cultural heritage resources on an ongoing basis.
- 4.6.4 Development shall be designed to conserve designated cultural heritage resources including cultural heritage landscapes.
- 4.6.5 Development and site alteration adjacent to a property with a protected cultural heritage resource shall ensure that the heritage attributes of that property are conserved.
- 4.6.6 Development shall be encouraged to retain, rehabilitate, and adaptively reuse cultural heritage resources identified on the Register as an integral part of the development in order to maintain and enhance the identity and character of the Municipality.
- 4.6.7 The Municipality may require a Cultural Heritage Impact Assessment or a Cultural Heritage Conservation Plan, prepared by a qualified professional where development is proposed:
- i) Adjacent to, or in the immediate vicinity of, a building, structure or landscape designated or on the register under the Ontario Heritage Act; or
  - ii) Within or adjacent to, or in the immediate vicinity of, a Heritage Conservation District.

## **4.7 Earth and Life Scientific Areas**

- 4.7.1 The following Earth Science Areas and Life Science Areas have been identified within the Municipality and spanning into adjacent municipalities:
- South River Conservation Reserve; and
  - Graham Hill Earth Science Area.
- 4.7.2 New development shall not be permitted on these lands. Council will encourage the maintenance and preservation of these areas to promote the history of the Municipality and attract additional investment in tourism. Development that does not negatively impact the natural features or ecological function, for which the area has been identified, may be permitted on adjacent lands.

## **4.8 Economic Development**

Employment lands are designated in both Powassan Urban Service Area and Trout Creek Settlement Area and may be permitted in appropriate locations in the Rural areas. Opportunities for additional highway commercial and tourism commercial activities are encouraged throughout the Municipality in appropriate locations.

- 4.8.1 The Municipality is encouraged to prepare an Economic Development Strategic Plan to identify areas of economic growth potential and update this plan as required.
- 4.8.2 The Municipality is encouraged to seek opportunities for collaboration and cost-sharing for economic development with other neighbouring municipalities as well as governmental and non-governmental bodies.

## **4.9 Dark Sky Lighting and Design Policies**

- 4.9.1 Dark sky lighting policies shall be implemented by By-law and will apply to all development, including residential, commercial, industrial and institutional uses, and are implemented primarily through Site Plan Control or other development agreements.
- 4.9.2 New and existing development is encouraged to provide exterior lighting that avoids light trespass and does not impose glare on neighbouring properties. In all cases, lighting must be designed to direct downwards rather than outwards.
- 4.9.3 Exterior lighting shall not interfere with water navigation.
- 4.9.4 The intensity of light on both existing and new development should be reduced where possible to minimize the impact on surrounding properties. Exterior floodlights are not permitted.
- 4.9.5 Full cut-off dark sky compliant lighting will be required for all new development and, where appropriate, redevelopment. Low level lighting is encouraged.
- 4.9.6 In the case of major development, a detailed lighting plan will be required.

## **4.10 Environmental Impact Assessments**

- 4.10.1 Where this Plan makes reference to Environmental Impact Assessment Reports the report shall include the following:
  - i) The proposed development;
  - ii) The significant features within the surrounding area;

- iii) The potential impacts of the development on the natural feature;
- iv) Options for locating the development in a less sensitive area;
- v) Techniques that should be used to mitigate potential impacts;
- vi) Means to implement the mitigation measures, and
- vii) Potential impacts that cannot be mitigated through known measures.

4.10.2 Any development that has satisfied the provisions of the Environmental Assessment Act will not require further study to satisfy this policy.

#### **4.11 Environmental Protection**

4.11.1 No development shall be permitted that results in the degradation of the quality and integrity of the ecosystem, including air, water, land and plant, animal and human life. The Municipality of Powassan will encourage the restoration or remediation of any lands where the quality and integrity of an ecosystem has been impacted.

#### **4.12 Fish Habitat**

4.12.1 Water resources and vegetation abutting watercourses will be maintained in a clean and healthy condition in order to protect aquatic life, habitat, and functions.

4.12.2 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

4.12.3 A Fish Habitat Assessment will not generally be required for inland development provided the setback, vegetation buffer, stormwater management and slope-related policies of this Plan are satisfied and the proposal involves the following:

- i) Single or two-lot severance;
- ii) Construction of a single-detached dwelling and/or accessory buildings on an existing lot;
- iii) Minor site alterations;
- iv) Minor changes in existing land use; or,
- v) Other types of development or site alteration occurring over 100 metres away from the natural features, which will not produce offsite impacts on the feature through servicing requirements or other related activities.

4.12.4 A Fish Habitat Assessment shall generally be required where the development would not meet applicable provincial and federal requirements or exemptions listed in 4.11.3 and where:

- i) Shoreline structures are proposed within identified Unknown or Type 1 Fish Habitat;
- ii) Development is proposed on adjacent lands to identified Unknown or Type 1 Fish Habitat; or,
- iii) Confirmation of the actual location, extent and classification of the fish habitat is requested based on a site inspection of the property.

#### **4.13 Forestry**

4.13.1 Where forestry activities occur on private lands within the Municipality, buffer areas should be provided between clear-cut areas and municipal roadways, shoreline areas and environmentally sensitive areas. Reforestation in areas where forest resources have been depleted is encouraged.

4.13.2 The maintenance of forest cover within 30 meters of rivers and stream banks is encouraged. A minimum buffer of 60 meters adjacent to public roadways and areas of high visibility should be left in a natural state.

#### **4.14 Housing Policy**

4.14.1 Council shall work with all available partners to facilitate the construction of a full range of housing options including affordable housing by permitting and facilitating:

- i) All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
- ii) All types of residential intensification, including the conversion of existing commercial and institutional buildings for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential and additional/secondary residential units.

4.14.2 Council shall promote densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation.

4.14.3 Council may use a Community Improvement Plan (CIP) to incentivize the creation of affordable housing units through the provision of the following incentives:

- i) Fee and permit reductions or exemptions;
- ii) Tax increment equivalent grants and deferrals;
- iii) Other charges and fee reductions and waivers; and
- iv) Grants and loans for specific initiatives.

#### **4.15 Additional Residential Units and Converted Dwellings**

- 4.15.1 Additional Residential Unit (ARU) means a separate, self-contained dwelling unit located within a single detached, semi-detached dwelling or street townhouse dwelling, or within a detached building ancillary to such dwelling, and which is located on the same lot as, and is clearly subordinate to the principal dwelling.
- 4.15.2 The development of additional residential units within the Municipality is encouraged, where appropriate, with the objective of increasing the range and availability of housing options while maintaining the residential character of the dwellings in the area.
- 4.15.3 The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the Municipality has deemed it to be appropriate based on such considerations as the location, parking, nature and character of existing development, existing level and capacity of municipal or private services and presence of natural hazards and/or other constraints (e.g. fire safety, etc.).
- 4.15.4 To this end, the Municipality shall establish the appropriate zones and zoning provisions to permit the establishment of up to three additional residential unit(s) within a single detached, semi-detached, townhouse and/or in an accessory structure to the main dwelling.
- 4.15.5 One (1) additional dwelling may be considered within the Rural Areas Designation provided the property is larger than the minimum lot size contained in the Zoning By-law, can be properly serviced, does not impact any identified natural features of functions and follows other municipal by-laws and permissions (e.g. entrance permits, etc.).
- 4.15.6 Severing two existing dwellings on a lot within the Rural Area Designation shall not be permitted unless the severed and retained lots meet the minimum lot size and frontage requirements contained in the Zoning By-law.

## 4.16 Human Made Hazards

- 4.16.1 Human-made hazards consist of mine hazards or former mineral resource operations, contaminated sites, and rail lines. Known contaminated sites are depicted on Schedule 'B' of this Plan.
- 4.16.2 Where development is proposed on lands which include, or are abutting, or adjacent to lands affected by mine hazards or former mineral resource operations, the development will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed. The approval authority will require documentation from a development proponent to this effect. Approvals are not to be conditional upon the future rehabilitation of mine hazard or former mineral resource operation. Where rehabilitation has not occurred or is not underway, the development shall not proceed.
- 4.16.3 Where development is proposed on lands impacted by a contaminated site, the contaminated site will be restored as necessary prior to any activity occurring on the site associated with the proposed use such that there will be no adverse effect. Contaminated sites include lands where contaminants may be present due to previous uses.
- 4.16.4 Prior to development occurring, the appropriate approval authority shall ensure the proper decommissioning and clean-up of contaminated sites. Applications for the development or redevelopment of a contaminated site or a potentially contaminated site shall be accompanied by a Record of Site Condition acknowledged by the Ministry of Environment, and if necessary, a site remediation plan prepared in accordance with the Ministry of Environment's guidelines. Where the Record of Site Condition indicates that remediation is necessary, the approval authority shall require that such remediation occurs through the planning process, such as through the imposition of conditions of land division approval. Where development is proposed adjacent to a rail line, Council shall ensure that it does not impede the continued viability of the rail line. Potential locations for grade separated crossings may be identified and, as a condition of development approval, Council may require a rail crossing to be funded entirely by the developer.

Residential and other sensitive land uses proposed within 300.0 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Municipality and authority having jurisdiction in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified. A 30.0 metre railway setback will generally be required for all buildings.

Residential and other sensitive land uses proposed within 75.0 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Municipality and the authority having jurisdiction in consultation with the appropriate railway, and shall undertake appropriate measures recommended in those studies to mitigate any adverse effects from vibration that were identified.

All proposed development located adjacent to railways shall ensure that appropriate safety measures such as increased setbacks, berms, security fencing, and sightline requirements of Transport Canada are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.

Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title, such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms to the satisfaction of the Municipality and the appropriate railway.

#### **4.17 Land Use Compatibility**

4.17.1 Whenever a change in land use is proposed, through any application made under the Planning Act, consideration shall be given to the effect of the proposed use on existing land uses. Where there are potential compatibility concerns, Council will only approve the development when it is satisfied that compatibility issues have been adequately addressed.

4.17.2 Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring.

#### **4.17.3 Establishing Influence Areas for Industrial Land Uses**

In absence of establishing actual areas of influence for industrial land uses, the following separation distances between industrial and sensitive land uses should be used:

- a) 1000 metres between Class 3 industrial uses and sensitive land uses;
- b) 300 metres between Class 2 industrial uses and sensitive land uses; and
- c) 70 metres between Class 1 industrial uses and sensitive land uses.

Where new industrial uses are proposed to be located in proximity to sensitive land uses at distances less than those prescribed above, technical studies will first need to be produced to establish the actual influence area of the industrial land use. Where new sensitive land uses are proposed to be located in proximity to industrial land uses at distances less than those prescribed above, technical studies will first need to be produced to establish the actual influence area of the industrial facility. At no time will the actual influence area of the industrial land use or facility be less than the following:

- a) 300 metres for Class 3 industrial land uses and facilities;
- b) 70 metres for Class 2 industrial land uses and facilities; and
- c) 20 metres for Class 1 industrial land uses and facilities.

The actual influence area of a particular class of industrial land use will be established through technical studies by qualified professionals, prepared in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines on Land Use Compatibility. Once the actual influence area is known, and mitigation techniques have been identified, a proposal for a change in land use can proceed, subject to its appropriateness as demonstrated by the technical studies, and subject to the implementation of the findings of the technical studies through the planning process. Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.

#### 4.17.4 Development in Proximity to Sewage Treatment Plants

Where development is proposed between 100 and 150 metres of the sewage treatment plants and waste stabilization ponds, the appropriate technical studies should be carried out by qualified professionals in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines. Mitigative measures recommended in the studies, if any, will need to be carried out through a planning process. Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.

Development will not be permitted within 100 metres of a sewage treatment plant or waste stabilization ponds.

Should plant capacity exceed 25,000 cubic metres per day, new policies will be developed by Council and added as an amendment to this plan.

#### 4.17.5 Development in Proximity to Operating or Closed Waste Disposal Sites

Where new development is proposed within 500 metres of the boundary of an operating or closed waste disposal site, a feasibility study in keeping with the Ministry of Environment's D-Series Guidelines will need to be prepared by a qualified professional to ensure that there will be no adverse effects from methane gas, leachate, ground water discharge, odour, noise, dust or other contaminants from the waste disposal site on the proposed use. Mitigative measures recommended in the feasibility study, if any, will need to be carried out through a planning process. Where the feasibility study identifies irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.

Where development is proposed within 30 metres of a waste disposal site's fill area, the proposal should not proceed.

#### 4.17.6 Development in Proximity to Provincial Highways and Rail Lines

Where the development of a sensitive land use is proposed within proximity to provincial highways and rail lines, compatibility may need to be demonstrated, depending on the type of provincial highway and rail line, and depending on distance.

Where such development is proposed within 100 metres of a limited access freeway or principal main railway line, or within 50 metres of other provincial highways or secondary main railway lines, a noise feasibility study in keeping with the Ministry of Environment's D-Series Guidelines should be prepared by a qualified professional to first determine if mitigative measures can be feasible to bring noise levels down to Ministry of Environment standards at the site of the proposed development. If the feasibility study is not favourable, the development proposal should not proceed. If the feasibility study is favourable, the development proponent should then provide an acoustical study to show how noise levels will be reduced to provincial standards. The recommendations of the acoustical study should be implemented through the planning process.

Where the development of sensitive land uses is proposed at distances between 100 metres and 300 metres of all provincial highways and principal or secondary railway mainlines or principal branch railway lines, a noise study in keeping with the Ministry of Environment's D-Series Guidelines prepared by a qualified professional may be required if noise levels are anticipated to be above provincial standards. The use of the Ministry of Environment's Predictive Noise Model will

assist in determining anticipated noise levels. The recommendations of the noise study, if any, should be implemented through the planning process.

Where development of some sensitive land use in proximity to railway lines within the Powassan Urban Service Area as depicted on Schedule 'D' of this Plan, and within the Trout Creek Settlement Area as depicted on Schedule 'E' of this Plan, the requirement for the production of technical studies referenced in this Section of the Plan may be waived by Council due to historical or site-specific development circumstances. Requirements shall not be waived where new institutional sensitive land uses are proposed, such as daycare facilities and seniors' homes.

#### **4.17.7 Development in Proximity to Other Stationary Noise Sources**

Where the development of a sensitive land use is proposed within 300 metres of a stationary noise source not associated with the industry, such as a hydro transformer or gas compressor station, the development proponent shall determine through the production of appropriate technical studies prepared by a qualified professional whether or not the noise is expected to exceed the Ministry of Environment's general noise standards at the location of the proposed development. If the standards cannot be met, an acoustical study should be prepared by a qualified professional in keeping with the Ministry of Environment's D-Series Guidelines and the recommendations of that study should be carried out through the planning processes.

4.17.8 These policies shall also be applied where sensitive land uses are proposed in the vicinity of existing industrial uses.

#### **4.18 Mobile Homes**

4.18.1 Mobile homes are permitted dwellings in the Rural and Class III Agricultural designation where the units are double wide units located on a permanent foundation in accordance with the Ontario Building Code.

#### **4.19 Natural Hazards**

4.19.1 Development will generally be directed to areas outside of hazardous land adjacent to river and stream systems which are impacted by flooding and/or erosion hazards, and hazardous sites. Hazardous sites may consist of steep slopes, unstable soils, organic soils, and unstable bedrock. Where development is proposed within or partly within these features, the development proponent shall submit a technical study prepared by a qualified professional to the satisfaction of the appropriate approval authority which demonstrates the following:

- i) The hazard can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
- ii) New hazards are not created, and existing hazards are not aggravated;
- iii) No adverse environmental impacts will result;
- iv) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and
- v) The development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

Recommendations made in the technical report(s) will be implemented through the planning process. Where the technical report indicates that development within a particular hazard is not feasible, the development shall not proceed.

**4.19.2** Development and site alteration will not be permitted within a floodplain. Floodplains and wetland features are identified on Schedule 'B1' to this Plan. Where development is proposed within a floodplain, the development shall not proceed, unless the development proposal is for a use or structure which, by its very nature, needs to be located within the floodplain, such as floodproofing features.

**4.19.3** Flood levels on the South River and its tributaries are regulated by the dam operated by Ontario Power Corporation. Alteration of the operation of this facility could affect flood levels in the Municipality. In the event that Ontario Power Corporation alters the operation of the dam in a manner that would affect flood levels, the Municipality will request a public consultation process to ensure that residents are informed of the impact of the altered flood levels on their lands.

## **4.20 Noise and Vibration**

**4.20.1** Where residential development in form of multiple residential units or subdivision is proposed within 100 metres of Highway 11 or the Canadian Pacific Railway, the proponent will be required to submit a feasibility report to confirm that the development can proceed while meeting Provincial noise and/or vibration regulations. Based on this report, impact studies assessing the impacts on the proposed use and the mitigation measures that would be required in the building construction to meet provincial guidelines and standards shall also be required.

4.20.2 The above-noted studies shall not be required for development on existing lots or for development through minor infilling between existing houses in accordance with the Zoning By-law.

#### **4.21 Private Sewage Disposal and Water Systems**

4.21.1 No development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply and sewage disposal system to service the development. In addition, no development shall be permitted unless Council is satisfied that the development will not have an adverse impact on neighbouring wells and sewage disposal systems.

4.21.2 In considering impacts on groundwater quality and quantity, the Municipality shall consider the cumulative impacts of development on the sustainability of ground water resources. Where the Municipality is aware of potential problems related to water supply or sewage disposal in an area, developers may be required to submit reports from a qualified engineer providing evidence that site conditions are suitable for development.

4.21.3 Where a new development of more than five residential units is proposed to include either private or communal services, the applicant shall proceed through a Plan of Subdivision.

4.21.4 Where a new residential development of more than five units, or commercial, industrial or institutional development generating more than 10,000 litres of effluent per day is proposed, the applicant shall be required to undertake a report in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines and addressing the following:

- (i) groundwater quantity and quality;
- (ii) potential interference with other wells;
- (iii) site and soil suitability for sewage disposal; and,
- (iv) the most appropriate type of sewage disposal system for the project.

#### **4.22 Recreational Facilities**

Council encourages the continued development and improvement to the recreational facilities in the Municipality, provided that the development is in harmony with the open landscape character and is sensitive to the natural environment. Council will encourage the maintenance and preservation of recreational facilities and natural areas to promote eco-tourism and attract new residents to the area.

## 4.23 Source Water Protection

4.23.1 The Municipality is reliant on groundwater resources to supply the Powassan Urban Service Area. Protecting existing and future sources of drinking water from incompatible land uses and contamination that could hinder groundwater recharge is essential to maintaining human health, economic prosperity and a high quality of life. The Municipality will maintain, and wherever feasible, enhance the quality and quantity of water infiltration and recharge to groundwater aquifers. The Municipality will implement land use planning decisions to protect the quality and quantity of drinking water resources, and limit development and site alteration that could adversely affect drinking water supplies drawn from groundwater resources.

### 4.23.2 Source Water Protection Areas:

- i) The Wellhead Protection Area is included in Schedule 'F' of this Plan. This designation contains various Sensitivity Areas allowing for varying degrees of land use management relative to the vulnerability of the underlying groundwater to contamination, the importance of the well to the capacity of the municipal water services, and the length of time groundwater within the area will take to reach the municipal water service well.
- ii) The Municipality may require additional studies to be submitted by an applicant that demonstrate how a proposed use will not negatively impact the quantity and/or quality of drinking water resources in Source Water Protection Areas for the development application to be deemed complete.
- iii) The Municipality will review and update its Zoning By-law to prohibit land uses that may pose a risk to Wellhead Protection Area in accordance with Schedule 'F' of this Plan.
- iv) Development applications within Source Water Protection Areas will be reviewed in accordance with the wellhead protection provisions outlined in the Zoning By-law.
- v) The Municipality, in consultation with the Province and the North Bay-Mattawa Conservation Authority will provide advice to landowners to promote good stewardship practices for lands and water within the Wellhead Protection Area.
- vi) The Municipality will, in collaboration with other public agencies having jurisdiction, provide input into and implement the Province's Source Water Protection Plan.

## 4.24 Surface Water Quality

- 4.24.1 Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to and in proximity to a watercourse or lake. In order to preserve water quality, development should be set back 30 metres from the top of bank adjacent to cold water or unclassified rivers and streams and 15 metres from other minor water features. Unless it is impractical to do so, septic systems shall be located at least 30 metres from a watercourse or water body. As a condition of development approval, the natural shoreline vegetation shall be preserved or re-established where vegetation has been removed within 30 metres of all significant watercourses and water bodies, wherever possible.
- 4.24.2 No development shall be permitted which would interfere with any natural watercourse or where the watercourse represents a hazard to the proposed development. Where development would result in a significant increase in stormwater run-off, the Municipality shall require the proponent to complete stormwater management works that will ensure that off-site surface water quality and quantity are not adversely impacted by the development. Direct discharges to surface waters should be avoided wherever possible.
- 4.24.3 Where development is proposed within 300 metres of a lake, the development shall be refused if the lake's assimilative capacity has already been exceeded or will be exceeded by all or part of the development proposal.

## 4.25 Urban Forestry

- 4.23.1 Site design and planning will consider the existing topography and the preservation and enhancement of vegetation, natural features and areas, open space, and naturalized areas. This includes:
- a) Ensuring that existing naturalized open space on lands proposed for development/redevelopment is retained to the maximum extent possible, and where retained, is allowed to regenerate with minimum intervention;
  - b) Enhancing ecological stability by supporting the use of low-maintenance landscape features and materials;
  - c) Supporting the use of native plant species when creating new plant communities or when adding to existing native plant communities; and
  - d) Applying development standards designed to maximize retention of all woodlots and other natural features and areas.

- 4.23.2 Where they remain, the tree-lined streets will be protected and where trees must be removed, they will be replaced as part of the development process.
- 4.23.3 A program of tree planting, preservation, and landscaping will be undertaken so that all areas are provided with trees and other vegetation to maintain a high standard of amenity and appearance, with specific emphasis given to the designated Powassan Urban Service Area and Trout Creek Settlement Area at the time of infrastructure renewal and reinvestment.
- 4.23.4 In all public works, trees should be retained and when trees must be lost to accommodate the works, they will be replaced as soon as possible by other trees of sufficient maturity and in sufficient numbers to enhance the appearance of the public works.
- 4.23.5 Where development or redevelopment may necessitate the loss of existing trees or vegetative planting on a public right-of-way, they will be replaced and relocated on the public right-of-way in the immediate vicinity of the affected lands, to the satisfaction of the Municipality and at the cost of the proponent.

## **4.26 Waste Disposal Sites**

- 4.26.1 New waste disposal sites or expansions to existing waste disposal sites should:
- a) avoid areas of high groundwater and water features;
  - b) be at least 500 metres from any residential development;
  - c) provide adequate buffers from existing development;
  - d) require an amendment to this Plan;
  - e) require an amendment to the Zoning By-law; and
  - f) be approved by the Ministry of the Environment, Conservation and Parks.

## **4.27 Wetlands**

- 4.27.1 This Plan strives to protect wetlands whether Provincially significant or locally significant. Wetlands shall be protected and maintained in a natural state. Wetland re-establishment at the expense of those responsible for the loss of wetland will be encouraged if loss or degradation occurs.
- 4.27.2 An Environmental Impact Statement may be required where development or site alteration is proposed within any wetland. Development and site alteration shall only be permitted if it can be demonstrated that it will not result in a negative impact on the wetland.

4.27.3 An Environmental Impact Statement shall be required where development or site alteration is proposed within 120 metres of any Provincially Significant Wetland or within 30.0 metres of any other wetland, as identified on Schedule 'B1'. Development and site alteration adjacent to wetlands shall only be permitted if it can be demonstrated that it will not result in a negative impact on the wetland.

4.27.4 Existing agricultural uses are permitted within wetlands except identified Provincially Significant Wetlands. Where agricultural uses are permitted, best management practices should be employed to protect and enhance the wetland features.

## 4.28 Wildlife Habitat

4.28.1 Development in the Wildlife Activity Areas identified on Schedule 'B1' must be sensitive to the impact of the development on habitat areas. The protection of natural links and corridors used for wildlife migration is encouraged. Within the Wildlife Activity Areas, the creation of new lots is generally discouraged.

4.28.2 Where any development is proposed adjacent to the Wildlife Activity Areas, Council shall require the submission of an Environmental Impact Assessment Report prepared by a qualified biologist. This report should demonstrate that there will be no negative impacts on wildlife habitat or function from the development proposal. The recommendations of this report, if any, will be implemented through planning processes, including zoning, site plan control or conditions of land division approval. Where the report concludes that regardless of mitigative measures, the development will negatively impact wildlife habitat, the development proposal will not proceed.

4.28.3 Where new lots are created in Wildlife Activity Areas, the lots shall be at least 1.0 hectare in size and have a minimum frontage of 90 metres. In addition, the lots shall have sufficient area to build a dwelling, septic system, and driveway outside of dense conifer cover on the lot.

4.28.4 Where new development is proposed it shall have regard for and minimize impacts on animal migration routes using best management practices, these may include:

- a) Elimination of fencing;
- b) Installation of wildlife-friendly fencing in areas where fencing is required;
- c) Installation of open bottom box tunnels or arch culverts where wildlife crossings may occur; and
- d) Elimination of excessive lighting.

## 4.29 Wildland Fire

- 4.29.1 The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ministry of Natural Resources and Forestry, as amended yearly. Development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the Ministry of Natural Resources and Forestry.
- 4.29.2 Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behavior on the subject lands and adjacent lands (to the extent possible). A sample of what a Wildland Fire hazard map looks like is included in Appendix 1 of this Plan. If development is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.
- 4.29.3 In order to implement any mitigation measures that may be required, conditions for approval may be required.

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## **5.0 LAND USE DESIGNATIONS**

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Several land use designations have been established to achieve the objectives of this Plan. All development within the Municipality will occur in accordance with these land use policies. Schedule 'A' identifies the land use designations and should be read in conjunction with Schedules 'B', 'C', 'D' & 'E'.

### **5.1 Powassan Urban Service Area**

This section of the Plan provides general policies to guide development where full urban services are available, including opportunities for intensification and revitalization in areas that have sufficient existing or planned infrastructure. Policies here will also provide direction for staging development proposed adjacent to existing serviced areas within the defined Urban Service Area. More specific policies are found in the sections of the Plan dealing with Residential, Downtown, Business Park and Open Space designations.

#### **5.1.1 Full Services**

Development within the Powassan Urban Service Area will be undertaken on the basis of full municipal services. The Zoning By-law will specify a minimum lot size depending on the use.

#### **5.1.2 Permitted Uses**

A large range of residential, commercial, mixed-use, governmental, and institutional uses shall be permitted in the Urban Service Area. In considering these uses Council shall ensure that the primary residential character of any neighbourhood is maintained and that the impacts associated with a non-residential development are compatible with surrounding land uses.

#### **5.1.3 Housing**

A full range of housing types and tenures should be encouraged and developed in the Urban Service Area. While low-density is the standard, medium-density housing in the form of townhouses, row houses, duplexes, and triplexes should be encouraged and shall be located and designed in a way to have minimal impact on low-density housing. Increased setbacks and buffering will be required for higher density uses.

#### 5.1.4 Lot Creation

The Urban Service Area will develop based on full municipal sewage and water services. In considering new development, Council shall be satisfied that there is sufficient capacity in the existing municipal system for the proposed development. New development should occur as infilling by consent or by Plan of Subdivision.

New lots shall only occur on roads that are municipally maintained year-round. Wherever possible roads and services should follow a grid system, which aligns with the original lot configuration of the Municipality. Additionally, a variety of pedestrian, active transportation and vehicular routes shall be provided.

- 5.1.5 Two areas in the Powassan Urban Service Area have been identified and set aside for residential development, in anticipation of the further build-out of the Powassan Urban Service Area when the demand for new fully serviced urban development lots is realized. It is not anticipated that either of these two areas will be developed throughout the lifetime of this Plan, as the existence of vacant lots currently addresses anticipated housing needs.

New development in either of these two areas should not take place until there is a demonstrated need within the municipality for additional lands for residential development. When the need has been determined, new development should take place in a comprehensive manner which considers traffic, stormwater management, and the efficient use of municipal and community services, among other matters. The development of compact built forms will be encouraged.

Development will also proceed in a logical manner and may be phased if necessary. The inefficient and uneconomical extension of municipal services will be discouraged.

Existing uses in these areas are permitted to continue.

## 5.2 Trout Creek Settlement Area

Trout Creek is a historic settlement node that has developed along Trout Creek and the railway line that does not have municipal water and sewage services. This Plan encourages the revitalization of the community through infill residential development and commercial development that supports the community and surrounding seasonal and rural uses. The Trout Creek Settlement Area is a secondary area for development and will develop according to the following policies:

### 5.2.1 Permitted Uses

A large range of residential, commercial, mixed-use, light industrial, institutional, and open space uses shall be permitted in the Trout Creek Settlement Area.

### 5.2.2 Servicing

The Trout Creek Settlement Area will develop based on private sewage and water services. In considering applications to permit new uses, Council shall be satisfied that the proposed use will not adversely affect adjacent private sewage or water systems.

Where five or more lots are proposed to be created, the application for land division shall be accompanied by a Servicing Options Report and a hydrogeology report which describes the feasibility of using either private communal sewage and water services or private sewage and water services. Should it be feasible to use communal services, the development should be considered on the basis of that form of servicing and subject to an amendment to this Official Plan.

New development shall only occur on roads that are municipally maintained year-round.

Areas where extraction has occurred within the Trout Creek Settlement Area will be rehabilitated as a condition of redevelopment.

### 5.2.3 Lot Creation

Residential development shall occur primarily as infilling by consent or Plan of Subdivision within the rural settlement area of Trout Creek. While lot sizes are encouraged to be compatible and complementary with the size of surrounding existing lots, lots which propose to use on-site services must be sufficiently sized to minimize the potential for both on and off-site contamination from weeping bed infiltration. To determine the appropriate size for development lots, hydrogeological investigations may be necessary for new lots being created through the consent or subdivision processes. In some cases, it may be necessary to merge existing lots of record to achieve the necessary minimum sizes for new development proposals. Where new development is proposed, the Zoning By-law will need to be amended to establish appropriate minimum lot sizes based on the findings of hydrogeological investigations. Hydrogeological investigations will be carried out by qualified professionals and may be subject to peer review as determined by the approval authority, with any additional costs borne by the developer.

## 5.3 Residential

The following provisions apply within the Powassan Urban Service Area and Trout Creek Settlement Area. The Powassan Residential Area and Trout Creek Residential Area are intended to provide for stable residential development, which will encourage continuous improvements in property standards and housing conditions. This Plan encourages the maintenance and enhancement of the Residential Areas while providing for growth that is compatible with the existing residential development.

### 5.3.1 Permitted Uses

A mix of residential and institutional community uses are encouraged within the residential area in both the urban serviced and settlement areas. A range of housing types and tenures should be developed to meet the needs of present and future inhabitants while being compatible in scale and density with the existing residential uses.

### 5.3.2 Housing Form

5.3.3 New housing should reflect a range of housing sizes, including smaller affordable secondary units that would be suitable for seniors and smaller families. Where smaller forms of housing and/or smaller lots occur adjacent to older housing on larger lots, the new development should be designed and landscape to be compatible with the character of the surrounding neighbourhood.

5.3.4 In considering applications to permit multi-unit residential development, Council shall be satisfied that the proposed density is compatible with existing residential uses and will not adversely affect adjacent private sewage or water systems.

### 5.3.5 Non-Compatible Uses

The Zoning By-law will identify appropriate setbacks between sensitive uses and existing non-compatible uses. Mitigation measures such as setbacks, fences and landscaping may be required to minimize impacts. The By-law will also establish lot size requirements and identify separate zones for low and medium-density residential development.

### 5.3.6 Servicing

In keeping with Sections 4.19 and 5.1.1, prior to approving new residential uses, Council shall be satisfied that the development can be adequately serviced with septic, water, fire protection and utilities. Provisions for stormwater management

shall be provided on-site to ensure that the predevelopment run-off rates are maintained or improved. Council shall also be satisfied that there is safe access to the development area for existing and future traffic.

#### 5.3.7 Home Based Businesses

Small-scale home-based businesses will be permitted in the Residential Areas but will be limited in size to avoid conflicts with adjacent land uses. The Zoning By-law will specify standards for home-based businesses.

### 5.4 Downtown Designation

The downtowns of Powassan and Trout Creek provide important services to the residents of the municipality. As such, the downtown should focus on developing new opportunities for commercial retail development with residential apartments on upper levels while supporting existing institutional, medical, business, retail services and facilities. This Plan encourages the maintenance and enhancement of the Downtown while providing for change and adaptation to the changing demands.

#### 5.4.1 Permitted Uses

A wide range of commercial, institutional, residential and mixed uses shall be encouraged within the Downtown Designation. These uses can occur as a single use in a single building or as mixed uses within a building.

All scales of commercial uses that service the Community are encouraged to locate in the Downtown designation. New commercial uses may be established through the redevelopment of existing residential uses.

Commercial uses should develop on the ground level. Residential uses, including special need uses and multi-unit residences will be encouraged to located on the upper floors or at the rear of the property provided that adequate access and parking can be provided.

#### 5.4.2 Façade Treatment

New buildings and buildings undergoing significant renovations should be designed in harmony with each other to develop an attractive commercial area. The use of natural exterior materials such as wood and stone will be encouraged. The Zoning By-law will provide reduced requirements for parking in the Downtown Areas. Wherever possible adjacent parking areas should be joined internally. Facilities for safe and convenient pedestrian access shall also be provided.

## 5.5 Highway Commercial Designation

The Highway Commercial Designation provides lands for the development of commercial uses that cater primarily to tourists and the traveling public.

### 5.5.1 Permitted Uses

Permitted uses in this area include gas stations, automotive and marine-related sales and services, food services, accommodation facilities and mixed-use residential development. Limited light industrial development that is compatible with commercial uses shall also be permitted.

These uses shall use existing entrances to Highway 11, provided approvals are granted by the Ministry of Transportation and include parking areas suited to accommodate a large seasonal population. This area shall be designed as an attractive entrance feature to the Downtown designations.

Accessory residential uses, small-scale commercial uses and business uses related to professional or personal services will be encouraged to be located in the Residential and Downtown areas rather than in the Highway Commercial Designation.

### 5.5.2 Servicing

In the Powassan Urban Service Area, new development within the Highway Commercial Designation shall be on the basis of full municipal services.

Outside of the Powassan Urban Service Area, applications for new development proposals will be in keeping with Section 4.18 of this Plan. Where new development will likely generate more than 10,000 litres of wastewater per day, the application will be supported by a servicing options report and hydrogeological investigation, prepared by a qualified professional, to determine the most appropriate form of sewage disposal and appropriate lot size for the development.

Where private services are determined to be appropriate for new uses outside of the Powassan Urban Service Area, the approval authority shall ensure that lots are sufficiently sized to minimize the potential for both on-and off-site contamination from sewage disposal run-off.

### 5.5.3 Access

Commercial uses shall have internal links between parking areas wherever possible. Development adjacent to Highway 11 shall meet all requirements of the Ministry of Transportation.

### 5.5.4 Site Plan Approval

When considering applications for development Council will review signage, landscaping, lighting and building massing as part of the Site Plan Approval process.

## 5.6 Business Park

**The Business Park Designation includes lands for large-scale commercial and industrial development. Future economic development opportunities in the Municipality will be focused in this area.**

### 5.6.1 Permitted Uses

Permitted uses in the Business Park Area include building contractor's yards, lumber yards, auto repair shops, transport terminals, processing, and fabrication plants. Small-scale retail uses shall be permitted to provide retail outlets for goods produced on-site. Commercial uses in the Business Park Area may also include restaurants and service-related commercial uses and large-scale commercial uses that rely on tourist traffic and highway access or provide goods and services to the travelling public and population at a regional scale. Existing residential uses are permitted to continue within the Business Park Area and new residential uses are generally not encouraged.

### 5.6.2 Servicing

Within the Powassan Urban Service Area, all uses shall be on municipal sewage and water services.

Due to servicing constraints in the Trout Creek Settlement Area, applications for new development proposals will be in keeping with Section 4.19 of this Plan. New industrial development will be limited to dry industrial uses only. Dry industrial uses are those industrial uses which do not use water for processing, and which generate only wastewater from employee uses on site.

Where private services are determined to be appropriate for new uses in the Trout Creek Settlement Area, the approval authority shall ensure that lots are sufficiently

sized to minimize the potential for both on- and off-site contamination from sewage disposal run-off.

### 5.6.3 Stormwater Management

Where development would result in a significant increase in stormwater run-off, the Municipality shall require the proponent to complete stormwater management studies and works that will ensure that off-site surface water quality and quantity is not adversely impacted by the development.

### 5.6.4 Access

Adjacent uses shall have interconnected parking and loading areas located at the rear of buildings. Access onto Provincial highways must meet the requirements of the Ministry of Transportation.

### 5.6.5 Compatible Uses

All new uses in the Business Park designation will be considered in keeping with Section 4.15.3 of this Plan. Further, industrial uses shall screen areas of open storage from view and shall be compatible with adjacent land uses. This may require site plan control agreements with the Municipality.

## 5.7 Agricultural Area

The Agricultural Land designation includes lands that are identified as Class 1-3 under the Canada Land Inventory as well as lands that are currently used for agricultural purposes. The Municipality contains primarily Class 3 soils which have moderately severe limitations but are fair to moderately high in productivity for a wide range of common crops and is a foundational element to local agricultural systems.

### 5.7.1 Permitted Uses

Permitted uses in the Agricultural Area include: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural use operations.

In agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

New land uses in agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation (MDS) formulae.

#### 5.7.2 Development within Agricultural Areas

When considering development proposals in the vicinity of agricultural uses, the Minimum Distance Separation formulae as developed by the Province will be used. The Zoning By-law will implement the Minimum Distance Separation requirements.

Non-agricultural development of Agricultural lands shall only occur where the following criteria have been satisfied through the submission of an Agricultural Impact Assessment, submitted by a qualified consultant:

- i) The lands do not contain farm buildings that are in good condition;
- ii) New dwellings and non-agricultural development comply with the Minimum Distance Separation (MDS) Formulae;
- iii) The development will not adversely affect neighbouring farming operations; and
- iv) The least productive portion of the lands are proposed for development.

#### 5.7.3 Servicing

When new residential lots are permitted, they will be of a size which is appropriate to sustain private sewage and water systems which will have no on- or off-site impacts. To determine the appropriate size for development lots, hydrogeological investigations may be necessary to demonstrate the appropriateness of the development proposal. Outside of existing residential clusters, hydrogeological investigations will be required for new lots which are proposed to be smaller than 1 hectare. Hydrogeological investigations will be carried out by qualified professionals and may be subject to peer review as determined by the approval authority, with any additional costs borne by the developer.

#### 5.7.4 New Lots

- i) New lots developed for residential purposes will be limited as follows:
  - a) A principal dwelling associated with an agricultural operation may be permitted in agricultural areas;

- b) Subordinate to the principal dwelling, up to two additional residential units may be permitted in agricultural areas, provided that one unit is located within or attached to the principal dwelling, and any additional residential units:
- Are of limited scale and in close proximity to the principal dwelling or within a cluster of farm buildings;
  - Comply with the Minimum Distance Separation formulae;
  - Is compatible with, and would not hinder, surrounding agricultural operations;
  - Have appropriate sewage and water services.
  - Address any public health and safety concerns; and
  - Minimize land taken out of agricultural production.

#### 5.7.5 Non-Agricultural Uses in Agricultural Areas

1. Council may only permit non-agricultural uses in agricultural areas for:
  - a) Extraction of minerals, petroleum resources and mineral aggregate resources; or
  - b) Limited non-residential uses, provided that all of the following are demonstrated:
    1. The proposed use complies with the minimum distance separation formulae;
    2. Alternative locations have been evaluated, and;
      - i. There are no reasonable alternative locations which avoid agricultural areas; and
      - ii. There are no reasonable alternative locations in lower productive value agricultural lands.
2. Impacts from any new or expanding non-agricultural uses on surrounding agricultural lands and operations are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

## 5.8 Rural Area

Rural Areas include a variety of residential, industrial and open space uses. Over the lifetime of this Plan, the Rural Area will experience some growth and maintain its natural environment and rural character.

### 5.8.1 Permitted Uses

Permitted uses in the Rural Areas include low-density residential which can include single-detached, semi-detached and linked houses, tiny homes, accessory residential units, tourist establishments, open space, resource management activities and agricultural uses. Small-scale commercial and dry industrial uses servicing the rural community shall be permitted, provided that those uses are in keeping with Section 4.16 of this Plan and are compatible with surrounding uses. Resource extraction, pits and quarries, may be permitted on agricultural lands provided that the site is rehabilitated, and the soil quality is restored.

### 5.8.2 Servicing

New residential lots will be of a size which is appropriate to sustain private sewage and water systems which will have no on- or off-site impacts. To determine the appropriate size for development lots, hydrogeological investigations may be necessary to demonstrate the appropriateness of the development proposal. Outside of existing residential clusters, hydrogeological investigations will be required for new lots which are proposed to be smaller than 1 hectare. Hydrogeological investigations will be carried out by qualified professionals and may be subject to peer review as determined by the approval authority, with any additional costs borne by the developer.

Small-scale commercial and dry industrial uses will be limited to uses which do not use or process water in industrial processes and which generate only limited wastewater from employee uses on site.

### 5.8.3 Lot Creation / Severances

- i) Lot creation by severance/consent is permitted in the Rural Area, in accordance with the applicable general development policies in Section 4 and the land division policies in Section 8 of this Plan.
- ii) Seasonal residential uses fronting on the lakes in the Municipality is permitted subject to satisfying the applicable general development policies in Section 4 and the land division policies in Section 8 of this Plan.

## 5.9 Open Space Designation

Lands within the Open Space Designation are those lands in the Municipality with recreational capabilities, significant natural feature values and areas that are not physically suited for development. These lands include wetlands, steep slopes, wildlife and fish habitat, organic soils, flood plains or earth science areas. These areas are identified on Schedule 'A'. The Open Space designation also includes recreational lands and community facilities.

### 5.9.1 Permitted Uses

Permitted uses in the Open Space Designation include conservation, forestry, wildlife areas, fishery resource management, existing agricultural activities, parks, snowmobile trails, hiking trails and other passive recreation, and resource management activities that do not require alteration to the existing land or vegetation.

### 5.9.2 Alternative Lands

There is sufficient land designated for development in the Municipality of Powassan without requiring environmentally sensitive lands to be altered from their present state. Any proposal to develop lands identified on Schedule 'B1' as having natural feature values or as an area not physically suited for development shall require justification based on land use requirements, location requirements and environmental impact.

No buildings or structures shall be permitted in any area Open Space designation. An exception to this may occur where such buildings, structures or fill are to be used in flood or erosion control and have been approved by Council. Development shall generally be prohibited in these areas without an amendment to this Plan. Development of lands having existing recreational facilities may be permitted without amendment to this Plan.

### 5.9.3 Trail System

Council will encourage the development of a contiguous parkland and trail system through the Municipality.

### 5.9.4 Non-Conforming Uses

The expansion of existing non-conforming uses located within areas designated as Open Space shall generally not be permitted. However, Council may consider allowing the expansion or replacement of buildings or structures if it is

demonstrated that this would not result in adverse environmental impacts. In such circumstances, Council may require an Environmental Impact Assessment prepared by a qualified biologist recommending mitigation measures to be undertaken to preclude adverse environmental impacts.

#### 5.9.5 Mapping

Where there is doubt that the Open Space mapping on Schedule 'A' and environmental features mapping on Schedule 'B1' and 'B2' adequately reflects the hazard or environmental feature, an applicant for new development may be required to obtain a detailed engineering or environmental study to more accurately determine the extent of the area. Such a study must be acceptable to Council. Where such studies result in changes to the mapping, an Official Plan Amendment may not be required.

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## **6.0 MUNICIPAL SERVICES**

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The policies of this Section are intended to provide guidance to Council and the public when determining the extent of municipal services that will be provided in the Municipality.

- 6.1 It is the intent of this Plan to maintain the current level of service. It is a policy of this Plan to provide adequate servicing while recognizing the Municipality's financial constraints.
- 6.2 Development will be encouraged to make efficient use of the water and sewage treatment systems in the Powassan Urban Service Area.
- 6.3 Development based on communal services will require an amendment to this Plan. Such an amendment shall be supported by engineering and economic studies that satisfy Council that the costs and of communal services can be supported by the development utilizing the services and that potential municipal liabilities have been adequately assessed.
- 6.4 Development shall not be permitted where there is a potential for that development to adversely impact private wells or the municipal water supply. In considering any development proposal, Council may require the proponent to provide confirmation that the development will not adversely affect neighbouring wells.
- 6.5 Private individual septic tank and tile field systems are the primary means of sewage disposal outside the Powassan Urban Service Area.
- 6.6 The Municipality will monitor the impact of future development in Trout Creek on the sustainability of the ground water supply in that community. Care will be taken to ensure that municipal services are not required to ensure that the water supply is potable and continues to be available to existing residents and businesses.

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## **7.0 TRANSPORTATION & UTILITIES**

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The policies of this section outline the requirements of the planned road network for the Municipality and provide policies for future development of the transportation system.

### **7.1 General**

7.1.1 The transportation system is an essential part of the Municipality of Powassan's overall structure and has a direct influence on the quality of life in the Municipality. A range of choices in the transportation system is required to balance the needs of users, promote less automobile use and enhance connections. The transportation system allows for the movement of people and goods including public transit, streets, rail, sidewalks, linkages, trails and pedestrian and cycling infrastructure. It is the policy of the Council that:

- i) The Municipality shall promote a safe, balanced, efficient, accessible and well-connected transportation system in accordance with the Transportation System as shown in Schedule 'A', 'D' and 'E'.
- ii) The Municipality's transportation planning efforts shall be coordinated with Provincial priorities.

### **7.2 Provincial Highways**

7.2.1 New land uses and access onto any Provincial Highway will require approval from the Ministry of Transportation and will be subject to the Ministry's geometric standards and minimum spacing requirements for entry permits.

7.2.2 Highway 11 is a Controlled access highway, as such no proposed new land uses are permitted to access this road.

7.2.3 Proposed new land uses, development, signage installation and entrances located adjacent to Highway 11 may require a Ministry of Transportation Land Use Permit.

### **7.3 Municipal Roads**

7.3.1 Schedule 'A' shows roads that are maintained on a permanent or seasonal basis. It is not a policy of Council to maintain those roads that are not presently maintained municipal roads, nor will they be assumed by the Municipality.

- 7.3.2 Where the Municipality maintains roadways on a seasonal basis, only uses which are occupied during the season on which the municipal road is maintained will be permitted.
- 7.3.3 Hunt camps and fishing camps may be used where the access is over an unmaintained road allowance. Council may permit this form of development where the owner enters into an agreement and acknowledges that the municipality assumes no liability to provide services to the development.
- 7.3.4 The Municipality will not expand the level of service on any municipal road unless the development resulting from that increased level of service off-sets the cost of increasing the service level or provides a public benefit such as improved emergency service delivery.
- 7.3.5 New permanent development shall only be permitted where there is frontage and adequate access onto a year-round maintained municipal roadway.
- 7.3.6 Local roads shall be constructed on a 20-metre road allowance. These roads should be logical extensions of existing streets and wherever possible, utilize a grid design.
- 7.3.7 Where an existing road does not have a 20-metre right-of-way, the Municipality may acquire lands adjacent to the roadway to provide for a wider right-of-way as a condition of consent, plan of subdivision or site plan approval.
- 7.3.8 Where development is proposed on a roadway that is not currently built to municipal standards, the Municipality will require the roadway to be improved to a standard approved by Council, as a condition of development approval. Development will only occur if the roadway has already been assumed by the Municipality or will be assumed by the Municipality prior to the finalization of the development proposal. Development where access is proposed on roads which are not municipally owned and maintained shall not be permitted.

#### **7.4 Multi-use Recreational Trails**

- 7.4.1 Multi-use Recreational trails, including snowmobile routes, form an important component of the Municipality's transportation system. The location of these routes may change from time to time. The Municipality encourages the preservation and expansion of public routes and trails into a broader network.

#### **7.5 Rail Lines**

- 7.5.1 The Municipality will encourage the continued use of rail lines. Rail lines are shown on Schedule 'A' (or 'D'). When considering applications for development, Council shall ensure that future development does not impede the continued viability of

the rail line. Development that requires the construction of a rail crossing or increases the quantity of traffic over the rail line will be considered having regard for the safety of the crossing. As a condition of development approval, Council may require a rail crossing to be funded by the developer.

- 7.5.2 Outside of the Powassan Urban Service Area and the Trout Creek Settlement Area, development in proximity to rail lines will be in keeping with policies found in Section 4.16 of this Plan.
- 7.5.3 Development proposals within 75 metres of rail lines throughout the Municipality may be required to undertake vibration studies to the satisfaction of the Municipality in consultation with the appropriate railway. Mitigative measures identified in the vibration study will be implemented through conditions of development approval.
- 7.5.4 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.

## **7.6 Utility Corridors**

- 7.6.1 All development in the Municipality shall recognize the importance of the high-pressure natural gas pipelines and hydro transmission lines identified on Schedule 'A', 'D' and 'E' of this Plan. Any development within 200 metres of a utility corridor may affect the safety and integrity of the line. The Municipality shall require early consultation with TransCanada for any development proposed within 200 metres of a gas pipeline.
- 7.6.2 A setback of 10 metres shall be maintained from the limits of the utility right-of-way for all permanent structures and excavations. In the case of a natural gas pipeline, a reduction in the 10 metre setback will only be considered if it can be demonstrated to the satisfaction of the pipeline corporation, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.
- 7.6.3 Activities on or within 30 metres of the TransCanada pipeline such as excavation, blasting and any movement of heavy equipment requires approval from the National Energy Board.
- 7.6.4 Within the Urban Service Area and the Trout Creek Settlement Area, the Municipality will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights.

## 7.7 Communication Towers

- 7.7.1 While recognizing the authority of the Federal government with respect to communication facilities, Council will require public consultation and consideration of the visual impacts of communication towers prior to such facilities being located in the Municipality. Communication towers should avoid locations that are visually prominent or that have historic or cultural significance.

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## **8.0 LAND DIVISION**

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### **8.1 Severances**

Applications for land division through the consent process shall only be considered if the proposal is minor in nature, does not result in the unnecessary expansion of the present level of municipal services and follows the Objectives and General Development policies of this Plan.

#### **8.1.1 Criteria**

Every severance application received by Council and Planning Board for the purpose of creating a new lot shall meet the following applicable criteria:

- i) The creation of lots may be permitted by severance (consent) if it has been established that the development would not more appropriately proceed by way of plan of subdivision or plan of condominium.
- ii) Severances (consents) that would contribute to ribbon or strip development or unplanned or uneconomical extension of infrastructure between Settlement Areas shall not be approved.
- iii) Applications for severances (consent) that would result in a parcel being landlocked shall not be approved.
- iv) The proposed severed and retained lots:
  - a. Front onto an open, improved public road that is maintained on a year-round basis by the Municipality, unless a recreational property fronting onto a lake can be accessed via a private road leading to a public road that is maintained year-round.
- v) If the intent and purpose of this plan is maintained:
  - a. Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan, and in accordance with the Zoning By-law.
  - b. Achieve an appropriate lot configuration that is compatible with the surrounding community character and does not restrict the development of other parcels of land.

- c. Can be serviced by the Municipality's infrastructure without adversely affecting the Municipality's finances, or by private well and wastewater disposal system where municipal services are not planned or existing.
- d. Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the Municipality's finances.
- vi) The Municipality shall consider the impact of a new residential lots created by severance (consent) with the potential to expand the agricultural activity of any adjacent agricultural operation when assessing the required Minimum Distance Separation (MDS) Formulae and the need to potentially increase it in the future.
- vii) Applicants of a proposed severance (consent) may be required to prepare studies in accordance with the requirements of this Plan to assess the impacts of the proposal and any mitigation strategies.
- viii) The Municipality may require as a condition of approval that an applicant enter into an agreement with the Municipality regarding such conditions as it deems appropriate, including but not limited to financial requirements, the provision of on and off-site services, strategies to mitigate environmental impacts, sustainable building and site design features, and any other site planning requirements to protect health and safety, and promote compatibility with the surrounding community character.
- ix) Lots for hunt camps, fishing camps or similar uses may be permitted in keeping with policies 7.3 and 7.4 of this Plan.

### 8.1.2 Technical Consents

Notwithstanding the policies of this section, consents may be granted for the following technical purposes, provided that the retained and severed portions conform with the Zoning By-law:

- i) boundary corrections or adjustments.
- ii) lot enlargements.
- iii) re-creation of original 40 ha (100 acre lots).
- iv) discharge of mortgage.
- v) road widening and road allowances.
- vi) easements.

### 8.1.3 Aggregate Areas

Land division applications proposed for uses other than mineral extraction in and adjacent to areas identified as Bedrock Resources and/or Primary Sand and Gravel Resources shall be in keeping with Section 4.1.1 of this Plan.

### 8.1.4 Open Space Areas and Hazard Lands

Consents shall not be permitted in areas designated as Open Space or in any area that could be unsafe as a result of naturally occurring or man-made hazards.

Notwithstanding, a consent may be granted for the creation of a lot that encompasses lands designated Open Space, provided that there are sufficient lands not designated Open Space for the purpose for which the lot is being proposed.

## 8.2 Subdivisions and Condominiums

8.2.1 Where five or more lots or units in a vacant land condominium are created on a single parcel of land, a plan of Subdivision or Vacant Land Condominium shall generally be required. Exceptions to this policy may be considered where there are no residual lands resulting from the development, and there is no need to extend municipal services and/or build or extend a municipal road.

8.2.2 In considering a proposed plan of subdivision or vacant land condominium, Council shall ensure that all costs associated with the development of the land are borne by the developer.

8.2.3 All roads within a plan of subdivision shall be constructed to Municipal standard and shall be dedicated to the Municipality. Road standards for land-based condominium developments may be less than those required for municipal roads.

8.2.4 Prior to considering a plan of subdivision or condominium, the appropriate approval authority shall require the applicant to submit professional reports addressing the Development Criteria in Section 4 of this Plan.

## 8.3 Parkland Dedication

8.3.1 The minimum parkland dedication as part of a plan of subdivision or consent shall not include lands which are unsuitable for parkland development.

8.3.2 Where possible, parkland shall be taken on lands adjacent to a watercourse or existing recreational features such as trails or facilities.

8.3.3 Where the Municipality takes cash in lieu of parkland, the Municipality shall base the amount of cash taken on 5 per cent of the value of the land immediately prior to draft plan approval. Alternatively, the Municipality may pass a By-law to establish standard parkland dedication fees that represent a reasonable estimate of 5 per cent of the value of certain lands prior to the date of draft approval.

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## **9.0 COMMUNITY IMPROVEMENT**

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### **9.1 Community Improvement Policies**

These policies are intended to provide a basis and mechanism for the Municipality to utilize the provisions of Section 28 of the Planning Act to support and stimulate growth in local industries, businesses, tourism, agri-tourism and value-added agricultural facilities in both the urban and rural areas of the Municipality. These policies provide a basis for the Municipality to enter into agreements with the private and public sectors to create partnerships for the enhancement of the community.

The policies in this section can be viewed as a long-term approach to the revitalization of the Municipality of Powassan. Revitalization will take time, and is best accomplished through incremental, small improvements and interventions that will collectively add up to more significant changes over time.

### **9.2 Community Improvement Areas**

The approach is to provide the Municipality of Powassan with the tools to create both an Urban and Rural CIP to operationalize additional tools available under the Planning Act to assist with community redevelopment.

### **9.3 Community Improvement Projects**

Community Improvement projects shall include but not be limited to:

- i) Enhance and promote local businesses within settlement areas:
  - a) Promote upgrades to business signage and commercial building facades to enhance the overall streetscape.
  - b) Promote upgrades to and reuse of underutilized buildings within the Urban Areas.
  - c) Promote the development of roofed accommodation (i.e. bed and breakfasts) in Powassan's Urban Settlement Areas to provide accommodation for local tourists.
  - d) Promote the development of affordable housing within the Municipality.

- ii) Promote agricultural diversification, tourism and local recreation:
  - a) Encourage the development and enhancement of value-added agricultural uses, agri-tourism and on-farm diversified facilities, such as roofed accommodation (i.e. bed and breakfasts), as permitted in the Official Plan.
  - b) Continue to promote local festivals and events in Powassan.
  - c) Promote active recreation and the continued development of the trail network within the municipality.
  
- iii) Encourage job creation and local employment:
  - a) Promote the use of local resources and materials for improvements.
  - b) Encourage redevelopment or adaptive reuse of under-utilized employment areas and buildings.
  - c) Promote Powassan as a community to live, work and play.
  
- iv) Enhance and promote community character and local heritage:
  - a) Encourage redevelopment or adaptive reuse of older buildings in a manner that contributes to the community character.
  - b) Support the revitalization of historical buildings and sites.
  - c) Identify and promote Powassan's identity and unique community offerings.
  
- v) Engage the landowners and stakeholders, and the local community in the revitalization of Powassan:
  - a) Encourage continued involvement with the local business community.
  - b) Encourage investment in privately owned property that will enhance the public realm.
  - c) Encourage residents, business owners and service groups to participate in tree planting and street beautification programs and improvements to private buildings and properties.
  - d) Encourage involvement by the Regional partners and other public agencies.
  
- vi) Improve local infrastructure to support community revitalization:
  - a) Improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles.

- b) Improvements to the water system to provide for sufficient fire flows.

#### **9.4 Community Improvement Incentives**

In order to encourage improvements to private and public lands, the Municipality may offer the following incentives to private landowners:

- i) reduction or elimination of planning or building application fees.
- ii) increased densities for residential development.
- iii) providing specific grants to property owners to improve the appearance of private lands and buildings.
- iv) Providing specific grants to property owners to create development opportunities that combine commercial and affordable (apartment) housing.

Specific incentives will be approved by a Community Improvement Plan adopted by the Council.

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## **10.0 IMPLEMENTATION**

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The following policies are intended to provide direction for the decisions of Council, for the use of By-laws, Regulations, Site Plan Control and Development Agreements that will implement policies outlined in this Plan.

### **10.1 Amendments To the Plan**

An amendment to any and all Schedules or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to all Schedules with a view of designating additional areas for a particular use, or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have regard to the following criteria:

- i) The need for the proposed use;
- ii) The extent to which the existing areas that are designated for the use have been developed and the nature and adequacy of such existing development;
- iii) The physical suitability of the lands for such proposed use;
- iv) The comments of any affected agency that has been consulted with respect to the application; and
- v) The location of the areas under consideration with respect to:
  - a) The adequacy of the existing and proposed roadway system;
  - b) The convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
  - c) The adequacy of the water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval of the Ministry of the Environment and Energy, the Medical Officer of Health and any other appropriate authority deemed advisable;
  - d) The compatibility of such proposed use with uses in the surrounding area;
  - e) The potential effect of the proposed use on the financial position of the Municipality; and
  - f) The impact of the proposed use on the natural environment.

## 10.2 Strategies For Adapting To Climate Change

10.2.1 In response to climate change, the Municipality shall consider identifying adaptation and mitigation measures through the development and implementation of a Climate Change Action Plan aimed at improving municipal resilience to changing environmental stresses.

10.2.2 The Municipality shall endeavor to engage in public education regarding the minimization of greenhouse gas emissions, improving air quality and conservation of water, soil and energy.

10.2.3 In preparing planning applications for Draft Plan of Subdivision/Condominium approval and Site Plan Control, applicants are to incorporate climate change measures where appropriate, including but not limited to:

- i) Selection of building and infrastructure materials that minimize waste;
- ii) Incorporate energy and water conservation designs;
- iii) Appropriate street, lot and building orientation to the south to realize solar energy gain;
- iv) Use of green infrastructure and tree planting;
- v) Compact and contiguous built urban form;
- vi) Designs for active transportation and the efficient co-location of live/work/play land uses; and
- vii) Application of intelligent building systems.

10.2.4 Climate change policies constitute part of the Municipality's sustainability planning efforts.

## 10.3 Public Meetings

Council shall hold public meetings for planning applications in accordance with the requirements of the Planning Act. However, technical amendments to this Official Plan are permitted without a public process to:

- i) change section numbers or the order of text but does not add or delete sections;
- ii) consolidates amendments, which have previously been approved;
- iii) corrects typographic, grammatical or mapping errors which do not affect the intent or application of the policies or provisions of this Plan; or
- iv) rewords policies or re-illustrates mapping for the purpose of clarification only without changing the intent or purpose of the policies or mapping.

## **10.4 Site Plan Control**

- 10.4.1 The Municipality may utilize Site Plan Control to ensure that Plans of Subdivision, commercial, institutional and industrial development in the Municipality are attractive and compatible with adjacent uses and the environment. Site Plan Control may be applied to all commercial, mineral resource extractive and industrial development in the Municipality. The entire Municipality shall be designated as a Site Plan Control Area and the By-law will include applicable exceptions to specified development.
- 10.4.2 Where residential development is proposed adjacent to Wildlife Activity Areas, wilderness reserve, waterbody or an identified natural heritage feature such as a wetland or significant habitat area, Council shall use buffering as defined in the zoning by-law to ensure that the development proceeds in a manner that would have the least impact possible on these natural features.
- 10.4.3 Council may delegate Site Plan Approval to municipal staff in order to ensure that the process does not create undue delay or additional costs in the development process.

## **10.5 Technical Reports**

Where this Plan requires that technical reports be completed in support of any development proposal, those reports shall be completed by a qualified professional approved by the Municipality. The Municipality may retain independent experts to peer review technical reports submitted in support of any application. The costs of a peer review shall be paid by the developer.

## **10.6 Zoning By-law**

This Plan will be implemented through a new comprehensive Zoning By-law adopted under Section 34 of the Planning Act. The implementing By-law shall implement the policies of this Plan.

### **10.6.1 Non-Conforming Uses**

Legally existing uses that do not comply with the Land Use designations outlined in this Plan may be zoned to permit the continuation of the use and may provide for limited expansion provided that the development policies of this Plan are met.

Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

### 10.6.2 Temporary Uses

Council may pass a By-law pursuant to section 39 of the Planning Act to allow the temporary use of lands that do not comply with the Land Use designations in this Plan provided that:

- i) The objectives of this Plan are met;
- ii) The temporary use does not require major capital investment or alteration to the existing landscape;
- iii) The proposed use is compatible with surrounding land uses;
- iv) The proposed use does not require the extension of municipal services;
- v) The developer has entered into an agreement with the Municipality specifying The conditions under which the use may be permitted; and,
- vi) The By-law shall specify a maximum time period for which the use may be permitted.

### 10.6.3 Holding Provisions

Council may utilize Holding provisions as provided for under Section 36 of the Planning Act in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of the development. Where Council uses a Holding provision, the use of land may be restricted to existing uses until one or more of the following conditions have been fulfilled:

- i) a Site Plan Agreement or Subdivision Agreement as may be required has been completed between the Municipality and the developer;
- ii) all engineering plans and approvals for sewage and water services have been completed;
- iii) other technical reports (e.g. environmental assessment, floodplain study, etc.) are submitted by a qualified consultant, to the satisfaction of the Municipality;
- iv) the financial requirements of the Municipality have been satisfied; and
- v) a record of site conditions has been completed to the satisfaction of the Ministry of Environment.

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## **11.0 INTERPRETATION**

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### **11.1 Land Use Designations**

It is intended that the boundaries of the Land Use categories shown on Schedule 'A', 'C' or 'D' of this Plan, shall be considered as general only, and are not intended to define the exact limits of such areas except in the case of roads, railways, and other physical barriers that provide definitive boundaries. Minor adjustments may be made to these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform with this Plan.

### **11.2 Uses**

Examples of permitted uses as included in this Plan are intended to illustrate a range of activities in each respective land use designation. Specific uses and related regulations shall be defined for land use designations by the implementing Zoning By-law.

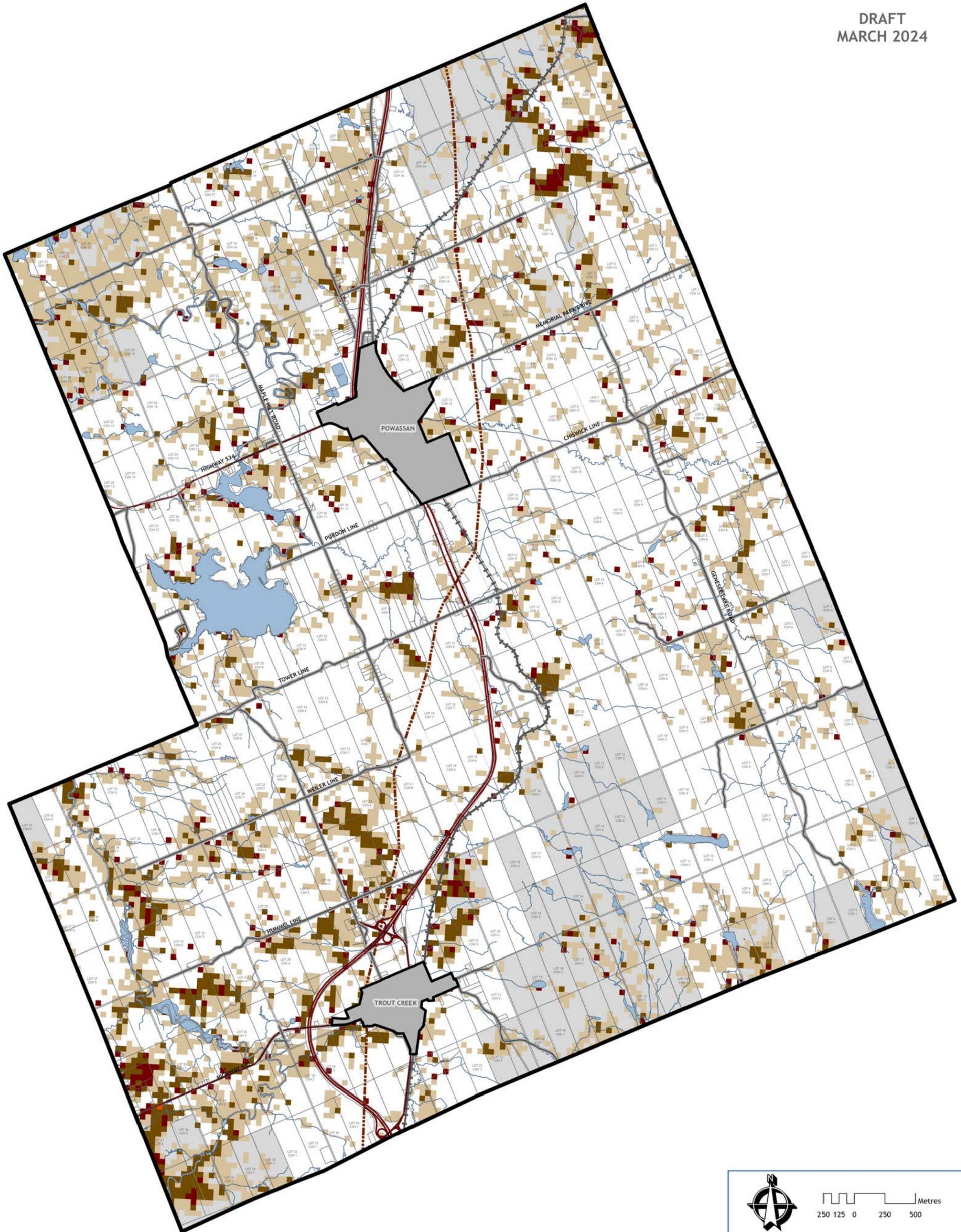
### **11.3 Accessory Uses**

Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted.

### **11.4 Numerical Values**

Where numerical quantities are identified in this Plan, such quantities shall be interpreted as guidelines and minor variances to specific requirements may be permitted provided that the intent of the Plan is maintained, unless the Plan states otherwise.

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MARCH 2024



**WILDLAND FIRE - MNR**

- EXTREME
- HIGH
- NEEDS EVALUATION
- MODERATE

- CROWN LAND
- POWASSAN URBAN SERVICE AREA
- TROUT CREEK SETTLEMENT AREA
- PROVINCIAL HIGHWAY
- MUNICIPAL ROADS
- PIPELINE
- RAILWAY
- STREAMS / RIVERS
- WATERBODIES

Hazardous forest types for wildland fire means forest types assessed as being associated with the risk of high to extreme wildland fire.

Ontario Geohub Fire - Potential Hazardous Forest Types for Wildland Fire is intended to help inform where further assessment is required and is to be used in conjunction with guidance from the Ministry of Natural Resources and Forestry.

Data is updated on an annual basis.

Source: [https://ws.gisnet.lrc.gov.on.ca/fmdata/download/Packages/HazardousFuels\\_2023\\_AllPackages.zipd57f78b5d88a](https://ws.gisnet.lrc.gov.on.ca/fmdata/download/Packages/HazardousFuels_2023_AllPackages.zipd57f78b5d88a)

Metres

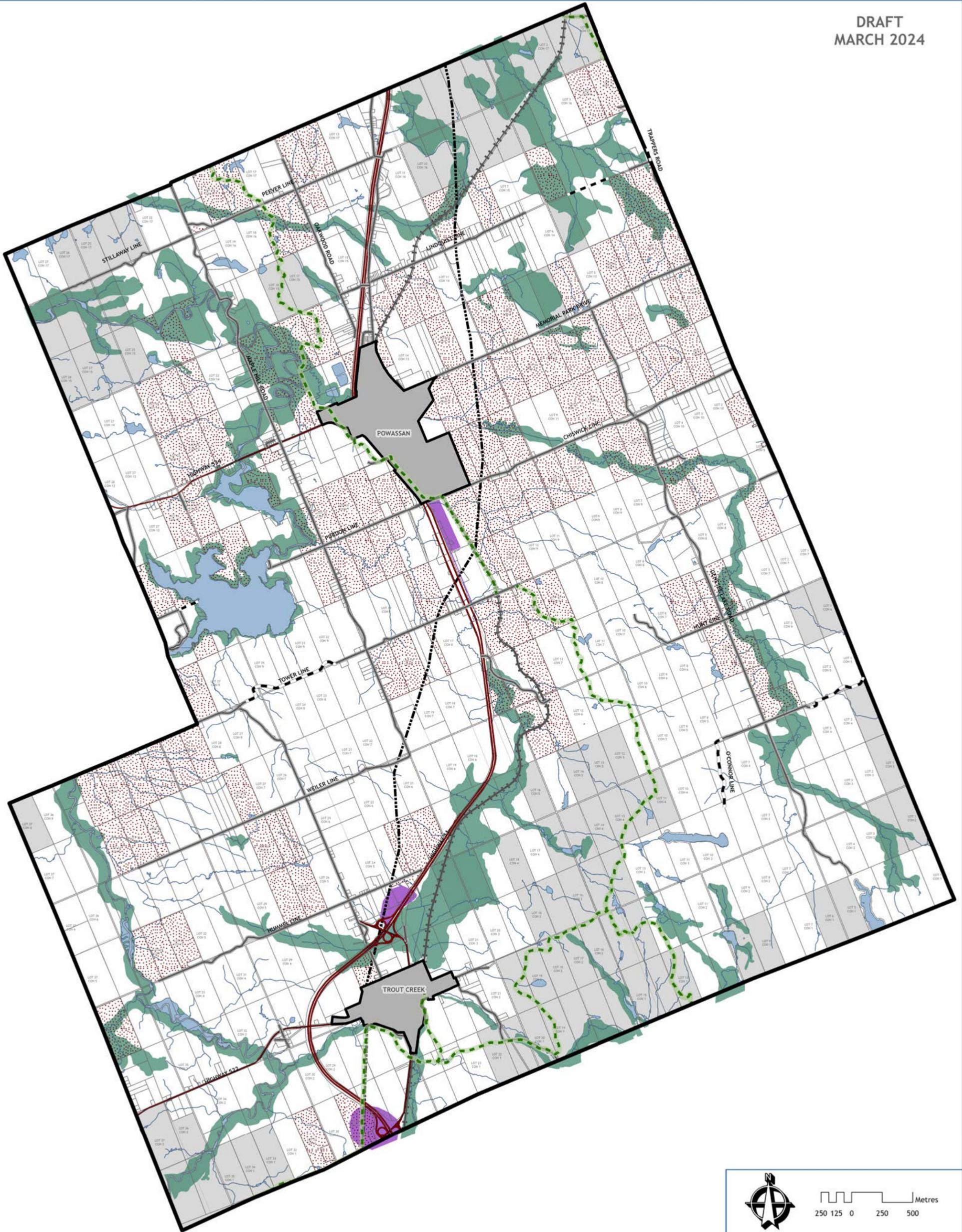
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**PLANScape**  
BUILDING COMMUNITY THROUGH PLANNING

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 MARCH 2024

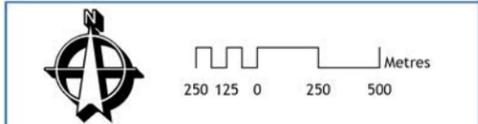


**LAND USE DESIGNATIONS**

- AGRICULTURAL
- RURAL
- HIGHWAY COMMERCIAL
- OPEN SPACE
- CROWN LAND
- STREAMS / RIVERS
- WATERBODIES
- POWASSAN URBAN SERVICE AREA
- TROUT CREEK SETTLEMENT AREA

**TRANSPORTATION & INFRASTRUCTURE**

- PROVINCIAL HIGHWAY
- MUNICIPAL ROADS
- SEASONAL MAINTAINED ROADS
- RECREATIONAL TRAILS
- PIPELINE
- RAILWAY

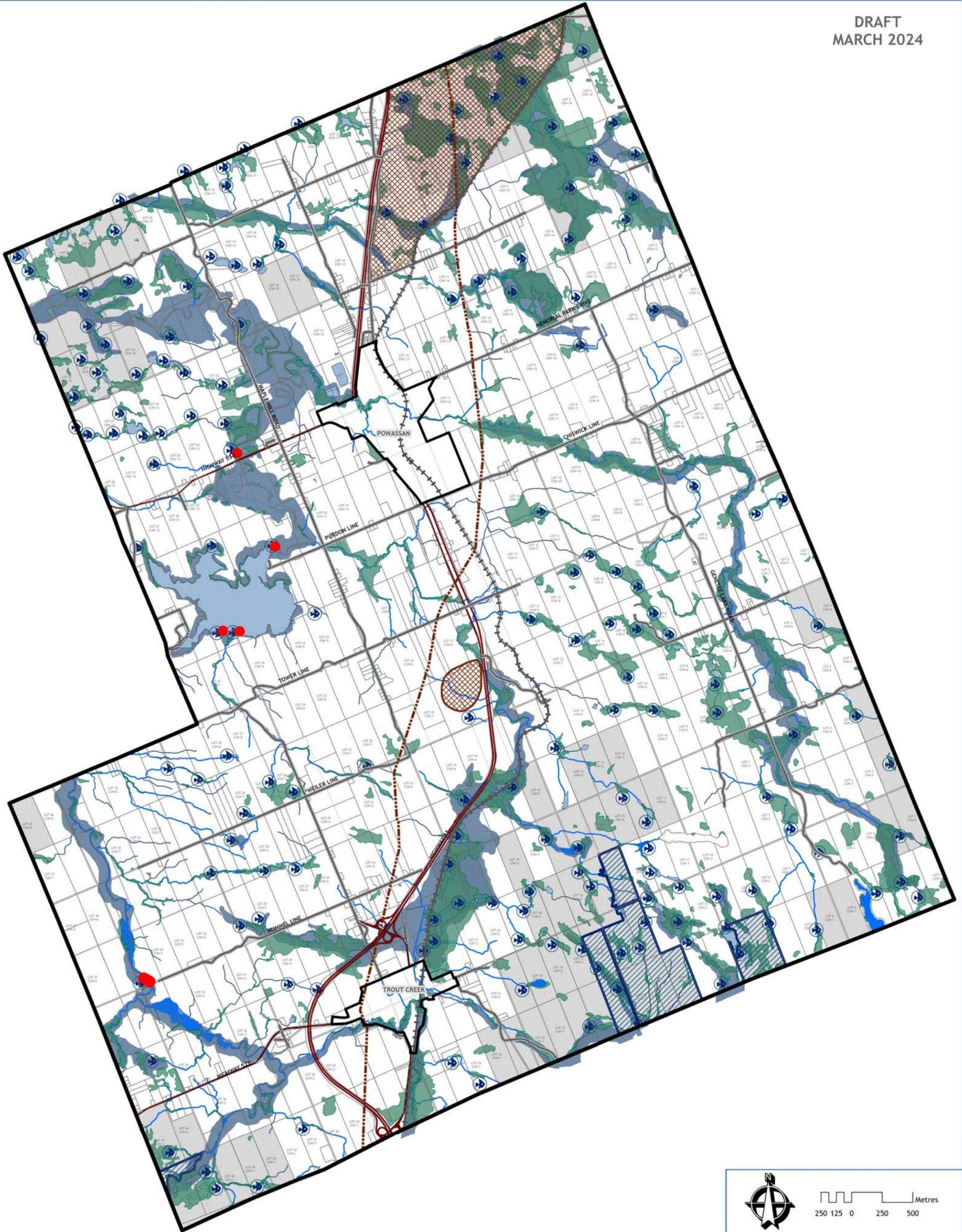


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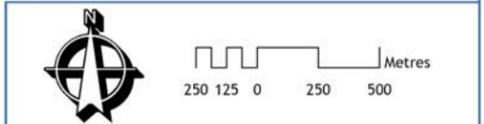
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- |                                  |                           |                            |                    |
|----------------------------------|---------------------------|----------------------------|--------------------|
| SETTLEMENT AREAS                 | FISH SPAWNING - MUNICIPAL | FISH SPAWNING - PROVINCIAL | PROVINCIAL HIGHWAY |
| <b>NATURAL FEATURES</b>          | STREAMS / RIVERS          | COLD WATER STREAMS         | MUNICIPAL ROADS    |
| CONSERVATION RESERVE             | WATERBODIES               | COLD WATER LAKES           | CROWN LAND         |
| WETLAND - NOT EVALUATED per OWES |                           |                            |                    |
| FLOODPLAIN                       |                           |                            |                    |
| WILDLIFE ACTIVITY AREA           |                           |                            |                    |

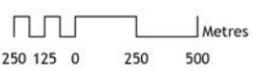
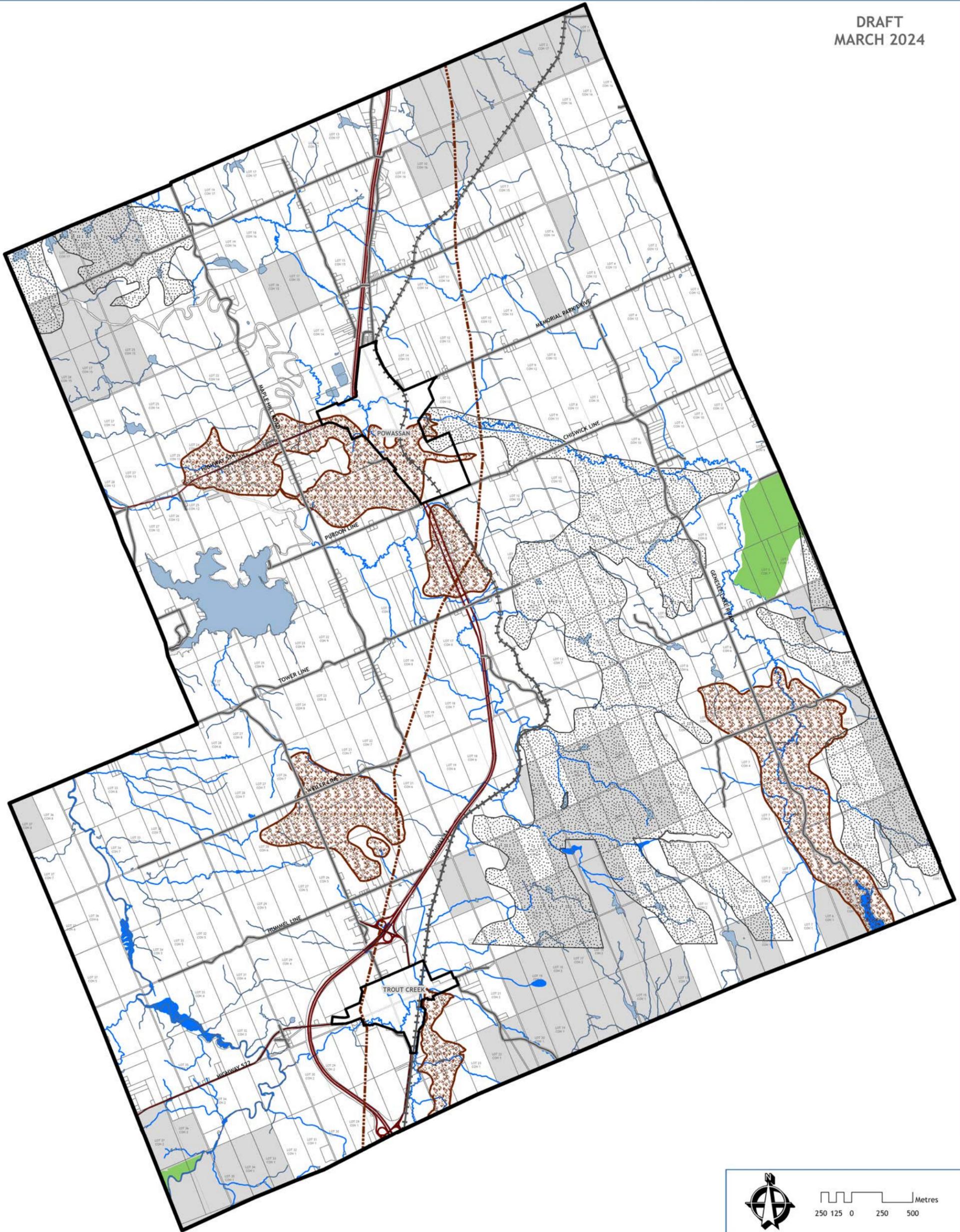


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SETTLEMENT AREAS

**NATURAL FEATURES**

ANSI - EARTH & LIFE SCIENCE AREAS

**RESOURCES**

BEDROCK RESOURCES \*\* BEDROCK DATA NOT AVAILABLE AROUND TROUT CREEK AREA

SAND & GRAVEL RESOURCE AREAS

CROWN LAND

MUNICIPAL ROADS

PROVINCIAL HIGHWAY

STREAMS / RIVERS

COLD WATER STREAMS

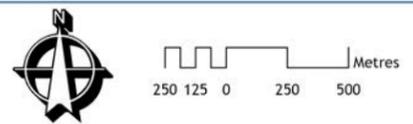
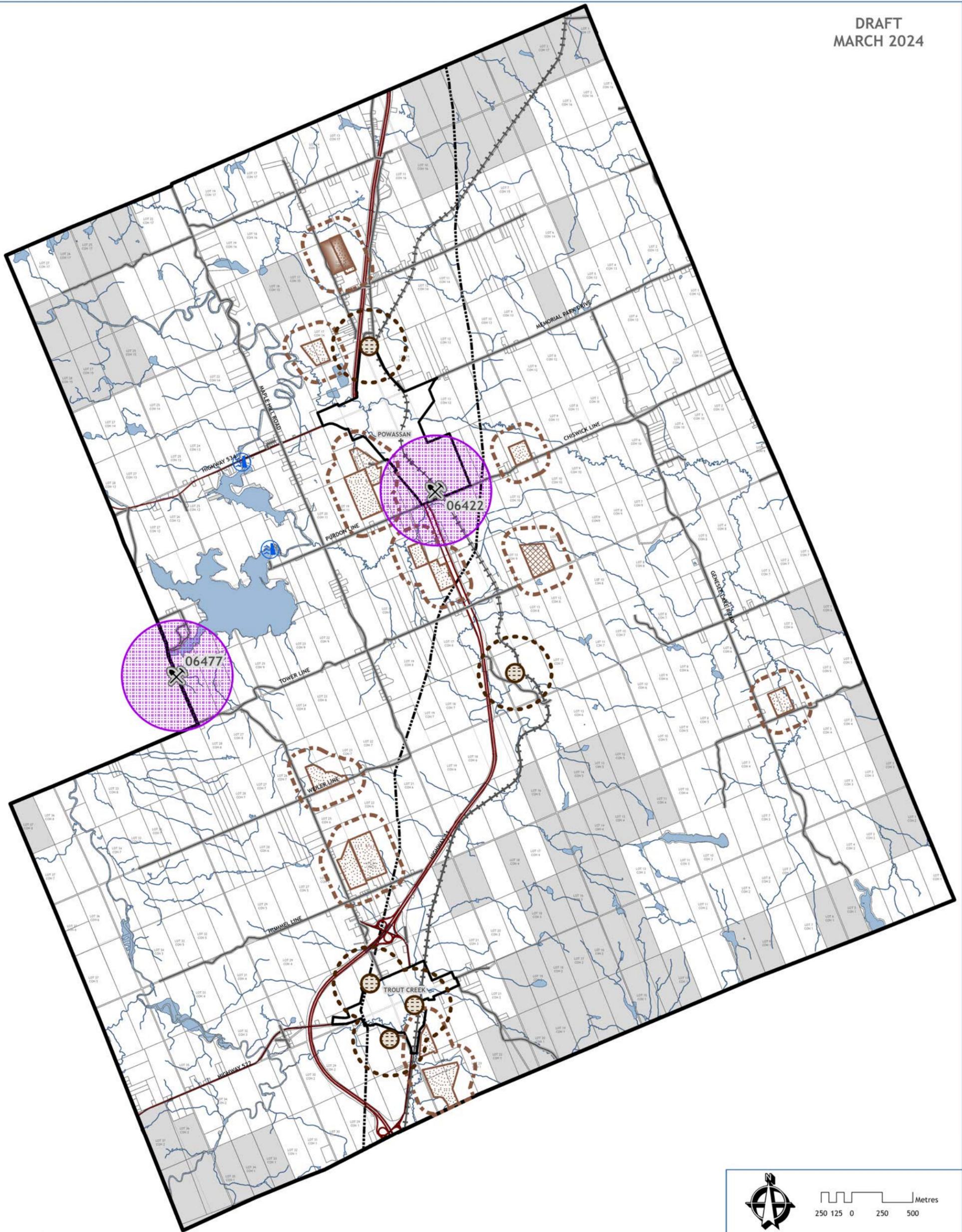
WATERBODIES

COLD WATER LAKES

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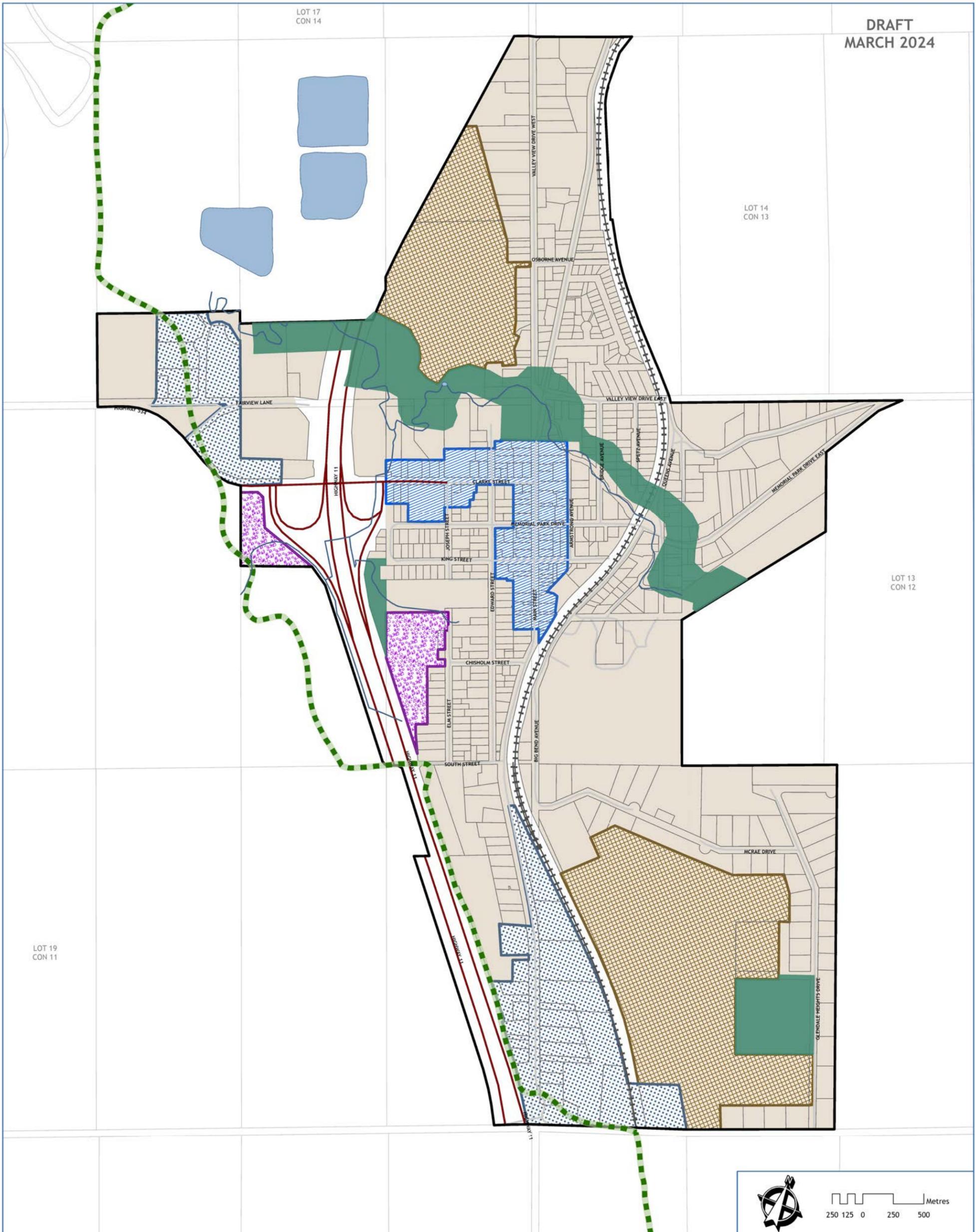
- |                               |                              |
|-------------------------------|------------------------------|
| SETTLEMENT AREAS              | ONTARIO POWER GENERATION DAM |
| ABANDONED MINES               | PIPELINE                     |
| AMIS 1 KM BUFFER              | RAILWAY                      |
| CONTAMINATED SITES            | CROWN LAND                   |
| CONTAMINATED SITE 500m BUFFER | STREAMS / RIVERS             |
| PIT & QUARRY                  | WATERBODIES                  |
| PIT                           |                              |
| QUARRY                        |                              |
| INFLUENCE AREA 300m BUFFER    |                              |

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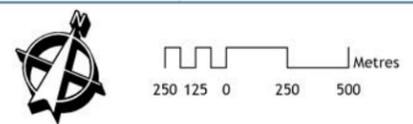


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**LAND USE DESIGNATIONS**

- |                    |                     |                  |
|--------------------|---------------------|------------------|
| RESIDENTIAL        | HIGHWAY COMMERCIAL  | STREAMS / RIVERS |
| FUTURE RESIDENTIAL | PROVINCIAL HIGHWAY  | WATERBODIES      |
| DOWNTOWN           | MUNICIPAL ROADS     |                  |
| BUSINESS PARK      | RAILWAY             |                  |
| OPEN SPACE         | RECREATIONAL TRAILS |                  |

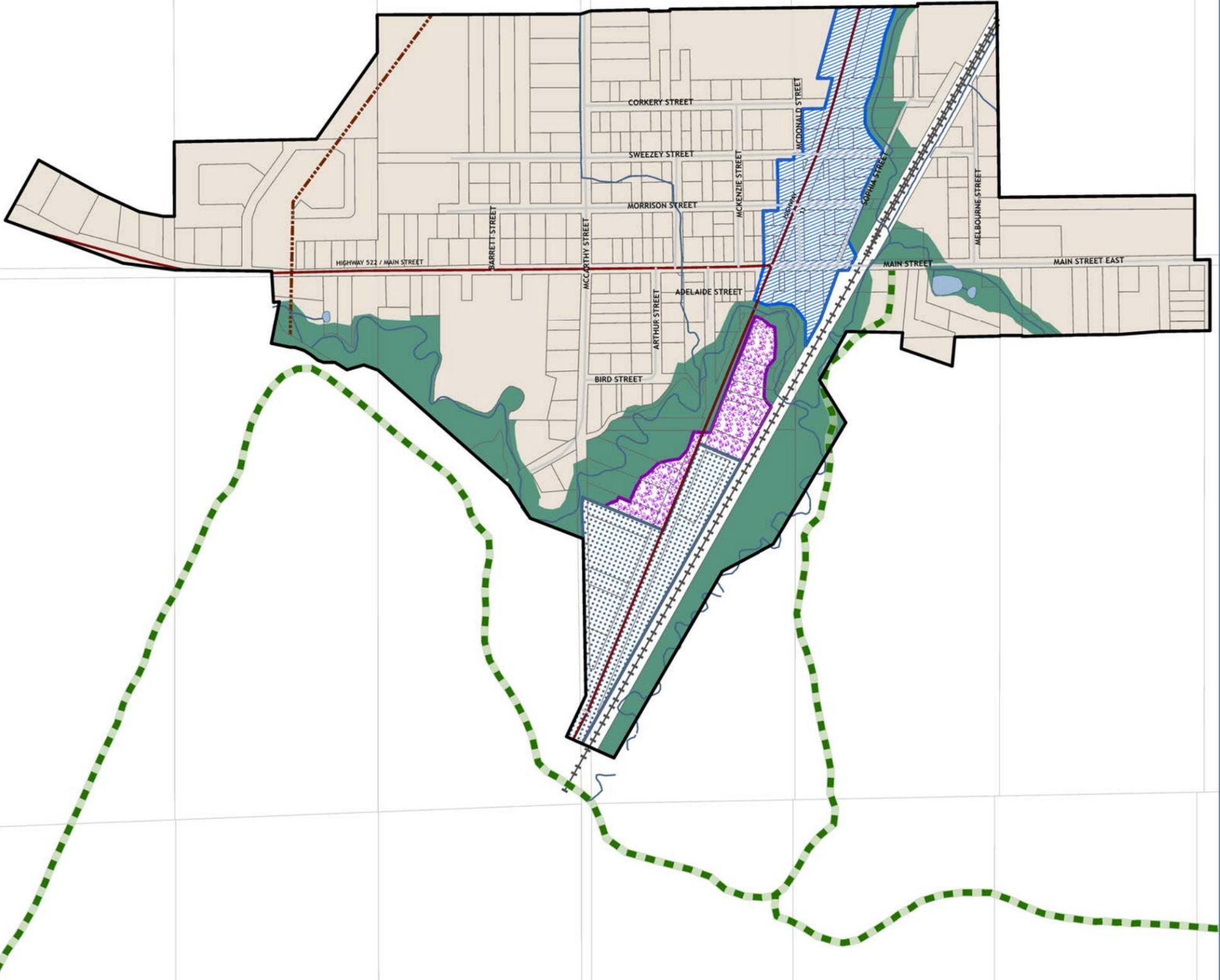


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LOT 28  
 CON 1

LOT 23  
 CON 1

**LAND USE DESIGNATIONS**

- |   |   |   |
|---|---|---|
|  RESIDENTIAL        |  PROVINCIAL HIGHWAY  |  STREAMS / RIVERS |
|  DOWNTOWN           |  MUNICIPAL ROADS     |  WATERBODIES      |
|  BUSINESS PARK      |  PIPELINE            |   |
|  OPEN SPACE         |  RAILWAY             |   |
|  HIGHWAY COMMERCIAL |  RECREATIONAL TRAILS |   |



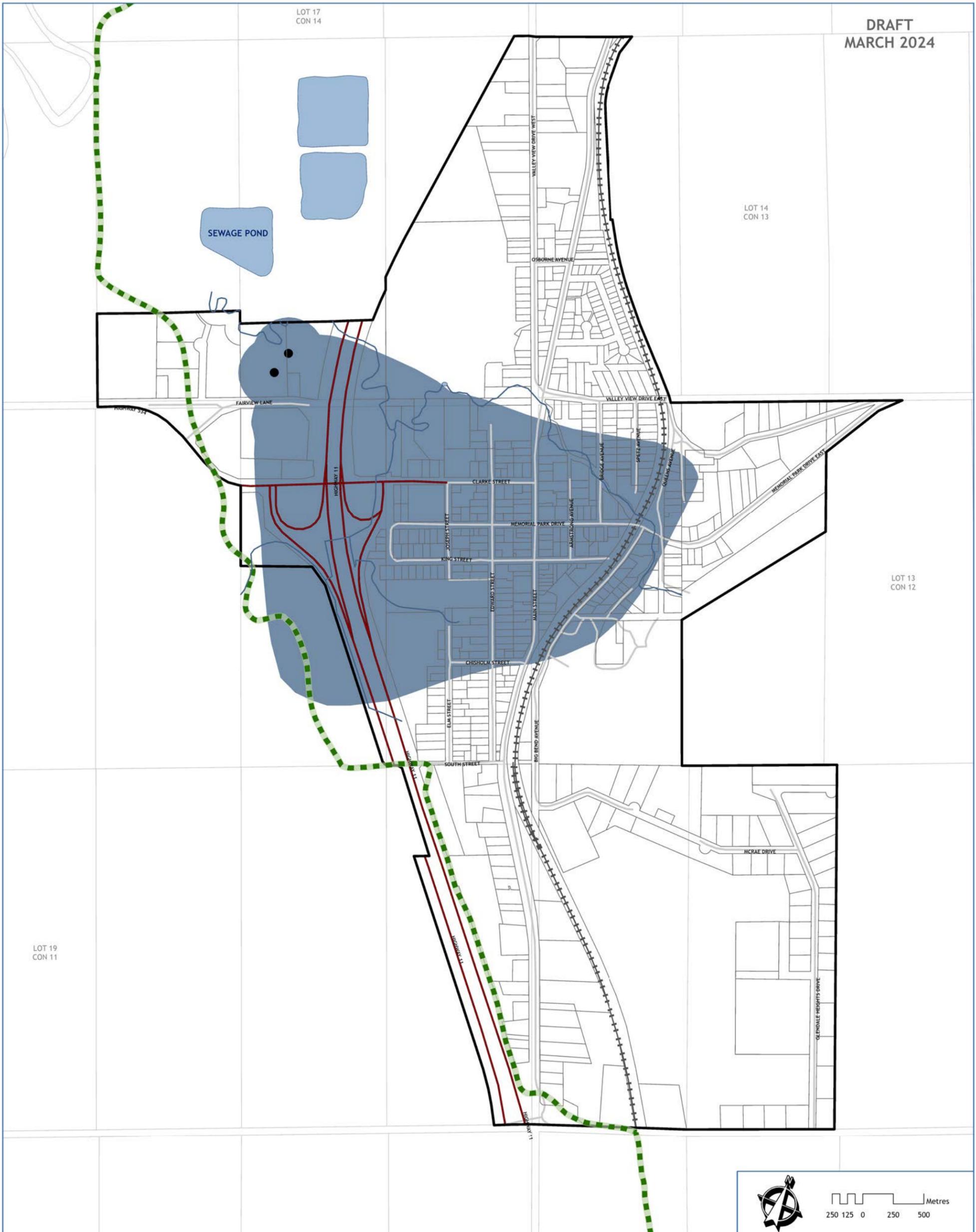
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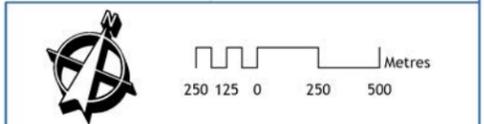


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**WELLHEAD PROTECTION AREA**

- DRINKING WATER INTAKE
- WELLHEAD PROTECTION AREA
- PROVINCIAL HIGHWAY
- MUNICIPAL ROADS
- RAILWAY
- RECREATIONAL TRAILS
- STREAMS / RIVERS
- WATERBODIES



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Source: North Bay-Mattawa Conservation Authority  
 Schedule A-10 Powassan Wellhead Protection Area With  
 Vulnerability Scores



February 18, 2026

Clerk Allison Quinn and Council  
The Corporation of the Municipality of Powassan  
250 Clark St.  
Powassan, ON P0H 1Z0

**Re: 2025 Annual/Summary Report for the Powassan Drinking Water System**

Dear Allison Quinn and Council:

Ontario's Drinking-Water Systems Regulation (O. Reg. 170/03), made under the *Safe Drinking Water Act in 2002*, requires that the owner of a drinking water system prepare an Annual Report and an Annual Summary Report of the operation of the system and the quality of its water.

Annual Report

The annual report must cover the period of January 1<sup>st</sup> to December 31<sup>st</sup> in a year and must be prepared not later than February 28<sup>th</sup> of the following year. Pursuant to the legislative requirements, enclosed for your records is the 2025 Annual Report for the Powassan Drinking Water System.

In accordance with Section 11 (6), the annual report must:

- (a) contain a brief description of the drinking-water system, including a list of water treatment chemicals used by the system during the period covered by the report;
- (b) summarize any reports made to the Ministry under subsection 18 (1) of the Act or section 16-4 of Schedule 16 during the period covered by the report;
- (c) summarize the results of tests required under the Regulation, or an approval or order, including an OWRA order, during the period covered by the report and, if tests required under this Regulation in respect of a parameter were not required during that period, summarize the most recent results of tests of that parameter;
- (d) describe any corrective actions taken under Schedule 17 or 18 during the period covered by the report;
- (e) describe any major expenses incurred during the period covered by the report to install, repair or replace required equipment; and
- (f) if the case of a large municipal residential system or a small municipal residential system, include a statement of where a report prepared under Schedule 22 will be available for inspection under subsection 12 (4) O. Reg. 170/03, s. 11 (6).

In addition, Section 11 (7) gives the direction that a copy of an annual report for the system is given, without charge, to every person who requests a copy and be made available for inspection by any member of the public during normal business hours. The reports should be made available at the office of the municipality, or at a location that is accessible to the users of the water system.

### Summary Report

The annual summary report must cover the period of January 1<sup>st</sup> to December 31<sup>st</sup> in a year and must be prepared not later than March 31<sup>st</sup> of the following year. Pursuant to the legislative requirements, enclosed for your records is the 2025 Annual Summary for the Powassan Drinking Water System.

As required in *Schedule 22, Summary Reports for Municipalities*, the annual summary must:

- (2) (a) list the requirements of the Act, the regulations, the system's approval, drinking water works permit, municipal drinking water licence, and any orders applicable to the system that were not met at any time during the period covered by the report; and
  - (b) for each requirement referred to in clause (a) that was not met, specify the duration of the failure and the measures that were taken to correct the failure.
- (3) The report must also include the following information for the purpose of enabling the owner of the system to assess the capability of the system to meet existing and planned uses of the system:
  1. A summary of the quantities and flow rates of the water supplied during the period covered by the report, including monthly average and maximum daily flows.
  2. A comparison of the summary referred to in paragraph 1 to the rated capacity and flow rates approved in the system's approval, drinking water works permit or municipal drinking water licence, or if the system is receiving all of its water from another system under an agreement pursuant to subsection 5 (4), to the flow rates specified in the written agreement.

In addition, Section 12 (1) – 4 – gives the direction that a copy of the annual summary for the system is given, without charge, to every person who requests a copy and be made available for inspection by any member of the public during normal business hours. The reports should be made available at the office of the municipality, or at a location that is accessible to the users of the water system.

These reports were prepared by the Ontario Clean Water Agency on behalf of the Municipality of Powassan and are based on information kept on record by OCWA at the Powassan WTP. The reports cover the period January 1<sup>st</sup> to December 31<sup>st</sup> 2025.

Please note that any Provincial Officers Orders or non-compliance issues that you have received directly from the MECP should be reviewed. Where non-compliance with the Order or Issue is evident and it is not included in the attached 2025 Annual/Summary Report, then we recommend that this information be added to the report.

After your review and inclusion of any additional information, this report is to be provided to the Council members representing the Municipality of Powassan before March 31, 2026. Please ensure this distribution.

Yours truly,  
Ontario Clean Water Agency

Monique Malette  
Process and Compliance Technician

Copy to: Erin Spires, Drinking Water Inspector, Ministry of the Environment, Conservation and Parks

Powassan Drinking Water System

# 2025 ANNUAL/SUMMARY REPORT



Prepared by the Ontario Clean Water Agency  
on behalf of the Municipality of Powassan



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**APPENDIX B – Monthly Summary of Operational Data**



## INTRODUCTION

Municipalities throughout Ontario have been required to comply with Ontario Regulation 170/03 made under the Safe Drinking Water Act (SDWA) since June 2003. The Act was enacted following recommendations made by Commissioner O'Conner after the Walkerton Inquiry. The Act's purpose is to protect human health through the control and regulation of drinking water systems. O. Reg. 170/03 regulates drinking water testing, use of licensed laboratories, treatment requirements and reporting requirements.

Section 11 of Regulation 170/03 requires the owner to produce an Annual Report. This report must include the following:

1. Description of system & chemical(s) used
2. Summary of any adverse water quality reports and corrective actions
3. Summary of all required testing
4. Description of any major expenses incurred to install, repair or replace equipment

This annual report must be completed by February 28th of each year.

Section 22 of the regulation also requires a Summary Report which must be presented & accepted by Council by March 31<sup>st</sup> of each year for the preceding calendar year.

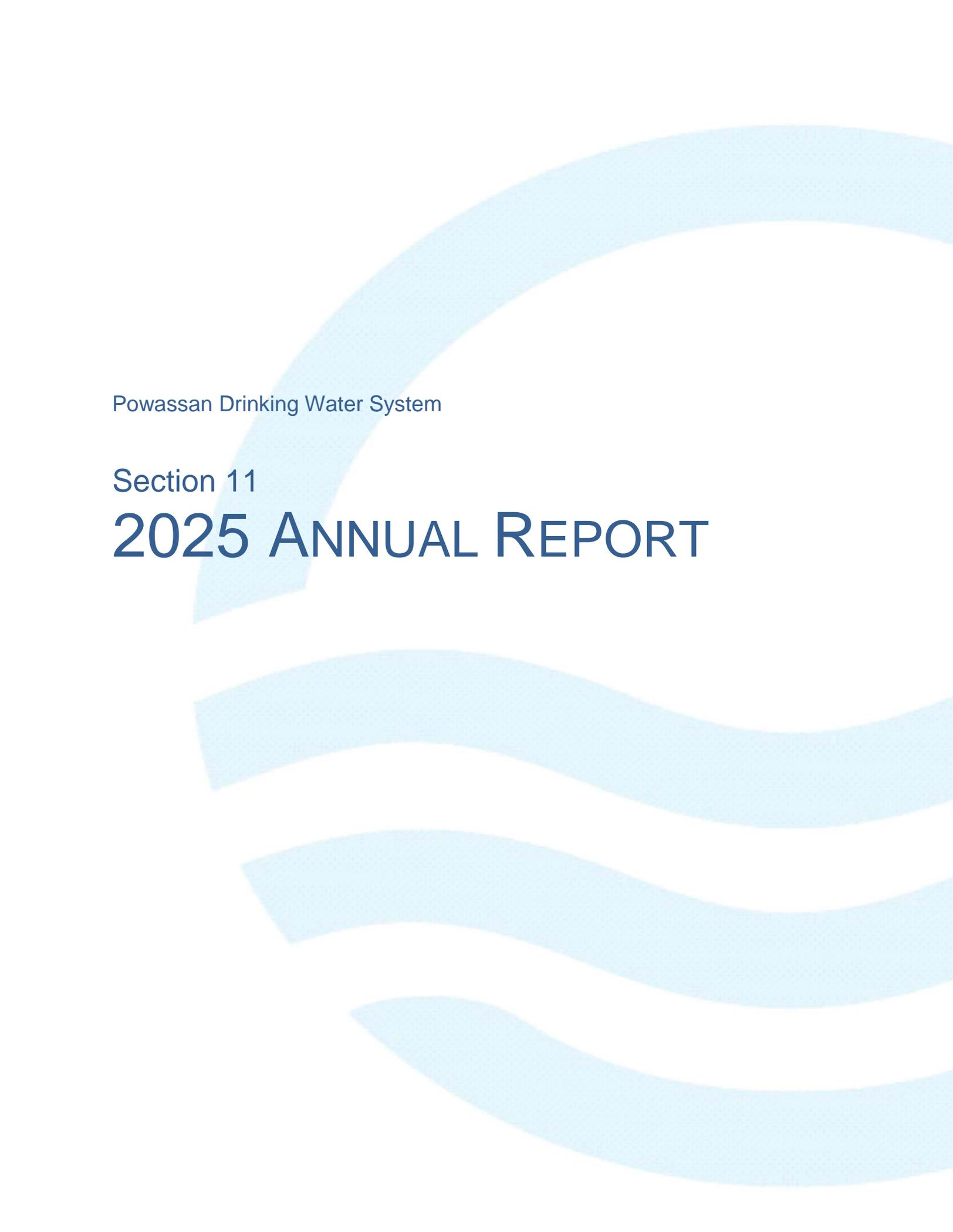
The report must list the requirements of the Act, its regulations, the system's Drinking Water Works Permit (DWWP), Municipal Drinking Water Licence (MDWL), Certificate of Approval (if applicable), and any Provincial Officer Order the system failed to meet during the reporting period. The report must also specify the duration of the failure, and for each failure referred to, describe the measures that were taken to correct the failure.

The Safe Drinking Water Act (2002) and the drinking water regulations can be viewed at the following website: <http://www.e-laws.gov.on.ca>.

To enable the Owner to assess the rated capacity of their system to meet existing and future planned water uses, the following information is also required in the report.

1. A summary of the quantities and flow rates of water supplied during the reporting period, including the monthly average and the maximum daily flows,
2. A comparison of the summary to the rated capacity and flow rates approved in the systems approval, drinking water works permit or municipal drinking water licence or a written agreement if the system is receiving all its water from another system under an agreement.

The reports have been prepared by the Ontario Clean Water Agency (OCWA) on behalf of the Owner and presented to council as the 2025 Annual/Summary Report.



Powassan Drinking Water System

Section 11

# 2025 ANNUAL REPORT



## Section 11 - ANNUAL REPORT

---

### 1.0 Introduction

**Drinking-Water System Name:** POWASSAN DRINKING WATER SYSTEM  
**Drinking-Water System No.:** 220000576  
**Drinking-Water System Owner:** The Corporation of the Municipality of Powassan  
**Drinking-Water System Category:** Large Municipal, Residential System  
**Period being reported:** January 1, 2025 to December 31, 2025

**Does your Drinking Water System serve more than 10,000 people?** No

**Is your annual report available to the public at no charge on a web site on the Internet?** No

**Location where Report required under O. Reg. 170/03 Schedule 22 will be available for inspection.**

Powassan Municipal Office  
250 Clark St.  
Powassan Ontario

### ***Drinking Water Systems that receive drinking water from the Powassan Drinking Water System***

The Powassan Drinking Water System (DWS) provides all drinking water to the community of Powassan.

### ***The Annual Report was not provided to any other Drinking Water System Owners.***

The Ontario Clean Water Agency prepared the 2025 Annual/Summary Report for the Powassan DWS and provided a copy to the system owner; the Municipality of Powassan. The Powassan DWS is a stand-alone system that does not receive water from or send water to another system.

### ***Notification to system users that the Annual Report is available for viewing is accomplished through:***

- A notice via an annual community newsletter that is sent to every resident and via a notification included on the municipal utility billing.
- System analysis and reports available in the water System Information Binder available for the public to review at the municipal office.



## 2.0 Powassan Drinking Water System (DWS No. 220000576)

The Powassan DWS is owned by the Corporation of the Municipality of Powassan and consists of a Class 1 water treatment subsystem and a Class 1 water distribution subsystem. The Ontario Clean Water Agency (OCWA) is designated the Overall Responsible Operator for both the water supply and water distribution facilities.

### **Raw Water Supply**

The Municipality of Powassan municipal water system is a ground water system supplied by two (2) municipal drilled wells. The well operating pressures are controlled by pressure reducing valves in the adjacent pump house and are compatible with the top water level (TWL) of the in-ground reservoir of 310 meters (m) above sea level (A.S.L.) (elevation 1017 feet A.S.L.)

Well #1, constructed in 1981 and upgraded in 2003, consists of a 150 millimeter (mm) diameter steel casing, 23.1 m deep drilled production well including 3.8 m of screen across a coarse sand and gravel from approximately 23.1 m to 19.2 m, Well Pump No.1 is a 19 kilowatt (kW), 3 phase, 60 Hertz (Hz), 575 Volt, 25 horsepower (HP) Grundfos Submersible Pump Model 230s250-8B with the capacity of 15.2 litres per second (L/s) or 1,313 cubic meters per day (m<sup>3</sup>/d) at a total dynamic head (TDH) of 92.2 m. The well is capped, and a monitoring well is located 5 m south of well #1, which is protected by a vertical 0.45 m diameter corrugated steel pipe around the well casing and standing 1.2 m above the ground. Well No. 1 is operated at 15.2 L/s at an operating pressure of 650 kilopascals (kPa). Well #1 is located about 75 m South of Well #2.

Well #2, constructed in 1983, consists of a 300 mm diameter screened well, screened across a sand and gravel interval from approximately 11.0 to 18.5 m, pump is 22.4 kW, 3 phase, 60 Hertz, 575 Volt, Well Pump no. 2 is a 22.4 kW, 3 phase, 60 Hertz, 575 Volt, 30 HP Grundfos Submersible Pump (installed new in 2002), Model 230s300-9 with the capacity of 15.2 L/s or 1,313 m<sup>3</sup>/d at a TDH of 92.2 m. The well casing was raised 2 m in 2003 and furnished with a pit less adapter and locked down insect proof vented cap. A 0.15 m diameter test well is located approximately 3 m east of well #2. Well No. 2 is operated at 15.2 L/s at an operating pressure of 650 kPa. Well #2 is situated about 30 metres from Genesee Creek within the Genesee Creek floodplain.

### **Water Treatment**

The water treatment facility was originally constructed in 1981 and upgraded in 2003 to meet new regulatory requirements. In April 2009 a newly constructed 1278 m<sup>3</sup> in ground water storage reservoir was put into service to replace the aged 900 m<sup>3</sup> (1955) steel standpipe. The treatment process at the Powassan Well Supply is comprised of primary and secondary disinfection by dosing with sodium hypochlorite. The pump house building contains the process piping, flow meters and treated water sample points, the sodium hypochlorite disinfection feed system, process monitoring instrumentation, standby pumping system controls, electrical system and all associated appurtenances. A 49 m length of 600 mm serpentine pipe is installed below grade at the well/pump house to provide a minimum 15 minutes of disinfection contact time determined at maximum design flow and before the first consumer. The disinfection system is comprised of two sodium hypochlorite metering pumps, with a maximum capacity of 3.13 litres per hour (L/hr) at 690 kPa, with manual switchover controls, and two 160 litre (L) storage tanks (one duty & one standby) with secondary spill containment.



### ***Water Storage and Pumping Capabilities***

An in-ground reservoir constructed in 2008-09 is located approximately 60 m east from Big Bend Avenue at the end of McRae Drive was brought on-line in April 2009. The reservoir is an interconnected dual cell reservoir; each sized approximately 9.3 m x 13 m x 5.5 m water depth with a total capacity of 1,278 m<sup>3</sup>. Each cell is equipped with an inlet/outlet level sensor and a 300 mm diameter emergency overflow pipe; a 3.8 m x 4 m in-ground valve chamber. A prefabricated rechlorination building is located on top of the valve chamber and houses one (1) 100 L sodium hypochlorite storage tank with secondary containment and two (2) chemical metering pumps (duty and standby) each rated at 1.4 L/hr available to inject sodium hypochlorite into the reservoir outlet line (on demand) when required. An on-line chlorine residual analyzer is provided to sample water from the reservoir outlet line. The reservoir is operated and controlled based on water demand/pressure in the distribution system.

### ***Emergency Power***

Standby power in the event of a power interruption is supplied by a 65 kW/81 thousand volt amps (KVA), 347/600/3PH/60 Hz, diesel generator set with an automatic transfer switch in an external pad mounted weatherproof acoustical enclosure equipped with a double walled fuel tank in the sub base.

### ***Distribution System***

The Powassan DWS is categorized as a Large Municipal Residential Drinking Water System and serves an estimated population of 1000 residents. The distribution system consists of approximately 10.8 kilometers (km) of water mains made up of cast iron and polyvinyl chloride (PVC) piping ranging in size from 100 mm to 200 mm in diameter. Approximately 2.1 km of 250 mm diameter water main is installed in conjunction with the in-ground storage reservoir. The distribution system undergoes routine flushing twice a year, in the spring and in the fall.

## **3.0 List of Water Treatment Chemicals Used Over the Reporting Period**

The following chemicals were used in the treatment process at the Powassan Water Treatment Plant.

- Sodium hypochlorite – Disinfection

## **4.0 Significant Expenses Incurred in the Drinking Water System**

OCWA is committed to maintaining the assets of the drinking water system and maintains a program of scheduled inspection and maintenance activities using a computerized Work Management System (WMS). OCWA implemented a new Workplace Management System (Maximo) in 2015, which better maintains and optimizes facility assets. All routine maintenance activities conducted at the water treatment plant were accomplished in 2025.

Significant expenses incurred in the drinking water system include:

- Outdoor facility lighting was replaced at the wellhouse
- Generator throttle body repaired and returned to service.
- Repair hydrant on 47 at 461 Valley View West.
- Reservoir building heater failed and was replaced.
- Ordered replacement chlorine analyzer probe.

## 5.0 Drinking Water System Highlights

- The Ministry of the Environment, Conservation and Parks (MECP) performed their last annual inspection on February 4, 2025. The inspection included a physical assessment of the Powassan Water Treatment Plant and a document review. One non compliance was identified and resolved. The system received a risk rating of 3.21%, with a final inspection rating of 96.79%.
- SAI Global conducted an off-site audit prior to the onsite Re-Accreditation of the Powassan Drinking Water System’s Quality and Environmental Management System (QEMS) on March 5, 2025. There was zero Opportunity for Improvement identified. The system and processes associated with the QEMS were evaluated on May 14, 2025 to ensure implementation of the Operational Plan and procedures and conformance to the Drinking Water Quality Management Standard version 2.0. There was one Opportunity for Improvement identified. Re-accreditation achieved on October 17, 2025.

## 6.0 Details on Notices of Adverse Test Results and Other Problems Reported to & Submitted to the Spills Action Center

Based on information kept on record by OCWA, zero (0) adverse water quality incidents (AWQI) were reported to the MOE’s Spills Action Centre (MOE SAC) in 2025.

## 7.0 Microbiological Testing Performed During the Reporting Period

### Summary of Microbiological Data

Sample Type	# of Samples	Range of <i>E. coli</i> Results (min to max)	Range of Total Coliform Results (min to max)	# of HPC Samples	Range of HPC Results (min to max)
Raw (Well No. 1)	52	0 to 0	0 to 0	0	N/A
Raw (Well No. 2)	52	0 to 0	0 to 0	0	N/A
Treated	52	0 to 0	0 to 0	52	0 to 2
Distribution	157	0 to 0	0 to 0	52	0 to 58

Maximum Allowable Concentration (MAC) for *E. coli* = 0 Counts/100 mL

MAC for Total Coliforms = 0 Counts/100 mL

“<” denotes less than the laboratory’s method detection limit.

NDOGHPC – No Data: Overgrown with HPC.

**Notes:** One microbiological sample is collected and tested each week from the raw (each well) and treated water supply. A total of three microbiological samples are collected and tested each week from the Powassan distribution system.

Refer to *Appendix A* for a monthly summary of microbiological test results.

## 8.0 Operational Testing Performed During the Reporting Period

### *Summary of Raw Water Turbidity Data*

Parameter	# of Samples	Range of Results <i>(min to max)</i>	Unit of Measure
Turbidity (Well No. 1)	52	0.05 to 0.24	NTU
Turbidity (Well No. 2)	52	0.06 to 1.92	

### *Continuous Monitoring in the Treatment Process*

Parameter	# of Samples	Range of Results <i>(min to max)</i>	Unit of Measure	Standard
Free Chlorine	8760	0.51 to 5.16	mg/L	CT*

**Notes:** For continuous monitors 8760 is used as the number of samples.

CT is the concentration of chlorine in the water times the time of contact that the chlorine has with the water. It is used to demonstrate the level of disinfection treatment in the water. CT calculations are performed for the Powassan water plant if the free chlorine residual level drops below 0.45 mg/L to ensure primary disinfection is achieved. The Water Treatment Plant is equipped with an automatic plant shutdown at 0.80 mg/L, with no delay.

### *Summary of Chlorine Residual Data in the Distribution System*

Parameter	No. of Samples	Range of Results <i>(min to max)</i>	Unit of Measure	Standard
Free Chlorine	368	1.11 to 2.13	mg/L	0.05

**Note:** A total of seven operational checks for chlorine residual in the distribution system are collected each week. Four (4) samples are tested one day and three (3) on a second day. The sample sets are collected at least 48-hours apart and samples collected on the same day are from different locations.

Refer to *Appendix B* for a monthly summary of the above operational data.

### *Summary of Nitrate & Nitrite Data (sampled at the water treatment plant)*

Date of Sample	Nitrate Result Value	Nitrite Result Value	Unit of Measure	Exceedance
January 14	1.09	< 0.003	mg/L	No
April 9	1.08	< 0.003	mg/L	No
July 16	1.19	< 0.003	mg/L	No
October 16	1.16	< 0.003	mg/L	No

Maximum Allowable Concentration (MAC) for Nitrate = 10 mg/L  
MAC for Nitrite = 1 mg/L

### *Summary of Total Trihalomethane Data (sampled in the distribution system)*

Date of Sample	Result Value	Unit of Measure	Running Average	Exceedance
January 17	5.5	ug/L	Q1 = 6.98	No
April 11	1.8		Q2 = 7.10	
July 11	1.8		Q3 = 5.28	

**Summary of Total Trihalomethane Data** (sampled in the distribution system)

October 11	1.7		Q4 = 2.70
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Maximum Allowable Concentration (MAC) for Total Trihalomethanes = 100 ug/L (Four Quarter Running Average)

**Summary of Total Haloacetic Acids Data** (sampled in the distribution system)

Date of Sample	Result Value	Unit of Measure	Running Average	Exceedance
January 17	<5.3	ug/L	Q1 = <5.3	No
April 11	<5.3		Q2 = <5.3	
July 11	<5.3		Q3 = <5.3	
October 11	<5.3		Q4 = <5.3	

Maximum Allowable Concentration (MAC) for Total Haloacetic Acids = 80 ug/L (Four Quarter Running Average)

**Summary of Most Recent Lead Data under Schedule 15.1**

(applicable to the following drinking water systems; large municipal residential systems, small, municipal residential systems, and non-municipal year-round residential systems)

The Powassan DWS was eligible to follow the “Exemption from Plumbing Sampling” as described in section 15.1-5(9) and 15.1-5(10) of Schedule 15.1 of Ontario Regulation 170/03. The exemption applies to a drinking water system if, in two consecutive periods at reduced sampling, not more than 10% of all samples from plumbing exceed the maximum allowable concentration (MAC) of 10 ug/L for lead. As such, the system was required to test for total alkalinity and pH in one distribution sample collected during the periods of December 15 to April 15 (winter period) and June 15 to October 15 (summer period). This testing is required in every 12-month period with lead testing in every third 12-month period. Two rounds of lead, alkalinity and pH testing were carried out on April 15<sup>th</sup> and October 3<sup>rd</sup> of 2024. Results are summarized in the table below.

**Summary of Lead, pH & Alkalinity Data** (sampled in the distribution system)

Date of Sample	# of Samples	Sample Location	Lead (ug/L)	Field pH	Alkalinity (mg/L)
April 15	1	Hydrant at Lot# 4 on Industrial Park Dr.	N/A	6.75	93
April 15	1	Hydrant at 30 Valleyview Dr. E.	N/A	6.75	81
Oct. 3	1	Hydrant at Main & Memorial	N/A	6.94	94
Oct. 3	1	Hydrant at Joseph and Memorial St	N/A	7.03	105

**Most Recent Schedule 23 Inorganic Data Tested at the Water Treatment Plant**

Parameter	Result Value	Unit of Measure	Standard	Exceedance
Antimony	<MDL 0.6	ug/L	6	No
Arsenic	<MDL 0.2	ug/L	10	No
Barium	170	ug/L	1000	No
Boron	12	ug/L	5000	No
Cadmium	0.003	ug/L	5	No
Chromium	0.92	ug/L	50	No
Mercury	<MDL 0.01	ug/L	1	No



***Most Recent Schedule 23 Inorganic Data Tested at the Water Treatment Plant***

Parameter	Result Value	Unit of Measure	Standard	Exceedance
Selenium	0.11	ug/L	50	No
Uranium	0.742	ug/L	20	No

**Note:** Sample required every 36 months (sample date = Jan. 17, 2024). Next sampling scheduled for January 2027.

***Most Recent Schedule 24 Organic Data Tested at the Water Treatment Plant***



Treated Water	Sample Date (yyyy/mm/dd)	Sample Result	MAC	Number of Exceedances	
				MAC	1/2 MAC
1,1-Dichloroethylene (ug/L)-TW2	2024/01/17	< MDL 0.33	14	No	No
1,2-Dichlorobenzene (ug/L)-TW2	2024/01/17	< MDL 0.41	200	No	No
1,2-Dichloroethane (ug/L)-TW2	2024/01/17	< MDL 0.35	5	No	No
1,4-Dichlorobenzene (ug/L)-TW2	2024/01/17	< MDL 0.36	5	No	No
2,3,4,6-Tetrachlorophenol (ug/L)-TW2	2024/01/17	< MDL 0.2	100	No	No
2,4,6-Trichlorophenol (ug/L)-TW2	2024/01/17	< MDL 0.25	5	No	No
2,4-Dichlorophenol (ug/L)-TW2	2024/01/17	< MDL 0.15	900	No	No
2,4-Dichlorophenoxy acetic acid (2,4-D) (ug/L)-TW2	2024/01/17	< MDL 0.19	100	No	No
2-methyl-4-chlorophenoxyacetic acid (MCPA) (ug/L)-TW2	2024/01/17	< MDL 0.12	100	No	No
Alachlor (ug/L) -TW2	2024/01/17	< MDL 0.02	5	No	No
Atrazine + N-dealkylated metabolites (ug/L)-TW2	2024/01/17	< MDL 0.01	5	No	No
Azinphos-methyl (ug/L)-TW2	2024/01/17	< MDL 0.05	20	No	No
Benzene (ug/L)-TW2	2024/01/17	< MDL 0.32	1	No	No
Benzo(a)pyrene (ug/L)-TW2	2024/01/17	< MDL 0.004	0.01	No	No
Bromoxynil (ug/L)-TW2	2024/01/17	< MDL 0.33	5	No	No
Carbaryl (ug/L)-TW2	2024/01/17	< MDL 0.05	90	No	No
Carbofuran (ug/L) -TW2	2024/01/17	< MDL 0.01	90	No	No
Carbon Tetrachloride (ug/L) -TW2	2024/01/17	< MDL 0.17	2	No	No
Chlorpyrifos (ug/L) -TW2	2024/01/17	< MDL 0.02	90	No	No
Diazinon (ug/L)-TW2	2024/01/17	< MDL 0.02	20	No	No
Dicamba (ug/L)-TW2	2024/01/17	< MDL 0.2	120	No	No
Dichloromethane (Methylene Chloride) (ug/L)-TW2	2024/01/17	< MDL 0.35	50	No	No
Diclofop-methyl (ug/L)-TW2	2024/01/17	< MDL 0.4	9	No	No
Dimethoate (ug/L)-TW2	2024/01/17	< MDL 0.06	20	No	No
Diquat (ug/L)-TW2	2024/01/17	< MDL 1	70	No	No
Diuron (ug/L)-TW2	2024/01/17	< MDL 0.03	150	No	No
Glyphosate (ug/L)-TW2	2024/01/17	< MDL 1	280	No	No
Malathion (ug/L)-TW2	2024/01/17	< MDL 0.02	190	No	No
Metolachlor (ug/L)-TW2	2024/01/17	< MDL 0.01	50	No	No
Metribuzin (ug/L)-TW2	2024/01/17	< MDL 0.02	80	No	No
Monochlorobenzene (Chlorobenzene) (ug/L)-TW2	2024/01/17	< MDL 0.3	80	No	No
Paraquat (ug/L)-TW2	2024/01/17	< MDL 1	10	No	No
PCB (ug/L)-TW2	2024/01/17	< MDL 0.04	3	No	No
Pentachlorophenol (ug/L)-TW2	2024/01/17	< MDL 0.15	60	No	No
Phorate (ug/L)-TW2	2024/01/17	< MDL 0.01	2	No	No
Picloram (ug/L)-TW2	2024/01/17	< MDL 1	190	No	No
Prometryne (ug/L)-TW2	2024/01/17	< MDL 0.03	1	No	No
Simazine (ug/L)-TW2	2024/01/17	< MDL 0.01	10	No	No
Terbufos (ug/L)-TW2	2024/01/17	< MDL 0.01	1	No	No
Tetrachloroethylene (ug/L)-TW2	2024/01/17	< MDL 0.35	10	No	No
Triallate (ug/L) -TW2	2024/01/17	< MDL 0.01	230	No	No
Trichloroethylene (ug/L)-TW2	2024/01/17	< MDL 0.44	5	No	No
Trifluralin (ug/L)-TW2	2024/01/17	< MDL 0.02	45	No	No
Vinyl Chloride (ug/L)-TW2	2024/01/17	< MDL 0.17	1	No	No
HAA Total (ug/L) Annual Average-DW	2024/01/01	5.3	80	No	No
Trihalomethane: Total (ug/L) Annual Average-DW	2024/01/01	1.5225	100	No	No

**Note:** Sample required every 36 months (sample date = Jan. 17, 2024). Next sampling scheduled for January 2027.

***Inorganic or Organic Test Results that Exceeded Half the Standard Prescribed in Schedule 2 of the Ontario Drinking Water Quality Standards.***



No inorganic or organic parameter(s) listed in Schedule 23 and 24 of Ontario Regulation 170/03 exceeded half the standard found in Schedule 2 of the Ontario Drinking Water Standard (O. Reg. 169/03) during the reporting period.

***Most Recent Sodium Data Sampled at the Water Treatment Plant***

<b>Date of Sample</b>	<b># of Samples</b>	<b>Result Value</b>	<b>Unit of Measure</b>	<b>Standard</b>	<b>Exceedance</b>
January 24, 2022	1	11.9	mg/L	20	No
February 27, 2017	1	9.35	mg/L	20	No

**Note:** Sample required every 60 months. Next sampling scheduled for January 2027.

***Most Recent Fluoride Data Sampled at the Water Treatment Plant***

<b>Date of Sample</b>	<b># of Samples</b>	<b>Result Value</b>	<b>Unit of Measure</b>	<b>Standard</b>	<b>Exceedance</b>
January 17, 2024	1	0.22	mg/L	1.5	No

**Note:** Sample required every 60 months. Next sampling scheduled for January 2029.

***Summary of Additional Testing Performed in Accordance with a Legal Instrument.***

No additional sampling and testing was required for the Powassan DWS during the 2025 reporting period.



Powassan Drinking Water System

Schedule 22

# 2025 SUMMARY REPORT

## FOR MUNICIPALITIES



## Schedule 22 - SUMMARY REPORTS FOR MUNICIPALITIES

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### 1.0 Introduction

<b>Drinking-Water System Name:</b>	<b>POWASSAN DRINKING WATER SYSTEM</b>
<b>Municipal Drinking Water Licence (MDWL) No.:</b>	266-101-3 (issued April 9, 2021)
<b>Drinking Water Work Permit (DWWP) No.:</b>	266-201-3 (issued April 9, 2021)
<b>Permit to Take Water (PTTW) No.:</b>	7867-CDEJHF (issued April 14, 2022)
<b>Period being reported:</b>	January 1, 2025 to December 31, 2025

### 2.0 Requirements the System Failed to Meet

According to information kept on record by OCWA, the Powassan Drinking Water System has complied with all the requirements set out in the system’s MDWL, its DWWP, the Act and its Regulations. With the exceptions noted below.

The last MECP inspection report dated February 4, 2025 identified one non-compliance/best practice items.

According to information kept on record by OCWA; there was one non-compliance issues during 2024.

#### Non Compliance

1. On February 4th, 2025, the water compliance officer observed that a screen covering a vent on Well No. 2 was missing. This is a violation of Section 1-2(1)1 of Schedule 1 of O. Reg.170/03. On February 6th, 2025, the operator provided a picture indicating that the screen was replaced.
2. Failure to monitor POE Chlorine residuals while the facility was producing water to the distribution system. the High Chlorine event that occurred December 31, 2025. During the time period of 06:43 to 07:25 on December 31, 2025 our analyzer stopped reading once the residual went above the probe spanning. We now have programming in place (tested and working) that will lock out the well pumps on a lower high chlorine event occurring at the Chlorine analyzer and latch the lockout until an operator clears the alarms and resets the lockouts.

### 3.0 Summary of Quantities and Flow Rates

#### *Flow Monitoring*

MDWL No. 266-101 requires the owner to install a sufficient number of flow measuring devices to permit the continuous measurement and recording of:

- the flow rate and daily volume of treated water that flows from the treatment subsystem the distribution system, and



- the flow rate and daily volume of water that flows into the treatment subsystem.

The flow monitoring equipment identified in the MDWL is present and operating as required. The flow meter is calibrated on an annual basis as specified in the manufacturers’ instructions.

**Water Usage**

The following water usage tables summarize the quantities and flow rates of water taken and produced during the 2025 reporting period, including total monthly volumes, average monthly volumes, maximum monthly volumes, and maximum flow rates.

**Raw Water**

**Table A - Raw Water Usage**

**2025 - Monthly Summary of Water Takings from the Source (Well #1)**

Regulated by Permit to Take Water (PTTW) #7867-CDEJHF, issued April 14, 2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date
Total Volume (m <sup>3</sup> )	7307	6843	7444	6824	7852	8071	7150	6929	5592	6002	5094	10173	85282
Average Volume (m <sup>3</sup> /d)	236	244	240	227	253	269	231	224	186	194	170	328	234
Maximum Volume (m <sup>3</sup> /d)	291	461	349	278	451	364	281	290	264	328	446	910	910
PTTW - Maximum Allowable Volume (m <sup>3</sup> /day)	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313
Maximum Flow Rate (L/min)	878	880	877	874	879	883	871	870	875	884	876	881	884
PTTW - Maximum Allowable Flow Rate (L/min)	912	912	912	912	912	912	912	912	912	912	912	912	912

**2025 - Monthly Summary of Water Takings from the Source (Well #2)**

Regulated by Permit to Take Water (PTTW) #7867-CDEJHF, issued April 14, 2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date
Total Volume (m <sup>3</sup> )	7019	6071	6981	6927	7057	6762	7188	7591	5862	5789	5197	2714	75158
Average Volume (m <sup>3</sup> /d)	226	217	225	231	228	225	232	245	195	187	173	181	214
Maximum Volume (m <sup>3</sup> /d)	281	266	340	317	288	291	292	513	594	374	426	503	594
PTTW - Maximum Allowable Volume (m <sup>3</sup> /day)	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313
Maximum Flow Rate (L/min)	892	898	893	894	894	893	890	893	892	895	895	895	898
PTTW - Maximum Allowable Flow Rate (L/min)	912	912	912	912	912	912	912	912	912	912	912	912	912

**Table A - Raw Water Usage**

**2025 - Monthly Summary of Combined Water Takings from the Source (Well#1 and Well #2)**

Regulated by Permit to Take Water (PTTW) #7867-CDEJHF, issued April 14, 2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date
Total Volume (m <sup>3</sup> )	12647	11485	12659	12161	13555	12990	12688	12950	10212	10325	9416	11214	142302
Average Volume (m <sup>3</sup> /d)	408	410	408	405	437	433	409	418	340	333	314	362	390
Maximum Volume (m <sup>3</sup> /d)	446	487	437	430	574	494	441	491	438	406	385	770	770
PTTW - Maximum Allowable Volume (m <sup>3</sup> /day)	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313



The system’s Permit to Take Water #7346-8VFJKR, allows the Municipality to withdraw water at the following rates:

Well No. 1: 1313.28 m<sup>3</sup>/day / 912 L/minute

Well No. 2: 1313.28 m<sup>3</sup>/day / 912 L/minute

Total Combined Daily Volume: 1313.28 m<sup>3</sup>/day

The system’s Permit to Take Water #7346-8VFJKR allows the municipality to withdraw a maximum volume of 1313.28 cubic meters from each well each day with a maximum of 1313.28 cubic meters per day combined. A review of the raw water flow data indicates that the system never exceeded this allowable limit having a maximum volume of 770 m<sup>3</sup> in December 2025. The Permit also allows a maximum flow rate of 912 L/minute. At no point during the reporting period did the system exceed this rate having a maximum recorded flow of 898 L/minute in December 2025.

Treated Water

**Table B - Treated Water Usage**

**2025 - Monthly Summary of Treated Water Supplied to the Distribution System**

Regulated by Municipal Drinking Water Licence (MDWL) #266-101 - Issue 3, issued April 9, 2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to Date
Total Volume (m <sup>3</sup> )	12647	11485	12659	12161	13555	12990	12688	12950	10212	10325	9416	11214	142302
Average Volume (m <sup>3</sup> /d)	408	410	408	405	437	433	409	418	340	333	314	362	390
Maximum Volume (m <sup>3</sup> /d)	446	487	437	430	574	494	441	491	438	406	385	770	770
MDWL - Rated Capacity (m <sup>3</sup> /day)	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313	1313

Schedule C, Section 1.1 of MDWL No. 266-101 states that the maximum daily volume of treated water that flows from the treatment subsystem to the distribution system shall not exceed a maximum flow rate of 1313 m<sup>3</sup>/day. The Powassan DWS complied with this limit having a recorded maximum volume of 770 m<sup>3</sup> in December 2025, which is 58.64% of the rated capacity.

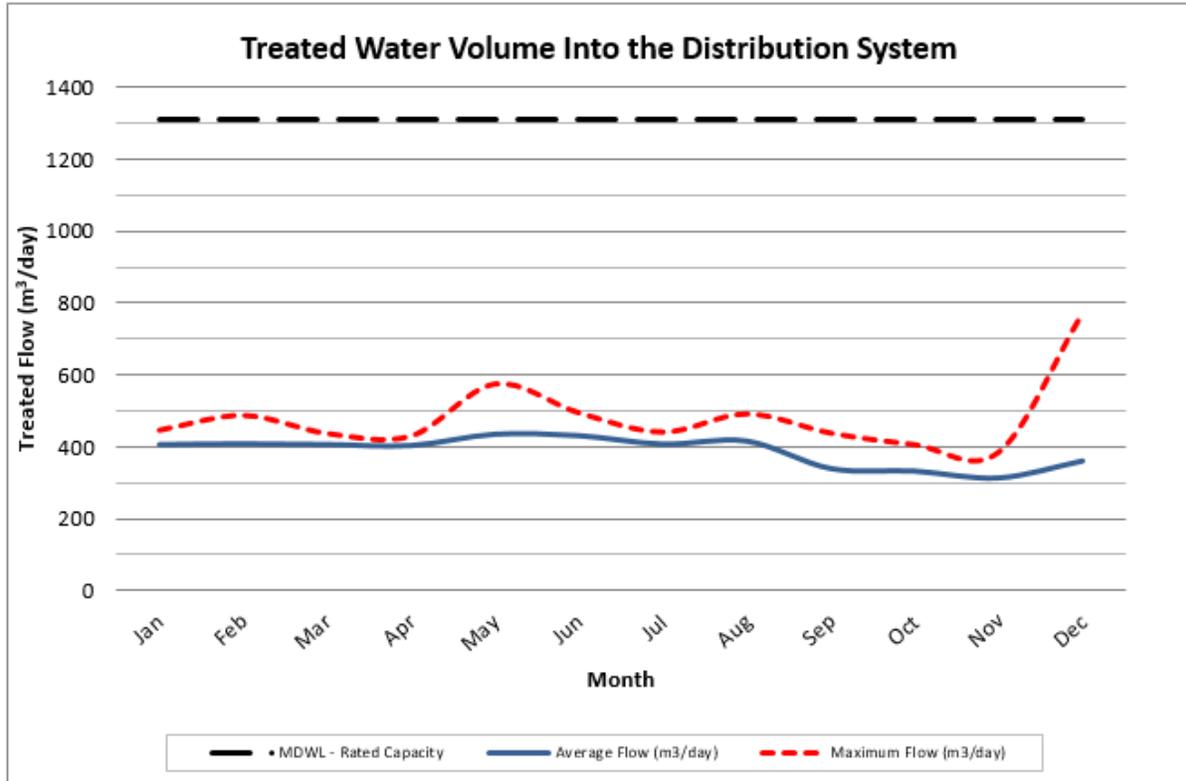
Figure 1 compares the average and maximum flow rates into the distribution system to the rated capacity of the system identified in the MDWL. This information enables the Owner to assess the system’s existing and future planned water usage needs.

**Comparison of the Flow Summary to the Systems Licence & Permit**

Rated Capacity of the Plant (MDWL)	1313 m <sup>3</sup> /day	
Average Daily Flow for 2025	390 m <sup>3</sup> /day	29.70% of the rated capacity
Maximum Daily Flow for 2025	770 m <sup>3</sup> /day	58.64% of the rated capacity
Total Treated Water Produced in 2025	142,302 m <sup>3</sup>	

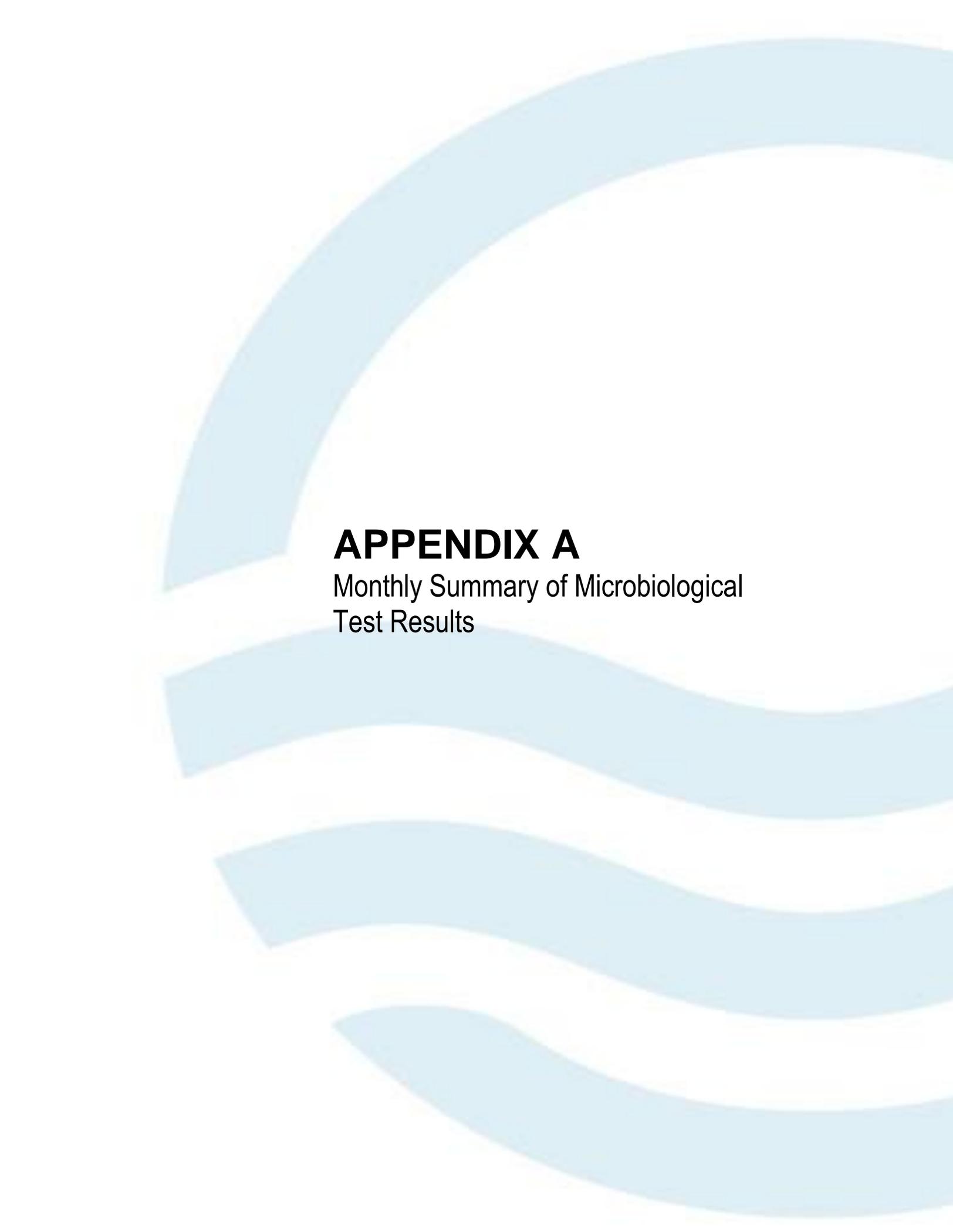


The Powassan Water Treatment Plant is rated to produce 1313 cubic meters of water per day as specified in the system’s Municipal Drinking Water Licence. The average daily flow was 390 m<sup>3</sup> per day, which is 29.70% of the rated capacity. This information clearly shows that the plant is well within its rated capacity and is able to meet current demands of consumers.



## CONCLUSION

In 2025, the Powassan DWS provided safe and reliable drinking water to the community of Powassan. The system complied with the regulatory requirements of the Safe Drinking Water Act and its Regulations and met the terms and conditions outlined in its site specific drinking water works permit and municipal drinking water licence with two exceptions noted above.



# **APPENDIX A**

Monthly Summary of Microbiological  
Test Results





**Customized Monthly Report**

From 01/01/2025 to 12/31/2025

Facility Name: POWASSAN DRINKING WATER SYSTEM

Receiver:

Facility Org Number: 6033

Facility Owner: Municipality: Municipality Of Powassan

Service Population:

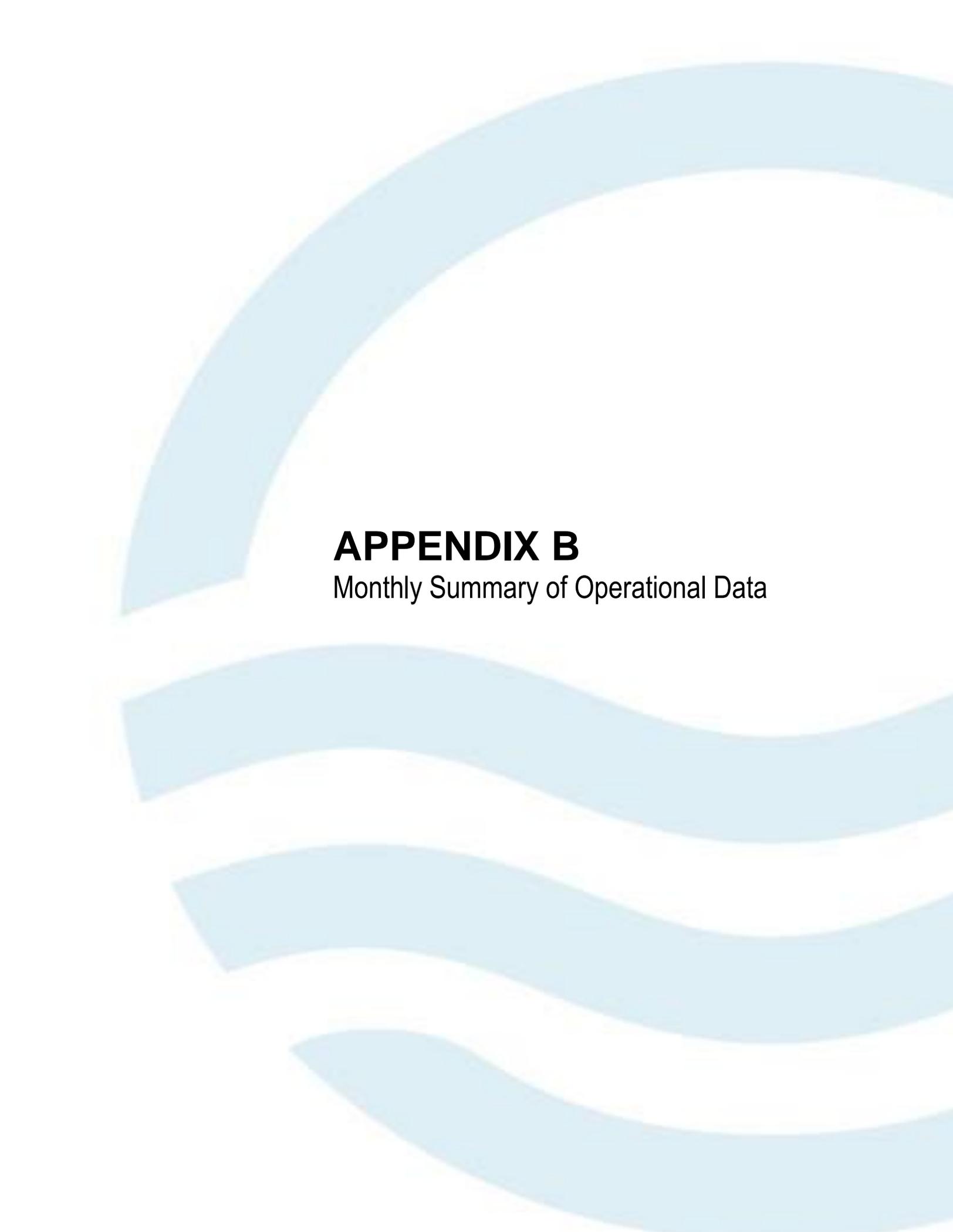
Works: 220000576

Facility Classification: Class 1 Water Treatment

Total Design Capacity: 1313 m3/day



	TW2	2025												Total	Avg	Max	Min	
		Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025					
E. Coli: EC - cfu/100mL																		
Count		3.00	2.00	2.00	1.00	2.00	3.00	2.00	3.00	2.00	2.00	3.00	2.00	2.00	2.00	27.00		
Lab Count		3.00	2.00	2.00	1.00	2.00	3.00	2.00	3.00	2.00	2.00	3.00	2.00	2.00	2.00	27.00		
Lab Month.Max		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	
Lab Month.Mean		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Lab Month.Min		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
HPC - cfu/mL																		
Count		3.00	2.00	2.00	1.00	2.00	3.00	2.00	3.00	2.00	2.00	3.00	2.00	2.00	2.00	27.00		
Lab Count		3.00	2.00	2.00	1.00	2.00	3.00	2.00	3.00	2.00	2.00	3.00	2.00	2.00	2.00	27.00		
Lab Month.Max		0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		2.00	
Lab Month.Mean		0.00	0.00	0.00	0.00	0.00	0.33	0.50	0.33	0.50	0.50	0.33	0.50	0.50	0.19			
Lab Month.Min		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total Coliform: TC - cfu/100mL																		
Count		3.00	2.00	2.00	1.00	2.00	3.00	2.00	3.00	2.00	2.00	3.00	2.00	2.00	2.00	27.00		
Lab Count		3.00	2.00	2.00	1.00	2.00	3.00	2.00	3.00	2.00	2.00	3.00	2.00	2.00	2.00	27.00		
Lab Month.Max		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	
Lab Month.Mean		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Lab Month.Min		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00



# **APPENDIX B**

Monthly Summary of Operational Data

**Customized Monthly Report**

From 01/01/2025 to 12/31/2025

Facility Name: POWASSAN DRINKING WATER SYSTEM  
Receiver:

Facility Org Number: 6033  
Facility Owner: Municipality: Municipality Of Powassan  
Service Population:

Works: 220000576  
Facility Classification: Class 1 Water Treatment  
Total Design Capacity: 1313 m3/day



Distribution	2025												Total	Avg	Max	Min	
	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025					
CI Residual: Free DW1 - mg/L																	
Count	9.00	8.00	8.00	9.00	9.00	9.00	8.00	9.00	9.00	9.00	8.00	9.00	104.00				
IH Edited Count	9.00	8.00	8.00	9.00	9.00	9.00	8.00	9.00	9.00	9.00	8.00	9.00	104.00				
IH Month:Max	1.77	2.12	2.03	1.86	1.89	1.82	1.49	1.62	1.57	2.08	2.13	2.09	2.13				
IH Month:Mean	1.63	1.73	1.69	1.63	1.65	1.58	1.35	1.46	1.35	1.61	1.78	1.68	1.60				
IH Month:Min	1.44	1.42	1.50	1.46	1.45	1.40	1.23	1.32	1.11	1.29	1.43	1.28	1.11				
CI Residual: Free DW2 - mg/L																	
Count	9.00	8.00	8.00	9.00	9.00	9.00	8.00	9.00	9.00	9.00	8.00	9.00	104.00				
IH Edited Count	9.00	8.00	8.00	9.00	9.00	9.00	8.00	9.00	9.00	9.00	8.00	9.00	104.00				
IH Month:Max	1.73	2.05	1.77	1.73	1.80	1.72	1.53	1.60	1.55	2.16	2.70	2.04	2.70				
IH Month:Mean	1.62	1.74	1.65	1.56	1.58	1.53	1.44	1.48	1.38	1.70	1.83	1.68	1.60				
IH Month:Min	1.46	1.49	1.59	1.36	1.44	1.43	1.35	1.33	1.17	1.20	1.36	1.51	1.17				
CI Residual: Free DW3 - mg/L																	
Count	9.00	8.00	8.00	9.00	9.00	9.00	8.00	9.00	9.00	9.00	8.00	9.00	104.00				
IH Edited Count	9.00	8.00	8.00	9.00	9.00	9.00	8.00	9.00	9.00	9.00	8.00	9.00	104.00				
IH Month:Max	1.75	1.99	1.89	1.72	1.81	1.70	1.43	1.63	1.60	2.07	2.04	3.00	3.00				
IH Month:Mean	1.58	1.79	1.64	1.58	1.59	1.50	1.38	1.46	1.37	1.56	1.73	1.79	1.58				
IH Month:Min	1.34	1.54	1.45	1.47	1.42	1.38	1.27	1.20	1.14	1.15	1.46	0.87	0.87				
CI Residual: Free DW4 - mg/L																	
Count	4.00	4.00	4.00	5.00	4.00	5.00	4.00	4.00	5.00	4.00	4.00	5.00	52.00				
IH Edited Count	4.00	4.00	4.00	5.00	4.00	5.00	4.00	4.00	5.00	4.00	4.00	5.00	52.00				
IH Month:Max	1.65	2.06	1.99	1.75	1.56	1.59	1.45	1.64	1.69	2.10	1.95	2.09	2.10				
IH Month:Mean	1.53	1.74	1.70	1.56	1.49	1.36	1.43	1.52	1.47	1.73	1.72	1.59	1.56				
IH Month:Min	1.40	1.49	1.36	1.44	1.45	0.82	1.39	1.40	1.30	1.46	1.48	1.32	0.82				
Raw Well 1																	
Turbidity - NTU																	
Count	5.00	4.00	4.00	5.00	4.00	5.00	4.00	4.00	5.00	4.00	4.00	4.00	52.00				
IH Edited Count	5.00	4.00	4.00	5.00	4.00	5.00	4.00	4.00	5.00	4.00	4.00	4.00	52.00				
IH Month:Max	0.10	0.10	0.09	0.09	0.07	0.08	0.09	0.09	0.10	0.09	0.08	0.24	0.24				
IH Month:Mean	0.08	0.09	0.08	0.08	0.07	0.08	0.08	0.08	0.08	0.08	0.06	0.13	0.08				
IH Month:Min	0.07	0.07	0.07	0.07	0.07	0.07	0.06	0.07	0.07	0.07	0.05	0.06	0.05				

**Customized Monthly Report**

From 01/01/2025 to 12/31/2025

Facility Name: POWASSAN DRINKING WATER SYSTEM

Receiver:

Facility Org Number: 6033

Facility Owner: Municipality: Municipality Of Powassan

Service Population:

Works: 220000576

Facility Classification: Class 1 Water Treatment

Total Design Capacity: 1313 m3/day



	2025												Total	Avg	Max	Min	
	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025					
Raw Well 2																	
Turbidity - NTU																	
Count	5.00	4.00	4.00	5.00	4.00	5.00	4.00	4.00	5.00	4.00	4.00	4.00	52.00				
IH Edited Count	5.00	4.00	4.00	5.00	4.00	5.00	4.00	4.00	5.00	4.00	4.00	4.00	52.00				
IH Month.Max	0.10	0.10	0.08	0.09	0.08	0.08	0.10	0.08	0.10	0.09	0.08	1.92				1.92	
IH Month.Mean	0.08	0.09	0.07	0.08	0.08	0.07	0.09	0.08	0.08	0.09	0.07	0.58				0.12	
IH Month.Min	0.07	0.08	0.06	0.06	0.07	0.07	0.06	0.07	0.07	0.08	0.07	0.10					0.06
Treated Water																	
CI Residual: Free Min = 0.45 - mg/L																	
Count	9.00	9.00	8.00	9.00	11.00	10.00	8.00	10.00	9.00	9.00	10.00	9.00	111.00				
IH Edited Count	9.00	9.00	8.00	9.00	11.00	10.00	8.00	10.00	9.00	9.00	10.00	9.00	111.00				
IH Month.Max	1.93	1.84	1.92	1.84	1.92	2.00	1.64	1.64	1.77	2.00	2.80	2.30				2.80	
IH Month.Mean	1.73	1.63	1.77	1.75	1.65	1.69	1.45	1.41	1.57	1.62	1.94	1.83				1.69	
IH Month.Min	1.54	0.86	1.54	1.67	1.42	1.41	1.30	1.36	1.31	1.36	0.93	1.58					0.86
OL Month.Max	2.73	2.69	2.25	2.12	2.33	2.37	2.52	2.32	2.56	2.32	5.16	5.16				5.16	
OL Month.Mean	1.66	1.76	1.66	1.64	1.65	1.61	1.48	1.61	1.60	1.53	1.91	1.91				1.68	
OL Month.Min	1.03	0.80	1.10	1.09	1.14	1.00	0.96	1.00	0.95	0.91	0.51	0.56					0.51



Resolution no. 2026 - \_\_\_\_\_

Date:

Moved by:

Seconded by:

That the Council for the Municipality of Powassan appoints Dr. Bill Finnis and Mr. Will Armstrong to the Board of the Powassan and District Union Public Library Board, for the remaining term of Council.

\_\_\_\_\_ Carried

\_\_\_\_\_ Defeated

\_\_\_\_\_ Deferred

\_\_\_\_\_ Lost

\_\_\_\_\_ Mayor

Recorded Vote: Requested by \_\_\_\_\_

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					



March 5, 2026

Dear Municipal Council,

Re: Support for East Ferris Regional Fire and Emergency Services Training Centre

The Municipality of East Ferris is moving forward with plans to construct a new fire hall that will also serve as a regional fire training centre. We are writing to inform you of this initiative and to respectfully request your support as we pursue funding through the Northern Ontario Heritage Fund Corporation (NOHFC) to assist with construction costs.

At present, the closest accredited and operational training facilities are in Huntsville, Haileybury, and Sault Ste. Marie, requiring significant travel time and expense for many departments across Nipissing, East Parry Sound, and Sudbury East Districts. This distance can limit participation, increase overtime and backfill costs, and create scheduling challenges for volunteer and staffed departments.

The proposed East Ferris facility will provide a centrally located, accessible training hub that allows firefighters to train closer to home. By reducing travel, departments can lower costs related to fuel, accommodation, and staff coverage, while increasing the frequency and consistency of hands-on training opportunities.

Beyond cost savings, the centre will foster regional collaboration by creating a shared space for joint exercises, mutual aid training, specialized certifications, and knowledge exchange. Training together will strengthen inter-departmental relationships and improve coordinated emergency response across our region.

The value of this collaboration has already been demonstrated. During the summer 2025 storm that affected the Municipality of Calvin, neighbouring departments worked side-by-side under a declared state of emergency, responding quickly and effectively to save lives. This experience highlighted how well we function together when needed. The proposed training centre will allow us to build on that success in a proactive and planned way—training together before regional emergencies occur and ensuring we are even better prepared for future events.

We know this facility will be a long-term regional asset benefiting every firefighter and the communities we collectively serve.

As our NOHFC funding application timelines are time-sensitive, the Municipality of East Ferris kindly requests formal Council support at your earliest convenience. For your consideration, a sample resolution is attached. Completed resolutions may be forwarded to our Clerk, Kim Rose, at [kim.rose@eastferris.ca](mailto:kim.rose@eastferris.ca) no later than April 1st, 2026.

**T: 705-752-2740**

**E: [municipality@eastferris.ca](mailto:municipality@eastferris.ca)**

**25 Taillefer Road, Corbeil, ON. P0H 1K0**

**eastferris.ca**



**East Ferris**  
MUNICIPALITY • MUNICIPALITÉ

Should you have any questions or wish to discuss this initiative further, our Fire Chief, Steph Amyotte, would be pleased to connect. He is available at [firechief@eastferris.ca](mailto:firechief@eastferris.ca) or (705) 752-2740 extension 224.

Thank you for your continued partnership and support.

Sincerely,

Rick Champagne  
Mayor

Date: March 17, 2026

Moved by:

Seconded by:

**WHEREAS** the Municipality of East Ferris is planning the construction of a new fire hall that will serve as a regional fire training centre for fire departments including from across the Nipissing, East Parry Sound, and East Sudbury districts;

**AND WHEREAS** the closest accredited and operational training facilities are currently located in Huntsville, Haileybury, and Sault Ste. Marie, requiring significant travel, increased costs, and reduced training frequency for volunteer and composite departments in our region;

**AND WHEREAS** the summer 2025 storm in the Municipality of Calvin demonstrated the effectiveness of regional collaboration under a declared state of emergency, highlighting the value of joint training and coordinated emergency response;

**AND WHEREAS** a regional training centre in East Ferris would allow firefighters to train closer to home, reduce operational costs, foster inter-departmental collaboration, and improve readiness for future emergencies;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Powassan supports the Municipality of East Ferris in its application to the Northern Ontario Heritage Fund Corporation (NOHFC) for funding assistance to construct the East Ferris Regional Fire Training Centre;

**AND FURTHER THAT** that a copy of this resolution be forwarded to Municipality of East Ferris to demonstrate our municipality’s support for this important regional initiative.

\_\_\_\_\_  
 Carried

\_\_\_\_\_  
 Defeated

\_\_\_\_\_  
 Deferred

\_\_\_\_\_  
 Lost

\_\_\_\_\_  
 Mayor

Recorded Vote: Requested by \_\_\_\_\_

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					



**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING  
TO INFORM THE PUBLIC OF A ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Council for The Corporation of the Municipality of Powassan has received a complete application under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to inform the public of a proposed Zoning By-law Amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the proposed Zoning By-law Amendment application.

**DATE AND LOCATION OF PUBLIC MEETING**

File #: 2026-01  
Date: **Wed., March 25, 2026 (Rescheduled from March 3, 2026)**  
Time: 6:00 pm  
Location: Municipality of Powassan – 252 Clark Street (Fire hall)

**PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT**

The purpose and effect of the proposed Zoning By-Law Amendment is to amend the Restricted Area Zoning (By-Law No. 2003-38), as amended, for the lands described as Plan 57, Block 7, PT Lot 25; PT LT 16 CON 12 HIMSWORTH, POWASSAN, (Civic Address: 81 King Street), in the Municipality of Powassan to allow a future commercial use.

The application, if approved, would rezone the subject land from Village Residential (RV1) Zone to Village Commercial (CV1) Zone.

**ADDITIONAL INFORMATION**

A key map showing the land to which the proposed amendment applies is provided with this notice. Any person who participates in the meeting can speak to the application with questions, concerns or support.

No one other than the applicant, the municipality, certain public bodies and the Minister may file an appeal of the decision.

If you wish to be notified of the decision of the Council for the Corporation of the Municipality of Powassan in respect to the proposed Zoning By-law Amendment, you must submit a written request (with forwarding addresses) to the Clerk of the Municipality of Powassan at 250 Clark Street, Powassan, Ontario, POH 1Z0.

Additional information regarding the proposed amendment is available to the public for inspection at the Municipality of Powassan Municipal Office located at 250 Clark Street on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m. please call (705) 724-2813.

Mailing Date of this Notice: March 5, 2026

Kimberly Bester, Deputy-Clerk  
Municipality of Powassan  
[kbester@powassan.net](mailto:kbester@powassan.net)

**Location Map**



File # B15 & B16/POWASSAN/2026

March 12, 2026

**Planning Report: Municipality of Powassan, Consent Application: B15/B16/POWASSAN/2026**

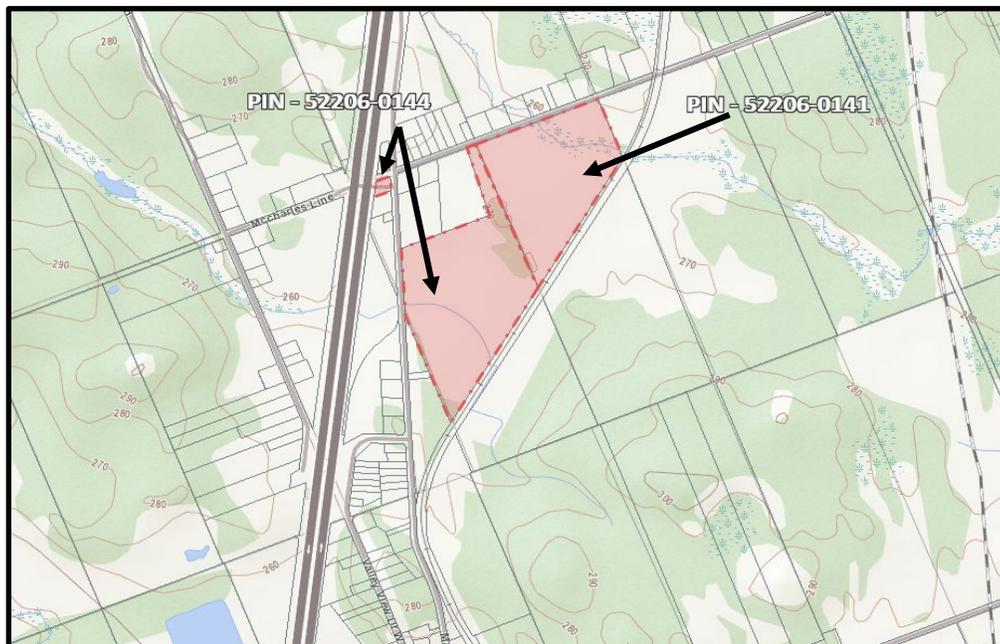
**Background**

Tulloch Engineering (c/o Steve McArthur) has applied for Consent to the North Almaguin Planning Board on behalf of their client Randall Brooks and 528596 Ontario Inc. The application has been circulated to the Municipality of Powassan for comment. The application proposes to create two (2) new agricultural lots and retain one (1) lot. A Pre-Consultation meeting with the applicant, agent, Powassan staff and Planscape took place on February 2, 2026.

**Location and Lot Description**

The subject lands are legally described as, Part of Lots 13 and 14, Concession 14 (Himsworth), PIN 52206-0141 and 52206-0144, in the Municipality of Powassan, District of Parry Sound. The property is civically known as 59 Lindquist Line, Powassan. The applicant's agent has provided documentation clarifying the subject lands with two PINs are considered one conveyable lot. The location of the subject lands is shown in Figure 1.

**Figure 1: Location Map**



The property has an existing accessory structure. The Planning Justification Brief submitted with the application indicates the property historically had a single detached dwelling that was destroyed by fire. The property is generally vacant with approximately half being open fields used for farming purposes and the remaining areas are treed and well vegetated. The property also contains 2 small streams. Three residential lots and a church property can be found along the corner of Lindquist Line and Main Street, part of the original parcel of land. The lots north of Lindquist Line are predominately residential uses. The application notes a nearby equestrian centre to the south along Main Street and Minimum Distance Separation calculations have been submitted and included with the application.

### **Proposal Description**

The subject property is approximately 32.3 hectares in size ( $\pm 82.2$  ac), with approximately 436 m ( $\pm 1430$  ft) of frontage on Lindquist Line and 235 m ( $\pm 770$  ft) on Main Street. The proposed severed lot 1 would have an area of approximately 10.5 ha ( $\pm 25.9$  ac) and maintain the entire frontage on Main Street of approximately 235 m ( $\pm 770$  ft). The proposed severed lot 2 would have an area of approximately 10.9 ha ( $\pm 26.8$  ac) and approximately 301 m ( $\pm 985$  ft) of frontage on Lindquist Line. The retained lot would maintain approximately 10.9 ha ( $\pm 27.0$  ac) with approximately 135.4 m ( $\pm 444$  ft) frontage on Lindquist Line. [Figure 2](#) illustrates the proposed severed lots as provided by the applicant.

The Planning Justification Brief submitted also proposes to dedicate a parcel of land to the Municipality of Powassan. PIN 52206-0144 includes a lot on the corner of Main Street and Pine Tree Way that provides access to Provincial Highway 11. The property is shown in [Figure 3](#) below.

The current (2003) Municipality of Powassan Official Plan was recently reviewed, updated and Council adopted it on September 16, 2025. This application has been reviewed against both documents for conformity. The subject property is designated as Rural Area with Cold-Water streams shown on Schedule 'A' of the 2003 Official Plan. The 2025 Official Plan identifies the property as Agricultural Area with cold-water streams on Schedule 'A' and shows a portion of the property within 500 m of a contaminated site on Schedule 'C'. The property is zoned Rural (RU).

Figure 2: Proposed Severance

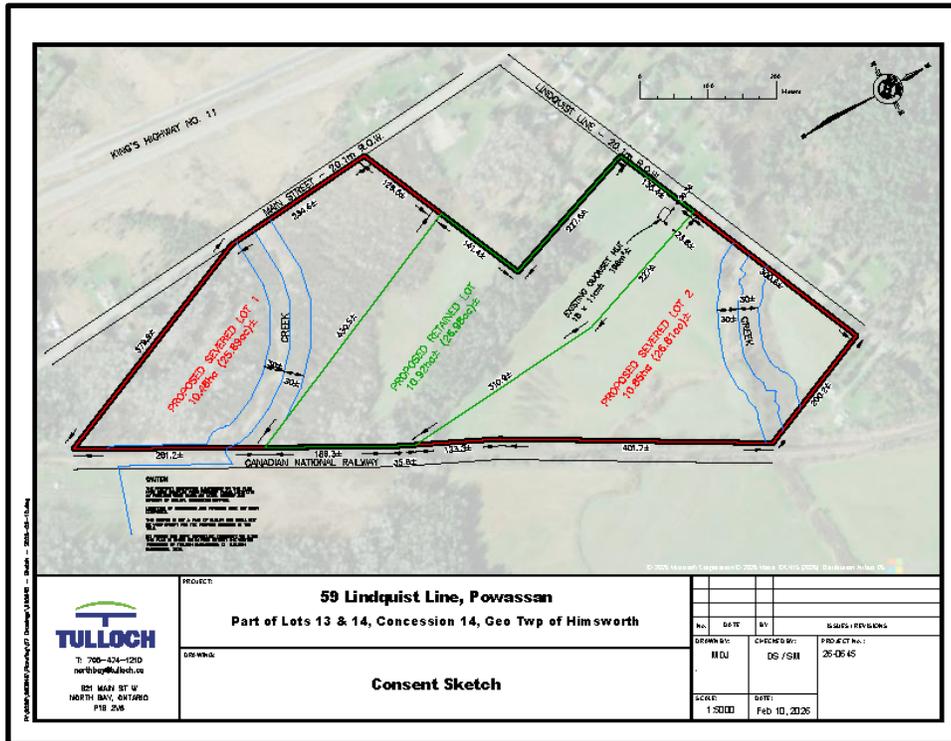


Figure 3: Lot to be Conveyed to Powassan



## **Policy Analysis**

### **Provincial Planning Statement, 2024**

The subject property is in the Rural Area according to the Provincial Planning Statement (PPS). Using Powassan's adopted Official Plan, the subject lands are considered Agricultural where (Section 4.3.3):

1. *Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:*
  - a) *agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*
  - b) *agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
  - c) *...*

New agricultural lot creation is permitted for the following uses:

1. *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.*
2. *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*
3. *New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*
4. *A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c*

Section 4.2 is policy relating to Water, where:

2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

The application has been reviewed against the relevant policies of the PPS and is found to be consistent with the PPS.

### **Growth Plan for Northern Ontario, 2011**

The Municipality of Powassan is located within the Growth Plan for Northern Ontario Area and thus decisions are required to conform with this Plan. The purpose and guiding principles of the plan provide a 25-year vision of growth for the northern economy, people, communities, infrastructure, environment, and aboriginal peoples. The application has been reviewed against the applicable policies of this document and has been found to conform to the intent and purpose.

### **Municipality of Powassan Official Plan, October 2003**

The subject property is designated Rural Area and cold-water streams in the 2003 Official Plan on Schedule 'A.'

Section 4.2 of the Official Plan is policy relating to Agricultural Uses where:

*4.2.1 Any development occurring in the vicinity of livestock operations and new or expanding livestock operations shall meet the requirements of the Minimum Distance Separation Formulae (MDS). The MDS formulae will be incorporated into the Municipality's comprehensive Zoning By-law.*

...

*4.2.3 When considering applications for new lots and other developments that may restrict the use of land for agricultural purposes, Council shall consult with the agricultural community to ensure that the development proposed will not adversely affect the ability of the agricultural uses to operate and expand to meet changing economic conditions.*

The applicant has submitted MDS calculations confirming appropriate setbacks to surrounding agricultural operations and proposed new lots sizes that would meet the minimum requirements as set out in the Zoning By-law for a Column A "Farm Use."

Section 4.9 of the Plan speaks to Environmental Protection that states:

*No development shall be permitted that results in the degradation of the quality and integrity of the ecosystem, including air, water, land and plant, animal and human life. The Municipality of Powassan will encourage the restoration or remediation of any lands where the quality and integrity of an ecosystem has been impacted.*

Section 4.20 – Surface Water Quality policy states that:

*Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to and in proximity to a watercourse or lake. In order to preserve water quality, development should be set back 30 metres from the top of bank adjacent to cold water or unclassified rivers and streams and 15 metres from other water features. Unless it is impractical to do so, septic systems shall be located at least 30 metres from a watercourse or water body. As a condition of development approval, the natural shoreline vegetation shall be preserved within 30 metres of all watercourses and water bodies wherever possible.*

Both severed lots 1 and 2 are occupied by cold-water streams and do not appear to divide either stream. The application has identified an appropriate 30 m setback from each stream, illustrating that the large lots can have adequate building envelopes that can protect the property's streams and natural features.

Rural Area policies of Section 5.7 require a minimum lot size of 1.0 ha. Additionally, Section 5.7.3 only permits the "maximum of two lots from any parcel of land that existed on January 1, 1996..." An aerial review shows more than 2 lots have been taken from the original lot, but no dates were confirmed; understanding that the adopted 2025 Official Plan identifies the property as Agricultural Area, updated policy needed to be considered.

The application has been reviewed against the 2003 Official Plan and generally meets the intentions of the Official Plan policies.

### **Municipality of Powassan Official Plan, August 2025**

The Official Plan review and update was adopted by Powassan Council, in September 2025. The subject lands are designated as Agricultural Area on Schedule 'A' of the plan, adopted Schedule 'B' illustrates cold-water streams, and Schedule 'C' identifies a portion of the property is within 500 m of a contaminated site. [Figure 4](#) is an excerpt of Schedule 'A' and [Figure 5](#) illustrates an excerpt of Schedule 'C' of the property below.

Figure 4: Official Plan (2025) – Schedule A

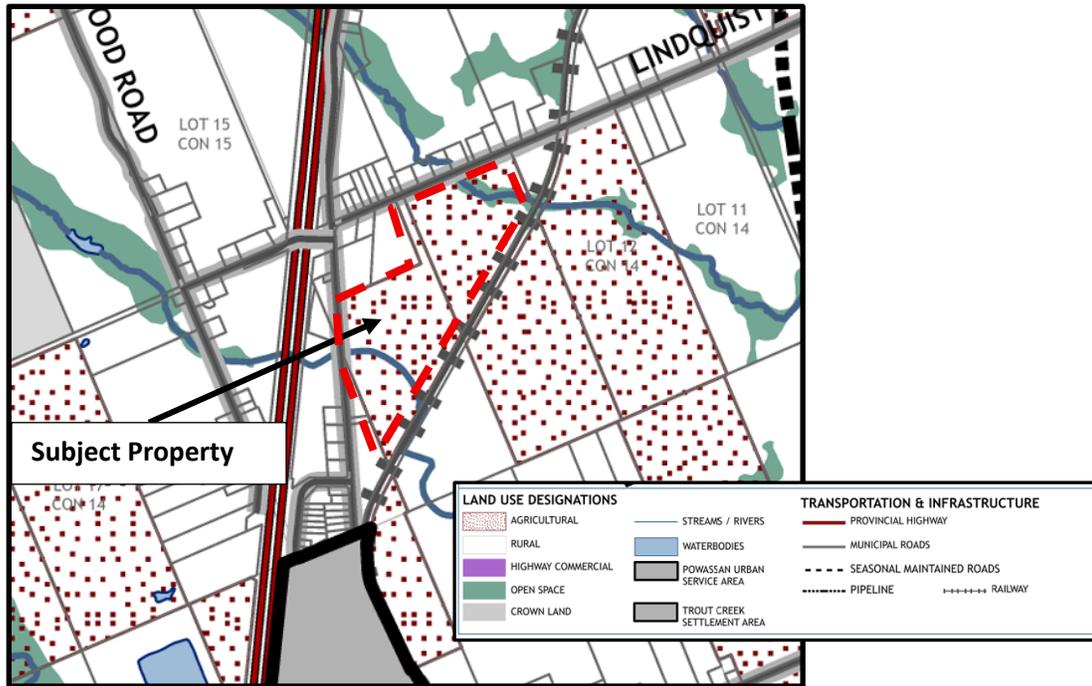
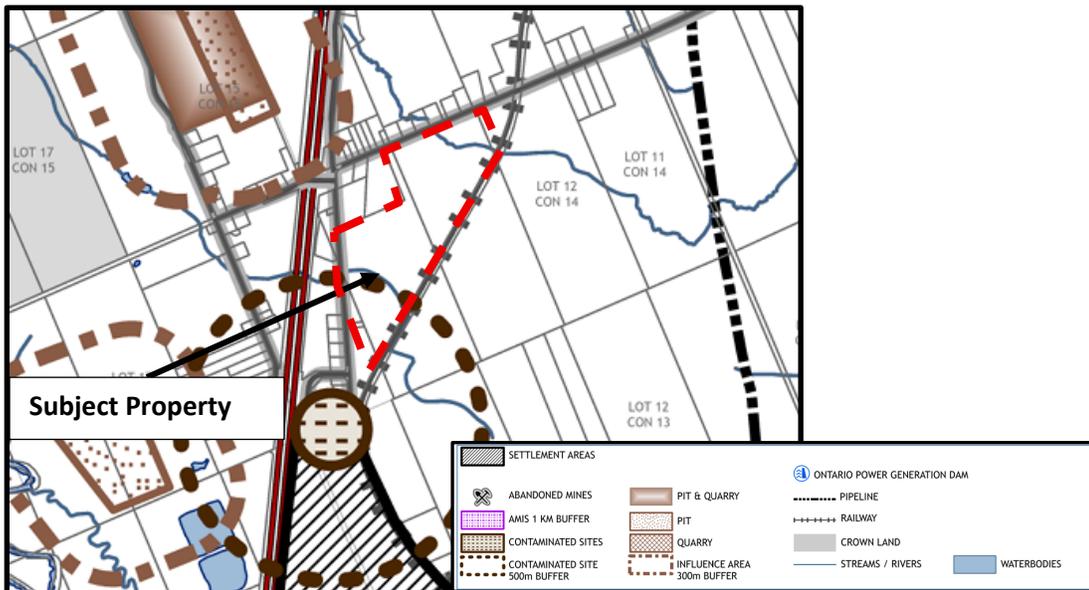


Figure 5: Official Plan (2025) – Schedule C



Minimum Distance Separation calculations submitted with the application are still appropriate and setbacks from cold-water streams continue to apply under Section 4.24 and addressed by the submission.

Schedule 'C' has identified a potential contaminated site where Section 4.16 of the adopted plan apply. While a portion of the land is within the 500 m buffer area, the property's cold-water stream and required setback would exclude residential development from occurring in the impacted area.

New Lots in Agricultural Area must comply with Section 5.7.4 of the adopted plan and generally not supportive of residential or non-agricultural uses. The proposed new lots are approximately 10 ha or larger intended to meet the minimum size requirements of the Zoning By-law that permit a farm use.

Section 8.1.1 outlines criteria for severances of which the application adequately addresses. The application has been reviewed against the 2025 Official Plan as adopted and meets the intentions of the policies.

### **Municipality of Powassan Zoning By-law No. 2003-38**

The proposed severance is considered Rural Zone (RU) in the municipal Zoning By-law No. 2003-38. The application proposes the severances for rural/agricultural uses and would need to meet the minimum provisions of a "Column A Use." shown in [Figure 6](#). Both the retained lot and severed lots will meet the minimum requirements of 10 ha and 135 m of lot frontage.

### **Recommendation**

The proposed Consent Application generally meets the intentions of the 2024 Provincial Planning Statement and the Growth Plan for Northern Ontario, and provided development is appropriately setback from the property's cold-water streams will meet the intention of the adopted 2025 Official Plan, and comply with the applicable zoning standards, and represents good planning.

**Figure 6: Zoning Uses and Regulations**

<b>4.4</b>	<b>RURAL (RU) ZONE</b>		
	No person shall within any Rural (RU) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:		
4.4.1	Permitted Uses		
	<b>Column A Uses</b>	<b>Column B Uses</b>	
	i) farm	i) single detached dwelling	
	ii) farm produce sales outlet	ii) duplex dwelling	
	iii) fire hall	iii) semi-detached dwelling	
	iv) hunt camp	iv) bed and breakfast	
	v) kennel	v) home occupation	
	vi) lodge or boarding house	vi) home industry	
	vii) municipal or provincial offices or works garage	vii) hobby farm	
	viii) resource management activities	viii) group home	
	ix) riding school or boarding stables	ix) public park	
	x) an accessory farm dwelling on one lot of at least 30 hectares (75 acres)	x) veterinary hospital	
		xi) observatory	
4.4.2	Regulations for Permitted Uses	Column A Uses	Column B Uses
	i) Minimum Lot Area	10 ha	1.0 ha
	ii) Minimum Lot Frontage	135 m	50 m
	iii) Minimum Front Yard	30.0 m	30 m
	iv) Minimum Interior Side Yard	15.0 m	15.0 m
	v) Minimum Exterior Side Yard	15.0 m	15.0 m
	vi) Minimum Rear Yard	15.0 m	15.0 m
	vii) Maximum Lot Coverage	25%	25%
	viii) Maximum Height	10.5 m	10.5 m
	ix) No kennel shall be located within 120 metres (400 ft) of a residential dwelling on another lot.		
	Minimum Lot Area for a hobby farm		2.0 ha

It is our recommendation that Council provide no objections to B15 & B16/POWASSAN/2026, provided the standard conditions of consent are met. Further, it is recommended that Powassan work with the applicant to accept the parcel of land at the corner of Main Street and Pine Tree Way that accesses Highway 11.

Respectfully Submitted,

**PLANSCAPE INC.**



Ryan Lloyd MCIP, RPP,  
 Planning Consultant



Resolution no. 2026 - \_\_\_\_\_

Date: March 17, 2026

Moved by:

Seconded by:

THAT the Report dated March 12, 2026, from PlanScape to Council regarding Consent Application B15/B16/POWASSAN/2026 (Brooks), recommending approval subject to standard conditions, be received; and,

FURTHER that the Council for the Municipality of Powassan supports the requested Consent and asks that the following conditions be applied by the North Almaguin Planning Board in rendering its approval of Consent Applications:

- a) That driveway entrance permits for the new lots fronting on Lindquist Golf Line be obtained from the Municipality of Powassan.
- b) Confirmation from the local school boards that school bus service is available at the subject locations.
- c) That the Municipality of Powassan work with the applicant to accept the parcel of land at the corner of Main Street and Pine Tree Way that accesses Highway 11.

\_\_\_\_\_  
Carried

\_\_\_\_\_  
Defeated

\_\_\_\_\_  
Deferred

\_\_\_\_\_  
Lost

\_\_\_\_\_  
Mayor

Recorded Vote: Requested by \_\_\_\_\_

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					

File # B9 B10, B11, & B12/POWASSAN/2026

March 12, 2026

**Planning Report: Municipality of Powassan, Consent Application: B9, B10, B11, B12/POWASSAN/2026**

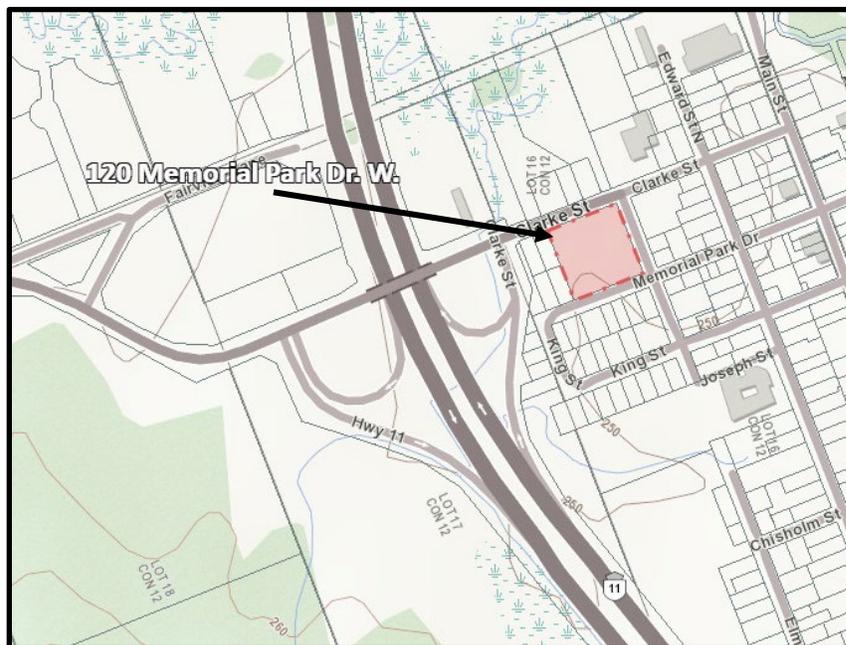
**Background**

Tulloch Engineering (c/o Steve McArthur) has applied for Consent to the North Almaguin Planning Board on behalf of their client, The Roman Catholic Episcopal Corporation for the Diocese of Peterborough in Canada. The Application has been circulated to the Municipality of Powassan for comment. The Application for Consent proposes to create four (4) new residential lots and retain one (1) lot. A Pre-Consultation meeting with the applicant, agent, Powassan staff and Planscape took place on January 13, 2026.

**Location and Lot Description**

The subject lands are legally described as Part of Lot 16, Concession 12; Lot 18, Registered Plan 322 (Himsworth); PIN 52208-0274 (LT), in the Municipality of Powassan, District of Parry Sound. The property is civically known as 120 Memorial Park Drive West, Powassan. The property is the site of St. Joseph's Catholic Church. The location of the subject lands is shown in Figure 1.

**Figure 1: Location Map**



## Proposal Description

The subject property is approximately 1.0 hectare in size (2.5 ac), with road frontages on Clark Street, Joseph Street and Memorial Park Drive. The severed lots are proposed along the south boundary of the property. Severed Lots 1, 2 and 3 will have frontage along Memorial Park Drive and Severed Lot 4 is a corner lot with additional frontage on Joseph Street. Table 1 below summarizes the proposed lot configurations.

**Table 1: Lot Configuration**

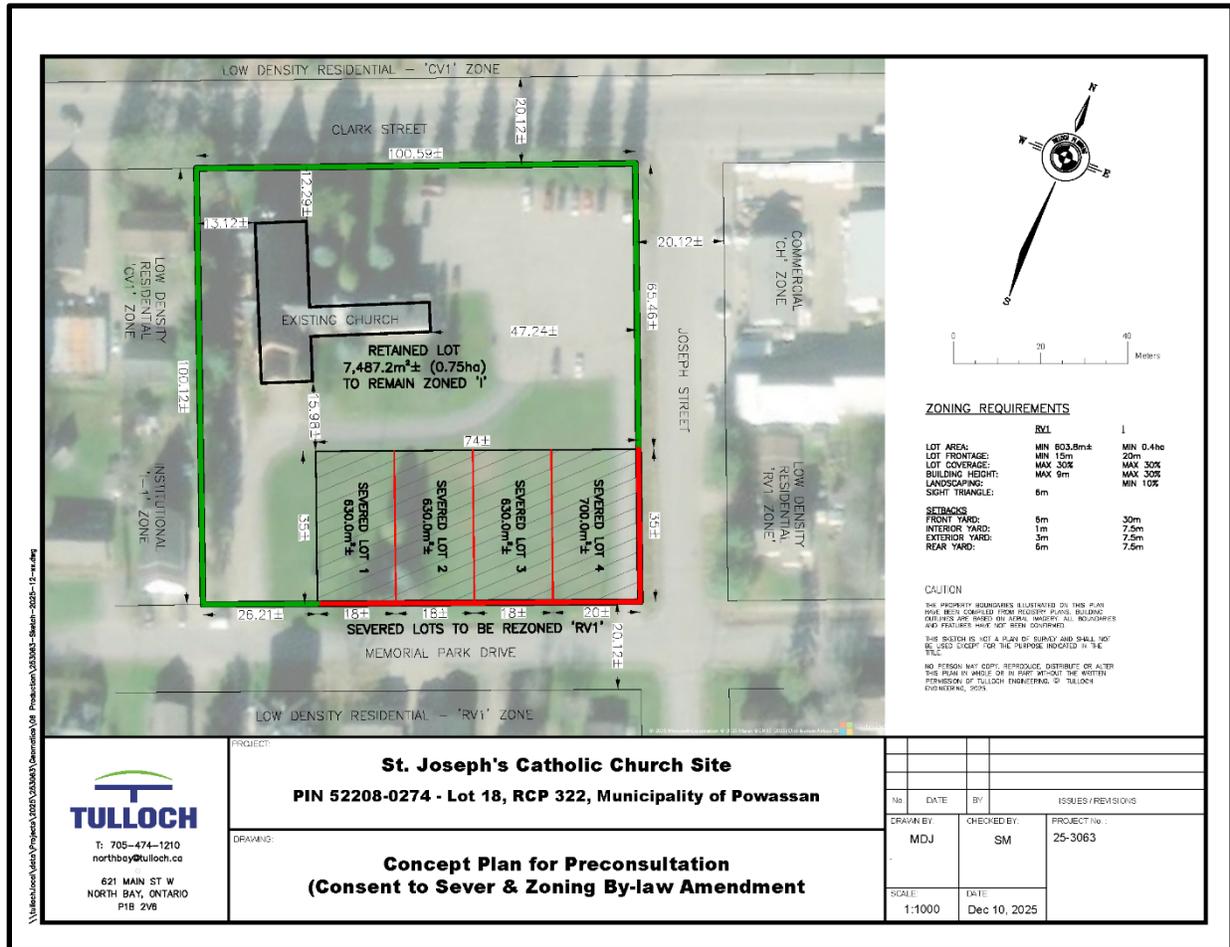
Application	Lot Area	Lot Frontage	Lot Depth
Existing Lot	± 1.0 ha	± 100.2 m	± 100.1 m
Retained Lot	± 0.7 ha (7,487.2 m <sup>2</sup> )	± 26.2 m	± 100.1
Severed Lot 1	± 0.06 ha (630.0 m <sup>2</sup> )	± 18.0 m	± 35.0 m
Severed Lot 2	± 0.06 ha (630.0 m <sup>2</sup> )	± 18.0 m	± 35.0 m
Severed Lot 3	± 0.06 ha (630.0 m <sup>2</sup> )	± 18.0 m	± 35.0 m
Severed Lot 4	± 0.07 ha (700.0 m <sup>2</sup> )	± 20.0 m	± 35.0 m

The current (2003) Municipality of Powassan Official Plan was recently reviewed, updated and Council adopted it on September 16, 2025. This application has been reviewed against both documents for conformity.

The subject property is within the Urban Service and Settlement Area and specifically split designated as Downtown and Residential Areas on Schedule 'C.' The 2025 adopted Official Plan identifies the entire property as Downtown Area within the Powassan Urban Service Area on Schedule 'D.'" The property is zoned Institutional (I).

Figure 2 illustrates the proposed severed lots as provided by the applicant.

Figure 2: Proposed Severance



**Policy Analysis**

**Provincial Planning Statement, 2024**

The subject property is considered Settlement Area. Settlement Areas “shall be the focus of growth and development” and supports mix of land uses that include residential uses where:

*Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The proposed applications are consistent with the applicable policies of the Provincial Planning Statement.

## **Growth Plan for Northern Ontario, 2011**

The Municipality of Powassan is located within the Growth Plan for Northern Ontario Area and thus decisions are required to conform with this Plan. The purpose and guiding principles of the plan provide a 25-year vision of growth for the northern economy, people, communities, infrastructure, environment, and aboriginal peoples. The application has been reviewed against the applicable policies of this document and has been found to conform to the intent and purpose.

## **Municipality of Powassan Official Plan, October 2003**

The subject property is designated as Residential and Downtown part of the Urban Service and Settlement Area of Powassan as shown on Schedule 'C' of the 2003 Official Plan on Residential uses are permitted in both the Residential and Downtown areas. Section 5.1 of the Plan states:

*5.1.1 Full Services Development within the Urban Service Area will be developed on the basis of full municipal services. The Zoning By-law will specify a minimum lot size depending on the use.*

*5.1.2 Permitted Uses A large range of residential, commercial and institutional uses shall be permitted in the Urban Service Area.*

Sections 5.3 and 5.4 of Residential and Commercial designations respective policies both permit and support residential uses and mixed range of housing (Section 5.3.2.1):

*New housing should reflect a range of housing sizes, including smaller affordable units that would be suitable for seniors and smaller families. Where smaller forms of housing and or smaller lots occurs adjacent to older housing on larger lots, the new development should be designed and landscape to be compatible with the character of the surrounding neighbourhood.*

Staff have confirmed municipal water and sewer capacity are available and entrance permits can be issued.

Policy of Section 8.2.1 would generally require 4 or more lots to be developed through a Plan of Subdivision. Given the proposal is for four lots, consideration was given to the requirement of a Plan of Subdivision where:

*Where four or more lots or units in a vacant land condominium are created on a single parcel of land existing as of the date of this Plan, a plan of Subdivision or Vacant Land Condominium shall generally be required. Exceptions to this policy may be considered where there are no residual lands resulting from the development, and there is no need to extend municipal services.*

The subject lands are fully serviced with water and sewers and front on a publicly owned and maintained road within the urban area of Powassan. There is no need for extended or new municipal services, and no property constraints were identified during the policy review. The application has been reviewed against the 2003 Official Plan and generally meets the intentions of the Official Plan policies.

### **Municipality of Powassan Official Plan, August 2025**

The Official Plan review and update was adopted by Powassan Council, in September 2025. The subject lands now designate the entire property as Downtown in the Powassan Urban Service Area. It is my understanding that the land designation change was in part to avoid split designations and to follow existing properties lines where appropriate. The Downtown designation continues to support residential uses.

The application has been reviewed against the 2025 Official Plan as adopted and meets the intentions of the policies.

### **Municipality of Powassan Zoning By-law No. 2003-38**

The subject lands are zoned Institutional (I) in the municipal Zoning By-law No. 2003-38. The Institutional Zone permits the property's current use of St. Joseph's Catholic Church. The Retained Lot will continue to meet the zoning requirements of Section 4.13 requiring 0.4 ha of area and 20 m of frontage. The submitted consent sketch identifies the location of the property's church. The Institution Zone requires a 30 m front yard setback and an exterior and interior side yard setback of 7.5 m. The church structure meets the requirements if frontage is considered on Memorial Park Drive, corresponding to the property's civic address.

The proposed new lots will require a Zoning By-law Amendment for the intended residential uses. As indicated in the application and Planning Justification Brief, the new lots are intended to be zoned Village Residential (RV1). The minimum requirement for RV1 lots includes a minimum area of 603.8 m<sup>2</sup> and a minimum frontage of 15 m. All four proposed lots will meet the minimum zone

requirements. Figure 3 below includes the required zoning provisions for Village Residential (RV1) Zone.

**Figure 5: Zoning Uses and Regulations**

<b>4.1</b>	<b>VILLAGE RESIDENTIAL (RV1) ZONE</b>		
	No person shall within any Village Residential (RV1) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:		
<b>4.1.1</b>	<b>Permitted Uses</b>		
	i) single detached dwelling		
	ii) semi-detached dwelling		
	iii) duplex dwelling		
	iv) home occupation		
<b>4.1.2</b>	<b>Regulations for Permitted Uses</b>	<b>Metric</b>	<b>Imperial</b>
	i) Minimum Lot Area	- 603.8 sq. m.	6,500 sq. ft
	ii) Minimum Lot Frontage	- 15.0 m	50.0 ft
	iii) Minimum Front Yard	- 6.0 m	20 ft
	iv) Minimum Interior Side Yard	- 1.0 m	3 ft
	v) Minimum Exterior Side Yard	- 3.0 m	10 ft
	vi) Minimum Rear Yard	- 6.0 m	20 ft
	vii) Maximum Lot Coverage	- 30%	30%
	viii) Maximum Height	- 9.0 m	30 ft
	a) All residential uses located in the RV1 Zone shall be connected to the municipal water and sanitary sewer systems where such services are available to a lot.		

**Recommendation**

The proposed Consent Application generally meets the intentions of the 2024 Provincial Planning Statement and the Growth Plan for Northern Ontario, would conform to both the current and updated Municipal Official Plans, pending a Zoning By-law Amendment to rezone the new residential lots, will comply with the applicable zoning standards, and represents good planning.

It is our recommendation that Council provide no objections to B9, B10, B11 & B12/POWASSAN/2025, provided the standard conditions of consent are met and that the severed lots are rezoned for the proposed residential use.

Respectfully Submitted,

**PLANSCAPE INC.**



Ryan Lloyd MCIP, RPP  
Planning Consultant



Resolution no. 2026 - \_\_\_\_\_

Date: March 17, 2026

Moved by: M. Wand

Seconded by: L. Patey

THAT the Report dated March 12, 2026, from PlanScape to Powassan Council regarding Consent Application B9, B10, B11, B12/POWASSAN/2026 (St. Joseph), recommending approval subject to standard conditions, be received; and,

FURTHER that Council for the Municipality of Powassan supports the requested Consents and asks that the following conditions be applied by the North Almaguin Planning Board (NAPBoard) in rendering its approval:

- a) That driveway entrance permits for the new lots fronting on Memorial Park Dr.W. be obtained from the Municipality of Powassan,
- b) Confirmation from the local school boards that school bus service is available at the subject locations.
- c) That the severed lots be rezoned for the proposed residential uses.

\_\_\_\_\_ Carried                      \_\_\_\_\_ Defeated                      \_\_\_\_\_ Deferred                      \_\_\_\_\_ Lost

\_\_\_\_\_  
Mayor

Recorded Vote: Requested by \_\_\_\_\_

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					

**France Gélinas**

Member of Provincial Parliament / Députée  
Nickel Belt



**Jamie West**

Member of Provincial Parliament / Député  
Sudbury

February 19, 2026

Dear Mayor, Deputy Mayor and other representatives,

As you probably already know, *LifeLabs*, an American owned company, has decided to close their Sudbury testing facility this spring.

For years, Sudbury's *LifeLabs* facility has played an important role in ensuring northerners have equitable access to community-based lab services. Closing this facility will cause delays, as blood samples and specimens will now be shipped to Mississauga for analysis. We know you understand the serious threat to patient care that this will cause across all northern municipalities. It will also result in the loss of approximately 40 laboratory technologists and technicians' jobs in Sudbury, placement opportunities for students and so much more.

That is why we are writing to you today – to work together in requesting that the Ministry of Health take immediate action to keep these health services in Northern Ontario. The Ontario Government has a \$600 million contract with *LifeLabs* – they hold a lot of power.

We have already heard from numerous individuals regarding this matter, including patients needing quick lab results, medical professionals as well as the Mayor of Sudbury, who wrote to the Minister of Health. We encourage you, as a leader for your community, to also send a letter to the Minister of Health to show solidarity on this important issue.

This issue is non-partisan. It will greatly impact citizens across our communities. We all want the same thing: to have equitable access to health care services in Northern Ontario. The closure of this medical laboratory facility is unacceptable, directly impacts northerners' health, and we hope you'll make your voice heard against it. **Your letter can be sent to:**

Hon. Sylvia Jones  
Minister of Health  
777 Bay St. 5th Floor  
Toronto, ON M7A 2J3  
[Sylvia.Jones@ontario.ca](mailto:Sylvia.Jones@ontario.ca)

Please CC our offices in your correspondence. Thank you so much for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. West'.

**Jamie West**  
MPP/Député Sudbury

A handwritten signature in blue ink, appearing to read 'France Gélinas'.

**France Gélinas**  
MPP/Députée Nickel Belt

February 12, 2026

France Gélinas – MPP Nickel Belt  
Hanmer Valley Shopping Centre  
Unit 15, 5085 Hwy. 69 N  
Hanmer, ON P3P 1P7  
[gélinas-co@ndp.on.ca](mailto:gélinas-co@ndp.on.ca)

*\*Sent Via Email\**

Re: Planned Closure of Lifelabs Laboratory in Greater Sudbury

The following resolution was ratified by Council of the City of Greater Sudbury on February 10, 2026:

WHEREAS LifeLabs has announced its intention to close its Greater Sudbury laboratory, and the transfer of medical specimen processing from Northern Ontario to laboratories in southern Ontario;

AND WHEREAS the Greater Sudbury laboratory provides essential diagnostic services to communities across Northern Ontario, including urban, rural, and remote municipalities, and plays a critical role in ensuring timely and reliable medical testing for Northern residents;

AND WHEREAS patients with chronic illness, newborns, long-term care residents, and individuals on time-sensitive medications depend on predictable laboratory turnaround times to support clinical decision-making;

AND WHEREAS transporting medical specimens long distances to southern Ontario increases the risk of delays, specimen degradation, and retesting, particularly during frequent winter highway closures, potentially jeopardizing patient outcomes;

AND WHEREAS Northern Ontario is already experiencing shortages of health-care professionals, and the closure of this laboratory further undermines regional workforce stability, training capacity, and recruitment and retention efforts;

AND WHEREAS the City of Greater Sudbury continues to experience sustained population growth, an expanding housing supply, and a strong job market, all factors that collectively increase demand for accessible, reliable, and locally delivered health care services, including timely medical laboratory testing;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury calls on the Province of Ontario and the Ministry of Health to take immediate action to ensure that essential medical laboratory services remain accessible within Northern Ontario, including maintaining local laboratory processing capacity in Greater Sudbury;

AND BE IT FURTHER RESOLVED that the Province be urged to ensure reliable, timely, and medically appropriate laboratory turnaround times for Northern Ontario patients, recognizing the unique geographic and climatic challenges of the region;

AND BE IT FURTHER RESOLVED that the Province be requested to protect and support the Northern Ontario health-care workforce, including medical laboratory technologists, by preventing further service centralization that disproportionately impacts Northern communities;

AND BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the Honourable Sylvia Jones, Minister of Health, the Honourable Vijay Thanigasalam, Associate Minister of Mental Health and Addictions, the Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Growth, the Honourable George Pirie, Member of Provincial Parliament Jamie West and Member of Provincial Parliament France G linas, the Federation of Northern Ontario Municipalities (FONOM), the Association of Municipalities of Ontario (AMO), and the Rural Ontario Municipal Association (ROMA).

Yours truly,



Brigitte Sobush  
Manager of Clerk's Services/Deputy City Clerk

c. Members of City Council

Date: March 3, 2026

Moved by:

Seconded by:

WHEREAS LifeLabs has announced its intention to close its Greater Sudbury laboratory, and the transfer of medical specimen processing from Northern Ontario to laboratories in southern Ontario;

AND WHEREAS the Greater Sudbury laboratory provides essential diagnostic services to communities across Northern Ontario, including urban, rural, and remote municipalities, and

AND WHEREAS transporting medical specimens long distances to southern Ontario increases the risk of delays, specimen degradation, and retesting, particularly during frequent winter highway closures, potentially jeopardizing patient outcomes;

AND WHEREAS Northern Ontario is already experiencing shortages of health-care professionals, and the closure of this laboratory further undermines regional workforce stability, training capacity, and recruitment and retention efforts;

THEREFORE BE IT RESOLVED that the Council for the Municipality of Powassan calls on the Province of Ontario and the Ministry of Health to take immediate action to ensure that essential medical laboratory services remain accessible within Northern Ontario, including maintaining local laboratory processing capacity in Greater Sudbury;

AND BE IT FURTHER RESOLVED that the Province be urged to ensure reliable, timely, and medically appropriate laboratory turnaround times for Northern Ontario patients, recognizing the unique geographic and climatic challenges of the region;

AND BE IT FURTHER RESOLVED that the Province be requested to protect and support the Northern Ontario health-care workforce, including medical laboratory technologists, by preventing further service centralization that disproportionately impacts Northern communities;

AND BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, Honourable Sylvia Jones, Minister of Health, Nipissing MPP Vic Fedeli, the Federation of Northern Ontario Municipalities, the Association of Municipalities of Ontario, and the Rural Ontario Municipal Association.

\_\_\_\_\_   
 Carried

\_\_\_\_\_   
 Defeated

\_\_\_\_\_   
 Deferred

\_\_\_\_\_   
 Lost

\_\_\_\_\_   
 Mayor

Recorded Vote: Requested by \_\_\_\_\_

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					



Council of the Municipality of Powassan  
250 Clark Street  
P.O. Box 250  
Powassan, ON P0H 1Z0

February 15, 2026

Dear Powassan Council Members,

I'm writing to you today on behalf of the Almaguin Pride Network. Thank you so much for your support for our mandate.

As you know the Almaguin Pride Network serves the Almaguin region to support the representation, de-stigmatization and growth of community between LGBTQ+ individuals and their allies. Promoting through events, projects and campaigns, the respect, celebration and beauty of the community.

We're happy to report that in 2025 we presented two very well attended events; Steers & Queers at the Northridge Inn and of course our 3rd Annual Pride Party at the Magnetawan Community Centre. We also created a strategic plan - which you can view [here](#), as well as developed an outreach wing of the organization and a more robust volunteer recruitment strategy.

Almaguin Pride is requesting a one-time annual donation of \$500 towards our event budget for 2026. We will host three seasonal events over the course of 2026. These events include:

- Grease Girl Workshop in March 2026
- 4th Annual Pride Party in June 2026
- Karaoke Night in October 2026

Benefits to the ratepayers of Powassan: All of our events have a pay-what-you-can entry fee. We aim to consistently provide no/low barrier entertainment and gathering opportunities for municipal residents. Additionally, encouraging pride and celebration of our LGBTQ+ community members leads to a sense of happiness, well being and adjustment - having the potential to decrease isolation, depression and anxiety among participants.

These kinds of events spread joy and self love to individuals, of course, but it also has a trickle-down effect on family, co-workers and friends. It would mean so much to those attending to know that the Municipality of Powassan stands behind the LGBTQ+ community.

Almaguin Pride is committed to funding our 2026 programming through grants, donations and sponsorships so that we can continue to offer low/no barrier entry to all community members. A Go Fund Me Campaign for this purpose has been started and is circulating through our networks. We will be applying for funding from Fierté Canada's Rural & Remote Projects stream for our 2026 programming. We will also apply to the community streams of the Ontario and Canada Arts Councils to fund arts and entertainment at our future events.

Supporting an organization like Almaguin Pride is a service to the municipality as a whole. Pride events are about human rights. They empower LGBTQ+ individuals while fighting shame and social stigma. Almaguin Pride provides a valuable service to community members and their immediate social networks - we help forge confidence and a sense of happiness in what could otherwise be an isolating existence.

We very much appreciate you considering our request for funding.

Thank you very much,

Karen Hoffman  
Almaguin Pride Network  
[www.almaguinpride.com](http://www.almaguinpride.com)

**DONATION REQUEST APPLICATION**

Group/Organization Applying: Almaguin Pride Network

Address: 2491 Hwy 518 West, Sprucedale, ON POA 170

Contact Person(s): Karen Hoffman

Position(s): Volunteer in charge of operations

Telephone or Email: almaguinpride@gmail.com

What type of donation is being requested?

Monetary Donation

"In-Kind" Donation

Donation value being requested: \$500

How Will Funds Be Used? Towards our Event budget. We are holding 3 events in 2026: Grease Grrrl Workshop in March; 4<sup>th</sup> Annual Pride Party in June; Karaoke Night in October.

Is Your Group Based in the Municipality of Powassan?

Yes  No

If no, how does your group support the residents of the Municipality of Powassan?

We serve the entire Almaguin region to support representation, de-stigmatization and growth of community between LGBTQ+ individuals and their allies.

Is Your Group Not-For-Profit organization?

Yes

No

How Many Years Has Your Group/Organization Been in Operation? 4

What other sources of funding are used by your organization to provide its services?

We have submitted requests to other municipalities and townships in Almaguin. All of our events are pay what you can, but we accept donations, as well as exploring grant opportunities.

If successful, describe how the Municipality of Powassan will be given recognition for this donation:

Your generosity will be included on our webpage + socials as well as signage at our events. We will also send a formal thank-you.

Any additional information which you consider necessary for Council to make an informed decision?

Supporting us is a service to the community as a whole. Pride events are about human rights and empower LGBTQ+ individuals, helping to forge confidence and happiness while fighting isolation.

Applicant Name (Print): Karen Hoffman

Applicant Signature: Karen Hoff

Date of Application: Feb. 15 / 26

**FOR INTERNAL USE ONLY:**

Date application received by the Municipality: \_\_\_\_\_

Does this application meet all criteria as outline in Donation Policy?      Yes      No

If successful, has the Municipality received written letter after the event:      Yes      No

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

February 19, 2026

**Re: Mayoral Authority and Municipal Police Budget Sustainability**

Dear Premier Ford,

I am writing to express concern regarding the province's current position that limits a mayor and council's ability to meaningfully reduce or amend police service budget proposals once they have advanced through local police governance structures.

Municipal leaders across Ontario are operating within an increasingly constrained fiscal environment. Escalating administrative costs, combined with sustained growth in police budgets, are placing significant pressure on municipal finances. Without the tools to influence or moderate these expenditures, municipalities are left financially vulnerable, undermining long-term stability and responsible budget planning.

Mayors and members of council are accountable to residents for overall municipal fiscal health. However, under the province's current interpretation, they lack sufficient authority to address one of the fastest-growing areas of local spending. This creates a clear imbalance in accountability, where elected leadership bears responsibility for budget outcomes without the ability to manage risk, respond to local conditions, or ensure alignment with broader municipal priorities.

You have recently noted that education costs have become unsustainable, and the Minister of Finance has expressed similar concerns regarding health care expenditures. Policing costs present the same challenge, with the added constraint that mayors are now unable to intervene. This limits a municipality's capacity to balance competing service demands, invest in preventative and social supports, and respond flexibly to emerging community priorities, including housing. Over time, this approach risks crowding out essential services and capital projects while placing increased pressure on taxpayers.

In Sarnia, veto authority was used for the first time, and only with respect to capital funding. The operational police budget, which has increased by 40% over the past four years, was left untouched. The mayoral veto removed a proposed \$5 million capital item that would have committed the municipality to a long-term financial obligation estimated to reach \$120 million. Allowing such exposure without intervention would have been fiscally irresponsible and inconsistent with the principles of responsible municipal governance. The existing building was reported to be suitable for upgrades and maintenance at a cost of approximately \$5 million; however, the Sarnia Police Board and Chief have insisted that the Cadillac of all buildings is required. Proceeding with this option would saddle the taxpayers with substantial long-term debt and sustained tax increases for decades to come.

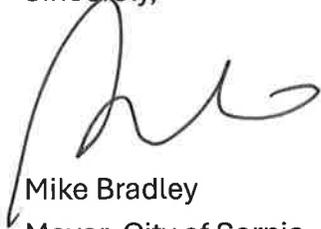
After 21 years of carrying municipal debt, the City of Sarnia has just recently achieved the distinction of being one of the few debt-free cities in Ontario. Under the current framework, renewed debt will become unavoidable, with financial impacts extending to future generations.

While this issue may not yet have arisen in every municipality responsible for funding and overseeing its own police service, the experience in Sarnia illustrates a challenge that other mayors may reasonably face in future budget years. As policing and capital costs continue to escalate, circumstances will emerge where elected municipal leaders are required to intervene to protect long-term fiscal sustainability. This is a critical issue that warrants careful reconsideration. I have therefore copied Heads of Council for municipalities across Ontario to unite in encouraging an approach that better aligns accountability with decision-making and supports more sustainable municipal governance across Ontario.

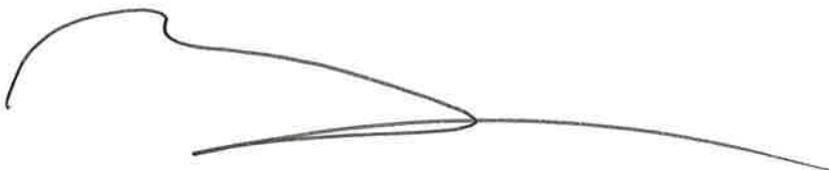
Given the practical implications for municipal budget deliberations and fiscal planning, I believe this matter should be addressed in advance of the next municipal council taking office. I respectfully urge the province to engage with municipalities on this issue and to explore legislative or policy adjustments that would provide local elected leaders with the tools necessary to manage fiscal pressures responsibly, transparently, and in the best interests of their communities.

I appreciate your attention to this issue and look forward to the province's consideration of next steps.

Sincerely,



Mike Bradley  
Mayor, City of Sarnia



Cc: The Honourable Michael S. Kerzner, Solicitor General  
The Honourable Rob Flack, Minister of Municipal Affairs and Housing  
The Honourable Peter Bethlenfalvy, Minister of Finance  
Heads of council for municipalities across Ontario  
Bob Bailey, MPP for Sarnia-Lambton  
Sarnia City Council

Encl.: [CBC News February 18, 2026 - Province tells Ontario mayors they can't use 'strong powers' on police budgets | CBC News](#)

[CTV News February 18, 2026 - Sarnia Police Board weighing options in efforts to build new headquarters](#)

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London

## Province tells Ontario mayors they can't use 'strong powers' on police budgets

Finance expert says province needs to review fiscal relationship with municipalities to keep up with costs

Isha Bhargava · CBC News · Posted: Feb 18, 2026 5:00 AM EST | Last Updated: February 18



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A file photo of a police officer walking in downtown Hamilton, Ont. (Bobby Hristova/CBC)

The Ontario government is reminding municipal leaders that they cannot use their provincially granted "strong mayor powers" to challenge or limit police budgets.

This comes two months after Sarnia's mayor vetoed his city's police budget request of \$5 million for a new police headquarters, in what's led to an ongoing battle over the city's police funding.

In a letter sent to mayors and police board chairs in January, the province reiterated that municipalities are required to provide police boards with "sufficient funding" to comply with the Community Safety and Policing Act (CSPA).

"The Head of Council's strong mayor budget powers do not include the power to limit police service board budget increases or veto estimates submitted by police service boards," Solicitor General Michael Kerzner and Municipal Affairs Minister Rob Flack wrote in their Jan. 12 letter.

"Although municipalities are not required to adopt the board's estimates as submitted, they cannot approve or reject specific line items within the estimates."

- **Less than half of 'strong mayors' were using powers before Ontario expanded system: reports**

Municipal budgets include estimates of amounts required during the year and includes various boards, the letter explains. A police service board must submit their operating and capital costs to municipalities, which then establish the service's overall budget.

Premier Doug Ford's government created the strong mayor system in 2022 and it now applies to 216 mayors. The powers give the leaders control over appointments, the ability to hire and fire most city staff, vetoes over some council votes and the ability to pass some bylaws with support of only a third of council support.

## 'We can't chop public safety' says Premier

When asked by CBC about the issue of strong mayor powers relating to police budgets on Tuesday, Ford said investments in public safety need to be a top priority.

"We can't chop safety and protecting communities," Ford told reporters. "We need to make sure our priority is keeping our community safe because right now people don't feel safe. So we have to continue investing in our police, give them the tools they need to keep our community safe."

Sarnia Mayor Mike Bradley disagrees arguing the legislation prevents municipalities from balancing the needs of police and taxpayers. He said Sarnia police has received a 45 per cent operational increase over the last four years, and he only vetoed one capital spending item which the city cannot afford this year.



Sarnia's Mayor Mike Bradley says police budget increases in recent years have led to spending cuts in other city projects. (Facebook)

"The province has just wiped out our ability to control spending in our own communities. In most cases [police budgets] run from 30 to 40 per cent of the

municipal budget, so what the Ford government is saying is that councils and mayors cannot touch it," he said.

"So the message is, police boards who are unaccountable, can now just set the budget and the taxpayers have to pay. That's a pretty shocking statement from Queens Park."

Bradley argues he has supported increasing police budgets for frontline services, which have been substantial over the years and have led the city to cut back on spending for other projects.

In its letter, the province clarifies that there are dispute resolution mechanisms under the CPSA, namely arbitration, when a council disagrees with a police board's budget request.

## **Municipalities limited in challenging police budgets**

However, proving a case against the police can be difficult for municipal councils who don't often have the capacity or technical knowledge to offer a challenge, said Nigel Bellchamber, a London, Ont., consultant specializing in municipal finances.

"It's a high bar that the municipality has to meet in order to succeed in an arbitration," he said, noting that municipalities are tasked with funding a variety of services whose costs outpace inflation.

"As a result, there are some significant challenges and tough decisions being made as to prioritizing capital expenditures in municipal budgets. So councils and municipal staff, whether you're in a strong mayor situation or not, they're all caught in a very difficult situation."



Nigel Bellchamber is a consultant in London, Ont., who specializes in municipal finances (Nigel Bellchamber/LinkedIn)

Bellchamber said the provincial and municipal fiscal relationship hasn't been properly reviewed in about 25 years and it needs to be revisited to respond to changing economic demands.

London's Mayor Josh Morgan agrees. His council approved a historic \$672-million investment in police spending during the last four-year budget, and while he's satisfied with the results of crime trending lower in the city, ballooning police budgets are a concern for municipalities, he said.

"Obviously when the largest portion of your budget is increasing by a fair amount, that's concerning in multiple ways," said Morgan.

"It's difficult for a municipality to shoulder all of the necessary investments in public safety that we need to make with all of the other things that we're obligated to do, and with the revenue streams we have available to us."

Morgan said it's important for municipalities to partner with provincial and federal governments to seek "broad-based, stable multi-year support for public safety funding."

In London's case, Morgan notes the police returned more than \$2.3 million to city coffers in the budget's first two years.

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## Questions of 'strong mayor' veto powers remain after province attempts to clarify police budgets

By [Bryan Bicknell](#)

Published: February 18, 2026 at 5:14PM EST



The provincial government says municipalities can't use strong mayor powers to limit police budgets. CTV's Bryan Bicknell with local reactions.

The chair of the Sarnia Police Service Board says the board is still weighing options in its bid to build a new police headquarters.

The comments follow a letter from Ontario's Solicitor General to municipalities that mayors cannot use so-called strong mayor powers to challenge police budgets.

"We sent the letter to council requesting that the veto to be vetoed, basically, and that the five million [dollars] be added back into the budget," explained Board Chair Kelly Ash. "We are re-evaluating, looking to see what we can get accomplished with the funds that we do have, while still hoping that council does deliberate over the \$5 million so that we can get started."



Sarnia Police Board Chair Kelly Ash speaks to CTV News via Zoom on Feb. 18, 2026. (Bryan Bicknell/CTV News London)

Late last year Sarnia Mayor Mike Bradley vetoed the city's police budget request of \$5 million to begin work on a new police headquarters. Bradley insists he's not about to re-open the city budget.

"This idea that police boards now, without any accountability, they're not elected and they don't report to the public and you can't remove them, will now be able to say to any town, 'This is how much money we want each year, and govern yourself accordingly. You're going to have to find money or kill other projects that are really important to your community because we're number one,'" he said.

In London, the police budget has also been a sensitive item.



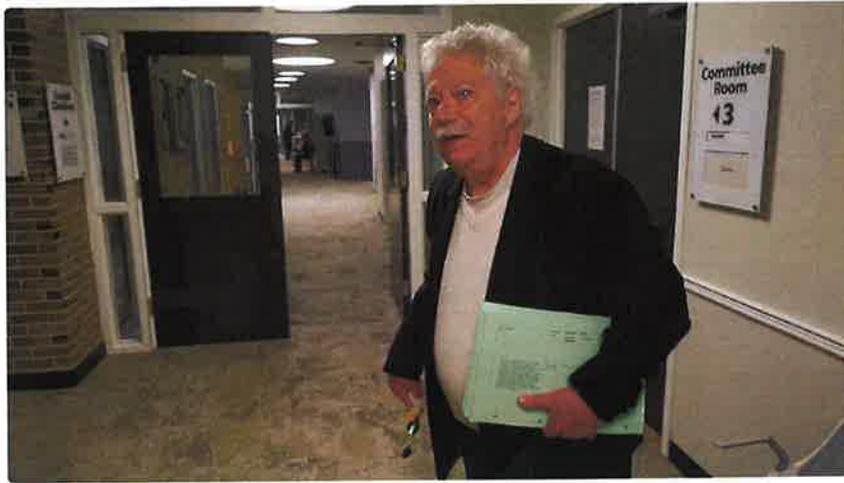
London, Ont. Mayor Josh Morgan speaks to CTV News on Feb. 18, 2026. (Bryan Bicknell/CTV News London)

The most recent police budget passed two years ago in the city's four-year budget cycle increased police spending by \$672 million.

The London Police Service has since returned \$2.3 million in a bid to keep municipal property taxes at bay, explains London Mayor Josh Morgan.

"It's a pretty high bar to set for a municipality to not supply the budget, which is why my approach has been to work closely with the police board as a member of the board. And this board has returned dollars for the past two years," Morgan said.

Introduced in 2022 for Ontario's largest urban centres, strong mayor powers were expanded last year to include all 216 Ontario mayors. At least one legal opinion suggests this was when questions of interpretation began to arise.



London, Ont. Coun. Sam Trosow speaks to CTV News on Feb. 18, 2026. (Bryan Bicknell/CTV News London)

London Coun. Sam Trosow is a retired Western University law professor. He believes the strong mayor legislation was rushed.

"I think if it was the intention of the legislature to categorically exempt police services matters from the act they would have or they should have said so. And they probably rushed this through so quickly, maybe they didn't even bother to think about it," he explained.

"But I think that the mayor of Sarnia is within his rights to challenge this part of the budget," Trosow said.



Sarnia Mayor Mike Bradley speaks to CTV News via Zoom on Feb. 18, 2026. (Bryan Bicknell/CTV News London)

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- > ['A vanity project': Sarnia police offer compromise as city's mayor threatens strong mayor powers](#)

**From:** [Matthew Larivee](#)  
**To:** [Allison Quinn](#)  
**Cc:** [Kim Bester](#)  
**Subject:** Request for Council Motion – Contingency Location for Powassan Farmers Market (2026 Season)  
**Date:** March 2, 2026 12:16:58 PM

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Dear Allison,

I hope you are well.

I am writing on behalf of the Powassan Farmers Market Board to request that a proposal or motion be prepared for Council's consideration regarding the potential temporary use of the paved tennis court located behind the Sportsplex Arena.

For the 2026 season, the Farmers Market will be returning to our current location on Main Street beside the former Beer Store property. However, as the property is listed for sale, there is a possibility that we may lose access to the site during the 2026 season if ownership changes.

In the event that this occurs, we are respectfully requesting permission from the Township to use the paved tennis court behind the Sportsplex to complete the remainder of the 2026 market season. This would serve strictly as a temporary contingency location.

For clarity:

- The market operates Saturdays from 9:00 a.m. to 1:00 p.m., from Victoria Day weekend through Thanksgiving weekend.
- We carry liability insurance through Farmers' Markets of Ontario.
- No permanent or semi-permanent structures would be installed.
- All vendor tents, tables, and equipment would be set up and taken down on the same day.

We would be happy to address any questions or considerations Council may have regarding logistics, access, parking, or other operational details.

While we are not requesting a formal presentation at this time, I will be in attendance at the March 17th meeting should Council wish to ask any questions. If possible, we would appreciate this item being added to the agenda.

Thank you for your time and consideration.

Sincerely,  
Matthew Larivee  
Powassan Farmers Market

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Resolution no. 2026 - \_\_\_\_\_

Date: March 17, 2026

Moved by:

Seconded by:

That the correspondence from Matthew Larivee of the Powassan Farmers Market regarding a temporary contingency location for the 2026 Farmers Market season, be received; and,

FURTHER that staff be directed to work with the Powassan Farmers Market to ensure the proposed location can be used temporarily if needed during the 2026 market season.

\_\_\_\_\_  
Carried

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Defeated

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Deferred

\_\_\_\_\_  
Lost

\_\_\_\_\_  
Mayor

Recorded Vote: Requested by \_\_\_\_\_

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Randy Hall			Mayor Peter McIsaac		
Councillor Markus Wand					
Councillor Dave Britton					
Councillor Leo Patey					

# March 2026

April 2026

March 2026

Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Su	Mo	Tu	We	Th	Fr	Sa
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29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 1	2	3 Council	4	5	6	7
8	9	10 Budget Meeting	11	12 DSSAB	13	14 Annual First Tapping event
15	16 Library Board	17 Council Golden Sunshine Housing Corp	18 Recreation Meeting	19	20	21
22	23	24 Budget Meeting	25	26	27	28
29	30 Police Services Board	31	Apr 1	2	3	4