

NORTHERN PLANNING

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October 7, 2020

Attachment to the Lot Severance Application for J. Stephenson

To: MR. Robert Eady, Planner
Ministry of Municipal Affairs & Housing
720 James St. S.
Thunder Bay, ON P7A 1X8

Dear Mr. Eady,

Planning Opinion Letter - Regarding Lot Severance Application for Two Island Lake Rd:
Your file no: 58-C-193026, Lands being Pts 3-6 on Ref Plan 55R-10412, Jacques Twp.

I have reviewed the proposed severance and analyzed the applicable planning policies. It is my opinion that this severance application is consistent with the PPS-2020, and has proper regard for all 13 of considerations listed under Section 51(24) of the Planning Act, for the following reasons:

1. PPS-2020

The Provincial Policy Statement provides a top-down policy framework which seeks to manage lands uses to accommodate appropriate growth while achieving efficient development patterns, and avoiding risk to public health, safety and significant or sensitive resources (page 5).

Settlement Areas shall be the focus areas for growth and development (Policy 1.1.3). The PPS-2020 states that for territory without municipal organization, “the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).” Policy 1.1.6.1 (p.12). The proposed severance is intended to allow for an additional seasonal recreational dwelling use on Island Lake and this use is consistent with Policy 1.1.6.1. In addition, regarding sustainable development, the applicant has been in contact with MOECP and investigated the ability of this lake in the Hawkeye Lakes watershed ecosystem to support additional development, and found that although local household data is unavailable for LCM (Lakeshore Capacity Model) modeling input, the conclusion remains that there is capacity to accommodate at least five to ten times more dwellings than the single one proposed. The severance would be consistent with sustainable management policies.

The PPS further states “Development shall be appropriate to the infrastructure which is planned or available, and shall avoid the need for unjustified and/or uneconomical expansion of this infrastructure.” (Policy 1.1.6.2). The proposed new lot provided infill development, in character with the surrounding area, and is located on the existing maintained Two Island Lake Road. For the local roads board, the lot would provide additional revenue and thus improve the efficiency of services, while no expansions would be required. This application is therefore also consistent with Policy 1.1.6.2.

2. Planning Act

Section 51(24) provides a list of matters (a) to (m) that ought to be had regard for in the consideration of any proposed subdivision, or lot creation. In regard to these matters, my opinion is as follows:

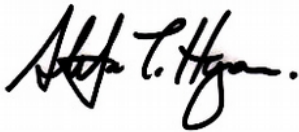
- a) The application is consistent with Provincial interests, as noted earlier regarding PPS-2020.
- b) The severance is not premature, as this is infill within an existing developed area.
- c) There are no applicable area or adjacent plans to comply with.
- d) The land, being located on the lake shore, is suitable for the proposed use, and similar to adjacent lands which support recreational dwellings.
- e) The existing Two Island Road has the characteristics and capacity for an additional lot, at this location.
- f) The size and shape of the new and existing lots would be similar to existing surrounding lots.
- g) No development restrictions are known or known to be proposed.
- h) The one proposed new lot has been considered and found suitable with respect to conservation of natural resources, being Island Lake.
- i) Existing utilities and services are adequate for this use.
- j) No school services are expected to be impacted.
- k) No highway dedication is required, as this had occurred in the past.
- l) Conservation of energy through plan design is not applicable here.
- m) Site plan control is not applicable here.

It is therefore my opinion that the proposed severance to create one additional lot has had full and due regard for the considerations set out in Section 51(24) of the Planning Act.

In conclusion, as an experienced planner qualified and recognized on numerous occasions to provide planning opinion evidence (by LPAT- Local Planning Appeal Tribunal) it is my opinion the proposed severance is consistent with the PPS-2020 and meet the subdivision considerations of the Planning Act, and therefore should be approved.

If you have any questions or require further clarification, please feel free to contact me.

Thank you for your attention,



cc: John Stephenson – Land Owner