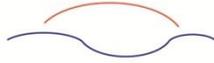


Northern  
Vision  
Planning



## COTTAGE COUNTRY SEMINAR SERIES

### PLANNING AND ENVIRONMENTAL ISSUES

Quality Inn, Bracebridge

APRIL 27, 2017

# AGENDA

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Time	Topic	Presenter
9:00 – 9:55 am	<i>Species At Risk and the Endangered Species Act: An Update</i>	Jamie Nairn
<b>9:55 – 10:05 am</b>	<b>Break</b>	
10:05 to 11:00 am	<i>Surveying Realities and Challenges Related to Plans of Condominium</i>	Tom Bunker
11:00 to 12:00 pm	<i>Architecture in Cottage Country</i>	David Gillett
<b>12:00 – 1:00 pm</b>	<b>Lunch Break</b>	
1:00 - 2:00 pm	<i>The Future Policy and Regulation of Invasive Species</i>	Dirk Janas
2:00 – 3:55 pm	<i>Lakeshore Capacity: A Possible Alternative Approach</i>	Tony Usher
<b>2:55 – 3:05 pm</b>	<b>Break</b>	
3:05 – 4:00 pm	<i>Ontario Municipal Board Hearings in Cottage Country</i>	Stephen Fahner

# PRESENTATION

## SYNOPSIS

2017

### **SPECIES AT RISK AND THE ENDANGERED SPECIES ACT: AN UPDATE**

Today, "Species at Risk" is a familiar term. Yet, like many common phrases, it is sometimes hard to know exactly what it means. When is a species considered at risk in Ontario? Who makes these decisions? Why is this happening? What does it mean for my property? Ongoing updates to the implementation of Ontario's *Endangered Species Act* have many landowners and municipal officials scrambling to ensure the requirements of the *Act* are being complied with. Jamie Nairn is a Senior Ecologist with Beacon Environmental and will provide an outline for getting through the *Act* and will review the most recent changes and implications for municipalities and landowners alike.

### **SURVEYING REALITIES AND CHALLENGES RELATED TO PLANS OF CONDOMINIUM**

This presentation is not attempting to offer detailed advice on the survey and legal issues involving boundary, legal title and planning issues with respect to specific developments to be registered under the Condominium Act but to illustrate how these matters must be considered and coordinated to achieve a successful project.

The session will highlight issues around: Condominium types and components; the surveyor as an early member of the consultant team; Key registration documents: Declaration, Schedules A through G and Plans; the site, property uses and other issues that give rise to complexity with a cottage county slant.



## **ARCHITECTURE IN COTTAGE COUNTRY**

The lakefront architecture of cottage country has long been shaped by the landscape of the Canadian Shield, the Ontario climate, the prevailing style of the day and the personal tastes of the people who built here. More recently, zoning bylaws, building codes and economic factors have played a part in creating a unique cottage country style, sometimes for worse, sometimes for better. This presentation will discuss the origins of traditional styles and how more recently codes, zoning and economics have played a part. Current trends and the possible future of cottage country design will also be touched on.

## **POLICY AND REGULATION RELATED TO INVASIVE SPECIES**

The introduction and spread of terrestrial and aquatic invasive species can have a range of negative effects that include impacts to native species, degradation of the natural environment, interference with agriculture, reduced forest regeneration and productivity, and impacts to human health, safety and recreation. As a result of these ecological and socio-economic threats, policy legislation and regulations have been introduced to prevent, management and mitigate risks posed by invasive species. The Provincial *Invasive Species Act* came into effect in 2015. Review of this and other policies and legislation, examples of invasive species, and project case studies that required active invasive species management as part of the approval process will be discussed.



## **LAKESHORE CAPACITY: AN ALTERNATIVE APPROACH**

The Township of Seguin is unique in cottage country, in that one of the determinants of lake capacity in its Official Plan is "recreational carrying capacity". RCC places a ceiling on how many lots can be developed on a lake, based on its usable surface area. Planners have generally considered RCC to be a relic of the first (1970s) generation of cottage country official plans, several of which relied on it. However, RCC in Seguin was thoroughly tested at a 2016 OMB hearing - and the resulting decision clearly and unambiguously supported the policy and refused an application that would have transgressed it. Coincidentally, model-based water quality policies that have been widely relied on to control lakeshore development are now under review and reconsideration, most notably in Muskoka District. The details of this approach and its applicability will be discussed.

## **ONTARIO MUNICIPAL BOARD DECISIONS IN COTTAGE COUNTRY**

People are passionate about their cottage properties whether it be to build the cottage of their dreams or prevent others from doing the same. This invariably ends up with numerous matters going to the Ontario Municipal Board for the final adjudication over their application.

A few interesting OMB Decisions related to the retention of long established zoning on a property to development next to two Provincially Significant Wetlands to landscaped buffers will be presented and their possible implications for Planning in cottage country will be discussed.



## **SPEAKER BIOS**

JAMIE NAIRN M.Sc., P.Ag.

Mr. Nairn is a Senior Ecologist specializing in the assessment of impacts of land use change on both biological and physical site conditions, including water quality. He began his consulting career working for two years in British Columbia and has spent the past 17 years providing consulting and project management expertise, primarily in Central Ontario. Mr. Nairn is skilled at conducting environmental impact studies, Class Environmental Assessments, agricultural impact assessments, water quality impact assessments, lake capacity modeling, construction mitigation assessments, environmental monitoring and construction supervision.

Mr. Nairn is a Professional Agrologist with skills that include the collection, analysis and interpretation of biophysical data to provide solutions and policy recommendations, as well as high level team and project management expertise. He provides a high level of service to clients by developing customized strategies and solutions based on project requirements. Mr. Nairn manages projects either as the principal investigator or as a member of multi-disciplinary teams and has provided expert testimony before the Ontario Municipal Board.

THOMAS A. BUNKER O.L.S.(ret), C.L.S.(ret), P.Eng

Tom graduated as a Civil Engineer in 1970 from the University of Toronto. He started his professional career at New Liskeard and became licensed as an Ontario Land Surveyor in 1973 and a Canada Lands Surveyor in 1975. His Northern Ontario surveying experience took him from the Quebec border to Red Lake and from Blind River to James Bay. In 1979 an injury suffered in a helicopter crash prompted him to pursue a business degree and he acquired a Chartered Accountant designation in 1987. Tom then joined a multi-office surveying firm headquartered in Whitby, Ontario where he managed the finances and the firm's Condominium projects.

In 1988 Tom formed T. A. Bunker Surveying Ltd offering Condominium and business consulting services to survey firms across Ontario. In 1989 he purchased a survey practice in Gravenhurst. From Muskoka he has consulted with private clients, municipal, provincial and federal governments and engineering, planning and environmental consulting organizations on wide ranging technical and legal survey projects. He was twice elected to the Council of the Association of Ontario Land Surveyors most recently

with a one-year term as President ending in 2005. He has now retired from daily assignments and has transferred the firm to his son Tim and brother Chris whom he trained as professional surveyors over the past 12 years.

#### DAVID GILLETT B.Arch., MRAIC

David Gillett holds a degree in architecture and went on to found David Gillett Design in 1986. His firm has designed a large portfolio of boathouses, cottages and country houses in central Ontario, as well as projects further afield from Eastern Ontario to the GTA and as far away as Minnesota. David also writes about architecture, style and travel for various publications including the Globe and Mail, Perspectives magazine, Cottage Life and others.

#### DIRK JANAS BSc.

Dirk has more than 18 years of experience as a terrestrial ecologist and environmental consultant with a broad range of project experience in both the public and private sectors. He provides senior terrestrial ecology expertise with Palmer Environmental and is the manager of the Bracebridge office. He has completed numerous natural heritage studies for land use planning and development, environmental impact studies, environmental assessments for aggregate resources, roads and utility corridors, and restoration ecology projects. Dirk provides expertise in the characterization and assessment of terrestrial ecosystems and species at risk assessments and has provided expert testimony at the Ontario Municipal Board for these disciplines.

#### TONY USHER M.C.I.P., R.P.P.

Tony Usher, RPP, is principal of Anthony Usher Planning Consultant based in Toronto. He has focused on nonurban land, resource, recreational, and tourism planning throughout his career, which began with six years as a recreational land use planner with the Ministry of Natural Resources and five years as senior planner with a Toronto planning and design firm before he started his own practice in 1983. Tony has long and extensive experience in all aspects of planning throughout Ontario's cottage country, with a particular interest in policy.

Stephen Fahner, B.A.(Hon.), A.M.C.T., C.M.M.III, M.C.I.P., R.P.P.

Stephen Fahner, has over 32 years of experience in the public sector, the last 24.5 years with the Township of Muskoka Lakes. Stephen oversaw the review of approximately 300 – 400 planning applications per year, in the position of Director of Planning, which resulted in numerous Ontario Municipal Board Hearings (approximately 250 Hearings in his career with the Township).

With the establishment of Northern Vision Planning Ltd. in the fall of 2012, Stephen has obtained a number of clients involved in waterfront residential lot creation, waterfront single lot development, a gravel pit, an industrial park, marinas, resorts, a trailer park, waterfront residential structures, boutique apartment building, commercial/industrial developments, advising Cottage Associations and the review of Comprehensive Zoning Bylaws and Official Plans. Although his appearances in front of the Board have been reduced, Stephen is still very intrigued by the Board and its Decisions.

**COTTAGE COUNTRY PLANNING SEMINAR SERIES**

**REGISTRATION FORM**

**Participant Information**

Name:

Firm/Office:

Address:

Phone:

WORK

HOME

FAX

E-mail:

Food Allergies:

Please complete the Registration Form and return to: Stephen Fahner, Northern Vision Planning Ltd. [stephen@nvplanning.ca](mailto:stephen@nvplanning.ca). For additional inquiries regarding the course or payment details please contact Stephen Fahner at 705-645-6420, [stephen@nvplanning.ca](mailto:stephen@nvplanning.ca).

**Seminar Date**

The seminar will be held on April 27, 2017 at the Quality Inn (formerly the Riverside Inn) Bracebridge. This will be a full day seminar starting at 9:00 am and finishing at 4:00 pm.

The cost of the seminar is \$125, which includes participation in the full day event and lunch. The cost of accommodations is not provided; there is a variety of accommodation in Bracebridge which can be viewed and reserved online including the Quality Inn.

Cost of full day Seminar	\$125.00
HST (13%)	\$16.25
<b>TOTAL (please fill in applicable total)</b>	<b>\$141.25</b>

**Payment**

Make full payment by cheque only, payable to Northern Vision Planning Ltd. Please write the name of registrant on the cheque. Mail or courier to: Stephen Fahner 109 Meadow Heights Drive, Bracebridge, Ont. P1L 1A4. Payment must be received by April 24, 2017.

**Cancellation Policy** Cancellation must be received by email ([stephen@nvplanning.ca](mailto:stephen@nvplanning.ca)). Half (50%) of the payment will be refunded with one week notice and no refund with less than one week notice.