



# North Almaguin Planning Area Official Plan Project

## Stakeholder Information Meeting

April 15, 2026

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**ARGYLE  
COMMUNITY CENTRE**

# Project Team Introductions



**Stefan Szczerbak** is a Project Director and land use Planner with over 25 years of experience of progressive municipal planning experience in both rural and urban settings and at the local and regional levels. He also has 4 years of experience leading community economic development in a tourism-based, rural environment.

**Debbie Vandenakker** is a Project Manager and land use Planner with over 18 years of experience ensuring that the development, management and execution of projects is undertaken efficiently and with the highest quality outcome.

**Ryan Lloyd** is a land use Planner that will support the project team with document preparation, research and policy analysis. Ryan brings years of private sector experience and community development work to the firm to provide policy analysis based on practical community implementation experience..

**Jillian MacPherson** is a land use Planner and a recent graduate of the Master of Urban and Regional Planning program at Queen's University, where she specialized in land use planning.

**Jennifer Thomson** is a Planning/GIS Technician and Design/Mapping specialist at Planscape who will create mapping for the Official Plan.

# North Almaguin Planning Board Introductions

**John Borlase** is Chairperson representing Unincorporated Townships: East Mills, Hardy, McConkey, Patterson and Wilson.

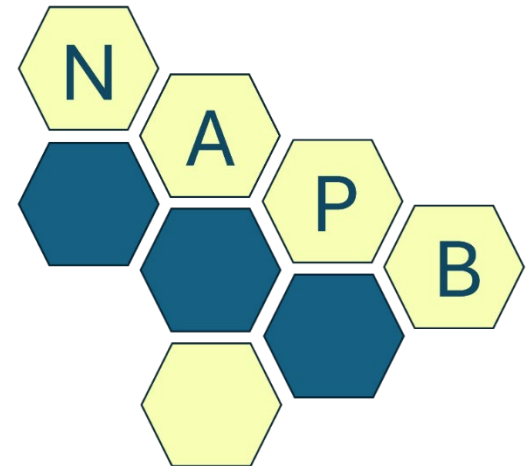
**Dave Britton** is Secretary-Treasurer (Powassan).

**Randy Hall** is a Vice – Secretary-Treasurer (Powassan)

**Roger Glabb** is Vice Chairperson and 2<sup>nd</sup> Vice (Powassan)

**Vacant Seat**

**Karin Brent** is Administrative Director.



# Purpose of Today's Meeting

- Introduce the Project
- Introduce Planning in Ontario
- Project Schedule
- Engagement Plan
- Address your concerns
- Feedback

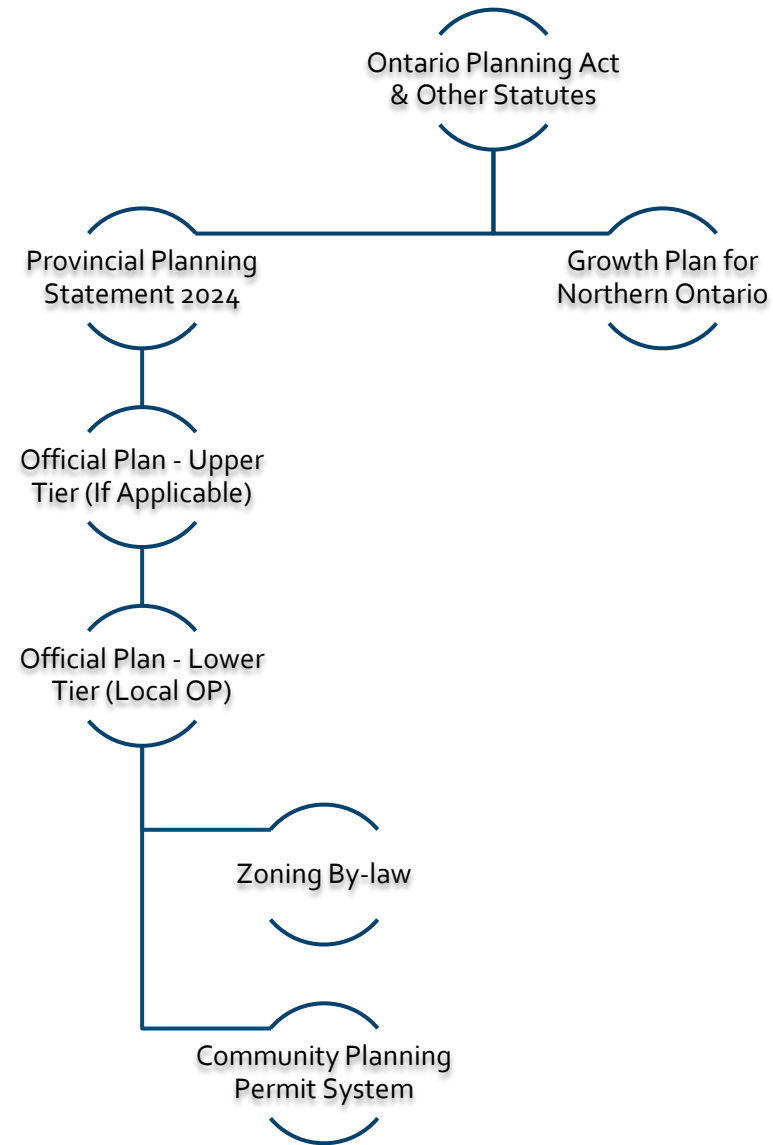


# Project Purpose

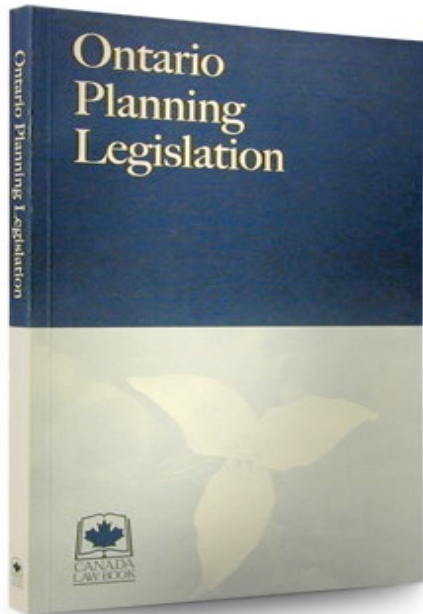
- To develop the first Official Plan for the North Almaguin Planning Area covering the six unincorporated townships of East Mills, Hardy, McConkey, Patterson, Pringle and Wilson.
- The Official Plan will provide the Planning Board with local area guidance and consistent policy when making land use decisions related to development (generally severance applications)



# The Provincial Planning Hierarchy



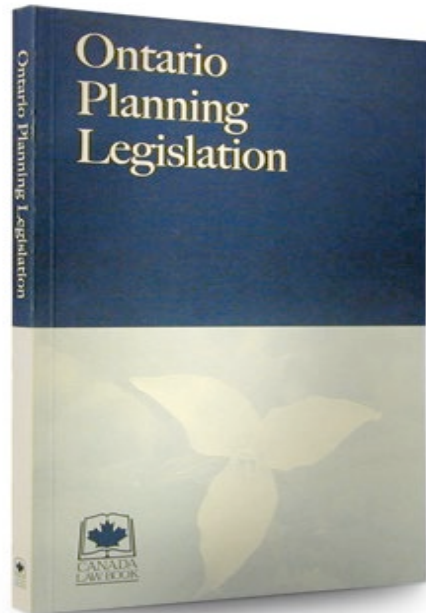
# The Planning Act



The **Planning Act** (the Act) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them.

## The **Planning Act**:

- Establishes the law for land use planning in Ontario
- Describes how land uses may be controlled and the planning process in Ontario
- Enables the use of planning tools that planning authorities and the OLT can use to implement planning policy and enforce regulations
- Identifies provincial interests that planning areas are required to implement



# The Planning Act

S.9 Minister creates planning area

S.11 Planning Board becomes a legal corporation

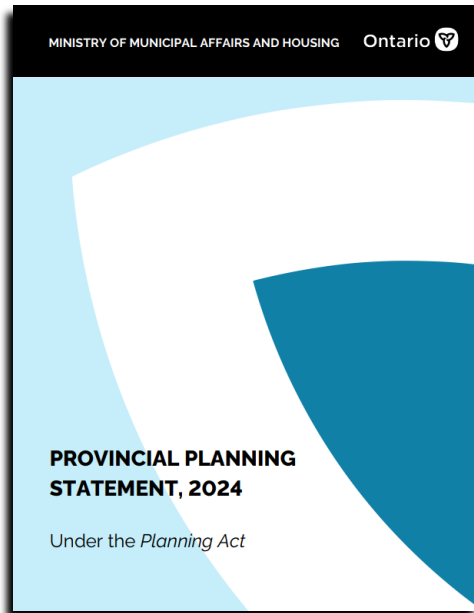
S.14 outlines the duties and planning power of a Planning Board

S.16 – S.21 gives Official Plan Authority

S.51 & S.56 outlines Planning Authority for Subdivision and Consent (Land division and severances)

The original planning board dates back to the 1980s and has evolved to the current name of North Almaguin Planning Board with the Township of Nipissing leaving in 2020

# The Provincial Planning Statement 2024



- Came into force in October 20, 2024
- Replaces the Growth Plan for the Greater Golden Horseshoe and the former Provincial Policy Statement
- This provincial directive contains policy directions related to:
  - growth and development
  - the use and management of resources
  - the protection of the environment
  - public health and safety
- All Official Plans must be in conformance to the PPS 2024

# The Provincial Planning Statement 2024

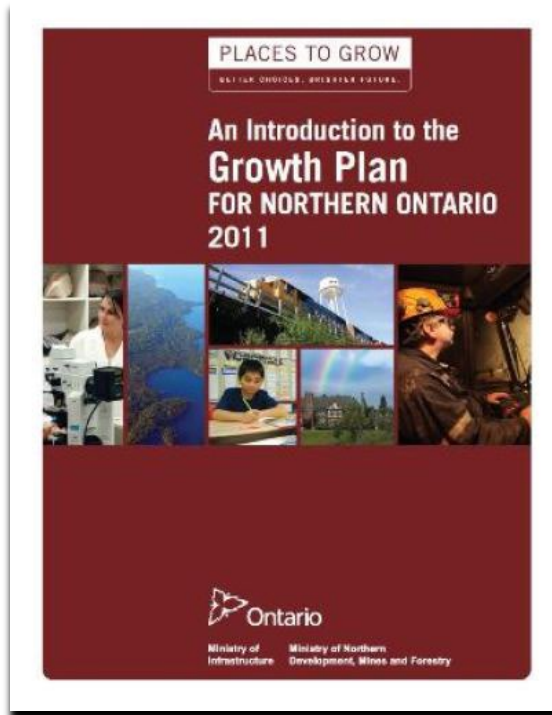
## 2.7 Territory Without Municipal Organization

1. On rural lands located in 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 not intended as permanent residences).
2. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.
3. The establishment of new permanent townsites shall not be permitted.
4. In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings not intended as permanent residences) shall be permitted. Other uses may only be permitted if:
  - a) the area forms part of a planning area;
  - b) the necessary infrastructure and public service facilities are planned or available to support the development and are financially viable over their life cycle; and
  - c) it has been determined that the impacts of development will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the Province

# The Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario, released March 3, 2011, is a 25-year plan that provides guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario.

- The key growth management goals for the Growth Plan for Northern Ontario include:
  - Diversifying of traditional resource-based industries
  - Workforce education and training
  - Integration of infrastructure investments and planning
  - Tools for Indigenous peoples' participation in the economy





# Official Plan

An Official Plan is the primary policy document that guides land use planning and development within a defined area.

An Official Plan provides the policy foundation that allows a planning board to manage growth responsibly and consistently in an unorganized territory, filling the governance gap left by the absence of municipal councils.

- Provide a long-term vision
- Guide land use and development decisions
- Ensure consistency and fairness
- Protect public and environmental interests
- Support coordinated infrastructure and services
- Implement provincial and regional policy
- Serves as a basis for regulatory decisions



# Official Plan

## DRAFT TABLE OF CONTENTS (Bill 98)

1. Introduction and How to Use this Plan
2. Strategic Planning Framework
3. Indigenous Engagement
4. Settlement Area Structure and Growth Needs and Management
5. Residential and Mixed Uses
6. Economy and Employment Areas
7. Rural Areas and Agricultural System
8. Infrastructure, Facilities and Community Services
9. Local Landscape and Resource Management
10. Implementation and Interpretation
11. Schedules

# Zoning and Community Planning Permit Systems

Both Zoning and CPPS are planning tools in the Planning Act

A zoning by-law in Ontario is a legally enforceable rule made under the Planning Act that controls what you can do with a specific piece of land and how development on it must be built.

A CPPS (Community Planning Permit System) is a Planning Act tool that lets a municipality approve development through one integrated permit instead of separate zoning, variance, and site plan approvals.

A Zoning By-law or CPPS are not being implemented as part of this project

**QUESTIONS?**





# Project Status

- Project Kick off Meeting with Planning Board (April 2025)
- Pre-consultation with Ministry of Municipal Affairs and Housing (July 2025)
- Area Tour (October 2025)
- Information Brief to Planning Board (December 2025)
- Stakeholder Engagement Plan and First Nations Engagement Strategy (December 2026)
- Project webpage (January 2026)
- Initial communication with potential First Nations and Stakeholders (January/February 2026)
- Stakeholder Engagement (WHERE WE ARE NOW)

# Engagement Plan



Date	Description of Task
April 3, 2025 (COMPLETE)	Special Open Meeting of Planning Board as per Section 26 – to provide the public and Planning Board the opportunity to discuss the project and provide input.
December 2025	Populate project webpage – update with project description, project schedule, ways for stakeholders to engage in the process and a sign-up portal to be added to the project contact list.
January – April 2026	Stakeholder Consultation/Engagements – to provide the opportunity for various associations or groups to discuss the project and provide input.
June/July 2026	Open House and Engagement Sessions – to provide the public and Planning Board the opportunity to discuss the project and provide input.
July 2026	Update project webpage – Update with a list of issues heard at public open house and engagement sessions. Post the public meeting presentation and presentation boards and ask for stakeholder comments.
October/November 2026	Statutory Public Meeting – final public meeting to present The Planning Board with the updated / draft final Official Plan and Zoning By-law.



# What we've heard...

What makes North Almaguin what it is:

- The Natural Environment and the People
  - Expansive open spaces , natural landscapes, forests, wildlife etc.
  - Clean air, water, wildlife
  - Lakes, the people, woodlots
  - Small town pride; close generational/ancestral ties remain
  - Quiet roads, spread out homes and cottages (no overcrowding)
  - Hub of recreational and seasonal activities



# What we've heard...

## Key Concerns:

- Impact on the Environment
  - Need for some regulation to keep lands protected
  - Rapid growth and impact on environment (lakes)
  - Preserving natural shorelines (erosion, vegetation)
  - Concerns with cottages and sewage systems (grey water, runoff)
  - Increased cottage/seasonal development along lakes
  - Overcrowding lakes and natural environment
- Infrastructure:
  - Lack of a major centre (proximity)
  - Lack of reliable infrastructure (cell, internet, roads)
  - Sprawling road network
  - Water and parking access
  - Landfill sites
- Tourism and related development may impact the area in the future
- Development impacts on neighbours/abutting lands



# Your Concerns

- Consultation with Stakeholders and all residents
- Will this lead to an organized municipality/township?
- How will this impact or change Taxation, Development Costs and Fee Structures
- Will this change Regulatory Requirements, including zoning?
- How will this impact residents, landowners and businesses?
- Are there alternatives to managing growth and development without an OP with respect to the PPS?

“I think an Official Plan can be successful if the Planning Team show integrity and sincere concern and respect for the people and environment that will be directly impacted”

**QUESTIONS?**

# 1. Strategic Planning Framework (Vision & Direction)

- What does “good growth” mean for North Almaguin?
- What should remain rural, quiet, or undeveloped no matter what?
- How should decisions balance private property rights with community interests?
- What worries you most about the future of the area?

## 2. Indigenous Engagement

- Are there places in the area that should be treated with special cultural or historical care?
- How should the Plan reflect respect for Indigenous lands, waters, and knowledge?

### **3. Settlement Area Structure & Growth Management**

**(Recognizing there are no urban centres)**

- Where, if anywhere, is it most appropriate for limited growth to occur?
- Are there locations where development pressure is already being felt?
- Should some areas remain largely off-limits to new development?
- How should lake-based development be managed?

## **3b. Settlement Area Structure & Growth Management**

- What is the estimated population of the North Almaguin?
  - Permanent –
  - Seasonal –
- How many conveyable lots does North Almaguin have?
- How many vacant lots does North Almaguin have?

## 4. Residential & Mixed Uses

- What types of housing are appropriate in unorganized townships?
- Are seasonal dwellings, cottages, or year-round homes creating tensions?
- Where are home-based businesses appropriate—or not?
- How should short-term rentals be addressed, if at all?

## 5. Economy & Employment Areas

- What types of economic activity should be encouraged (e.g., tourism, forestry, home-based work)?
- Are there activities that conflict with the rural character?
- How important is allowing flexible use of rural properties for income?

## 6. Rural Areas & Agricultural System

- What does “rural character” mean to you personally?
- How should large rural lots and backlands be treated?
- Are there conflicts between rural living and new development?
- Should agriculture or resource uses be better protected?

## **7. Infrastructure, Facilities & Community Services**

- What services are missing or under strain (roads, emergency services, waste)?
- How should new development contribute to services?
- Should the Plan limit development where services cannot support it?
- What community facilities are most important to protect or expand?

## 8. Transportation & Corridors

- Are there safety concerns on local or provincial roads?
- How should increased traffic from development be managed?
- Are trails, access roads, or water access points being overused?
- Should new development improve access or be more self-contained?

## **9. Local Landscape & Resource Management**

- Which lakes, rivers, forests, or landscapes matter most to protect?
- Where has environmental impact already gone too far?
- How should shoreline development be managed differently?
- Should dark-sky, noise, or viewscape protections be considered?

## 10. Natural & Human-Made Hazards

- Are flooding, wildfire, weak soils, or access issues a concern where you live?
- Should development be restricted in hazard-prone areas?
- How should emergency access and evacuation be considered?

## 11. Implementation & Interpretation

- Do you prefer clear, predictable rules or flexible, case-by-case decisions?
- How should the Planning Board explain decisions to residents?
- What makes a planning decision feel fair—even if you disagree with it?
- How would you like to stay involved as the Plan is implemented

## Closing Questions

- What have we missed?
- What would you recommend for the future Official Plan Open House(s) – what, where, when and how?

# Project Contact

Ryan Lloyd

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North Almaguin Planning Board

<http://napb.ca>

We are happy to discuss any ideas, questions or concerns relating to the OP