



2025 05 12

Megan Grant
Ministry of Municipal Affairs
And Housing
159 Cedar Street
Sudbury, Ontario,
P3E 6A5

Dear Megan:

RE: JOHNSON TOWNSHIP OPA 1, Supporting Documentation

Please find attached documentation for the above noted OPA for Johnson Township.

I understand Chris Jones, our Planner has sent many of the documents, but I am enclosing several in this package and they may be duplicates. If so, my apologies.

Please advise if you require any additional information.

Regards,

Janet Maguire, Clerk/CAO
Township of Johnson
1 Johnson Drive
Desbarats, Ontario
P0R 1E0
705-782-2309

Cc David Ransohoff



*The Corporation of
THE TOWNSHIP of JOHNSON*

By-Law 2025-1135

***BEING A BY-LAW passed pursuant to the provisions of Section 22 of the Planning Act,
R.S.O. 1990, as amended;***

The Council of the Corporation of the Township of Johnson, in accordance with the provisions of Section 22 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows;

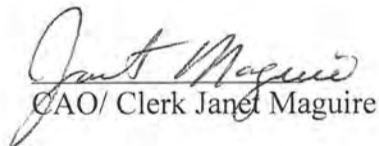
1. That Official Plan Amendment 1 to the Official Plan for the Township of Johnson is hereby adopted;
2. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17 (23) of the *Planning Act* and to forward the adopted OPA to the Ministry of Municipal Affairs and Housing approval;
3. This By-Law shall come into force and take effect on the day of the final passing thereof.
4. This by-law shall replace and repeal any other by-law that is dealing with this purpose.

READ and passed in open Council this 19th day of March 2025.

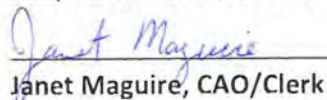
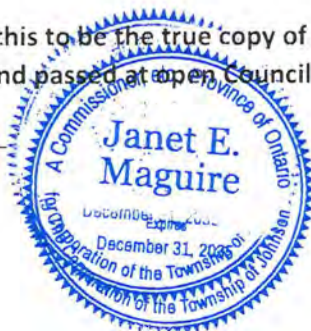


Mayor Reg McKinnon

Seal


CAO/ Clerk Janet Maguire

I, Janet Maguire, do hereby certify this to be the true copy of By-Law No. 2025-1135, being a by-law to adopt Official Plan Amendment 1 and passed at open Council meeting on March 19, 2025.


Janet Maguire, CAO/Clerk

**AMENDMENT NO. 1
TO THE TOWNSHIP OF JOHNSON
OFFICIAL PLAN**

This Amendment applies to:

Lands legally described as:

Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5,
Concession 3, all of which is located in Plan 58, Hinck's Location, Township of Johnson in the
District of Algoma.

(Final - March 13, 2025)

I, Janet Maguire, do hereby certify this to be the true copy of the Official Plan Amendment No. 1, for
the Township of Johnson Official Plan, and being a schedule to By-Law No. 2025-1135, being a by-law
to adopt Official Plan Amendment 1, and passed at open Council meeting on March 19, 2025.

Janet Maguire
Janet Maguire, CAO/Clerk



**AMENDMENT NO. 1
TO THE TOWNSHIP OF JOHNSON
OFFICIAL PLAN**

This Amendment applies to:

Lands legally described as:

Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5, Concession 3, all of which is located in Plan 58, Hinck's Location, Township of Johnson in the District of Algoma.

(Final - March 13, 2025)

CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Township of Johnson consists of three parts.

Part A - The Preamble, consisting of the purpose, location and basis of the Amendment, does not constitute part of this Amendment.

Part B - The Amendment consisting of the noted text and Schedule A-1 constitutes Amendment No. 6 to the Official Plan for the Township of Johnson.

Part C - The Appendices.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to identify a new private road and create a Special Policy that would allow for the creation of three new shoreline lots to be used for resource-based recreational use.

LOCATION

The Amendment is site specific in nature and affects lands described as Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5, Concession 3, all of which is located in Plan 58, Hinck's Location, Township of Johnson as shown on Schedule A attached hereto and forming part of this Amendment.

BASIS

The basis for the amendment is fundamentally derived from the following:

1. Section 2.5 of the Provincial Planning Statement (2024), which encourages municipalities to develop healthy, integrated and viable rural areas by leveraging rural amenities and assets.
2. Section 2.6 of the Provincial Planning Statement (2024), which permits the development of resource-based recreational uses in rural areas.
3. Section 3.3.3 of the PPS as the proposed Amendment will not affect the planned highway corridor and will not preclude or negatively impact the use of the corridor.
4. Section 4.1 of the PPS as policy criteria are proposed to confirm the presence of natural heritage features and ensure their protection from site alteration or development.
5. The extent of development that would be facilitated by this Amendment is limited in nature, appropriate for the location, and will have no impact on surrounding uses.

PART B – THE AMENDMENT

1. Schedule A to the Township of Johnson Official Plan, is hereby amended by adding a new "Private Road" to lands located in Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5, Concession 3, all of which is located in Plan 58, Hinck's Location, Township of Johnson, as shown on Schedule A attached hereto and forming part of this Amendment.
2. And Furthermore, Section 9 to the Official Plan for the Township of Johnson is amended by adding the following new policy after Section 9.18:
 1. Notwithstanding Sections 5.24, 9.18, lands located in Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5, Concession 3, all of which is located in Plan 58, Hinck's Location, Township of Johnson shall be permitted to create up to 3 new shoreline lots on a new private road by consent to sever for the purpose of resource-based recreational use subject to the following criteria:
 - a) The lots shall have a minimum shoreline frontage of 100 metres and a minimum lot area of 1 hectare;
 - b) Any application for consent shall be accompanied by a Site Evaluation Report to confirm if any natural heritage features, significant wildlife habitat, fish habitat or the habitat of endangered or threatened species are present on the lands proposed to be severed. Where such features are confirmed by the Site Evaluation Report, a supplemental Environmental Impact Study shall be completed to assess the impact of development and recommend restrictions and/or mitigation measures;
 - c) Any application for consent shall be accompanied by a confirmation from the septic system approval authority or a qualified professional that the proposed lots can accommodate a Class 4 septic system;
 - d) The severed and retained lands shall be zoned in a manner that authorizes seasonal residential use and addresses any restrictions or regulations as recommended by the Site Evaluation Report; and,
 - e) The applicant enters into a Consent Agreement to the satisfaction of the Township for the purpose of maintaining a natural shoreline in accordance with Section 2.35.4 and to formalize responsibilities for long-term maintenance and liability related to the private road.

PART C - THE APPENDICES

1. Preliminary Planning Report dated December 13, 2024.
2. MTO Entrance Permit EN-2024-50S-00000052 V1.

•Appendix 1•

MEMORANDUM

To: Mayor McKinnon and Members of Council
Copy: Ms. Janet Maguire, Clerk-Treasurer
From: Chris Jones MCIP, RPP
Date: December 13, 2024
Re: Application for Official Plan Amendment – Preliminary Report

BACKGROUND

The Township is in receipt of an application for an Official Plan Amendment for lands located in Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351, together with Part of Lot 5, Concession 3, and Part of Lot 4, Concession 4. The lands have a lot area of 39.85 ha (98.47 acres) and a shoreline frontage on the North Channel of 476 metres (1,563 feet). The lands also have a road frontage on Highway 17 of 15.24 metres (50 feet). A key map of the subject lands is provided in Figure 1.

Figure 1 – Map of Subject Lands



PROVINCIAL PLANNING STATEMENT (2024)

The following policies from the Provincial Planning Statement have applicability to this proposal:

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable *rural areas* should be supported by:
 - a) building upon rural character, and leveraging rural amenities and assets;
 - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - g) conserving biodiversity and considering the ecological benefits provided by nature; and

2.6 Rural Lands in Municipalities

1. On *rural lands* located in municipalities, permitted uses are:
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
2. Development that can be sustained by rural service levels should be promoted.
3. Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the uneconomical expansion of this *infrastructure*.
4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

3.3 Transportation and Infrastructure Corridors

3. Planning authorities shall not permit *development in planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New *development proposed on adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate *negative impacts* on and *adverse effects* from the corridor and transportation facilities.

3.6 Sewage, Water and Stormwater

1. Planning authorities may allow lot creation where there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity*.

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*.
3. *Natural heritage systems* shall be identified in Ecoregions 6E & 7E1, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.
4. *Development and site alteration* shall not be permitted in:
 - a) *significant wetlands* in Ecoregions 5E, 6E and 7E1; and
 - b) *significant coastal wetlands*.
5. *Development and site alteration* shall not be permitted in:
 - a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
 - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
 - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
 - d) *significant wildlife habitat*;
 - e) *significant areas of natural and scientific interest*; and
 - f) *coastal wetlands* in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their ecological functions.
6. *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
7. *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
8. *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

5.2 Natural Hazards

1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify *hazardous lands and hazardous sites* and manage development in these areas, in accordance with provincial guidance.
2. Development shall generally be directed to areas outside of:
 - a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards and/or dynamic beach hazards*;
3. *Development and site alteration* shall not be permitted within:
 - a) *the dynamic beach hazard*;

OFFICIAL PLAN

The subject lands are primarily designated Rural in the Johnson Official Plan, however the northerly portion of the property is located in the Agricultural (A-2) designation.

The following policies from the Township's Official Plan have applicability to this application:

5.0 Rural Policy Area

Goal

- 5.1 To encourage activities relating to the management or use of resources, resource based recreational activities, limited residential development and other rural land uses.

Objectives

- 5.2 To ensure orderly and logical growth.
- 5.3 To conserve and protect natural and renewable resources.
- 5.4 To minimize incompatible land uses.
- 5.5 To minimize adverse environmental impacts.
- 5.6 To encourage optimum use of the land base along shoreline areas by encouraging a shift from development by severance to development by subdivision.
- 5.7 Within the Rural Policy Area, the following major land uses will be recognized:
 - 1. Rural Residential;
 - 2. Seasonal Residential;
- 5.10 Rural residential and seasonal residential development will occur primarily through infilling on existing lots of record. Limited new rural residential and seasonal residential lots may be created through subdivision or consent, provided that they have frontage on a public road that is maintained year-round and can be adequately serviced. Where limited new rural residential and seasonal residential lots are proposed adjacent to a surface water feature, such as a lake, the proposed lots will maintain water quality and water quantity and not negatively impact fish habitat.

Seasonal Residential Development

- 5.22 Seasonal Residential Development shall be water oriented as well as consist of only single dwelling units. Seasonal residential dwellings are identified as a secondary place of residence and not the principal place of residence of the owner or occupier.
- 5.23 The minimum lot size for seasonal residential lots shall be 1 ha [2.47 ac].
- 5.24 Seasonal residential development may be permitted on public or private roads. Development on existing private roads shall be restricted to infill on existing lots of record in accordance with Section 8.9 and Section 8.18 of this Plan.
- 5.25 Seasonal residential development may be created by land severance or by plan of subdivision

although preference will be given to seasonal residential subdivisions to maximize the utilization of shoreline frontage.

- 5.27 Conversions of seasonal residential to rural residential will be discouraged unless located on a public road maintained year round by the municipality and where other municipal services are normally available.
- 5.28 Seasonal residential development along the shoreline of inland lakes (Diamond, Desbarats, Gordon, Caribou and Round only) may only be permitted where it is clearly demonstrated that such development does not have a negative impact on the water quality or the capacity of the lake to sustain such development.
- 5.29 Seasonal development will be designed to take advantage of topographic and natural features and other amenities which enhance siting of dwellings and which in particular minimize conflicts with resource uses. Reasonable evidence of the suitability of seasonal residential lots for private water and sewage services will be required (see also Section 2.8-11).
- 9.9 New development, including subdivisions, shall front on an improved public road maintained year-round. Frontage on a public road may be exempted for an approved condominium development with an internal road system with intersects with a public road or for the infill of seasonal residential dwellings on existing lots of record on existing private roads.

Provincial Highways

- 9.11 Highway 17 is recognized as being subject to provincial highway access controls. Access to individual properties is restricted or prohibited depending on the highway classification and is governed by the Ministry of Transportation of Ontario. Subject to controls under the Public Transportation and Highway Improvements Act, alternative means of access to properties along Highway 17 may be required such as from an intersecting Township road or service road. Restrictions also apply to signs and land uses adjacent to this highway, Prior approval of the Ministry of Transportation of Ontario, will be required.

Private Roads

- 9.18 Except for condominium developments, new private roads shall not be permitted.

ZONING BY-LAW

The subject lands are zoned Seasonal Residential (SR), Rural (R) and Agricultural (A-2) in the Township's Zoning By-law.

The Shoreline Residential (SR) Zone requires a minimum lot area of 1 ha and a minimum lot frontage of 50 metres.

The subject lands are currently occupied by a seasonal dwelling and a guest cabin as well as a tennis court. It is also noted that the subject lands were authorized to construct one garden suite in 2018, however the garden suite has not been constructed.

MTO ENTRANCE PERMIT

The owner has obtained an entrance permit from the MTO to construct the new entrance from Highway 17 for the private road (Permit No. EN-2024-50S-00000052 V1).

Township staff have also consulted with the MTO with respect to the applicant's objective to create three new shoreline lots and the MTO has indicated they are aware of and do not object to the owner's lot creation proposal.

ANALYSIS

The land subject to the proposed Amendment currently utilize a registered right-of-way over a private road for access which is located on the abutting easterly property and is known as Thompson Drive (see Figure 2). Thompson Drive currently provides access to three parcels of land including the owner of the land traversed by Thompson Drive.

The land subject to the proposed Amendment are jointly owned by three family members who are seeking to construct their own driveway over their own property which can subsequently be registered as a right-of-way to accommodate access to three new shoreline lots. The intention being to convey the lots to each member of the family.

Although the Township's Official Plan permits the creation of new lots accessed by an existing private road, the prohibition in the Township's Official Plan over the creation of new private roads is definitive. In part this is premised on the notion that the preferred form of road access is by a maintained public road, whereas private roads have the potential to become a burden and/or liability to the Township and on occasion can lead to undesirable planning outcomes.

In the case of this proposal, the new road and proposed lots are well-removed from the highway corridor and will not have a discernable impact on the traffic accessing this area of the shoreline as it will merely diminish the use of the existing Thompson Drive. Furthermore, the extent of lot creation proposed is neither excessive nor out of character in this location of the shoreline. Finally, by virtue of the issuance of the entrance permit, the MTO is supportive of the proposed entrance and new driveway and communications with the MTO suggest they have no objection to the limited lot creation that is proposed in conjunction with the new road. On this basis, I am of the opinion that proposed amendment addresses Section 3.3.3 of the PPS, which requires that development not preclude or negatively affect the planned function of the highway corridor.

On the issue of natural heritage protection, the subject lands do not appear to be characterized by natural features such as wetlands or watercourses, but to ensure Section 4.1 of the PPS is addressed I have prepared a draft OPA that would require the preparation of a site evaluation report and impact assessment in conjunction with any application for consent.

On balance I find the proposed road to represent a logical means of access and I find the proposed lot creation it would support to be limited and within an appropriate location to accommodate resource-based recreational use.

This is a preliminary report to inform Council of the proposed amendment. The approval of an OPA rests with the Ministry of Municipal Affairs and Housing and Section 22 (1)(a) of the Planning Act requires consultation with MMAH prior to the adoption of an OPA. On this basis, of Council is supportive of the proposed OPA in principle, it is recommended that Council receive the application for OPA, as well as this report and draft OPA and direct staff to circulate these materials to MMAH for consultation purposes in accordance with the Planning Act.

RECOMMENDATION

If Council concurs with the analysis of this report the following recommendations are provided for Council's consideration:

2. That this report be received; and,
3. That the application for OPA submitted for lands located at Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351, together with Part of Lot 5, Concession 3, and Part of Lot 4, Concession 4. be received and forwarded to MMAH for review and comment together with the planning report and the draft OPA prepared by the Township's planning consultant.

Respectfully Submitted,



Chris Jones MCIP, RPP

•Appendix 2•

Ministry of Transportation

Highway Corridor Management Section - Sault Ste Marie
Office
70 FOSTER DR
SUITE 420
SAULT STE. MARIE, ON
P6A 6V4



November 29, 2024

David Ransohoff
1208 PINEHURST DR
CHAPEL HILL, NC
27517
USA

Dear David:

Re: EN-2024-505-00000052 V1

Please find attached your Entrance Permit, which has been issued in accordance with the **PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT, R.S.O. 1990, P50.**

It is the responsibility of the permit holder to ensure that all employed/contracted personnel performing the work are aware of and adhere to all conditions of the permit.

If you have any questions or require further assistance, please contact the undersigned.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christopher Marsh".

Christopher Marsh
Corridor Management Officer

70 FOSTER DR
SUITE 420
SAULT STE. MARIE, ON
P6A 6V4

Attach.

MINISTRY OF TRANSPORTATION



**Highway Corridor Management
Entrance Permit
EN-2024-50S-00000052 V1**

ISSUED TO

PROPERTY OWNER: DAVID RANSCHOFF, 1208 PINEHURST DR, CHAPEL HILL, NC, 27517, USA
APPLICANT/TENANT:

LOCATION OF WORK

HIGHWAY: 17

STREET ADDRESS:

GPS CO-ORDINATES: Start: 46.314856, -83.853243 End: N/A

LOT/SECTION: LOT 4 **CON:** HINKS LOCATION CON 4 **GEOGRAPHIC TOWNSHIP:** JOHNSON **LOT/BLOCK:** N/A **PLAN NO:** N/A
MUNICIPALITY: N/A **REFERENCE PLAN PART:** N/A **REFERENCE PLAN NO:** N/A

PERMIT DETAILS

TYPE OF ENTRANCE: Residential Entrance **PURPOSE OF APPLICATION:** New entrance

TYPE OF SURFACE FINISH FROM PRIVATE PROPERTY LIMIT TO EDGE OF HIGHWAY PAVEMENT: Unpaved

DESCRIPTION: Installation of a residential entrance on the south side of Highway 17E across from Fisher Road. Top level of A-gravel required. Diameter 500 mm culvert required. Entrance design standard OPSD 301.020 with a maximum running width of 5.0 metres. Special attention to be given to condition numbers 22 and 23.

EXPIRY DATE: N/A

DATED AT: Sault Ste Marie Office

DATED ON: November
29, 2024

Authorized Signatory

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IN SUBJECT TO THE CONDITIONS ATTACHED TO THE PERMIT, INCLUDING ANY AGREEMENT APPLICABLE TO THE SIGN AUTHORIZED BY THE PERMIT

Highway Corridor Management Permit Conditions

Permit Number: EN-2024-505-00000052

Permit Version: 1

Date Approved: November 29, 2024

The permit is subject to the following conditions:

1. In addition to the conditions of this permit, the registered property owner must meet all of the requirements of the local municipality and any other agency having jurisdiction.
2. The work for which this permit is issued must commence within 6 months of the date that the permit is issued, or the permit shall be void and cancelled by the Ministry.
3. All work authorized by this permit shall be carried out in accordance with the approved plans, specifications and agreements and subject to the approval of the Ministry. The registered property owner must bear all expenses related thereto.
4. Vegetation on the right of way must not be cut or trimmed without the written permission of the Ministry. Any cutting or trimming permitted must only be done under the supervision of the Ministry or its authorized agent at the expense of the registered property owner. Any cutting or trimming of vegetation adjacent to the highway right-of-way requires the permission of the land owner.
5. The registered property owner shall ensure that the operation of the highway is not interfered with, and that the right-of-way remains free of debris, earth or other materials.
6. If there is an expiry date on this permit and a further term is required, a request shall be made to the Ministry before the expiry date. An extension may be approved, approved with additional conditions, or denied by the Ministry.
7. If during the life of this permit any Acts are passed or regulations adopted which affect the rights herein granted, the said Acts and regulations shall be applicable to this permit from the date on which they come into force.
8. The registered property owner holds harmless the Ministry for all damages and liabilities caused as a result of the works undertaken pursuant to this permit.
9. This permit may be cancelled at any time for breach of the regulations or conditions of this permit, or for such other reasons as the Ministry at its sole discretion deems proper. When a permit is cancelled for any reason, the registered property owner shall not be entitled to any compensation or damages by reason of or arising from the cancellation of the permit.
10. An entrance permit to a highway may be cancelled at any time upon the Ministry providing an alternative entrance either to the highway or to a local road, or such other means of access as the Ministry deems proper and thereupon the entrance authorized by this permit shall be closed.
11. The Ministry shall be notified 48 hours prior to the commencement of construction.
12. The registered property owner shall protect all survey markers and monuments in the vicinity of the work, and will replace any markers or monuments that are damaged.
13. The registered property owner is responsible for the construction, marking and maintenance of any detours required and maintaining the applicable safety measures for the protection of the public during the construction of any works in respect of this permit.

Highway Corridor Management Permit Conditions

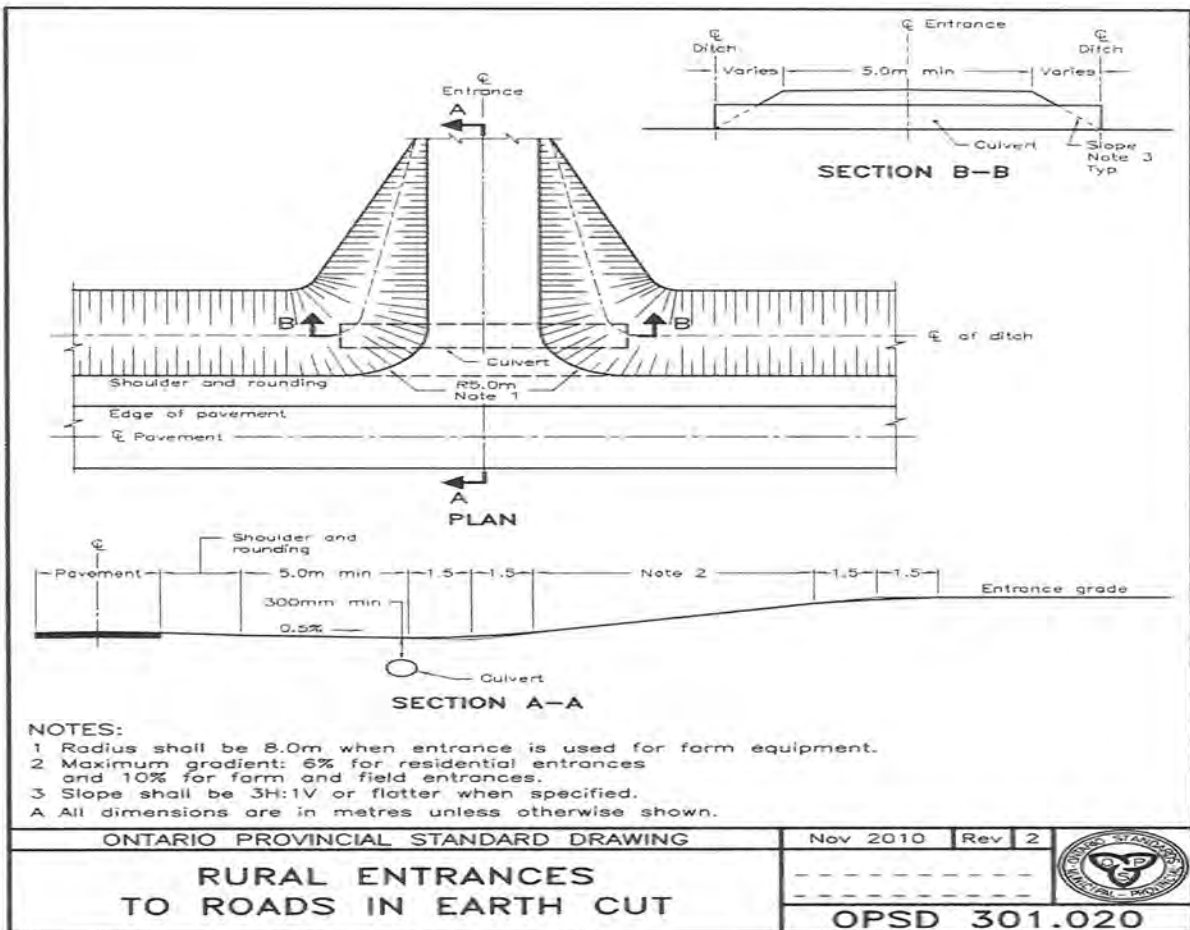
Permit Number: EN-2024-505-00000052

Permit Version: 1

Date Approved: November 29, 2024

The permit is subject to the following conditions:

14. If this permit expires, all works constructed, maintained or operated under this permit, if the Ministry so requests, shall be removed at no cost to the Ministry and the right-of-way shall be restored to its original condition.
15. The location, design and specifications of an approved entrance may not be changed without the approval of the Ministry.
16. The registered property owner of the property served by this entrance shall maintain the entrance in accordance with the requirements of the Ministry.
17. This permit is not transferable from one registered property owner to another, and a new permit is required when a new registered property owner acquires the property. If the registered property changes ownership, then the new registered property owner must apply for a new entrance permit. Each new permit is subject to the conditions in effect at the time of applying.
18. The use of an entrance shall only be for the use stated on the permit. The use of an entrance for any other purposes may result in the cancellation of this permit. A change in the use of an entrance requires a new permit.
19. The entrance authorized by this permit shall be designed, constructed and maintained in a manner that prevents surface water from being discharged onto the highway. Failure to maintain the entrance in a satisfactory condition may result in the cancellation of this permit.
20. The registered property owner or applicant/tenant must provide basic uniform requirements for traffic control during roadway and utility work on or adjacent to the ministry's highway right-of-way in accordance with the Ontario Traffic Manual (OTM) Book 7 – Temporary Conditions.
21. The Applicant/Tenant or their representative is responsible to obtain all utility locates and confirm requirements for working around/under utilities prior to working within the ministry highway right-of-way. Locates are available through Ontario One Call and by contacting owners of infrastructure who are not members. The Applicant/Tenant is responsible to contact MTO to request locates for MTO owned infrastructure a minimum of five (5) business days prior to working within the highway right-of-way.
22. The installation of the entrance must be coordinated with the CMO (705-542-9991) so that the checkerboard sign is removed on the same day that the installation of the entrance begins.
23. The centre line of the driveway must be directly across from the centre line of Fisher Road.
24. The applicant shall provide notice to the Sudbury Traffic Operations Centre at 705-564-7721 a minimum of 72 hours before commencing any work on the highway right-of-way.
25. Forty-eight hours before commencing work, the permit holder must notify Ledcor Group (866-453-3267).



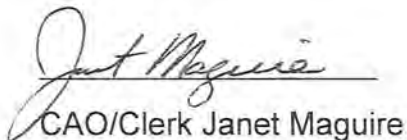


**CERTIFICATE
OFFICIAL PLAN
OF THE
TOWNSHIP OF JOHNSON
AMENDMENT NO. 1**

The explanatory text and attached schedule, constituting Amendment No. 1 to the Official Plan of the Township of Johnson was initiated by the property owner and was adopted by the Corporation of the Township of Johnson by By-law 2025-1138 in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990 on the 19th day of March 2025.



Mayor Reg McKinnon



CAO/Clerk Janet Maguire



This Amendment to the Official Plan of the Township of Johnson which has been prepared and adopted by the Council of the Township of Johnson is hereby approved in accordance with the provisions of Section 22 of The Planning Act, R.S.O. 1990 as Amendment No. 1 to the Official Plan of the Township of Johnson.

Date:

Minister of Municipal Affairs and Housing



Agenda Item 2
Date: Mar 19 2025

The Corporation of
THE TOWNSHIP of JOHNSON
By-Law 2025-1135

BEING A BY-LAW passed pursuant to the provisions of Section 22 of the Planning Act, R.S.O. 1990, as amended;

The Council of the Corporation of the Township of Johnson, in accordance with the provisions of Section 22 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows;

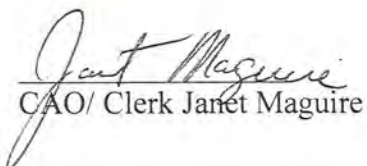
1. That Official Plan Amendment 1 to the Official Plan for the Township of Johnson is hereby adopted;
2. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17 (23) of the *Planning Act* and to forward the adopted OPA to the Ministry of Municipal Affairs and Housing approval;
3. This By-Law shall come into force and take effect on the day of the final passing thereof.
4. This by-law shall replace and repeal any other by-law that is dealing with this purpose.

READ and passed in open Council this 19th day of March 2025.



Mayor Reg McKinnon

Seal



CAO/ Clerk Janet Maguire

Form to be forwarded to the Minister of
Municipal Affairs for approval of an
Adopted Official Plan or Plan Amendment
under section 17 of the *Planning Act*

Fields marked with an asterisk (*) are required under Ontario Regulation 543/06.
Please print to complete and select appropriate box(es), as required.

1. General Information

| | | | |
|--|---|---|---|
| Municipality or Planning Board* Township of Johnson | | | |
| Name of the Official Plan Township of Johnson Official Plan | | Amendment Number One (1) | Date Request Submitted to Municipality/ Planning Board (yyyy/mm/dd) 2024/12/6 |
| MMA Pre-Consultation File Number 57-OP-253936 | Date of Public Open House, if any (yyyy/mm/dd) | Date of Public Meeting (yyyy/mm/dd) 2025/3/19 | Date of Adoption (yyyy/mm/dd) 2025/3/19 |

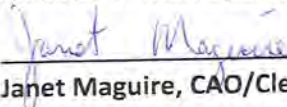
2. Applicant/Contact Information

| | | | |
|--|-----------------------|---|---|
| 2.1 Name of municipal or planning board staff contact (e.g. planner, secretary-treasurer) | | | |
| First Name* Janet | | Last Name* MacGuire MAGUIRE | Business Telephone Number 705 782-6601 |
| 2.1.1 Name of other staff we may need to contact (e.g. municipal planning consultant) | | | |
| First Name Chris | | Last Name Jones | |
| Business Telephone Number 705-725-8133 | Fax Number | Email Address chris_mplanningservices@rogers.com | |
| Address | | | |
| Unit Number | Street Number 18 | Street Name Taylor Drive | PO Box |
| City/Town Barrie | | Province Ontario | Postal Code L4N 8K7 |
| 2.1.2 If applicable, provide the following information about the person, agent or public body that requested the amendment | | | |
| First Name David | | Last Name Ransohoff | |
| Business Telephone Number 919-614-6893 | Fax Number | Email Address ransohof@med.unc.edu | |
| Address | | | |
| Unit Number | Street Number 1208 | Street Name Pinehurst Drive | PO Box |
| City/Town Chapel Hill | | Province North Carolina | Postal Code |

3. Description/Location of the Subject Land (complete applicable boxes in section 3.1)

| | | | | |
|--|---------------------|--|-----------------------------------|--------------------------------------|
| 3.1 Upper-Tier/District Algoma | | Single-Tier/Municipality Johnson | | Former Municipality |
| Geographic Township | | Geographic Township in Territory without Municipal Organization | | Section or Mining Location Number |
| Concession Number(s) 3, 4 | | Lot Number(s) 4, 5 | | Registered Plan Number Plan 58 |
| Reference Plan Number Plan 1R-2351 | Part Number(s) 1 | Parcel Number(s) | Name of Street/Road Highway 17 | Street Number |
| Name of Owner(s) Ransohoff, David, Ransohoff Paul, Ransohoff, Daniel, Rockpile Properties LLC | | | | |
| - Approximate Area of the Subject Lands (in metric units) 39.85 | | | | |

I, Janet Maguire, do hereby certify this to be the true copy of the Form to be forwarded to the
Minister of Municipal Affairs for approval of an Adopted Official Plan or Plan Amendment


Janet Maguire, CAO/Clerk



Form to be forwarded to the Minister of Municipal Affairs for approval of an Adopted Official Plan or Plan Amendment under section 17 of the *Planning Act*

Fields marked with an asterisk (*) are required under Ontario Regulation 543/06.

Please print to complete and select appropriate box(es), as required.

1. General Information

Municipality or Planning Board*

Township of Johnson

Name of the Official Plan

Township of Johnson Official Plan

Amendment Number

One (1)

Date Request Submitted to Municipality/
Planning Board (yyyy/mm/dd)

2024/12/6

MMA Pre-Consultation
File Number

57-OP-253936

Date of Public Open House, if any
(yyyy/mm/dd)

Date of Public Meeting
(yyyy/mm/dd)

2025/3/19

Date of Adoption (yyyy/mm/dd)

2025/3/19

2. Applicant/Contact Information

2.1 Name of municipal or planning board staff contact (e.g. planner, secretary-treasurer)

First Name*

Janet

Last Name*

MacGuire

Business Telephone Number

705 782-6601

2.1.1 Name of other staff we may need to contact (e.g. municipal planning consultant)

First Name

Chris

Last Name

Jones

Business Telephone Number

705-725-8133

Fax Number

Email Address

chris_mplanningservices@rogers.com

Address

Unit Number

Street Number

18

Street Name

Taylor Drive

PO Box

City/Town

Barrie

Province

Ontario

Postal Code

L4N 8K7

2.1.2 If applicable, provide the following information about the person, agent or public body that requested the amendment

First Name

David

Last Name

Ransohoff

Business Telephone Number

919-614-6893

Fax Number

Email Address

ransohof@med.unc.edu

Address

Unit Number

Street Number

1208

Street Name

Pinehurst Drive

PO Box

City/Town

Chapel Hill

Province

North Carolina

Postal Code

3. Description/Location of the Subject Land (complete applicable boxes in section 3.1)

3.1 Upper-Tier/District

Algoma

Single-Tier/Municipality

Johnson

Former Municipality

Geographic Township

Geographic Township in Territory without
Municipal Organization

Section or Mining Location
Number

Concession Number(s)

3, 4

Lot Number(s)

4, 5

Registered Plan Number

Plan 58

Lot(s)/Block(s)

Reference Plan Number

Plan 1R-2351

Part Number(s)

1

Parcel Number(s)

Name of Street/Road

Highway 17

Street Number

Name of Owner(s)

Ransohoff, David, Ransohoff Paul, Ransohoff, Daniel, Rockpile Properties LLC

Approximate Area of the Subject Lands (in metric units)

39.85

3.2 Does the proposed Plan Amendment apply to lands subject to any indigenous land claims or a provincial/indigenous co-management agreement?

☐ Yes ☐ No ☒ Unknown

If known, provide any information you may have as an attachment to the application.

3.2.1 Have you consulted with Indigenous Peoples on this request for a Plan Amendment?

☐ Yes ☒ No

If yes, provide any information you have on the consultation process and the outcome of the consultation.

Please explain (and attach) on a separate page.

4. Purpose and Type of Planning Application

4.1 Describe the type of planning document*

Is this a new official plan (OP), or a major update (e.g. a five-year review) of an official plan or other amendment?

☐ New OP ☐ Major update ☒ Other amendment

4.2 Does the planning document only clarify wording and/or correct mistakes?

☐ Clarify wording ☐ Correct mistakes

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

4.3 Does the planning document propose to change, replace or delete a policy in the official plan?

☐ Change ☐ Replace ☐ Delete

If yes, specify the policy to be changed, replaced or deleted (give the text of the policy, page and paragraph number in the current OP).

4.4 Does the planning document propose to add a policy in the official plan?

☒ Yes ☐ No

If yes, specify the new policy to be added (text of the new policy, page and paragraph number where it will be added in the OP).

See attached OPA

4.5 What is the purpose of the requested amendment?

To create a policy exception to recognize the addition of a new private road and permit the creation of up to 3 new shoreline lots

4.6 What is the current designation of the subject land in the official plan?

Rural

4.7 Is this a site-specific re-designation of a parcel of land in the official plan?

☐ Yes ☒ No

4.8 What are the land uses that are authorized under the current designation?

Resource base recreational

4.9 What is the current use(s) of the subject land?

Resource based recreational

4.10 Does the requested amendment propose to change or replace a designation in the official plan?

☐ Change ☐ Replace designation

4.11 If the requested amendment proposes to change or replace a designation in the official plan, specify the designation to be changed or replaced. What is the proposed new designation?

Special policy only

4.12 What land uses would be authorized in the new designation of the requested official plan amendment?

Special policy only

4.13 Does the requested amendment propose to change or replace a schedule in the official plan?

☐ Change ☐ Replace Schedule

If yes, provide/attach the new schedule and the text that accompanies it, if applicable.

☐ Attached

4.14 Does the requested amendment propose to alter all or any part of the boundary of an area of settlement in a municipality?*

☐ Yes ☒ No

If yes, specify the current official plan policies, if any, dealing with the alteration of an area of settlement.

4.15 Does the requested amendment propose to establish a new area of settlement in a municipality?*

☐ Yes ☒ No

If yes, specify the current official plan policies, if any, dealing with the establishment of an area of settlement.

4.16 Does the requested amendment propose to remove the subject land from an area of employment in a municipality?*

☐ Yes ☒ No

If yes, specify the current official plan policies, if any, dealing with the removal of land from an area of employment.

5. Previous Use of the Subject Land

(to be completed for proposed site-specific re-designation of a parcel of land as described in subsection 4.7 above)

5.1 Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses.

5.2 Has the grading of the subject land been changed by adding earth or other material(s)?

☐ Yes ☒ No ☐ Unknown

5.3 Has a gas station been located on the subject land or adjacent land at any time?

☐ Yes ☒ No ☐ Unknown

5.4 Has there been petroleum or other fuel stored on the subject land or adjacent land?

☐ Yes ☒ No ☐ Unknown

5.5 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?

☐ Yes ☒ No ☐ Unknown

5.6 What information did you use to determine the answers to the above questions on former uses?
Communication with Township staff and owners.

5.7 If yes to any of (5.1), (5.2), (5.3), (5.4), (5.5) or (5.6), an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed.

Is the inventory of previous uses attached?

☐ Yes ☐ No ☐ Unknown

If the inventory is not attached, why not?

5.8 If yes to any of (5.1), (5.2), (5.3), (5.4), (5.5) or (5.6), was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed?

☐ Yes ☐ No ☐ Unknown

If no, why not? Explain on a separate page, if necessary.

6. Status of Other Applications under the *Planning Act*

6.1 Is the land, or land that is within 120 meters of the subject land [please check appropriate box(es)], currently the subject of a planning application, including applications before the Ontario Municipal Board (OMB), for approval of either: (For each If yes and if known, indicate: i) file number ii) status of the application iii) OMB file number, if applicable and iv) OMB status.

Official Plan Amendment*

☐ Yes ☐ No

| | | | |
|----------------|------------|----------------------|----------------|
| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|

Plan of Subdivision*

☐ Yes ☒ No

| | | | |
|----------------|------------|----------------------|----------------|
| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|

Consent*

☐ Yes ☒ No

| | | | |
|----------------|------------|----------------------|----------------|
| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|

Site Plan*

☐ Yes ☒ No

| | | | |
|----------------|------------|----------------------|----------------|
| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|

Minor Variance*

☐ Yes ☒ No

| | | | |
|----------------|------------|----------------------|----------------|
| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|

Zoning By-law Amendment*

☐ Yes ☒ No

| | | | |
|----------------|------------|----------------------|----------------|
| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|

Minister's Zoning Order Amendment*

☐ Yes ☒ No

| | | | |
|----------------|------------|----------------------|----------------|
| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|

If yes, and if known, what is the Ontario Regulation number?

6.2 Name of the approval authority considering the application (e.g. Ministry of Municipal Affairs, Municipality/Planning Board, or a Land Division Committee)*

6.3 Provide the legal description of the land that is the subject of the application.*

6.4 What is the purpose of the application? What is the effect of the proposed official plan or plan amendment?*

7. Provincial Plans

7.1 Is the subject land in the requested amendment covered by a provincial plan(s) such as the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, Parkway Belt West Plan or the Central Pickering Development Plan?*

☒ Yes ☐ No

If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s). Attach a separate page, if necessary.*

7.2 If yes to 7.1 above, does the requested amendment conform/not conflict with the policies contained in the applicable provincial plan?*

☒ Yes ☐ No

If yes, please explain. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.*

Proposed OPA conforms and does not conflict with the Northern Growth Plan.

7.3 Is the subject land the subject of a proposed amendment to a provincial plan?*

☐ Yes ☒ No

If yes, what is the applicable provincial plan? Specify the file number and status of the application.*

8. Provincial Policy

8.1 Is the requested amendment consistent with the Provincial Policy Statement (PPS)?*

☒ Yes ☐ No

8.2 Explain how the requested amendment is consistent with the PPS. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.

See Planning Report dated December 13, 2024 prepared by Municipal Planning Services Ltd.

- 8.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property?
☐ Yes ☒ No
- 8.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?
☐ Yes ☒ No
- 8.5 **Appendix 1** is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment.
Please check the appropriate boxes in **Appendix 1**, page 11.

9. Housing Affordability

- 9.1 For applications that include permanent housing, complete **Table A - Housing Affordability**.
For each type of housing and unit size, complete the rest of the row.
If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach a separate page.

Table A - Housing Affordability

| Housing Type | Number of Units | Unit Size and/or Lot Frontage | Estimated Selling Price/Rent |
|--------------------------|-----------------|-------------------------------|------------------------------|
| Semi-detached | | | |
| Link/Semi-detached | | | |
| Row or townhouse | | | |
| Apartment block | | | |
| Other types or multiples | | | |

- 9.2 What is the municipality/planning board minimum target, or provincial target established in a provincial plan, for the provision of housing that is affordable to low and moderate income households?
n/a
- 9.3 What are the municipality/planning board development standards for residential intensification, redevelopment and new residential development?
n/a
- 9.4 If the requested amendment would impact residential intensification, redevelopment and new residential development, explain how the requested amendment would assist in:
i) Achieving the municipality/planning board targets for residential intensification and redevelopment; and
n/a
- ii) Implementing the municipality/planning board development standards and policies for residential intensification and redevelopment.
n/a
- 9.5 Is there any other information that may relate to the affordability of the proposed housing, or the type of housing needs served by the proposal?
☐ Yes ☒ No
If yes, please explain in Section 13.1 or attach a separate page, if necessary.

10. Servicing

Select from **Table B** the appropriate type of servicing. Indicate in a) and b) the proposed type of servicing for the subject land.

- 10.1 a) Indicate the proposed type of sewage disposal system - whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system or other means?
Private Services
- 10.2 b) Indicate the proposed type of water supply system - whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?
Private Services

10.3 c) Is there municipal support for the allocation of uncommitted reserve servicing capacity to the subject application?

Sewage

☐ Yes ☐ No

Water

☐ Yes ☐ No

10.4 d) Provide available servicing reports and information.

n/a

Table B - Sewage Disposal and Water Supply

| | Type of Servicing | Reports/Information Needed |
|-----------------|--|---|
| Sewage Disposal | a) Publicly owned and operated sanitary sewage system | Municipal confirmation of sufficient uncommitted reserve sewage system capacity to service development proposals at the time of development application is required. The reserve sewage system capacity shall also include treatment capacity for hauled sewage from individual on-site sewage systems. |
| | b) Public communal septic | Development generating effluent of more than 4,500 litres per day, as a result of development being completed, would need a servicing options report and hydrogeological report. |
| | c) Privately owned and operated individual septic system | Development of 5 or more lots/units may need a servicing options report and a hydrogeological report. ► Development generating effluent of more than 4,500 litres per day would require a servicing options and hydrogeological report. Development generating effluent of 4,500 litres or less per day may need a hydrogeological report. |
| | d) Privately owned and operated communal septic system | Development of 5 or more lots/units may need a servicing options report and a hydrogeological report. ► Development generating effluent of more than 4,500 litres per day would require a servicing options and hydrogeological report. Development generating effluent of 4,500 litres or less per day may need a hydrogeological report. |
| | e) Privy | Provide details on location and size of out-houses. |
| | f) Other means | To be described by applicant. |
| Water Supply | a) Publicly owned and operated piped water system | Municipal confirmation of sufficient uncommitted reserve water system capacity to service development proposal at the time of development application is required. |
| | b) Privately owned and operated individual well | Development of more than 5 lots/units on communal or individual well system may need a hydrogeological report. Non-residential development on communal well system may need a hydrogeological report. |
| | c) Privately owned and operated communal well | Development of more than 5 lots/units on communal or individual well system may need a hydrogeological report. Non-residential development on communal well system may need a hydrogeological report. |
| | d) Lake or other water body | A Permit to Take Water may be required. [Taking more than 50,000 litres of water per day requires a permit from the Ministry of the Environment and Climate Change.] |
| | e) Other means | To be described by applicant |

11. Access

11.1 The proposed road access would be by:

Highway 17

11.2 Is **water access** ONLY proposed?

☐ Yes ☒ No

If yes, confirmation is required that public road access, accessible parking, and docking facilities are available.

12. Stormwater Management

12.1 a) The proposed stormwater management would be by:*

Other

A stormwater management plan is generally needed for large development proposals and should be prepared concurrently with any hydrogeological report, if required.

13. Consultation Strategy

13.1 Please describe in detail your proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

Public Meeting was held in accordance with the requirements of the Planning Act

14. Other Information

14.1 Is there any other information that you think may be useful to the ministry in reviewing this request for an amendment? If so, explain below or attach a separate page with this information.

Attached planning report and adopted OPA

14.2 If applicable, include the original or certified copy of the supporting information and material.

14.3 Include original or certified copy of other information and material that is required to be provided by the official plan of the municipality/ planning board.

Note: Include a copy of any planning report(s) and technical studies considered by the municipality/planning board prior to adoption.

15. Affidavit or Sworn Declaration for the Prescribed Information

Note: The Deponent or Declarant must be the clerk, commissioner or director of planning of the municipality or the secretary-treasurer of the planning board or other employee of the municipality or planning board designated by resolution.

I, Janet of the Maguire
Last Name, First Name* Municipality*

in the province of Ontario, make oath and certify that the information and material provided in this form as required by Ontario Regulation 543/06 is accurate.

Sworn (or declared) before me at the Township in the Johnson
(lower-tier municipality) (upper-tier municipality)

this* 17 day of* April, 20*25.

Janet Boucher
Commissioner of Oaths

Janet Maguire

Deponent of Declarant

16. Submission of Request for Amendment

Date application deemed complete by municipality/ planning board or OMB, if applicable (yyyy/mm/dd)
2024/12/6

Date of submission to MMA for early consultation (yyyy/mm/dd)
2024/12/20

Date of Request for Amendment to MMA (yyyy/mm/dd)
2025/04/17

17. The Ministry will assign a file number for your submission and this number should be used in all future communication with the ministry on this request.

Before you submit this application, please ensure that you have

- ☒ Completed the **application checklist**
- ☒ Completed the **table in Appendix 1**

18. Application Form: Submission Checklist

Have you remembered to attach the following:

- ☒ 1) A certified copy of the by-law adopting the proposed official plan or plan amendment? (hard copy with original signatures)
- ☒ 2) One certified copy of the proposed official plan or plan amendment? (hard copy with original signatures)
- ☒ 3) One electronic copy and one hard copy, of the official plan or plan amendment?
- ☒ 4) One hard copy of this application form completed, dated and signed?
- ☒ 5) One electronic copy and one hard copy of all information or reports as indicated in the application form?
- ☒ 6) Any other information and material that is required by the official plan of the municipality or planning board?
- ☒ 7) A statement as to whether a proposed official plan replaces an existing official plan?
- ☒ 8) An affidavit or sworn declaration by an employee of the municipality or planning board that the requirements for giving of notice and holding public meetings and open houses, if required, or the alternative measures for informing and obtaining the views of the public set out in the official plan have been complied with? (hard copy with original signatures)
- ☒ 9) An affidavit or sworn declaration by an employee of the municipality or planning board that the requirements for giving notice of adoption, and giving notice of the decision, have been complied with? (hard copy with original signatures)
- ☒ 10) A statement from an employee of the municipality or planning board as to whether the decision of the council or planning board,
 - i) is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*, and
 - ii) conforms to or does not conflict with any applicable provincial plan or plans (hard copy with original signatures)
- ☒ 11) A copy of any planning report considered by council or the planning board?
- ☒ 12) A copy of the description of your consultation strategy?
- ☒ 13) A list describing the information that was made available to the public prior to the adoption of the official plan or plan amendment?
- ☒ 14) A copy of the minutes of the public meeting, if any?
- ☒ 15) The originals or copies of all written submissions and comments and the dates they were received?
- ☒ 16) A list (in the form of an affidavit or sworn declaration by staff) of all persons and public bodies that made oral submissions at the public meeting?
- ☒ 17) A list of any outstanding objectors and their addresses?
- ☒ 18) The prescribed information and material under sub-section 22(4) of the *Planning Act*, if applicable?
[prescribed information by person or public body requesting an amendment]
- ☒ 19) If subsection 22(6.4) of the *Planning Act* applies, a certificate that the requirements have been complied with? [notice of particulars and public access to information]

Note: The ministry may request additional copies if necessary.

Appendix 1

The **Table** below is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment. Please check the appropriate boxes in **Table A**.

Table A - Checklist

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|---|--|---|--|
| Employment lands | <input type="checkbox"/> | | <p>If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate:</p> <ul style="list-style-type: none"> - the land is not required for employment purposes over the long term, and that - there is a need for the proposed conversion. |
| Rural areas located in municipalities | <input checked="" type="checkbox"/> | | <p>i) Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services;</p> <p>ii) Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and</p> <p>iii) Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.</p> |
| Rural areas in territory without municipal organization | <input type="checkbox"/> | | <p>i) Demonstrate relationship to the management or use of resources and resource based recreational activities; or</p> <p>ii) If proposal is in an area adjacent to and surrounding municipalities, provide information that:</p> <p>the area forms part of a planning area; and</p> <p>a comprehensive review has determined that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the province.</p> |
| Class 1 industry ¹ | <input type="checkbox"/> | | If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed. |
| Class 2 industry ² | <input type="checkbox"/> | | If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed. |
| Class 3 industry ³ | <input type="checkbox"/> | | If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed. |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|--|--|--|---|
| Landfill site(s): closed/active landfill | <input type="checkbox"/> | | <p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p> |
| Sewage treatment plant and waste stabilization pond | <input type="checkbox"/> | | <p>There is need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> - 100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or - 150 m of the periphery of the noise/odour-producing source structure of a STP producing greater than 25,000 cubic metres of effluent per day; or - 400 m from the boundary line of a waste stabilization pond. |
| Provincial highways | <input checked="" type="checkbox"/> | See MTO Permit EN02024-50S00000 052 V1 and Consultation Letter from Twp of Johnson to MTO dated December 6, 2024 | <p>Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposed development is located in proximity to a provincial highway, a traffic impact study and a stormwater management report will be required by the Ministry of Transportation</p> |
| Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30 | <input type="checkbox"/> | | <p>If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.</p> |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|---|--|--|---|
| Active railway line and major highways | <input checked="" type="checkbox"/> | Proposed new lots will be in excess of 2,000 metres from Highway 17 | <p>A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> - 500 m of a main railway line or of any provincial highway; - 250 m of a secondary railway line; - 100 m of other railways or a freeway right of way; and - 50 m of a provincial highway right-of-way. |
| Electricity generating station, hydro transformers, railway yards, etc. | <input type="checkbox"/> | | If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures. |
| High voltage electric transmission line | <input type="checkbox"/> | | Consult the appropriate electric power service/utility for required buffer/separation distance. |
| Transportation, other infrastructure, utility and hydro corridors | <input type="checkbox"/> | | If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. |
| Cultural heritage and archaeology | <input checked="" type="checkbox"/> | Archaeological assessment can be undertaken in conjunction with future consent application | <p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p> |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|---|--|---|---|
| Prime agricultural lands/areas | <input type="checkbox"/> | | <ul style="list-style-type: none"> If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken. Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met) |
| Agricultural operations | <input type="checkbox"/> | | If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae. |
| Mineral mining operations and petroleum resource operations and known petroleum resources | <input type="checkbox"/> | | <p>If within 1000 m, demonstrate that development and activities would:</p> <ul style="list-style-type: none"> not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential, are permitted if:</p> <ul style="list-style-type: none"> resource use is not feasible; or the proposed land use or development serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed. |
| Non-operating mine site within 1000 metres | <input type="checkbox"/> | | If within 1000 m, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated. |
| Rehabilitated and abandoned mine sites | <input type="checkbox"/> | | <p>Progressive and final rehabilitation is required to accommodate subsequent land uses.</p> <p>If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines.</p> |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|---|--|---|---|
| Mineral aggregate operations, and known deposits of mineral aggregate resources | <input type="checkbox"/> | | <p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> • 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or • 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. <p>If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would:</p> <ul style="list-style-type: none"> • not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; • not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <ul style="list-style-type: none"> • the resource use is not feasible; or • the proposed land use serves a greater long-term public interest, and • issues of public health, public safety and environmental impacts are addressed. |
| Natural heritage systems | <input type="checkbox"/> | | <p>If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long-term ecological function and biodiversity of the system will be maintained, restored or improved.</p> |
| <p>Significant wetlands in Ecoregions 5E, 6E and 7E;</p> <p>Significant coastal wetlands;</p> <p>Significant habitat of endangered species and threatened species</p> | <input checked="" type="checkbox"/> | Adopted OPA requires Natural Heritage Evaluation in conjunction with consent applications | <p>Development and site alteration are not permitted in the features.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p> <p>Are any known significant habitats present on the subject lands or within 50 m?</p> <p>Has there been preliminary site assessment to identify whether potentially significant habitats are present?</p> |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|--|--|---|--|
| Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E | <input type="checkbox"/> | | Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions. Indicate if there are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m. |
| Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest (ANSI) | <input checked="" type="checkbox"/> | Adopted OPA requires Natural Heritage Evaluation in conjunction with consent applications | Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions. Indicate if there are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m. |
| Fish habitat | <input checked="" type="checkbox"/> | Adopted OPA requires Natural Heritage Evaluation in conjunction with consent applications | Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 30 m? Is any lake trout lake on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required. Please consult with the Ministry of Municipal Affairs early in the planning process. |
| Adjacent lands to natural heritage features and areas | <input checked="" type="checkbox"/> | Adopted OPA requires Natural Heritage Evaluation in conjunction with consent applications | Development and site alteration are not permitted on adjacent lands to natural heritage features unless: <ul style="list-style-type: none"> the ecological function of the adjacent lands has been evaluated; and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. |
| Sensitive surface water features and sensitive groundwater features | <input type="checkbox"/> | | Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions. |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|---|--|---|---|
| Water quality and quantity | <input type="checkbox"/> | | <p>An assessment is generally required to determine potential impacts of development proposals on water quality and quantity.</p> <ul style="list-style-type: none"> • If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. • As well, in areas of high water table, fractured bedrock or thin overburden, a hydrogeological report may be required in accordance with the Ministry of the Environment and Climate Change (MOECC) D-Series Guidelines. <p>(These are not the only instances when a technical study may be needed).</p> <p>Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs early in the planning process.</p> <p>The province has particular interests in lake trout lakes.</p> |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|---|--|---|---|
| Natural hazards | <input checked="" type="checkbox"/> | New development would not be permitted within the established floodline elevation of Lake Huron | <p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <ul style="list-style-type: none"> • a dynamic beach hazard? • the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? • areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway? <p>Is the proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> • safe access appropriate for the nature of the development and the natural hazard? • Special Policy Area? • uses which by their nature must locate in the floodway? <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Is the subject land within or partially within:</p> <ul style="list-style-type: none"> i) hazardous lands adjacent to the shorelines of the Great-Lakes - St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)? ii) hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? iii) hazardous sites (includes unstable soils and unstable bedrock)? iv) a special policy area shown in an approved official plan? v) the food fringe in an area subject to the two zone concept of floodplain management? <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p> |

| Development Circumstances or Features of Interest to the Province | (a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply? | If a feature/land use, specify distance from site (in meters) | Additional information that may be required |
|--|--|---|---|
| Human-made hazards ⁴ including mine hazards and high forest fire hazards | <input type="checkbox"/> | | Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works? Are the subject lands on or within 1000 m of a salt solution mining well? Demonstrate how the hazard(s) will be addressed. |
| Mine hazards, former mining operations, or rehabilitated and abandoned mine sites | <input type="checkbox"/> | | If the proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses; all work undertaken must be to the satisfaction of the province. |
| Contaminated sites | <input type="checkbox"/> | | To determine potential soil contamination, proponents must complete a Phase 1 Environmental Site Assessment (ESA) as per the Ministry of the Environment and Climate Change (MOECC) regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination. Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects. |
| Crown lands ⁵ | <input type="checkbox"/> | | Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands. Contact the Ministry of Natural Resources and Forestry (MNRF) District Office regarding the actual acquisition or use of Crown land. |

Notes:

1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 Industry - indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous Sites - property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography).
5. Certain areas of Crown Lands are identified by MNRF as being of special interests, such as lake access points.
Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.

TOWNSHIP OF JOHNSON – ADOPTION OF OPA 1

AFFIDAVIT OF JANET MAGUIRE

**I, JANET MAGUIRE, OF THE TOWNSHIP OF JOHNSON IN THE DISTRICT OF ALGOMA,
MAKE OATH AND SAY:**


1. The Notice of Decision of the adoption of Official Plan Amendment One (OPA 1) to the Township of Johnson Official Plan submitted by Ransohoff et al was provided and met the requirements for providing Notice of Decision as per Section 17 (23) of the *Planning Act* R.S.O. 1990.

ALL OF WHICH IS RESPECTFULLY SUBMITTED,

SWORN BEFORE ME in the
Township of Johnson
On April 17, 2025



)
)
)
)
)
)


Janet Maguire, Clerk
Township of Johnson

TOWNSHIP OF JOHNSON – ADOPTION OF OPA 1

AFFIDAVIT OF JANET MAGUIRE

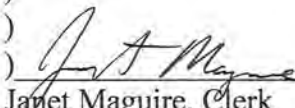
I, JANET MAGUIRE, OF THE TOWNSHIP OF JOHNSON IN THE DISTRICT OF ALGOMA,
MAKE OATH AND SAY:

1. The giving of Notice for an application to amend the Township of Johnson Official Plan (OPA 1) submitted by Ransohoff et al the was provided and met the requirements for giving notice as per Section 22 (6.4) of the *Planning Act* R.S.O. 1990.

ALL OF WHICH IS RESPECTFULLY SUBMITTED,

SWORN BEFORE ME in the
Township of Johnson
On April 17, 2025


A Commissioner, etc.


)
)
)
)
)
)
)
)
)
)

Janet Maguire, Clerk
Township of Johnson

• Municipal Planning Services •

MEMORANDUM

To: MMAH
From: Chris Jones MCIP, RPP
Date: April 17, 2025
Re: Statement of Conformity for OPA 1 (Township of Johnson)

This is to advise that I provide professional planning services to the Township of Johnson.

It is my opinion that the adopted OPA 1 is consistent with the Provincial Planning Statement (2024), and furthermore does not conflict with the Northern Ontario Growth Plan.

Respectfully Submitted,



Chris D. Jones MCIP, RPP



*Minutes of the Regular Meeting
March 19, 2025
1 Johnson Drive, Desbarats*

The following minutes are comprised of resolutions and the Clerk's interpretation of the meeting. The meeting was called to order at 6:00 PM.

Present: R. McKinnon, J. Kern, K. Stobie, G. Grant

Regrets: E. McKinnon

Staff: J. Maguire, J. Boucher, T. Phillips, R. Smith, D. Methot, P. Trotter, R. Ford, F. Labelle

Recognition of the Land Acknowledgment was given by Mayor Reg McKinnon

No Declaration of Pecuniary Interest was filed at this time.

Res. 2025-030 K. Stobie, J. Kern

BE IT RESOLVED THAT COUNCIL called the regular meeting to order at 6:00pm. (cd)

6:05pm the meeting was open to discuss the Notice of Public Meeting for a proposed official plan amendment, Planning OPA Part lot 5, con. 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5, Con. 3, all of which is located in Plan 58, Hink's location, Township of Johnson in the District of Algoma, as presented.

There was no one in attendance to address the OPA. The Planning Board had sent a notice to look at some mapping but it was not a concern with this OPA.

There was no opposition to the Amendment as presented, however the Desbarats To Echo Bay Planning Board provided comments that were advanced to the Township Planner.

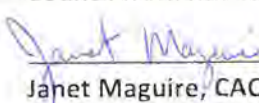
Planning part of the meeting was closed at 6:10pm.

Res: 2025-031 K. Stobie, G. Grant

BE IT RESOLVED THAT COUNCIL accepts the OPA for Part lot 5, Con. 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5, Con3 which is located in Plan 58, Hinks location known as the Ransohoff property, as presented. (cd)

Minutes of Regular Council Meeting
March 19, 2025

I, Janet Maguire, do hereby certify this to be the true copy of the Minutes of the Regular Meeting of Council from March 19, 2025.


Janet Maguire, CAO/Clerk



Res: 2025-032 G. Grant, J. Kern

BE IT RESOLVED THAT THE COUNCIL adopts By-Law 2025-1135 being a by-law for the provisions of Section 22 of the Planning Act R.S.O. 1990, as amended, as presented. (cd)

Res: 2025-033 K. Stobie, G. Grant

BE IT RESOLVED THAT COUNCIL accepts the minutes for the February 2025 meeting as presented. (cd)

Res: 2025-034 G. Grant, J. Kern

BE IT RESOLVED THAT COUNCIL accepts the statements for March 2025 as presented. (cd)

Res: 2025-035 J. Kern, G. Grant

BE IT RESOLVED THAT COUNCIL accepts the staff reports for March 2025 as presented. (cd)

Res: 2025-036 G. Grant, J. Kern

BE IT RESOLVED THAT COUNCIL accepts By-Law 2025-1136 being an amended by-law for the 911 service and PSAP as presented. (cd)

Res: 2025-037 J. Kern, G. Grant

BE IT RESOLVED THAT COUNCIL accepts By-Law 2025-1137 being a by-law to assume part of McClelland Road being PT PCL 1066 SEC ALG; PT S1/2 LT 5 CON 5 Johnson; Except LT 11056; being Parts 3 and 4, Plan 1R-14215 Johnson, as presented. (cd)

Res: 2025-038 J. Kern, K. Stobie

BE IT RESOLVED THAT COUNCIL accepts the letter from the City of Sarnia in dealing with the US Tariffs and would like support on stopping the carbon tax as presented. (cd)

Res: 2025-039 J. Kern, K. Stobie

BE IT RESOLVED THAT COUNCIL Supports the Municipality of Durham wanting support to ban the Nazi Swastika in Canada due to alarming frequency in the public sphere, used by a increasing number of groups and individuals to promote hate and install fear within Canadian society, as presented. (cd)

Res: 2025-040 G. Grant, J. Kern

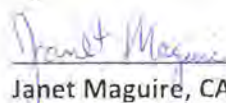
BE IT RESOLVED THAT COUNCIL supports the Township of Brudenell wanting help in supporting the City of Toronto in declaring Toronto as a Paid Plasma-Free Zone, as presented. (cd)

Res: 2025-041 J. Kern, K. Stobie

BE IT RESOLVED THAT COUNCIL supports the Municipality of Uxbridge in asking for support from AMO and ROMA to buy only Canadian products and anything over \$1,000.00 must be approved, as presented. (cd)

Minutes of Regular Council Meeting
March 19, 2025

I, Janet Maguire, do hereby certify this to be the true copy of the Minutes of the Regular Meeting of Council from March 19, 2025.


Janet Maguire, CAO/Clerk




Res: 2025-042 G. Grant, J. Kern
BE IT RESOLVED THAT COUNCIL accept the Annual & Summary from PUC on the Desbarats Drinking Water System, as presented. (cd)

Res: 2025-043 J. Kern, G. Grant
BE IT RESOLVED THAT COUNCIL accepts By-Law 2025-1138 being a confirming by-law for the proceedings for the Regular meeting of Council on March 19, 2025, as presented. (cd)

Res: 2025-044 K. Stobie, J. Kern
BE IT RESOLVED THAT COUNCIL adjourns at 7PM and agrees to meet again on April 16, 2025 or at the call of the Mayor, as presented. (cd)



Mayor: Reg McKinnon




CAO/Clerk Janet Maguire

March 19, 2025

Minutes of Regular Council Meeting
March 19, 2025

I, Janet Maguire, do hereby certify this to be the true copy of the Minutes of the Regular Meeting of Council from March 19, 2025.



Janet Maguire, CAO/Clerk



Date: Mar 19 2025
Item 2

**NOTICE OF A PUBLIC MEETING FOR A PROPOSED
OFFICIAL PLAN AMENDMENT**

RECEIPT OF COMPLETE APPLICATION

TAKE NOTICE that the Township of Johnson has received a complete application to amend the Township's Official Plan. The application affects certain lands on Highway 17 located in Part Lot 5, Concession 4, described legally as Part 1, Plan 1R-2351 and Part of Lot 5, Concession 3, all of which is located in Plan 58, Hinck's Location, Township of Johnson in the District of Algoma (see attached Key Map). The purpose of the application is to identify a new private road and add a special policy exception to the Official Plan that would authorize the creation of 3 new shoreline lots subject to certain policy criteria.

AND PURSUANT to Section 22 of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

NOTICE OF PUBLIC MEETING WITH COUNCIL

TAKE NOTICE that the Council for The Corporation of the Township of Johnson will be holding a public meeting under Section 22 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on an application for a proposed Official Plan Amendment.

DATE AND LOCATION OF PUBLIC MEETING

Date: Wednesday, March 19, 2025
Time: 6:00 pm
Location: 1 Johnson Drive – Johnson Township Office
Desbarats, Ontario

DETAILS OF THE OFFICIAL PLAN AMENDMENT

The purpose of the proposed amendment is to identify a new private road to the lands illustrated on the attached key map and add a special policy exception to the Official Plan that would authorize the creation of 3 new shoreline lots accessed by this private road subject to certain policy criteria.

Information relating to this application, including a draft official plan amendment is available at the Township of Johnson Municipal Office for public review during regular office hours.

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION

A key map showing the land to which the proposed amendment applies is provided on this notice.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed official plan amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the application.

If a specified person or public body does not make written or oral submissions at a public meeting or make written submissions to the Township of Johnson before the amendment is approved, the specified person or public body is not entitled to appeal the decision to the Ontario Land Tribunal (OLT).

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Johnson before the amendment is approved, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Board, there are reasonable grounds to do so.

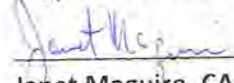
If you wish to be notified of the decision of the Council of the Township of Johnson on the proposed Official Plan Amendment, you must make a written request to the Township, at 1 Johnson Drive, P.O. Box 160, Desbarats, Ontario, P0R 1E0.

Additional information regarding the proposed amendment is available to the public for inspection at the Township of Johnson Municipal Office located in the community of Desbarats on Monday to Friday, between the hours of 9:00 a.m. and 4:30 p.m.

Mailing Date of this Notice: February 27, 2025

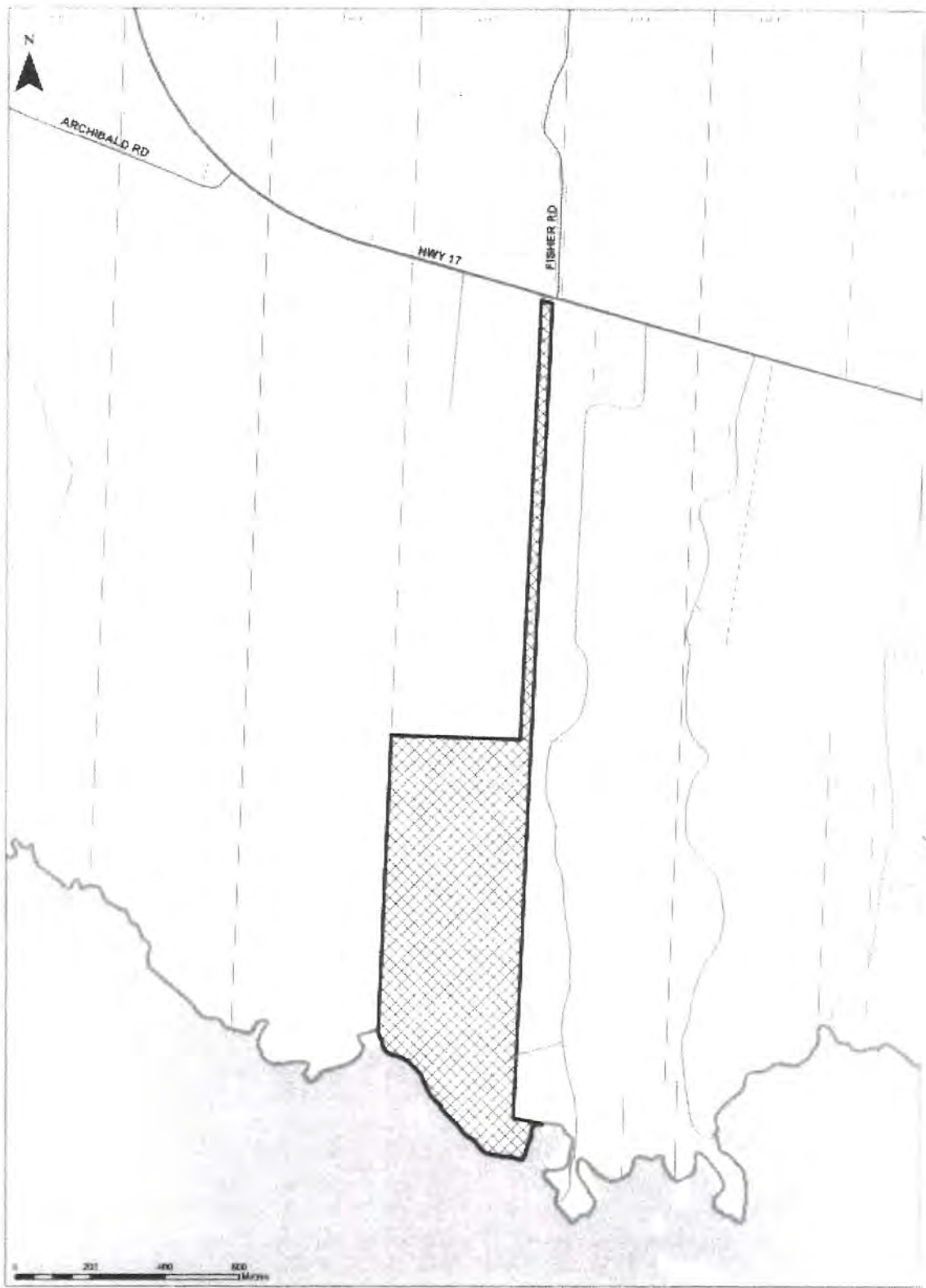

Janet Maguire, Clerk - Township of Johnson

I, Janet Maguire, do hereby certify this to be the true copy of the Notice of a Public Meeting for a Proposed Official Plan Amendment, Dated February 27, 2025.


Janet Maguire, CAO/Clerk



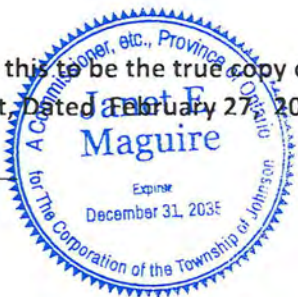
LANDS SUBJECT TO APPLICATION FOR
OFFICIAL PLAN AMENDMENT



I, Janet Maguire, do hereby certify this to be the true copy of the Notice of a Public Meeting for a Proposed Official Plan Amendment, Dated February 27, 2025.

Janet Maguire

Janet Maguire, CAO/Clerk



TOWNSHIP OF JOHNSON – OPA 1

AFFIDAVIT OF JANET MAGUIRE

I, Janet Maguire of the Township of Johnson in the District of Algoma, Make oath and say:

That there are no outstanding objectors in the matter of the matter of the Adoption of the Official Plan Amendment one (OPA 1)

SWORN BEFORE ME in the
Township of Johnson, on
May 12, 2025

A. K. Kouchor
A Commissioner, etc.

)
)
)
)
)

) Janet Maguire, Clerk
) Township of Johnson



TOWNSHIP OF JOHNSON – OPA 1

AFFIDAVIT OF JANET MAGUIRE

I, Janet Maguire of the Township of Johnson in the District of Algoma, Make oath and say:

That no persons, or public bodies made oral submissions at the public meeting held on March 19, 2025.

SWORN BEFORE ME in the
Township of Johnson, on
May 12, 2025

J. K. Kuch
A Commissioner, etc.

)
)
)
)
)

) Janet Maguire Clerk
) Township of Johnson



List of names and addresses for Ransohoff OPA.

David Ransohoff,
Paul Ransohoff
1208 Pinehurst Dr.
Chapel Hill, North Carolina USA
27517

Marshall D. Thompson,
Ruth Thompson,
8387 D Hwy. 17 E,
Bruce Mines Ont. P0R 1C0

Rebecca and Menno Weber,
5355 Hwy 17 E, R. R. #1
Bruce Mines, Ont. P0R 1C0

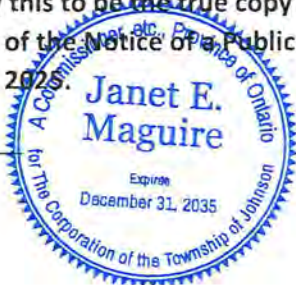
Rufus and Rebecca Martin
91 Fischer Rd.
Bruce Mines Ont. P0R 1C0

Martin, Joseph Brubacher,
Martin, Anna Weber,
8336 Hwy 17 E,
Bruce Mines, P0R 1C0

I, Janet Maguire, do hereby certify this to be the true copy of the Mailing List, including Names and Addresses used for the circulation of the Notice of a Public Meeting for a Proposed Official Plan Amendment, Dated February 27, 2025.

Janet Maguire, CAO/Clerk

Page 1 of 5



School Boards:

Algoma District School Board
644 Albert Street East
Sault Ste. Marie, On P6A 2K7

Conseil Scolaire Public du Grand Nord
296 rue Van Home
Sudbury, On P3B 1H9

Sault Ste Marie District Catholic Board
90 Ontario Street
Sault Ste Marie, Ont. P6B 607

LeConseil Scolaire De Dist Catholic
201 Rue Joques
Sudbury, Ont. P3C 5L7

Utilities:

Algoma Power Inc.
2 Sackville Road, Suite A
Sault Ste. Marie, On P6B 6J6

Algoma Public Health
294 Willow Avenue
Sault Ste. Marie, ON
P6B 0A9


Hydro One
483 Bay Street, North Tower, 15th Floor Reception
Toronto, Ontario, MSG 2P5

Ontario Power Generation
700 University Ave.
Toronto, Ont, MSG 1X6
(if by email: [executivevp.lawanddevelopment\(a.org.com\)](mailto:executivevp.lawanddevelopment(a.org.com)))

1

Canadian Pacific Railway Gulf
Canada Square
401 9 Avenue SW, Ste. 500 Calgary
Alberta T2P4Z4

I, Janet Maguire, do hereby certify this to be the true copy of the Mailing List, including Names and Addresses used for the circulation of the Notice of a Public Meeting for a Proposed Official Plan Amendment, Dated February 27, 2025.


Janet Maguire, CAO/Clerk

Page 2 of 5



Planning Boards:

Desbarats to Echo Bay Planning Board
c/o Tarbutt Township
27 Barr Rd, S. RR# 1
Desbarats, Ont. P0R 1E0

St Joseph Island Planning Board
P.O. Box 290
Richards Landing, Ont. P0R 1J0

First Nations:

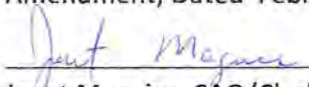
Garden Rivers First Nation
Ojibways of Garden River
7 Shingwauk Street
Garden River, Ont. P6A 6Z8

Batchewana First Nation
Ojibways of Batchewana (Rankin)
236 Frontenac Street, Rankin Reserve 15D
Sault Ste Marie, Ont. P6A 5K9

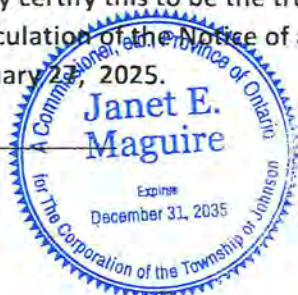
Thessalon First Nation
P.O. Box 9 RR# 2
Thessalon, Ont. P0R 1L0

Metis Nation of Ontario
500 Old St Patrick Street
Ottawa, Ont. K1N 9G4

I, Janet Maguire, do hereby certify this to be the true copy of the Mailing List , including Names and Addresses used for the circulation of the Notice of a Public Meeting for a Proposed Official Plan Amendment, Dated February 23, 2025.


Janet Maguire, CAO/Clerk

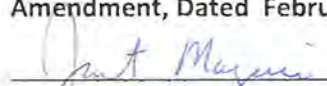
Page 3 of 5



Metis Nation of
Ontario Suite 1100,
11th Floor 66 Slater
St.
Ottawa, ON K1P 5H1

Thessalon First Nation
Band Office
40 Sugarbush Rd.
Thessalon, ON
P0R 1L0

I, Janet Maguire, do hereby certify this to be the true copy of the Mailing List, including Names and Addresses used for the circulation of the Notice of a Public Meeting for a Proposed Official Plan Amendment, Dated February 27, 2025.


Janet Maguire, CAO/Clerk



Ministry:

Ministry of Municipal Affairs
159 Cedar Street, Suite 401
Sudbury, Ontario, P3E 6A5

Attention: Lise Roy

Ministry of Natural Resources
64 Church Street
Sault Ste. Marie, On P6A 3H3

Townships:

Township of St. Joseph
P.O. Box 187
Richards Landing, On P0R 1J0

Township of Jocelyn
3670 5th Side Rd., R.R. #1
Hilton Beach, On POR 1G0

Township of Hilton
2983 Base Line, Hwy 548
Hilton Beach, Ontario, POR 1G0

Village of Hilton Beach
P.O. Box 25
Hilton Beach, On P0R 1G0

Macdonald, Meredith & Aberdeen Add'l
208 Church Street, Echo Bay, Ont. POS 1C0

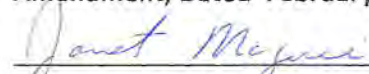
Laird Township
3 Pumpkin Point Rd
RR#4 Echo Bay, Ont. POS 1C0

Johnson Township
1 Johnson Drive
P.O. Box 160, Desbarats.
Ontario, POR 1E0

Town of Bruce Mines
P.O. Box 220
Bruce Mines, Ont. POR 1C0

Plummer Add'l Township
38 Railway Cr. RR# 2
Bruce Mines, Ont. POR 1C0

I, Janet Maguire, do hereby certify this to be the true copy of the Mailing List, including Names and Addresses used for the circulation of the Notice of a Public Meeting for a Proposed Official Plan Amendment, Dated February 27, 2025.


Janet Maguire, CAO/Clerk

Page 5 of 5

