

**TOWN OF PENETANGUIHENE'S OFFICIAL PLAN – PUBLIC CONSULTATION COMMENT MATIX****Modified by the County of Simcoe to include comments received after the Official Plan Adoption package was provided to the County**

| Com. #   | Date          | Contact  | Location                | Comment   | Topic                         | Town Response  | Comment addressed or follow-up action |
|--|---------------|--|-------------------------|---|-------------------------------|--|---------------------------------------|
| <b>Phase 4 – Draft Official Plan Comments (June 2017-March 31, 2018)</b> |               |  |                         |   |                               |  |                                       |
| 1  | June 16, 2017 | John Rainer  | Town wide               | Heritage policies should be enhanced and word “may” should be changed to “shall” wherever it appears  | Heritage                      | This will be looked at on an individual basis.   |                                       |
| 2  | June 16, 2017 | William Rittersshofer on behalf of Gisela Eckhardt | 130 Champlain rd.       | Requested that Environmental Protection designation be removed from 130 Champlain Road  | Environmental Protection Area | The NHS governs how EP designations will be considered.  |                                       |
| 3  | June 16, 2017 | Lois Lipton (303 Champlain Rd)                     | Town wide               | Sought clarification in terms of Town's Official Plan conforming to County's new Official Plan since latter wasn't approved by province yet.  | Environmental Protection Area | Town OP must conform to County OP  |                                       |
| 4  | June 16, 2017 | Martin Keiner                                      | 1290 Sandy Bay Rd       | Requested that Restricted Rural designation presently on 1290 Sandy Bay Road be changed so that he can develop a plan of subdivision.   | Restricted Rural              | While plans of subdivision in the Rural Area will not be permitted, additional flexibility has been included in the new Plan to permit rural severances. |                                       |
| 5  | June 16, 2017 | David Rogowsky (North American Realty Group)       | 200 Main St.            | His company has an interest in developing a mixed retail commercial project on portion of property known as 200 Main Street that will front onto Thompsons Road West (when built) and asked that his area be re-designated to Commercial for intended use | Mixed Use Commercial          | The lands have been designated as Mixed Use Commercial.  |                                       |
| 6  | June 16, 2017 | Teresa Babcock                                     | 294 Church St           | Would like the Holding (H) Symbol removed from the zoning of 294 Church Street, before which proposed extension of Beck Blvd north of Broad Street must be deleted from the official plan   | Transportation                | This is a zoning issue and may be considered when the new Zoning By-law is prepared.   |                                       |
| 7  | June 16, 2017 | Rob Armstrong (Travis Planning Consultants)        | Town wide               | Clarification and/or revision to Section 3.4.5.2 (density and height policies) of Marine Commercial designation, specifically as it relates to the waterfront lands owned by Parkbridge Lifestyle Communities (see April 27, 2009) letter                 | Shoreline Area                | Need more detail to consider comment.  |                                       |
| 8  | June 16, 2017 | Mr. Bev Day  | 1323, 1367 Sandy Bay Rd | Requested that Environmental Protection designation be removed from 1323 and 1367 Sandy Bay Rd  | Environmental Protection Area | The NHS governs how EP designations will be considered.  |                                       |
| 9  | June 16, 2017 | Dave Parent  | 1349 Sandy Bay Rd       | Requested that EP be removed from small portion of his 40 ac. Parcel at 1349 Sandy Bay Rd to enable him to pursue building an accessory building for his 12 year old home (see April 30, 2009 letter attached)  | Environmental Protection Area | The NHS governs how EP designations will be considered.  |                                       |

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| 10     | July 28, 2017   | Joan Lediard   | 9854 County Road 93<br><br>9854 County Road 93 | <p>9854 County Road 93<br/>This property is primarily designated Rural (beige), which is unchanged from the current designation. Two things of note: firstly, the wetland area at the front (light green) more clearly identifies the location of the wetland and would be designated Environmental Protection One EP1. This use of this area continues to be a “no touch” area, or that no development can occur in this location. Secondly, the area at the back (dark green hatch) represents the “no negative impact” area and would be designated Environmental Protection Two EP2. I note that this is a licensed pit area and has yet to be excavated. I will confirm that the EP2 designation does not impact the ability to use that portion of the property for the gravel pit operation.</p> <p>9854 County Road 93<br/>This property (highlighted in blue) is currently designated Neighbourhood Residential and under the proposed new OP, the lands would be designated Neighbourhood Area (beige) but subject to both the EP 1 “no touch” and EP2 “no negative impact” provisions. The EP1 lands (dark green strip) are the no negative impact and the EP2 lands (light green) hatch are the “no negative impact” area. The remainder of the property is intended for residential uses. In order to determine whether the EP2 lands could be developed an Environmental Impact Study (EIS) would be required to determine that there are no negative impacts to the natural heritage features. As we had previously discussed, this property is in a Deferred Development zone and that in order to develop the land for a house, a EIS would be required. Therefore, not much has changed from what you could currently have used or developed on the property.</p> | Environmental Protection Area | The NHS governs how EP designations will be considered.  |                                       |
| 11     | August 9, 2017  | Ricky Longlade | 1075 Lafontaine Road                           | Wondering if there has been any progress on severing 1075 Lafontaine road?  | Lot Creation                  | Additional flexibility has been included in the new Plan to permit rural severances.   |                                       |
| 12     | August 23, 2017 | Sandy Elliott  | 334 Watson Road                                | <p>I understand that the Town of Penetanguishene is currently reviewing the Official Plan. I would like to request that I be permitted to participate in the process of the proposed new Official Plan.</p> <p>It is my goal that I may acquire relief for a new lot creation specific to 334 Watson Road, for the purpose of estate planning.</p> <p>I look forward to hearing from you in the near future as to how we may proceed.</p>   | Shoreline Area                | While plans of subdivision in the Rural Area will not be permitted, additional flexibility has been included in the new Plan to permit rural severances. | Letter provided in OP package         |

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| 13     | August 22, 2017 | Triple C Investments Inc. | 905 Fuller Ave | <p>Further to our meeting of today's date with yourself, Jeff Lees, CAO, and our planning consultant Bryan MacKell, this letter will serve to confirm our discussions and matters arising from that discussion.</p> <p>A sketch was presented by our planning consultant wherein it showed our lands fronting onto Fuller Avenue being developed with a new public road extending east from Fuller Avenue to our licensed pit beyond and bisecting the subject land thus creating two distinct lots. It is intended that the lot on the south side of the new road will be divided into two lots and be developed with multiple self-storage buildings on the eastern portion while the land fronting onto Fuller Avenue will be developed with possibly two multi occupancy buildings with individual units in each. The remaining lot on the north side of the new road has the possibility of being utilized as one lot or depending on demand, be divided to suit user needs.</p> <p>Our discussions revealed:</p> <ul style="list-style-type: none"> <li>• That the municipality's new Official Plan is targeted to be adopted by the municipal Council in November of 2017.</li> <li>• That the Official Plan document should be forwarded to the County of Simcoe by January by 2018 with a request for approval.</li> </ul> <p>It is further understood that the County is currently reviewing the draft document with a view to amending it to reflect the amended provincial documents and that the plan may be approved by the county in the spring of 2018. It was noted by the planning director that the county is not totally supportive of the proposed employment lands designation on the subject property, but the issue of the County Greenlands designation on other lands in the municipality should support the land use change on the subject property.</p> <ul style="list-style-type: none"> <li>• That the Town will commence a comprehensive review of their Zoning Bylaw in the summer of 2018 with a view to compliment the approved Official Plan. It is anticipated that this could take a year to complete.</li> </ul> <p>The developer then presented the following:</p> <ul style="list-style-type: none"> <li>• The development could proceed with the developer entering into the municipality's standard subdivision agreement and posting the necessary</li> </ul> | Employment | Subject to discussions with the County and Province to confirm employment designations as no new lands can be designated at this time. |                                       |

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|        |                    |                         |                                      | <p>letters of credit, but in lieu of utilizing the plan of subdivision process, the municipality agrees that a deposited reference plan could be employed identifying the new proposed public road, three lots, a 0.3 metre reserve on the lands fronting onto Fuller Avenue, road widenings on Fuller Avenue and a future road access across the developers adjacent lands to the property to the south.</p> <ul style="list-style-type: none"> <li>A full engineering submission will accompany the development application and will address, but not be limited to, municipal water and sanitary servicing, storm water management, utilities and road construction details.</li> </ul> <p>In discussing the multi occupancy incubator building facing Fuller Avenue it was noted that the municipality does not have parking requirement standards in their current zoning bylaw for such a land use and therefore a Parking Needs Study would be required to determine the square metre to parking space ratio for the proposed use.</p> <p>It was also noted that the proposed development is across from the municipal fire station and intersection of Robillard Street. In the ensuing discussions it was agreed that a Traffic Impact Study will be required to determine if traffic signals are warranted at the location. It was further suggested that a turning lane for truck movements into the developers' extraction pit to the east will be considered.</p> <p>It was suggested that a review of the municipalities Community Design Manual would be in order in or to incorporate the elements of that document into the site plans for the buildings.</p> <p>We trust this accurately reflects the matters that were discussed. We look forward to working closely with the municipality to ensure a proper and orderly development of the lands at 905 Fuller Avenue.</p> |             |  |                                       |
| 14     | September 15, 2017 | Goodreid Planning Group | Part of Lots 14 and 15, Concession 3 | <p>We are writing to request changes to the draft Official Plan for the Town of Penetanguishene as it relates to a 26.5 ha located in Part of Lots 14 and 15, Concession 3 in order to permit a residential development. These lands are owned by our client, Winsound Lands Corporation (Martin Kiener).</p> <p>The subject property is a vacant irregularly shaped parcel of land that is located on the east side of Gilwood Park Drive and the north side of Sandy Bay Road. This property is</p>   | Residential | While plans of subdivision in the Rural Area will not be permitted, additional flexibility has been included in the new Plan to permit rural severances. |                                       |

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|        |      |         |          | <p>treed and has a watercourse running from southwest (via a culvert under Sandy Bay Road) to northeast towards Georgian Bay. There is a single detached dwelling lot located at the north east corner of the intersection of these two local Town roads.</p> <p>The subject property is in an established low density residential area that includes developed residential plan of subdivision lots to the west, north and east of the subject property. The subdivision lots are primarily built out with a few vacant lots that remain. The subject property is in proximity to the Town's identified urban area boundary.</p> <p>We have had an opportunity to review background reports and studies, discussion papers prepared thus far as part of the Official Plan Review including the Natural Heritage Study and the first draft of the Official Plan of the Town of Penetanguishene.</p> <p>The subject property is proposed to be classified as follows:</p> <ol style="list-style-type: none"> <li>1. Rural designation and Environmental Protection 2 (overlay) on Schedule A - Land Use Structure.</li> <li>2. Twenty-five Year Time of Travel for wellhead protection on Schedule B - Policy Areas (site not affected by future wellhead study or special policy).</li> <li>3. Local Road on Schedule C - Transportation Network (street fronting property local roads).</li> </ol> <p>We would propose changes to the draft Official Plan to permit a maximum of 12 single detached residential lots each fronting directly onto existing local roads, being Gilwood Park Drive and Sandy Bay Road. The proposed servicing would be municipal water (already available in the area) and private septic systems.</p> <p>In order to ensure planned and orderly development of the subject property moving forward we have prepared a draft Site Specific Special Rural Policy Area text to be applicable to the property as well as a draft Schedule A to the Official Plan in order to provide a planning framework for the proposed development.</p> <p>Attached please find the following for your review:</p> <ol style="list-style-type: none"> <li>1. Schedule A to the draft Official Plan revised to identify Site Specific Rural Policy Area 1 (SSRPA1).</li> </ol> |       |               |                                       |

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|        |      |         |          | <p>2. Section 3.9.3, Site Specific Rural Policy Area and Subsection 3.9.3.1, Site Specific Rural Policy Area 1 (SSRPA1).</p> <p>3. The Concept Plan for the low density residential development.</p> <p>As you will note Schedule A - Land Use Structure to the draft Official Plan is proposed to be revised to identify the lands that are subject to Section 3.9.3.1, Site Specific Rural Policy Area 1 (SSRPA1). The text of SSRPA1 is drafted in order to properly consolidate the changes into the draft Official Plan document. As you will find there are 5 policy requirements included in SSRPA1 that will limit the scale of residential development and set out environmental and servicing study requirements for land development.</p> <p>The planning approach being advanced through the introduction of SSRPA1 will involve the Town establishing the principle of residential development through the Official Plan as well as specifying what technical studies are required to support land development on the subject property. The 100 m interior woodland area identified on Map 2A - Town of Penetanguishene - Woodland Habitat of the Natural Heritage Study (determined without on-site ground truthing) are not currently proposed for residential development.</p> <p>We have shown two blocks of land on the revised Schedule A as being subject to policy SSRPA1 to permit a maximum of 12 single detached dwelling lots. The actual number of lots and their shape and dimensions are proposed to be determined through environmental impact and servicing options reports. The technical reports proposed will build upon earlier environmental impact, functional servicing and hydrology reports prepared for a larger residential development initiated by the former Owner during the mid-2000's. The earlier subdivision included 12-lots fronting onto Gilwood Park Drive and Sandy Bay Road as well as 18 lots on internal streets. As you know the earlier proposal was submitted to the Town but withdrawn by the Owner in order to enable further investigation of residential development options.</p> <p>All of these earlier technical studies and reports were recently re-filed with the Town planner for reference purposes. The earlier studies and reports involved site visits and extensive research by the project team to gain familiarity with the subject property in terms of environmental/natural heritage features and servicing options. This technical</p> |       |               |                                       |

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|        |      |         |          | <p>work is to be updated as proposed by the study requirements of Subsection 3.9.3.1 of the Official Plan. A supplementary environmental letter report by Mr. Paul Neals of Orion Environmental Solutions dated November 14 is included with this email. This supplementary report confirms that environmental conditions determined earlier by Azimuth Environmental Consulting have not significantly changed (Mr. Neals of Orion Environmental Solutions was involved in the preparation of the original environmental impact study by Azimuth Environmental).</p> <p>In our planning review we found several properties outside the urban boundary classified as Rural designation in the current Town Official Plan that are now proposed to be classified as Neighbourhood Area or Employment Area on Schedule A of the draft Town Official Plan. However no consideration seems to have been given to development on the subject property although it is within an established residential area and now involves a more limited form of residential development.</p> <p>The absence of any recognition of the subject property for residential development is difficult to understand when one considers that all lands within Town of Penetanguishene are recognized as being in a settlement area by the Official Plan for the County of Simcoe and further that our client's proposed residential development involves rounding out of an established residential area. Our proposal also now involves preservation of the interior woodland habitat identified by the Natural Heritage Study.</p> <p>We would request the Town of Penetanguishene further consider the current growth strategy advanced in their draft Official Plan in order to take into account the planning merits of our client's small scale residential project as well as the proposed changes to draft Official Plan including a revised Schedule A and Sub-Sections 3.9.3 and 3.9.3.1 to the Rural policies.</p> <p>After discussion(s) with the Town planners (staff and consultant) about the proposed changes to the draft Official Plan and any additional supporting documentation that may be required to review the request, we should then be in a position to make any further planning submissions the Town may require.</p> |       |               |                                       |

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| 15     | October 11, 2017  | Celeste Phillips Planning Inc.      |           | <p>Hi Andrea:</p> <p>I am reviewing the first draft of the new Penetanguishene Official Plan and I have a couple of questions, as follows:</p> <ol style="list-style-type: none"> <li>1. Schedule A- Land Use Structure shows the Queens Court lands as “Neighbourhood Area” with an Environmental Protection 2 Natural Heritage designation. From reading the intent of the EP2 designation in the introductory section of 3.10 of the Official Plan text, it states that “EP2 includes lands where development and site alteration may be permitted, subject to the preparation of an EIS, including Significant Woodlands, for example.” However, when I review the permitted uses in Section 3.10.2.1, I do not see residential uses listed. Could you please clarify? Secondly, given that the EIS has been prepared for the Queens Court lands and accepted (save the addendum bat study), could consideration be given to the removal of the EP2 designation prior to Council’s adoption of the Official Plan?</li> <li>2. In reviewing Schedule C – Transportation Network, I did not see the connection of Beck Boulevard from its current terminus at Fox Street, extended through to Broad Street. I was thinking that there would be a Future Road connection designation on Schedule C. Please advise.</li> <li>3. Could you please add my name to the list of those to be notified with respect to further matters pertaining to the new Official Plan.</li> </ol> | Neighbourhood Area  | <p>The EP2 designation is intended to be an overlay. The overlay will be relocated from Schedule A to Schedule B.</p> <p>The lands will remain within an “EP2” overlay as the EIS continues to have outstanding issues related to its preparation. Furthermore, Council has denied this application.</p> <p>However, an EIS may be updated or approved and the lands may be developed on EP2 lands within an overlay without an amendment to the Official Plan, since, the EP2 overlay is not a land use designation.</p> <p>Beck Blvd extension has been removed as directed by the Town.</p> | Letter provided in OP package         |
| 16     | November 15, 2017 | Simcoe Muskoka District Health Unit | Town wide | SMDHU provided a summary of a review of the Town of Penetanguishene Official Plan: Draft (July 2017). The review highlights overall strengths of the policy directions as they relate to principles of a healthy community, and where appropriate, opportunities to strengthen policy directions. Policies have been considered using the Simcoe Muskoka District Health Unit (SMDHU) Healthy Community Design - Policies for Official Plans (2014) tool.  | Environment, Injury and Safety, Physical Activity, Food Access, | All comments were considered and implemented where feasible and practical.   | Letter provided in OP package         |



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|        |                  |              |   | Overall, SMDHU would like to acknowledge and commend the Town of Penetanguishene on the Draft Official Plan as it contains many objectives and policies aimed at achieving a healthier, more complete, and sustainable Town. Such policies include protecting the natural environment and promoting energy conservation; promoting greater mix of land-use including higher densities, where appropriate, a greater mix of housing forms; encouraging a complete street approach and emphasizing connectivity of various forms of transportation including public transit and active transportation.   | Social Cohesion, and Well-being |  |                                       |
| 17     | January 25, 2018 | Brian Harris | 138 Robert Street East & 1220 Brunelle Sideroad | <p>Further to our meeting with you on August 23, 2017, and attendance at the Town of Penetanguishene, Steering Committee Presentation on December 17, 2017, we want to let you know some of our thoughts regarding Natural Heritage System mapping overlay proposed for our family farm, referred to in the Town of Penetanguishene Official Plan (Draft) July 2017.</p> <p>To begin with, the MacLeod properties at 138 Robert Street East &amp; Part of Lot 114, Concession 1, Penetanguishene; and 1220 Brunelle Sideroad Penetanguishene are parts of our family farm. This property has been owned and farmed by the MacLeod family since 1957, and farmed long before that, most recently by Harris Family Farm. Our family farm is a mixed farming livestock operation. We raise sheep and grow a hay crop and other crops. Our farmlands produce an annual hay crop, an annual cash crop, pasture land, and woodlot for maple syrup, lumber, firewood. Some portion of our woodlot is presently overgrown with volunteer Scots Pine (Christmas tree).</p> <p>The proposed Natural Heritage mapping overlay in the Town of Penetanguishene Official Plan (Draft) July 2017 covers much of the tree covered areas on our family farm and we request the proposed Natural Heritage mapping overlay be removed.</p> <p>Our agricultural lands are part of the provincial Agricultural System; and are to remain in agriculture. The current municipal zoning designations, Residential and Employment Lands and recent proposed NHS mapping overlay do not preclude that all the property is prime agricultural land and is classified and taxed as such.</p> <p>The proposed NHS mapping overlays for corridors and linkages between unverified natural features are simply overlays on our agricultural lands and should only become a reality when the agricultural lands are permanently removed from agricultural use. Ground proofing by Ontario Ministry of Natural Resources must be completed before any significant natural features are identified and substantiated.</p> | Natural Heritage System Mapping | <p>While the NHS was completed by another firm and adopted by Council in June 2017, which has to be implemented in the Official Plan, the identification of said lands as EP2 does not preclude the landowner from continuing to use the lands for agriculture.</p> <p>While we do not disagree that the lands should be groundtruthed, this was outside of the scope of the NHS and unfortunately, we have to use the best and most up to date information available.</p> <p>As a note, there are no lands within a settlement area that are included in the Province's agricultural and natural heritage system mapping.</p> | Letter provided in OP Package         |

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|        |                |            |           | <p>Furthermore, the full range of “agricultural uses”, as defined in the Growth Plan for the Greater Golden Horseshoe, 2017 are permitted, with no added requirements to complete an Environmental Impact Study, or natural heritage evaluation, as a condition of approval for the expansion of an existing farm building, or the construction of a new farm building, even within a proposed corridor or linkages.</p> <p>The Town of Penetanguishene is in a strong position with regard to the proposed Natural Heritage System presented in the Town of Penetanguishene Official Plan (Draft) July 2017 as over 30% of the area is treed within the Settlement Area. There is no need to include our farm woodlot.</p> <p>We want to go on record as stating that although we support environmental protection, and see ourselves as stewards of the land, we are opposed to the proposed NHS Natural Heritage System mapping overlay referenced in the Town of Penetanguishene Official Plan (Draft) July 2017 for portions our family farm.</p> |                                      |   |                                       |
| 18     | March 4, 2018  | Scott Hook | Town wide | <p>I would like to comment on the Final Draft New Official Plan specific to the area of " Land Use Structure". I would like to address the number six (6) designation within the nine primary use designations and that being the "Major Open Space Area ". It may be beneficial to include all Open Spaces, both minor and major, and rename it simply as : 6." OPEN SPACE AREA ".</p> <p>Should the Town endeavour to create a Parks Plan in the future, it may simplify things to envelope all open spaces and parks for that steering committee.</p>   | Major Open Space Area Designation    | The Town directed at the outset of the project to only identify major or significant open spaces that contribute to the entire community. While the balance of the parks/open spaces are not designated, they will be zoned appropriately in the Zoning By-law. | Letter provided in OP Package         |
| 19     | March 12, 2018 | MMA        | Town wide | <p>The draft Town's OP is based on growth forecasts to 2031 and targets in the in-effect County OP. It is noted that there appears to be some discrepancy in the draft Schedule A: 'Land Use Structure' of the Town's draft OP, which depicts some areas outside of the Delineated Built Boundary designated for development, on lands which are designated as Rural in the current Town OP as well as in the County's 2031 employment land budget. It is recommended that the County ensure that no rural or agricultural lands are being designated for development through this OP update as per Growth Plan policy 6.3.5. The County may also consider if it is appropriate to include a policy in the OP which reflects the provisions of Growth Plan policy 6.3.5, to clarify that lands designated as of January 20, 2017 for rural or agricultural uses may only be redesignated for development through the County's municipal comprehensive review.</p>  | Delineated Built Boundary and Growth | <p>While the Province's comments are noted, both Council and staff have identified that lands designated “employment” outside of the DBB shall remain as discussion points with the County.</p> <p>The comments about rural lot creation are noted.</p>         |                                       |

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|        |                |                     |               | <p>As a primary settlement area the Town is required to identify and plan for strategic growth areas. These have been identified in the most recent draft of the Town's OP as those areas designated as 'Downtown and Waterfront Area', 'Mixed-Use and Commercial Area', and lands generally serviced by transit or located along Major Roads. The County may consider working with the Town to establish minimum density targets for the identified strategic growth areas. This work can help inform the County's future implementation of Growth Plan policy 5.2.3.2 through a municipal comprehensive review, which will identify all strategic growth areas and related density targets in the County OP. The County should additionally ensure that the remaining policies under section 6.3 of the Growth Plan, concerning planning for primary settlement areas, are fully reflected in the Town's OP.</p> <p>Lastly, the County may consider working with the Town to further develop OP policies to ensure development in the rural area does not hinder future growth beyond 2031. Additional rural lot creation policies for lands in the vicinity of existing designated greenfield areas, in addition to other policy approaches, may be beneficial in ensuring that the logical future expansion of the Town's greenfield areas can proceed unencumbered.</p> |                      |   |                                       |
| 20     | March 20, 2018 | Ross and Lyn Cooper | 12 Tessier Dr | <p>Per our discussion, our property at 12 Tessier Dr. is being shown on the Draft OP 2018 Schedule A: Land Use Structure, as falling within the colour coding of "Neighbourhood Area".</p> <p>As discussed, our property is currently designated Central Commercial and zoned Commercial General (CG). As indicated, we want the property to remain as it is currently designated and zoned and not what is shown in the Draft OP.</p> <p>I believe you are going to pass this onto the OP Consultant to have this correction reflected in the new OP and our property to be shown as "Downtown and Waterfront Area".</p>  | Land Use Designation | This change has been made.  | Letter provided in OP Package         |
| 21     | March 22, 2018 | Josh Warriner       | Town wide     | <p>As both a resident of Penetanguishene and someone who cares deeply about the natural environment, I would like to both recognize and voice my support for the many ways in which the new Official Plan, in the face of aggressive growth projections, commits to preserving and protecting our natural</p>  | NHS                  | Thank you for the comment and the work undertaken to review the Plan. | Letter provided in OP Package         |

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|        |      |         |          | <p>environment which, due to the ever increasing threats of human-induced climate change, is more important now than ever.</p> <p>This commitment to preserving and protecting our natural environment can be seen in many statements throughout the new Official Plan, but is perhaps most clearly demonstrated in the way the plan has adopted both the results and recommendations of several environmental studies that have been completed for or in the Town of Penetanguishene over the past number of years, and the most recent Provincial policies that serve to protect natural heritage features and sensitive groundwater areas in Ontario.</p> <p>To begin, the new Official Plan demonstrates this commitment to our natural environment by adopting the results and recommendations of several environmental studies that have been completed for or in the Town of Penetanguishene over the past number of years. These reports include the Penetanguishene Urban Woodland Assessment, the Natural Heritage Study Update and the Severn Sound Source Protection Area Approved Assessment Report.</p> <p>The first of these studies is the Penetanguishene Urban Woodland Assessment, completed by Severn Sound Environmental Association for the Town of Penetanguishene to assess the woodland cover contained in the 25 sites included in this study, and rank these sites in terms of their natural history values and ecological constraints to development. Totalling scores from the studies 12 criteria, out of the 25 sites included in this study, 7 received a Gold rank, 12 received a Silver rank and 6 received a Bronze rank. Following these results, this study recommends that Gold sites be “retained and protected”, that Silver sites need “careful consideration for limited development intrusion”, and that Bronze site could be improved from “tree planting and/or management.”</p> |       |               |                                       |

**TOWN OF PENETANGUISHENE’S OFFICIAL PLAN – PUBLIC CONSULTATION COMMENT MATIX**  
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|        |      |         |          | <p>Following this, the Natural Heritage Study Update was completed, again by Severn Sound Environmental Association for the Town of Penetanguishene, to provide an overview of existing natural heritage conditions within the Town and identify natural features or areas that “may require policy restrictions in the Towns Official Plan.” This study clearly identified the 7 sites ranked as Gold sites in the Penetanguishene Urban Woodland Assessment as being located in sensitive groundwater areas and as Significant Woodlands consistent with the provincially-recommended criteria in the Natural Heritage Reference Manual.</p> <p>The new Official Plan has thoroughly adopted these results and recommendations by designating these urban woodland sites as Significant Woodlands and shown as an Environmental Protection Overlay on schedule B1 of the plan.</p> <p>In addition to the two studies mentioned above, as part of the Severn Sound Source Protection Plan, the Severn Sound Source Protection Area Approved Assessment Report completed a Vulnerability Assessment and Issues and Threats evaluation of the drinking water system in the Town of Penetanguishene. The results of this report, which clearly identify the vulnerability of features such as Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, have been adopted in the new Official Plan and detailed a Source Protection Policy Overlay on Schedule B2 of this plan.</p> <p>By adopting the results and recommendations of the studies mentioned above, the new Official Plan clearly demonstrates a commitment to preserving and protecting the natural environment.</p> |       |               |                                       |

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|        |      |         |          | <p>The next way the new Official Plan demonstrates its commitment to the natural environment is by adopting the most recent Provincial policies that serve to protect natural heritage features and sensitive groundwater areas.</p> <p>The 2014 Provincial Policy Statement, which sets the policy foundation for regulating the development and use of land in Ontario, in its section titled “Wise Use and Management of Resources” starts by stating;</p> <p style="padding-left: 40px;">“Ontario’s long term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”</p> <p>Following this statement, the Provincial Policy Statement goes on to restrict any development or site alteration in significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. In the same way, this policy also restricts any development or site alteration in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</p> <p>These restrictions are repeated, almost word for word, in the new Official Plan which states that development or site alteration in a Significant Woodland feature shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions, and that any development or site alteration in a Highly Vulnerable Aquifer or a Significant Groundwater Recharge Area must protect, improve or restore these features.</p> |       |               |                                       |

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|        |      |         |          | <p>Again, by adopting these Provincial policies that serve to protect natural heritage features and sensitive groundwater areas, the new Official Plan clearly demonstrates its commitment to preserving and protecting the natural environment.</p> <p>In addition to the above, the new Official Plan lists “conservation of the natural environment” as its first goal and objective which includes plans to “ensure that development decisions do not impact on Natural Heritage Features and Areas,” and to “ensure all new land use planning decisions are based on the principles of environmental sustainability.”</p> <p>The plan goes on to state that “The Town, County, and Province encourage the protection and enhancement of Natural Heritage Features and Areas. The significant Natural Heritage Features and Areas are lands represent the legacy of the natural landscape of the area and as a result have important and social value,” and that “the Town will work to conserve, restore and enhance them, wherever possible.”</p> <p>When specifically discussing the Town’s urban woodlands, the new Official Plan states that “The treed urban landscape is an integral part of the Town’s green infrastructure. Properly planned and managed, the treed urban landscape provides significant ecological, social and economic benefits, including but not limited to; improved air and water quality; reduced erosion and storm water runoff; energy conservation; improved health; enhanced liveability; reduced noise; heritage value and increased property values.</p> <p>In conclusion, I fully support the many ways that the new Official Plan has demonstrated a commitment to preserving and protecting our natural environment. And while I think that we can, should, and ultimately need to do more to protect the natural environment, the new Official Plan provides a necessary starting point as we, the citizens of Penetanguishene and our elected</p> |       |               |                                       |

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|        |                |                                     |               | <p>Officials, decide what type of Town we want to live in and how we will navigate our uncertain future.</p> <p>The world we know is changing and we cannot afford to remain ignorant of the effects of human activity on the natural environment.</p> <p>Human-induced climate change is now a certainty and its impacts on the natural environment, human health and the economy are accelerating.</p> <p>With this knowledge, we must change our tack, abandoning past practices and old ways of thinking, and chart a new course that respects and values the natural environment both to mitigate these effect, but also to live with them.</p> |           |   |                                       |
| 22     | March 30, 2018 | Celeste Phillips Planning Inc.      | Queen's Court | <p>I am writing to you as a follow up to my email correspondence of October 11, 2017 regarding the new Official Plan for the Town of Penetanguishene. In particular, I am awaiting a response to my request that the Environmental Protection 2 Natural Heritage designation be removed from the Queen's Court lands. This overlay designation is currently not in force for this property and with the Environmental Impact Study completed and peer reviewed by the Town, I believe that the EP2 designation should be removed. Alternatively, I am looking to hear from you as to why the designation should remain.</p>                          | NHS       | <p>The lands will remain within an "EP2" overlay as the EIS continues to have outstanding issues related to its preparation. Furthermore, Council has denied this application.</p> <p>However, an EIS may be updated or approved and the lands may be developed on EP2 lands within an overlay without an amendment to the Official Plan, since, the EP2 overlay is not a land use designation.</p> |                                       |
| 23     | April 12, 2018 | Travis & Associates                 | Bay Moorings  | A request to revise the permitted uses within the Mixed Use and Commercial Area to allow for a full range of residential uses.   | Land Use  | This has been implemented   |                                       |
| 24     | June 4, 2018   | Simcoe County District School Board | Town-wide     | The School Board has provided numerous comments related to lands within their ownership ranging to site specific comments and terminology found in the Plan.   | Town-wide | The comments have been reviewed and implemented as appropriate. We note the comment about Future Study  | Letter provided in OP Package         |



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|---|------------------|--|--------------------------------------|---|--------------|---|---------------------------------------|
|   |                  |  |                                      |   |              | Areas will remain as the intent is for the Town to study the lands prior to redevelopment being proposed, not the School Board, to ensure redevelopment is not held up, whenever that may occur |                                       |
| Lines added to account for verbal comments recorded at the March 14, 2018 Public Meeting                        |                  |  |                                      |   |              |   |                                       |
| 25  | March 14, 2018   | Mr. Josh Warriner                                  |                                      | Description in meeting minutes: "Mr. Warriner read aloud his written comments that were provided to Council". This may relate to the letter captured above from March 22.   |              |   |                                       |
| 26  | March 14, 2018   | Mr. M. Cadieux                                     |                                      | Description in meeting minutes: "Mr. M. Cadieux provided comments regarding the proposed Official Plan".  |              |   |                                       |
| Lines added to incorporate letters that were submitted with the OP package but were not addressed in the matrix |                  |  |                                      |   |              |   |                                       |
| 27  | April 27, 2016   | Triple C Investments                               | 905 Fuller Ave                       |   | Employment   |   | Letter provided in OP Package         |
| 28  | February 2, 2017 | Goodreid Planning Group on behalf of Martin Kiener | Part of Lots 14 and 15, Concession 3 |   | Residential  |   | Letter provided in OP Package         |
| 29  | March 1, 2017    | Mike and Eva Carter                                | Town-wide                            | <p>Unfortunately we were unable to attend the January 31<sup>st</sup> meeting, as we were out of town. We have been reviewing the discussion papers posted on the Town web-site.</p> <p>While this issue maybe already covered under Ontario Provincial Regulations, we would like to suggest you consider adding specific guidelines that would prevent development and the addition of fill on a neighboring property that would result in significant change in elevations between the properties (causing water run-off, drainage, and settlement (wet lands) issues on the lower elevation property). In addition any fill added on a property should be free of hazardous material that may have a negative environmental impact (eg asphalt pavement, metal, containers, etc).</p> <p>Thank you for the work being done.</p> | Fill/Grading |   | Letter provided in OP Package         |

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|--------|-----------------|-------------------------------------|----------------------|--|---|---------------|---------------------------------------|
| 30     | March 23, 2017  | Ricky Longlade                      | 1075 Lafontaine Road | I am writing you for the consideration to sever the land @ 1075 Lafontaine RD. However the land is zoned Restricted rural. I understand from speaking Andrea Betty that the township is now going over policies of certain properties. I would like to ask for this property not to be deemed unseverable. Therefore when updating policies this property be exempt to the rule. I.E change zoning if required. I am looking to sever and build on this property in the near future, as there is plenty of room for septic and home to be built. Also, the town would benefit from this new build. If any further information is needed, please contact me at 705-529-1821.  | New lot creation  |               | Letter provided in OP Package         |
| 31     | August 16, 2017 | Simcoe Muskoka District Health Unit | Town-wide            | <p>I am writing to commend the County of Simcoe and the area municipalities for their leadership in building strong, health and vibrant communities, and for the County's successful completion of its Official Plan at the end of 2016. I am happy to offer the support of the Simcoe Muskoka District Health Unit (SMDHU) in fulfilling the County's Official Plan; to this end I am contacting you to offer our assistance in the development of the Town of Penetanguishene's Official Plan.</p> <p>The primary goal of public health is to promote and protect the health of people, communities and the environment. Land use planning decisions and the design of communities play a critically important role in shaping the environment in which people live, work, learn and play. The physical environment, whether built or natural, has a direct impact on people's health.</p> <p>For this reason SMDHU has identified health and the built environment as an issue of public health importance. For over ten years we have been building strong relationships with municipalities to review their Official Plans. We have offered education sessions for elected officials and municipal staff and supported the review or development of various master plans. We also produced a policy resource for municipal planners called <i>Healthy Community Design: Policy Statements for Official Plans</i>.</p> | Health of people, communities and the environment. Safe and Healthy communities |               | Letter provided in OP Package         |

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|--|----------------------|--|---------------------------------|---|--------------------------------|---------------|---|
|  |                      |  |                                 | <p>SMDHU remains committed to continuing our partnership with area municipalities to integrate healthy community design concepts into local planning policy processes. As such, we are confirming that we plan to continue to review all municipal Official Plans, and to review other plans such as master plans as capacity allows, and provide comments and feedback from a public health perspective to help build vibrant, safe and healthy communities. Christine Johnson, a Public Health Nurse (<a href="mailto:Christine.Johnson@smdhu.org">Christine.Johnson@smdhu.org</a>) in your municipality will be contacting your planning department to offer health unit support for your upcoming official plan review.</p> <p>In the meantime, I invite you to contact SMDHU if you have any questions or to support other planning or initiatives related to the built environment. For additional discussion or enquiries please contact me by email at <a href="mailto:Charles.Gardner@smdhu.org">Charles.Gardner@smdhu.org</a> or by phone at 705-721-7520 ext. 7219</p> |                                |               |   |
| 32   | June 25, 2018        | David White                                      | Queen's Court                   |   | NHS                            |               | Letter provided in OP Package   |
| 33   | June 27, 2018        | Jamie Robinson (MHBC) on behalf of Sandy Elliott | 344 Watson Road                 | <p>Note: Comment description below was added by the County:<br/>Requesting the Town Council pass a resolution to provide direction for a policy framework, to be included in the OP update, that would permit lot creation on private roads where there are two existing dwellings located on the same lot.</p> <p>Town Report PD-18-63 was presented to Council on September 12, 2018 to respond to this concern.<br/>The report recommended minor policy revisions to the OP to permit consents on private roads. The report directs the County to make these revisions to the Adopted OP.</p>  | Lot creation on a private road |               | Letter provided in OP Package. County was copied on the email as a request for Notice.<br><br>Comment has been addressed. |
| 34   | July 10, 2018        | Celeste Phillips Planning Inc.                   | Queen's Court                   | Hi David- Please add my name to the list of those to be notified regarding the County of Simcoe's decision on the recently adopted Penetanguishene Official Plan. My written requests to the Town for changes to the plan have not been addressed. Thank you.   | NHS                            |               | Email provided to County as a request for Notice  |
| Lines added by the County to incorporate letters/emails that were submitted directly to the County after the OP adoption package was submitted |                      |  |                                 |   |                                |               |   |
| 35   | April 2, 2019 Letter | Johanna R. Shapira, Wood                         | Queen's Court<br>221 Fox Street | Seeking clarification regarding Schedule C of the Town's Adopted OP, specifically related to the status of the Beck Blvd extension. The current in-force OP identifies Beck   | Roads mapping                  |               | The Town has advised the County that they   |

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|        |                                   | Bull LLP & Celeste Phillips Planning Inc. |  | Blvd as a 'proposed road' where it crosses the subject property. The Adopted OP identifies the same as a 'local road'. A proposed modification version of the Adopted OP was circulated in November 2018 which no longer identifies the Beck Blvd extension as well as many other roads on Schedule C.  |                                      |               | inadvertently included unopened road allowances and non-existing roads within the Local Roads network layer shown on the Schedules to the adopted version of the Town's OP. The Town has prepared amended Schedules that no longer show unopened road allowances and non-existing roads within the Local Roads network layer and has requested that the County approve those Schedules as identified in Schedule 3 to Item CCW 2019-055. |
| 36     | May 10 and May 14, 2019<br>Emails | Tony Huguenin                             | Dufferin Street, Burke Street and Robert Street East | <p>Objecting to any road allowance standard width of less than 26 metres, where possible, for any Major Road in the Town of Penetanguishene's road classification hierarchy for the Town's Road System. Requesting that County Council add the following clause, or similar wording with the same intent, as a further modification to the Town of Penetanguishene's new Official Plan's Transportation Section:</p> <p>"It shall be the policy of Council to provide for the improvement of intersections where deemed necessary, having adequate regard for sight distances and any jog eliminations, in particular the intersection of Dufferin Street, Burke Street and Robert Street East."</p> <p>Please confirm the date for when the Town of Penetanguishene's Official Plan comes before County Council for vote? Will there be a Notice of Decision regarding County Council's decision and if so I request a copy, by email, of the Notice of Decision. Also, I wish to request a copy, by email, of your County Planning Department report to County Council in this matter when it becomes available to the public.</p> <p>No modifications are being requested by the Town.</p> | Road allowance width for Major Roads |               | County staff will notify Mr. Huguenin of the date when the Town's Official Plan comes before County Committee of the Whole and Council for consideration and will be provided a copy of the related staff report once posted to the online meeting agenda. Mr. Huguenin will also be provided a copy of the County's Notice of Decision regarding this matter by email.  |

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| Lines added by the County to incorporate correspondence received by the Town from Indigenous Communities |   |                                      |          |   |                            |               |                                       |
| 37   | May 16, 2016<br>Email   | Métis Nation of Ontario              |          | Email received from Métis Nation of Ontario requesting capacity funding from the Town to participate in the Official Plan Review Project.<br>Response on July 25, 2016 indicating that the Town could not provide funding to assist with the OP Review Project. | Capacity Funding           |               |                                       |
| 38   | April 18, 2016<br>Email   | Huron-Wendat Nation                  |          | Email received from Huron Wendat Nation requesting capacity funding from the Town to participate in the Official Plan Review Project.<br>Response on July 25, 2016 indicating that the Town could not provide funding to assist with the OP Review Project.     | Capacity Funding           |               |                                       |
| 39   | October 26, 28, 2016<br>December 1, January 13, 17, March 31 and April 3 2017<br>Discussion | Tanya Roote, Beausoleil First Nation |          | Discussions with Tanya Roote from Beausoleil First Nation regarding presentation to Beausoleil First Nation Council.<br>Town presented to Beausoleil First Nation Council on April 4, 2017.   | Presentation               |               |                                       |
| 40   | February 2, 2017<br>February 10, 2017<br>Email  | Metis Nation                         |          | Email from Métis Nation of Ontario requesting a meeting on the Official Plan.<br>Response on February 10, 2017 indicating that the Town would meet while reiterating that there is no additional financial capacity from the Town on the meeting.               | Requesting a meeting       |               |                                       |
| 41   | February 20, 21, 28 2018<br>Email   | Maxime Picard, Huron-Wendat Nation   |          | Email from Maxime Picard of Huron-Wendat Nation requesting GIS data on the new Official Plan.<br>Email with link to the GIS data was sent by the Town to Mr. Picard on February 28, 2018.   | Requesting GIS information |               |                                       |