



May 6, 2022

Project No: 09M-00017-01-PLN

Chelsea DeGagne, Interim Clerk/Chief Administrative Officer
Township of Chapleau
20 Pine St. W
Chapleau, ON P0M 1K0

Subject: 8, 20, and 32 Pine St East (Proposed Campground)

Dear Ms. DeGagne:

As requested, we have reviewed the proposal for a temporary use by-law to permit the seasonal use of the property at 8, 20, and 32 Pine St East as a trailer park / campground. The following documents were received:

- Cover letter dated April 20, 2022;
- Planning Justification Report, dated April 26, 2022;
- Concept Plan, May 2016;
- MNR Comments; and
- Proposed Site Plan.

The purpose of this letter is to provide comments on the completeness of the application submission, and to provide preliminary feedback on the proposal.

Proposed Development

The Applicant proposes a temporary use by-law under Section 39 of the *Planning Act* to permit the development of a campground for 20 RV parking spaces. The use is proposed for a period starting May 1st and ending on October 31st of each year for six years.

It should be noted that a temporary use may only be authorized for a maximum of three years. A temporary use by-law may be extended for a period of up to three years at a time, provided the applicant requests the extension before the original three-year period comes to an end.

The proposed seasonal trailer park / RV campground would not include any permanent buildings or structures, water or pump-out services, or other amenities.

Approximately half of the proposed campsites are located below the floodline as shown on Schedule 2 Natural Heritage and Constraints of the Official Plan.

Complete Application

As per WSP memo dated March 30, 2022, the following documents and information were requested as part of a complete application:

- Site Plan - Showing the locations and dimensions of campsites, parking areas, vehicle movements, buildings, structures, amenities, flood line, entrances, exits, and other details as required;
- Planning Rationale Report – describing how the proposal is consistent with the Provincial Policy Statement, 2020 and conforms with the Township of Chapleau Official Plan.
 - The Planning Rationale Report should also include a detailed description of the proposed use, including a description of services to be provided to guests, waste disposal, the location of pump out facilities, etc.
- Topographic Plan of Survey – to confirm the flood line
- Functional Servicing Report, if the campers are to be serviced
- Floodplain Analysis – if anything is proposed to be located within the flood line

The following items were not provided:

- Topographic Plan of Survey – to confirm the flood line
- Floodplain Analysis – if anything is proposed to be located within the flood line

The proponent does not dispute the location of the floodline. In support of their proposal they have provided an email from the Ministry of Northern Development, Mines, Natural Resources and Forestry stating the following:

District staff reviewed your email below and we don't see any issues with this camping proposal on private land. It is the Township of Chapleau that administers the official plan and you would be subject to any zoning bylaws regarding flooding.

It is the policy of the Town's Official Plan as per Section 3.6.9.1.3 that development may be permitted on an existing lot of record in a flood plain provided sufficient information accompanies the application in the form of a report prepared by a qualified engineer demonstrating that:

- i. the proposed development and its occupants shall be protected from the flooding hazards; the potential upstream and downstream impact of the development proposal shall not significantly affect the hydrology or hydraulics of the flood plain;
- ii. that adequate flood proofing measures are incorporated in the development;

- iii. that the development is limited to uses which by their nature must locate within the floodplain, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows; and
- iv. that during times of flooding:
 - safe egress and ingress for persons and vehicles is provided;
 - no new flooding hazards are created and existing ones are not aggravated;
 - development and site alteration is undertaken in accordance with floodproofing standards, protection works standards, and access standards; and
 - no adverse environmental impacts shall result.

The proposal would permit patrons to park RVs and camping trailers for overnight camping below the floodline. A large portion of the travel aisle between campsites, and the entrance and exit to the property also appear to be located below the floodline.

While there would be no permanent structures placed below the floodline, the requirement for safe egress and ingress for persons and vehicles must be demonstrated.

Next Steps

The applicant has attempted to address all concerns raised through pre-application, therefore the application may be deemed complete, and the Township may proceed with issuing notice and scheduling the required public meeting in accordance with the *Planning Act*.

As discussed above, it is recommended that the applicant provide additional information to demonstrate safe ingress and egress can be provided on the site. This may be done by showing that the depth of potential flooding would not prevent vehicles from exiting the property, or through the establishment of a new entrance and exit located above the floodline.

Sincerely,



Matt Alexander, MCIP, RPP
Project Manager



Angela Zhao, MCIP, RPP
Project Planner

