



SMOOTH ROCK FALLS WATERFRONT MASTER PLAN

MASTERPLAN REPORT
SEPTEMBER 2022

Smooth Rock
Falls Inc.

| JLR

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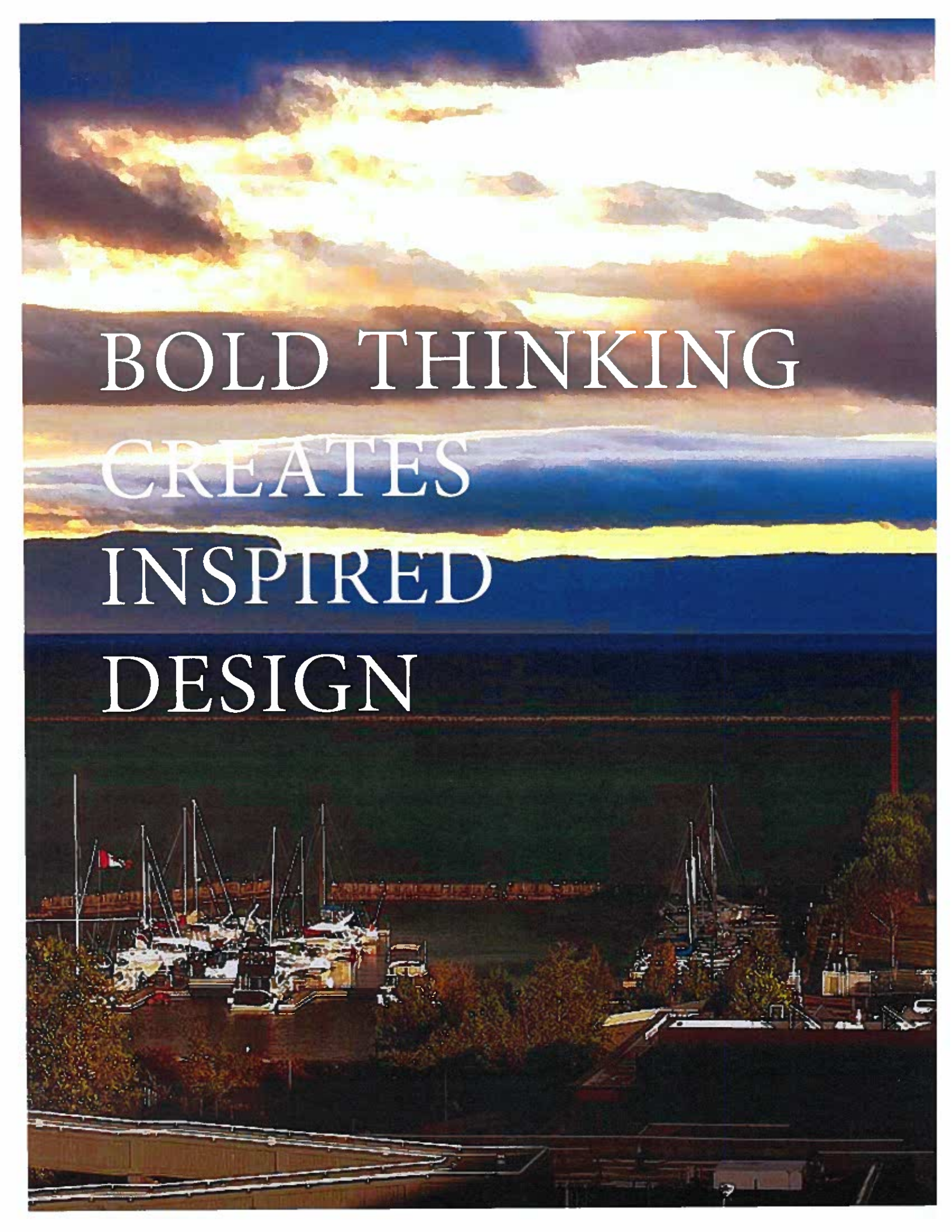
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BOLD THINKING
CREATES
INSPIRED
DESIGN

OUR PLAN AND APPROACH

As a team we are going through an interactive planning process for the planning and design of the Waterfront Masterplan, working with Smooth Rock Falls Corporation to determine the best mix of typologies and densities for each of the uses throughout the site. Once the site analysis and development program are defined and we have a clear vision of the site potential and identity, we will work with the development team to complete the revised Master Plan documentation. The development of the Master Concept Plan will establish the framework for the implementation of resiliency measures that will be advanced in later stages of work and will be used to define the requirements for planning approvals by the City. This Master Plan will inform policy and spur development activity within the community and surrounding area.

Preliminary layout of the various systems and networks will be prepared to reflect the overall development program requirements. We will also be meeting with Authorities Having Jurisdiction over the development of the property and advise on the best approach to apply for and receive development approvals for the project.

Most importantly, we will be working with the development team throughout this process so that the final Master Plan represents a clear vision of the Town goals and objectives, to ensure that the plan provides a practical solution that allows the development to move forward to subsequent stages of planning, design and implementation.

PROJECT CONSORTIUM







01

THE MASTER
PLAN

01.1 RESILIENT MASTER PLAN IS COMMUNITY BUILDING

Walking distance from the Town amenities and along the shoreline of the Mattagami river, with regional connectivity, the Waterfront district provides a significant opportunity to expand the fabric of Smooth Rock Falls's existing neighborhoods, while supporting increased development diversity on the site.

Smooth Rock Falls Waterfront Master Plan will become a one-of-a-kind destination in the region, as an extension of the existing Smooth Rock Falls core that will support the continued growth of the Town as a Northern Ontario tourist and lifestyle engine. Leveraging extensive public interest in accommodating nature as a major element of the site development strategy, the community of Smooth Rock Falls sees the creation of a regionally-connected lifestyle destination hub of over 140 acres of a unique natural setting, and will serve as a catalyst for new investment and growth of the northern region of Ontario.

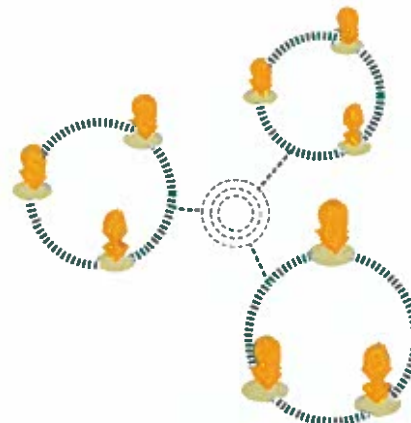
This Master Plan brochure brings together key ideas and strategies introduced in the numerous public meetings and workshops and incorporates various refinements and new approaches which have since been advanced. This document reflects the ongoing evolution of the Master Plan and responds to inputs received from the Town and the broader community. The Master Plan is implementation-focused, seeking to define and set in place a structure for new development, one which will become the basis for the Official Plan and Zoning By-law amendments framework for the district.

The following concepts summarize and outline a vision for a vibrant, dynamic and resilient development district that will accommodate new uses, a high-quality public realm and open spaces, and a pedestrian-oriented network of streets, trails and pathways.

1. Reinforcing Smooth Rock Falls as regional economic Engine



2. Establishing a Highly Connected destination for the Region



3. Driving Growth and Development connecting to Surrounding Districts



4. Expanding the Town's Green Space Network



5. Creating and Extending Pedestrian Networks



6. Sustainability and Resilience: Mitigating and Responding to Climate Change



01.2 STRUCTURING ELEMENTS OF THE PLAN

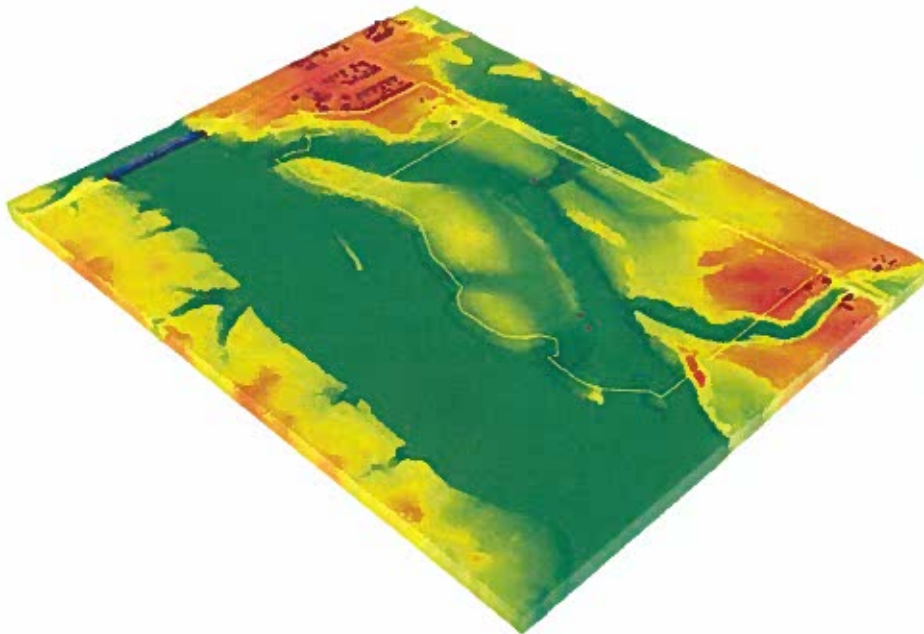
Building on the extensive work that has been completed to date to advance major resilient design initiatives, the Master Plan establishes a new development structure to advance the revitalization of the area. The framework is intended to be comprehensive yet flexible, ensuring the delivery of a robust public realm and supporting infrastructure, while allowing for design flexibility in the long-term development of the Smooth Rock Falls community.

The Master Plan process is part of a much larger town-building initiative which involves various studies, plans and EA processes that are intended to establish the enabling municipal infrastructure needed to advance development.

The Master Plan brings forward the broader-scale infrastructure decisions and creates more detailed development plans and public realm development and public realm framework that responds to specific site opportunities and constraints.

The current Master Plan process is focused on defining and setting in place a structure for new development, one which will become the basis for a new Official Plan and Zoning By-law framework for the site. Future processes and additional public input will implement the master plan and advance individual development applications.

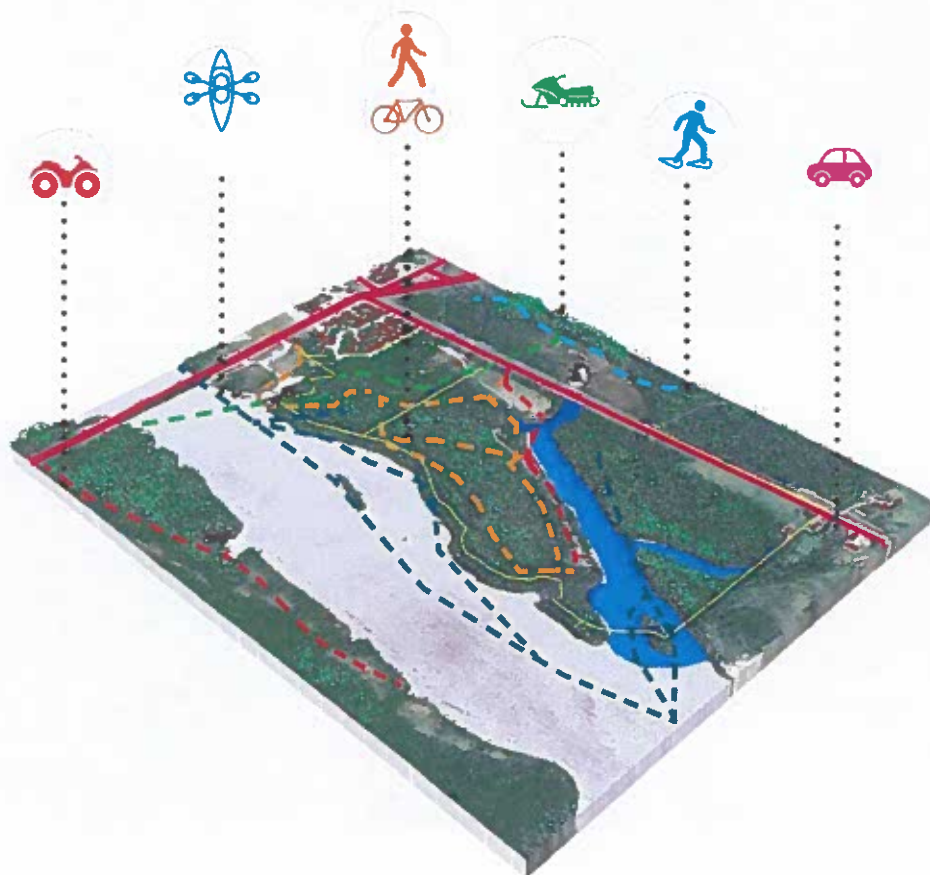
The Topography



The Green Framework



Local and regional trails and roads system



01.3 THE PUBLIC REALM

The transformation of Smooth Rock Falls Waterfront into a major new sustainable and resilient district must be responsive to new and emerging opportunities and challenges. The public realm framework carries forward and details the approach that identifies fixed and robust elements of the public realm that are well understood and can be clearly defined in advance of detailed development planning, while allowing for the future definition of flexible elements which will respond to emerging development conditions. Defining the public realm allows for equitable access and enjoyment of the waterfront and other natural features throughout the site.

Elements of the structuring framework are well-understood and required to provide a strong foundation for the Master Plan. They will be realized in their current naturalized form, subject to detailed design and confirmation of precise location and dimensions. These elements include significant public realm improvements, water retention/management and climate change mitigation and adaptation strategies. The framework embraces existing site features as natural public spaces as a means of site and community sustainability and resiliency.





-  Green belt
-  Public waterfront
-  System of trails
-  Landscaped parking lots
-  Medium density forest
-  Highly forested area
-  Medium tree cover/
Private lots
-  Grass/ lawn
-  Wetlands

01.4 THE MASTER PLAN PROGRAM

The Waterfront Master Plan (Master Plan) is intended to advance the development of 140 acres of highly naturalized lands south of the Smooth Rock Falls town center. The Master Plan outlines a vision for a vibrant, and dynamic district that will accommodate substantial new residential, community and hospitality related uses, a high-quality public realm and open spaces, and an active, pedestrian-oriented network.

The Master Plan creates a major new destination in the north as the gateway to Smooth Rock Falls which will extend the town to the south. Waterfront Master Plan will provide for:

- A major cluster of new mixed-use space that will support the Town's economy
- High-quality public spaces, including new parks, green-ways and naturalized areas
- A diverse and sustainable range of year-round entertainment, commercial, food, cultural uses and other amenities
- A lifestyle environment will ensure a comfortable pedestrian experience and public realm
- A phasing strategy that achieves the incremental development of the site, aligned with the provision of new infrastructure.



Community Lifestyle
~190K sq F



Hospitality Experience
~80 keys



Open spaces
~50% Coverage

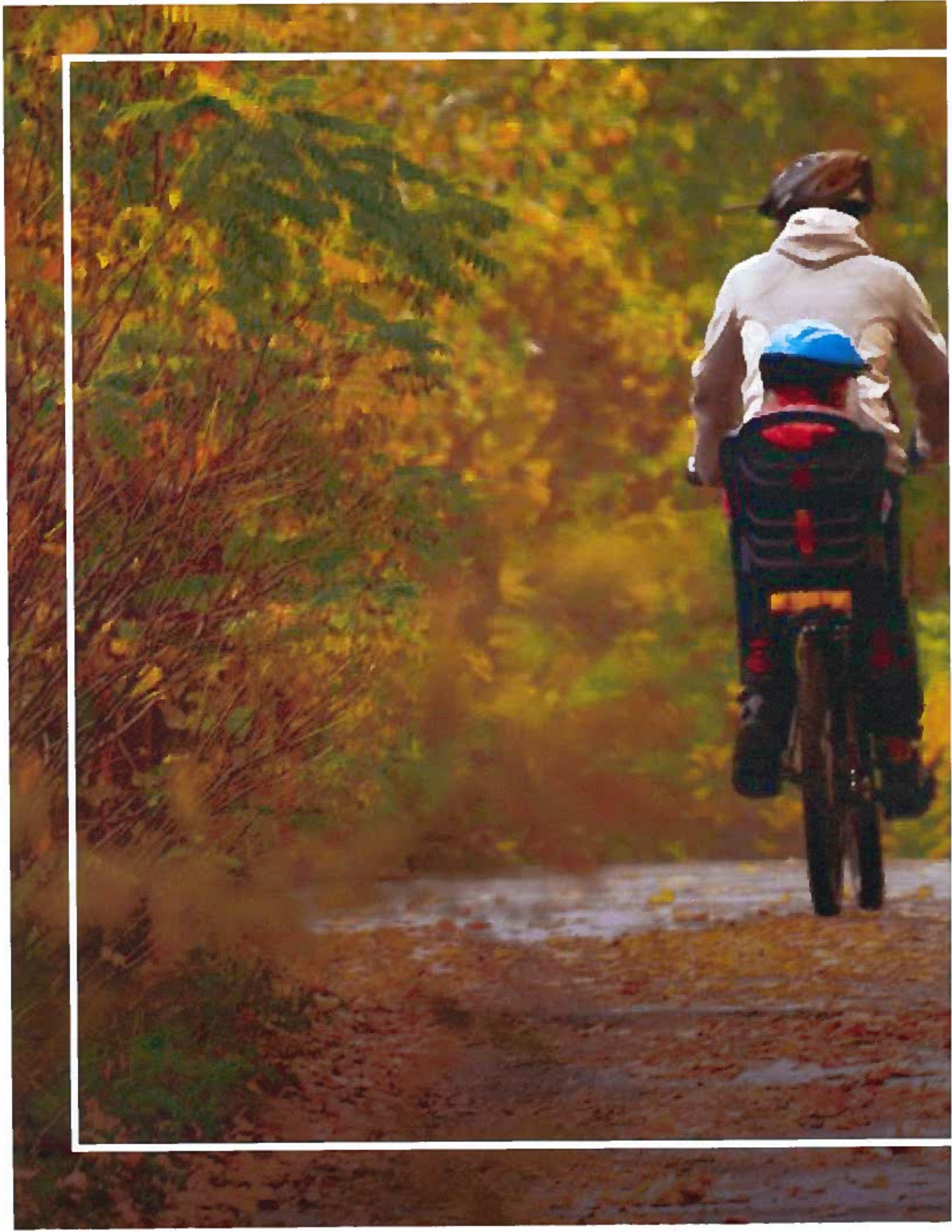


Trails and pathways
~7km



Residential Exclusivity
~435 Units





A person wearing a bright blue jacket and a blue helmet is riding a bicycle away from the camera on a paved path. The path is lined with trees that have vibrant yellow and orange autumn leaves. The scene is captured from a low angle, emphasizing the rider and the surrounding foliage.

02

CONNECTING
TO THE TOWN

02.1 PEOPLE FIRST

Prioritizing pedestrian uses is key to supporting a vibrant, accessible, sustainable and resilient community. A fine-grain network of pedestrian and cycling connections will enhance porosity within the Waterfront and seamlessly integrate with the surrounding Town and Natural attractions.

The Master Plan establishes a framework that allows pedestrians, cyclists and vehicular users to easily access and move through the site. The travel experience for people will be optimized through the development of a finer-grained naturalized pattern, the provision of connection to a the cycling infrastructure, and the creation of generous and well-landscaped areas and open spaces.



The Pedestrian Network

Moving people to, from and through the development is of utmost priority at the Waterfront district. A highly porous and integrated network of open spaces will create a place where people can comfortably and efficiently move through and enjoy.

The pedestrian network will create an interconnected system of routes and access points that will accommodate and distribute pedestrian movement. The network includes a range of connections which transect the site in all directions. The many available connections ensures duplication within the pedestrian network, and provides various route options to people moving through the development.





-  Bicycle Lane/sidewalk
-  Pedestrian Trail
-  Boardwalk
-  Kayak/boat
-  Boat Launch
-  Public Water Access
-  Bridge
-  Snowmobile Trail
-  Zipline

02.2 PARKING AND SERVICE STRATEGY

The Waterfront Master Plan provides a flexible arrangement for vehicular access in order to support the land use development program. A well-located and integrated system of parking, Pick-Up and Drop-Off and loading facilities of appropriate configuration and capacity with suitable access points is integrated into the Master Plan.

Parking and services strategy

The planned parking areas within the Master Plan are expected to accommodate parking spaces for the needs of the community. Town-houses and Low density units will accommodate parking inside the building layout.

Pick-Up and Drop-Off Activities

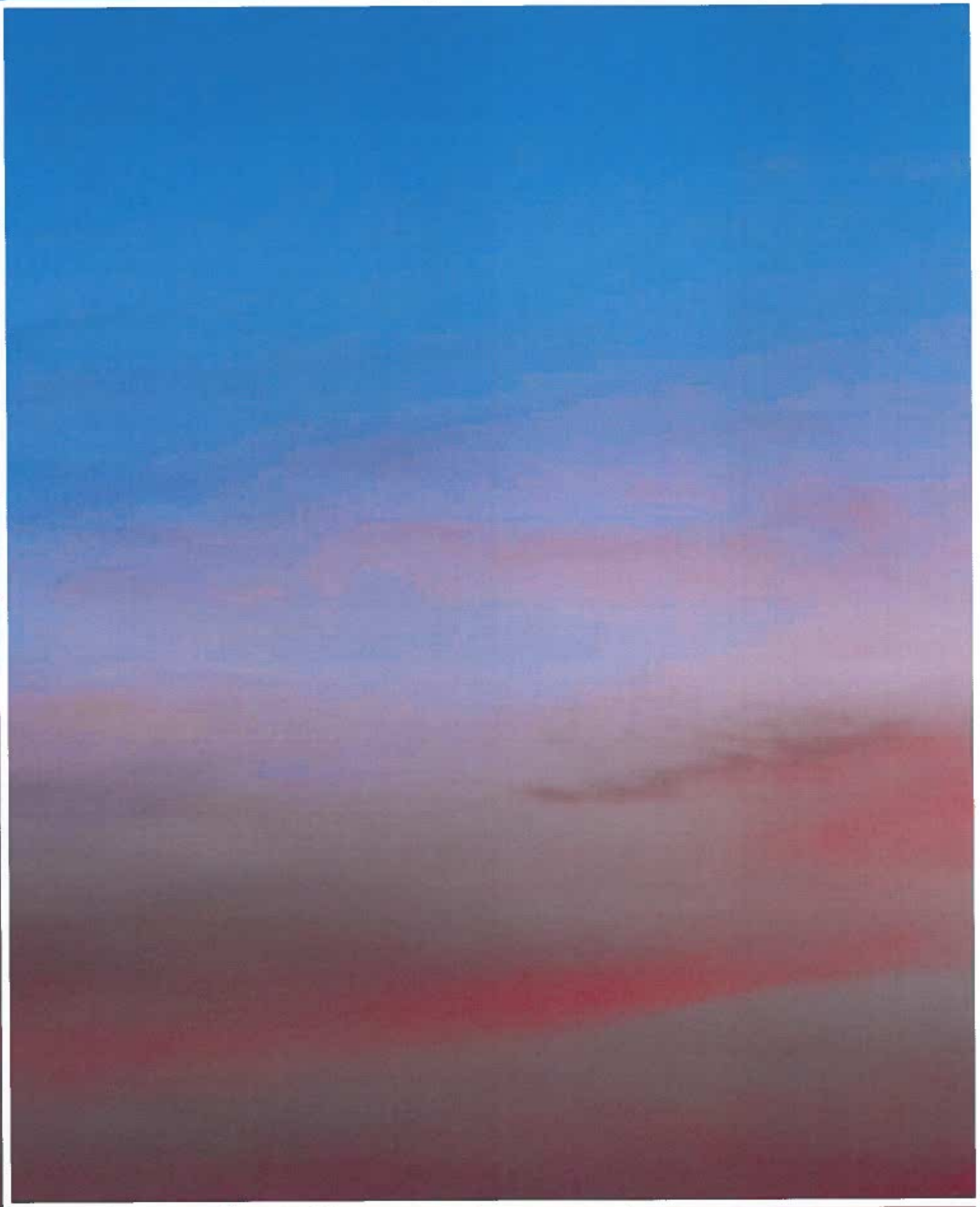
Pick-up and drop-off activities are anticipated to take place along public accessible roads. As part of the master planning process, the potential for pick-up and drop-off opportunities is being considered together with daily shuttle system from/to regional employment areas



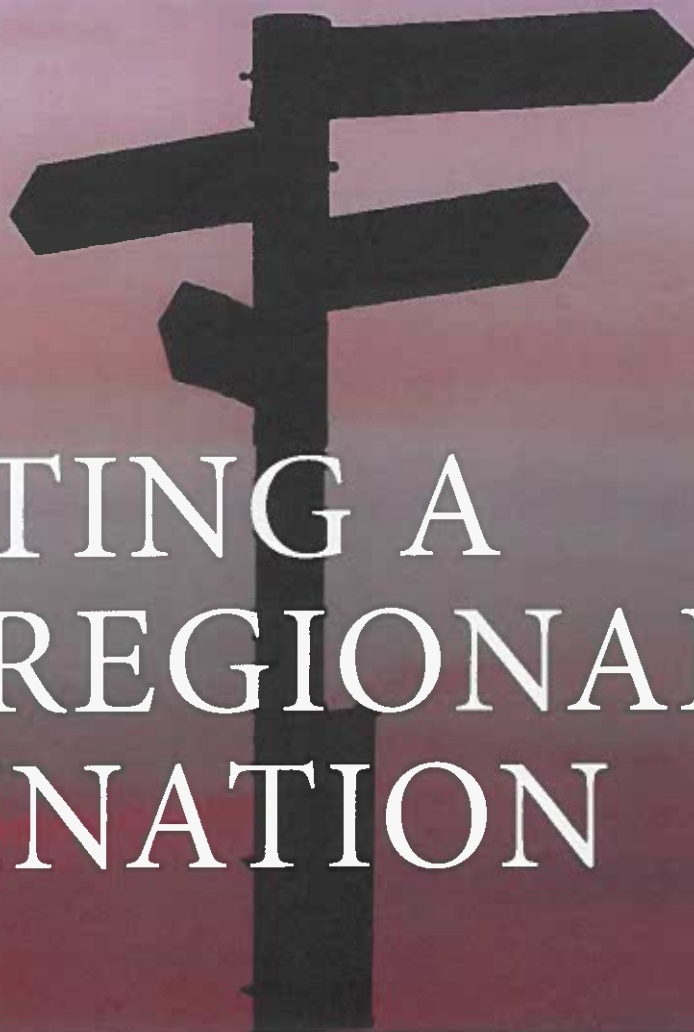
ESTIMATED KEY STATISTICS
UPON FULL BUILD-OUT

- 215
Public Parking Spaces
- 3 km
Bicycle Routes
- 1 km
Boardwalks





03



CREATING A
NEW REGIONAL
DESTINATION

03.1 ENTERTAINMENT, CULTURAL ANCHOR AND REGIONAL DESTINATION

Smooth Rock Falls Waterfront Master Plan provides the opportunity to define a new model for a regional destination centre, providing flexible, innovative spaces that can respond to the dynamic needs of the new economy, and accommodating a diverse range of uses to support a range of animated activities year-round.

Smooth Rock Falls Waterfront will be a true mixed-use area, layering contemporary developments within a regional destination for commercial, food, entertainment and cultural uses, including all the amenities you would find in a traditional neighbourhood and dynamic urban environment. A generous public realm will support ground-level animation and a range of activities. Waterfront development is also uniquely positioned to respond to the coming paradigm shift at Smooth Rock Falls through Canada Nickel development plans.

Smooth Rock Falls Waterfront development will serve as a cultural anchor and an important regional and northern destination.



Snowmobile



Jogging



Biking



Fishing



Kayaking



Hiking



Picnic



HOSPITALITY



03.2 DEVELOPMENT STRATEGY

Development on the Waterfront lands will be organized and advanced in zones. Density will be strategically distributed across the site, with the greatest density concentrated along Junction Rd. A conceptual study has been undertaken to confirm the development potential of each block.

The Waterfront development strategy anticipates that development will occur on a zones basis, beginning with the adaptive development near the existing neighbourhood to the North of the site, followed by development of the lands closest to Junction Rd and the waterfront properties.

The development plan prioritizes development on those blocks which offer the greatest potential to create a critical mass of animation uses, which is key to building momentum for future growth. It also allows for the establishment of the sustainable parking strategy, which can be extended as necessary. Each development area will be carefully staged to ensure that necessary infrastructure is completed in time to support completion and occupancy of the new development.

Zone A: Adaptive High Visibility Gateway Civic Precinct. Use of the existing frontage relying primarily on existing infrastructure. Infrastructure construction will commence to support future phases of development.

Zone B: Development of the Neighborhood and Mixed Use Hub, supported by the completion of critical infrastructure, including public roads and accesses, potentially the adjacent market place with “typical” units residential block.

Zone C: Build-out of the northwest site including the completion of the Lookout Amphitheater

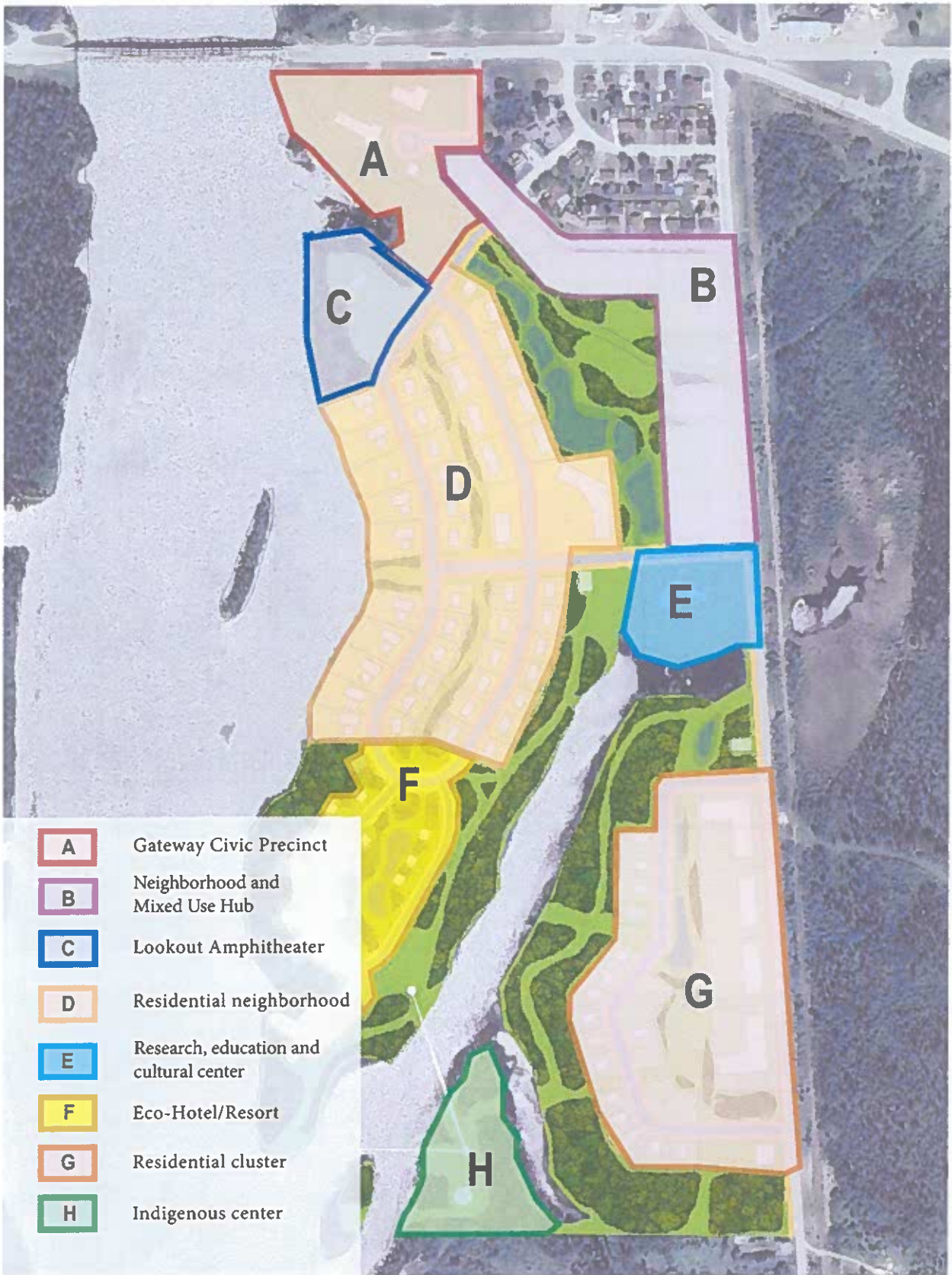
Zone D: Development of the Residential neighborhood “nested in the forest” and associated senior housing project, park, boardwalk, and parking lots.

Zone E: Research and Cultural Center, education integrated with the Inner-Waterfront area and extend system of boardwalks.

Zone F: Extension of the existing natural heritage zone- Eco-Hotel, embracing the waterfront with clusters of low impact eco-cabins. Enhancement of the River waterfront and launching area.

Zone G: Development of the Residential cluster “Southern Village” .

Zone H: Indigenous Education Pavillion and entertainment destination center.



03.3 INTERIM ANIMATION

A large-scale development of the waterfront lands is anticipated to be phased out over several years. The precise phasing of individual buildings will ultimately depend on market conditions and absorption; however it is important that early phases incorporate a comprehensive and flexible animation strategy to support tenants.

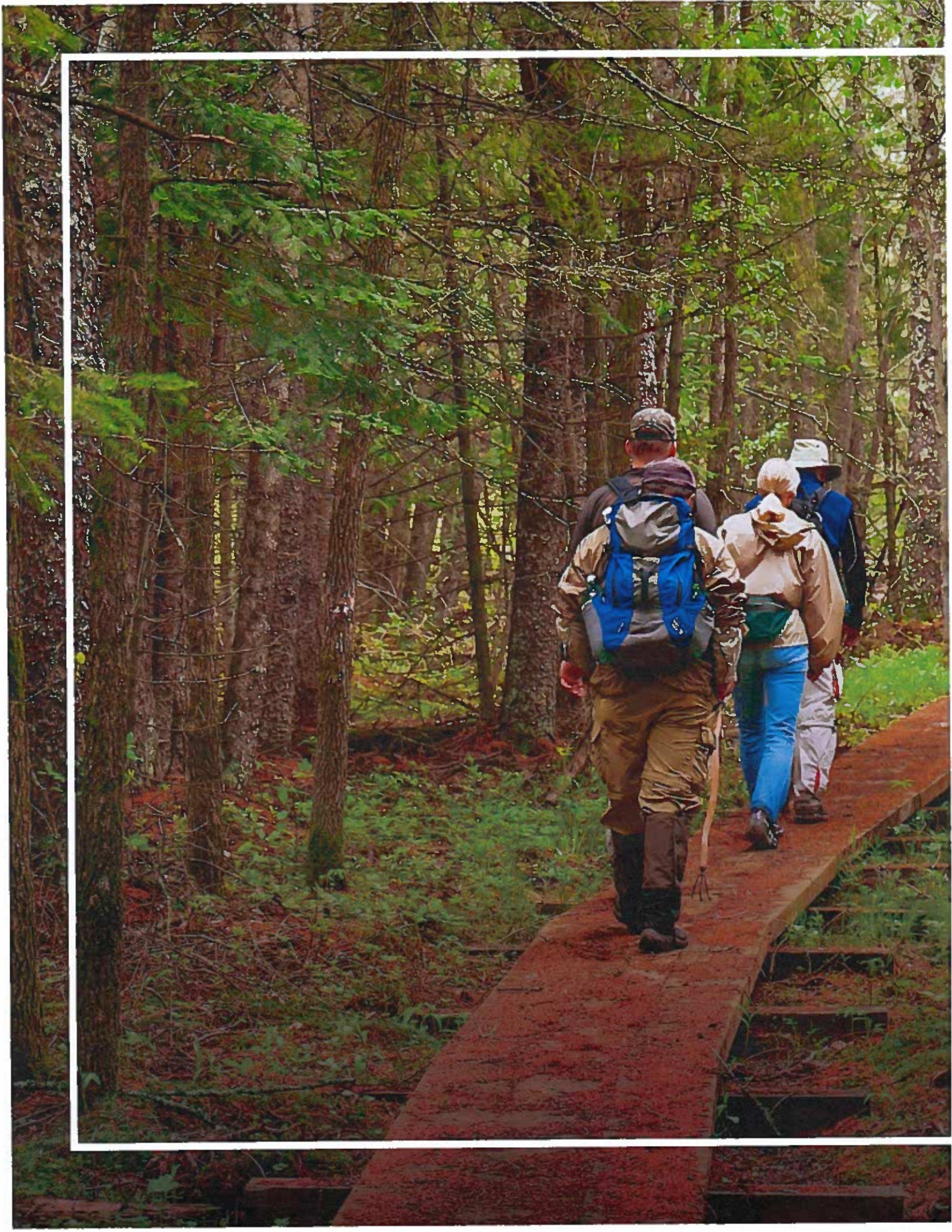
It is anticipated that commercial and animation use will be limited to supportive amenities for the early occupants of the waterfront properties.

These initial uses within the site are expected to be smaller in scale, and may include recreation uses, rental facilities and food services. A strong series of programming in adjacent outdoor areas during evenings and weekends may include farmers' markets, food trucks and pop-up art installations.

Parking for employees and space to accommodate construction staging for area initiatives will need to be balanced with the provision of temporary animation and amenities for employees and visitors. Potential opportunities for active programming include trails, events such as festivals, outdoor movie nights or temporary skating rinks in the winter.







A photograph of a forest with a wooden boardwalk. A large tree trunk is prominent in the foreground. The text '04' is overlaid on the image.

04

CONCEPT OF
THE RESILIENT
MASTER PLAN

04.1 SUSTAINABILITY OBJECTIVES

SUSTAINABILITY AND RESILIENCE

A comprehensive approach to sustainability and resiliency is necessary to ensure that Smooth Rock Falls Waterfront becomes a vibrant district that supports Smooth Rock Falls and the regional prosperity. This includes establishing the district as a destination with a mix of uses, and a foundation of infrastructure that is well integrated with its surroundings, resilient to long-term changes in the economy and climate, and adaptable in response to innovation in the areas of building systems and infrastructure technology. The new community must also accommodate changes that are anticipated in the ways that people work, travel and entertain while still providing a comfortable and people-oriented sense of place. From the establishment of district-wide strategies to materials used in the delivery of buildings, the Waterfront development aims to exemplify first-class approaches to sustainability and resilience.

RESOURCE GENERATION & CLIMATE PROTECTION

While we may be at early stages of implementing the Eco-Protocol, a commitment on climate protection is a goal to be set at Waterfront lands from early days. Carbon neutrality at the district level is a goal to explore for the development site.

SUSTAINABILITY CHARTER

QUESTION EVERY DECISION. GET THE BIG ONES RIGHT, AND MAKE EVERYTHING ELSE ADAPTABLE.

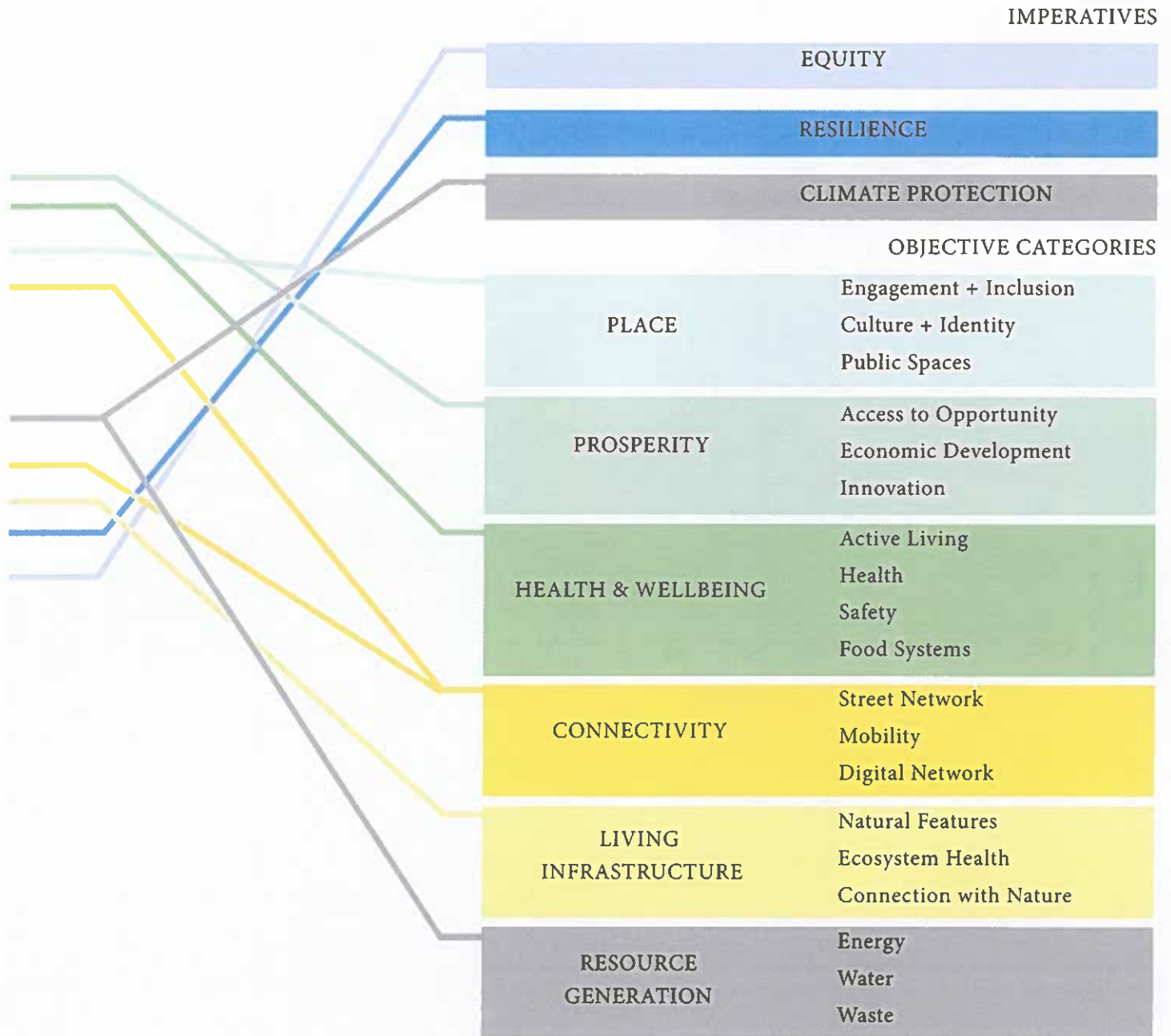
EVERY DECISION MADE:

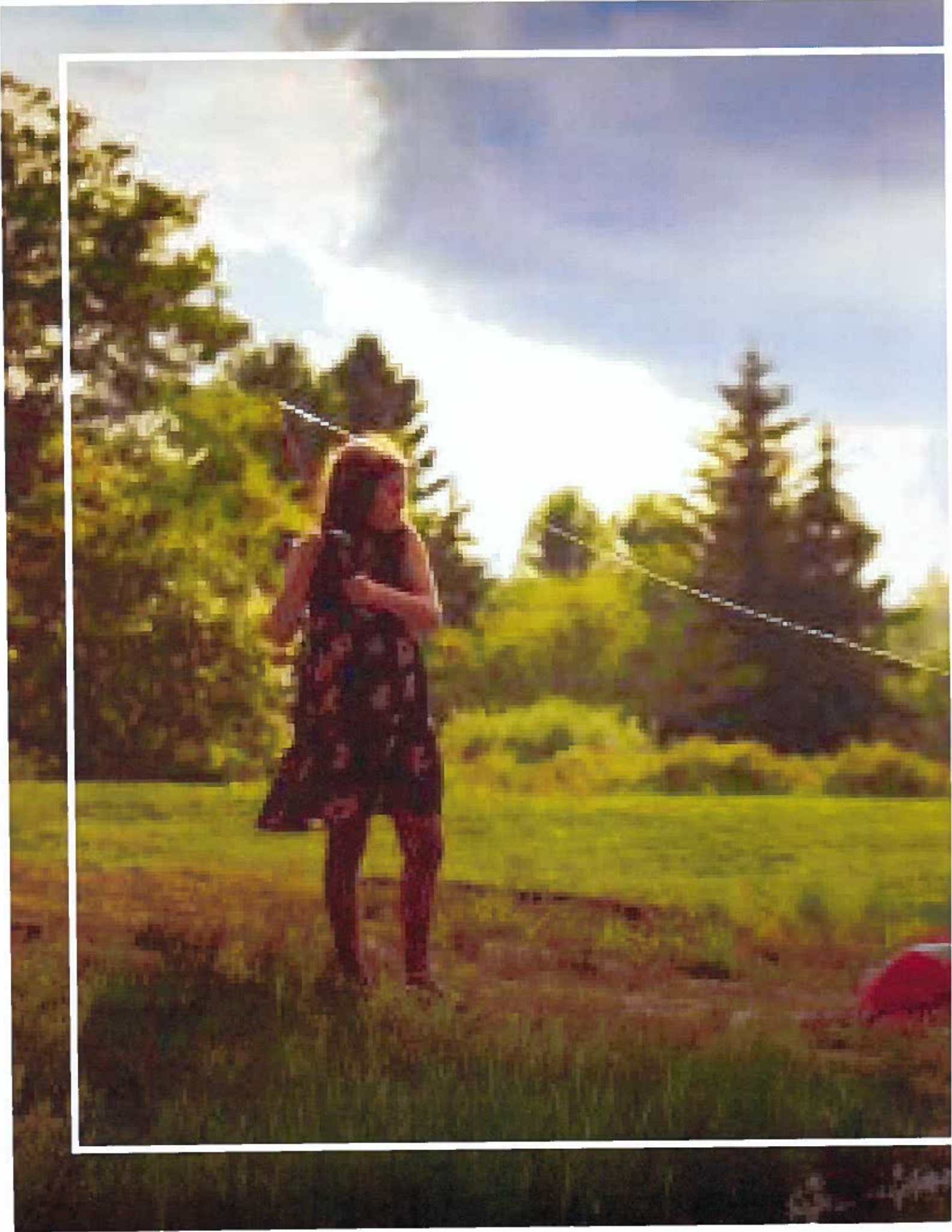
- Builds long term value
- Prioritizes and enhances health
- Makes the site a more desirable destination
- Enable access

WE BELIEVE:

- Carbon emissions are a long term liability
- Technology must be integrated and state of the art
- Nature on the development site is increasingly valuable
- Resiliency will be sought after
- Diversity and transparency drive value

ECO-DEVELOPEMNT FRAMEWORK





A photograph of a waterfront scene. In the foreground, there is a grassy field with a net, possibly for volleyball or tennis. In the background, there are several tall evergreen trees. The sky is clear and blue. The overall scene is bright and sunny.

05

A FAMILY
DAY ON SRF
WATERFRONT

05.1 WATERFRONT MASTER PLAN

- 1 Civic center
- 2 Marina/ launching area
- 3 Boutique Motel
- 4 Single detached homes
- 5 Market Place/ Commercial
- 6 Multi-family units
- 7 Waterfront properties
- 8 Riverfront Amphitheater
- 9 Townhouses
- 10 Senior Housing
- 11 Playground
- 12 Cultural/ Institutional
- 13 Boardwalk
- 14 Indigenous Learning Pavilion
- 15 Zip-line
- 16 Lower Resort and Reception
- 17 Apartment building
- 18 Mix-Use
- 19 Community garden
- 20 Pop-Up shops/Renting Facilities
- 21 Dog Park
- 22 Storm-water Ponds
- 23 Utility sites
- 24 Kayak Launch
- 25 Fishing deck
- 26 Forest cabins/ Glamping pods
- 27 Pedestrian bridge



05.2 EVENING ARRIVAL: WELCOME TO SMOOTH ROCK FALLS

ARRIVAL



HEADING TO THE HOTEL



GRABBING A BITE TO EAT



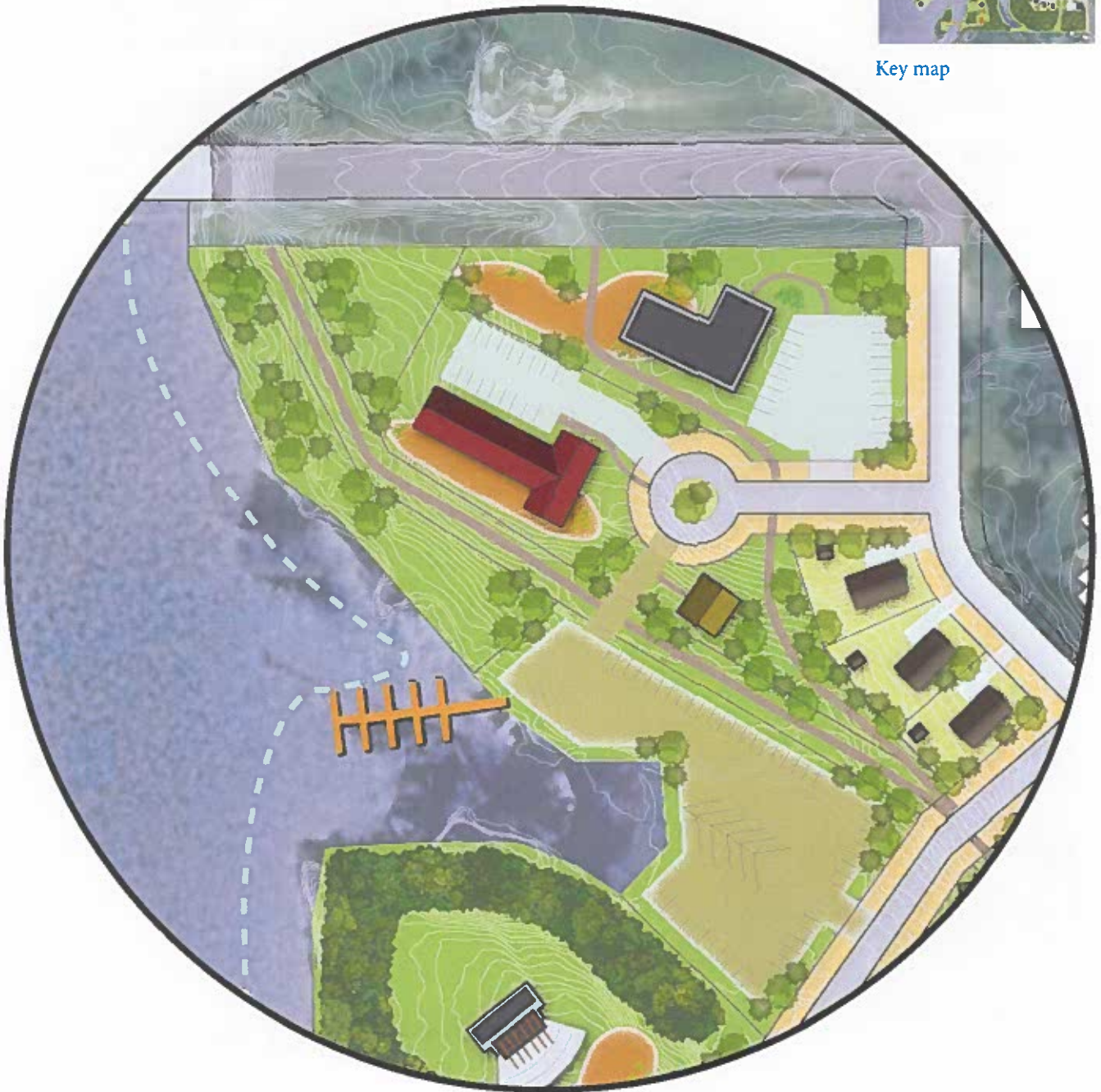
SUNSET ON THE RIVER



WINTER SEASON



Key map



05.3 MORNING VIEWS: WAKING UP TO THE WATERFRONT

MORNING COFFEE



TAKE IN SOME NATURE



ICE FISHING



FAMILY WALK



WINTER SEASON



Key map

05.4 AFTERNOON: TAKING IN NATURE

LEISURELY TRAIL RIDE



HAVE A PICNIC



LIVING IN NATURE



KIDS GO TO THE PARK



WINTER SEASON



Key map



05.5 EARLY EVENING: AN EVENING OUT AND A WARM RETREAT

HEAD TO THE WINTER MARKET



STEAMING CUP OF HOT CHOCOLATE BY THE FIRE TO WARM UP



EXPLORING THE SNOWSHOE TRAILS



BACK TO AN AIR BNB



WINTER SEASON



Key map

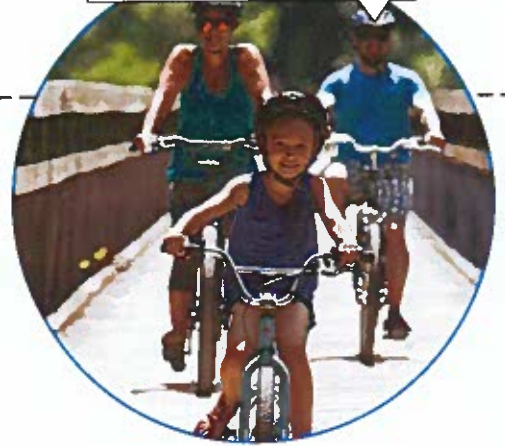


05.6 MORNING: A FAMILY OUTING

DISCOVERING THE CULTURAL CENTER



FAMILY BIKING



A FAMILY TOGETHER IN THE COMMUNITY GARDEN



LEARNING TO FISH



SUMMER TIME



Key map



05.7 AFTERNOON: EXPLORING THE AREA

BRING THE KIDS TO THE PARK OR PAVILLION



KAYAKING



MEETING THE WILDLIFE



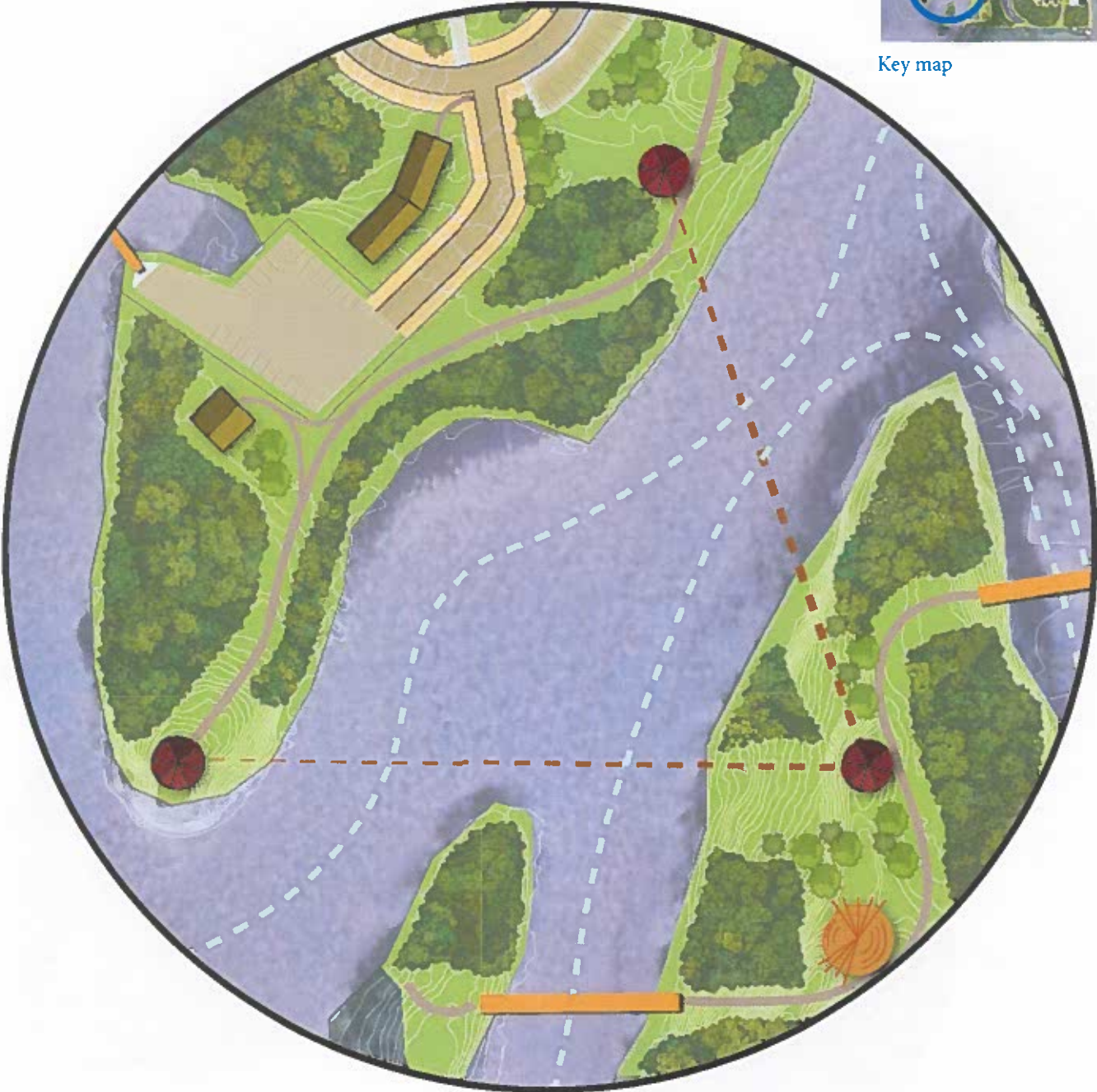
KIDS DISCOVERING THE ZIPLINE



SUMMER TIME



Key map



05.8 EARLY EVENING: ENJOYING THE END OF THE DAY AT A FRIEND'S PLACE

ENJOYING THE WATERFRONT DWELLING



PARENTS FAMILY VISIT



SUMMER TIME

WATCHING THE SUNSET WHILE FISHING WITH FRIENDS



EVENING WALK IN THE NEIGHBORHOOD





Key map

05.9 LATE EVENING: A BONFIRE BY THE WATER

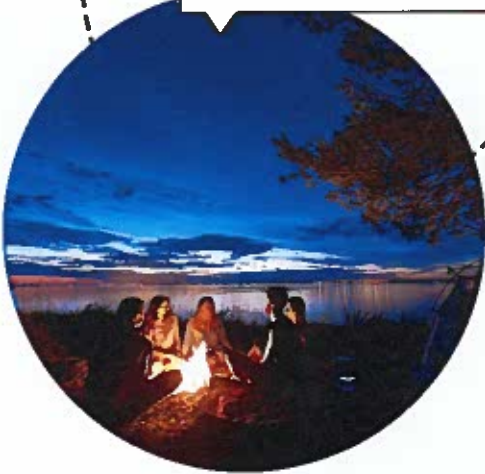
LATE FAMILY DINNER



GLAMPING UNDER THE STARS



BONFIRE BY THE RIVER



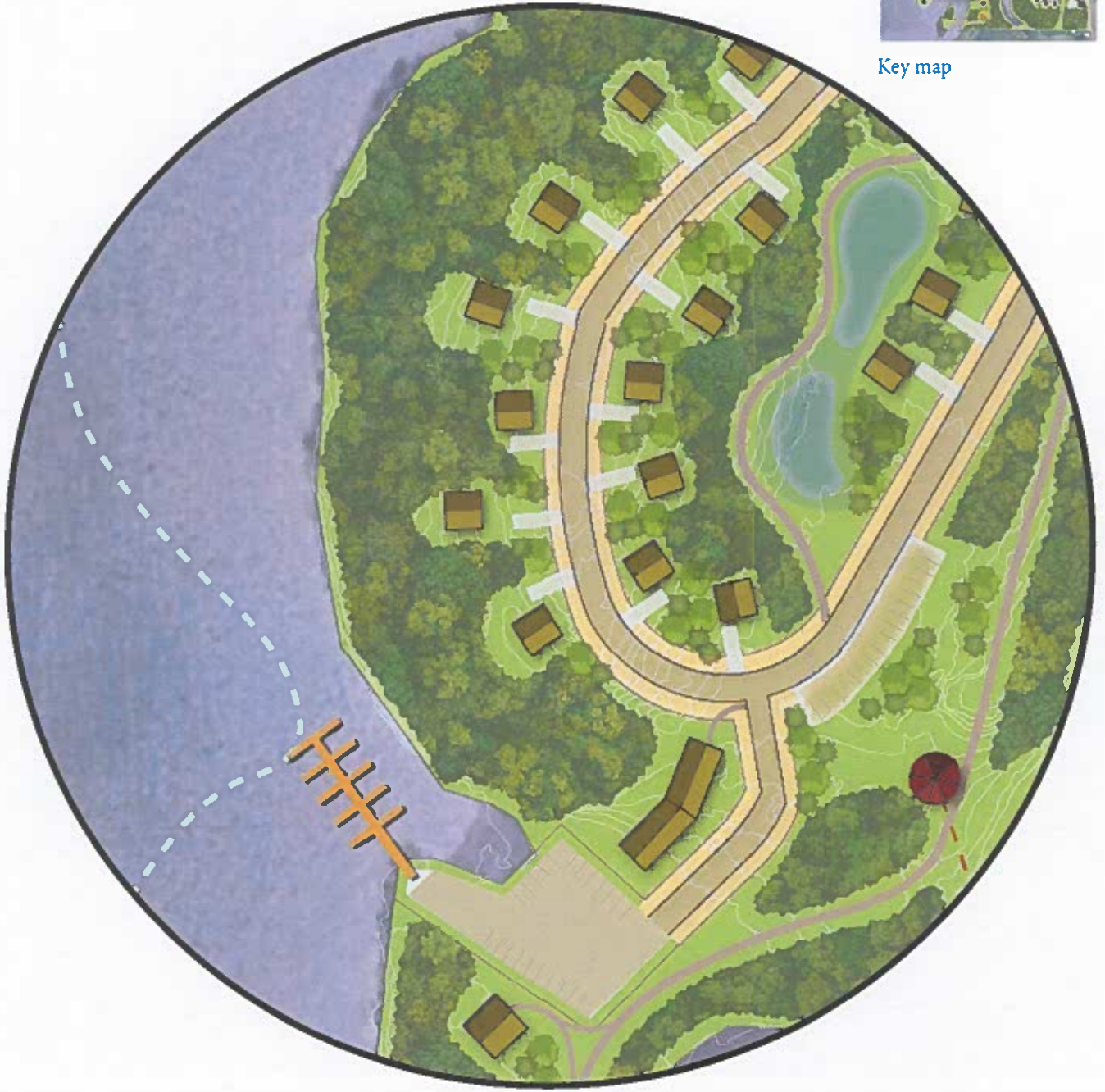
SETTLING IN FOR THE NIGHT

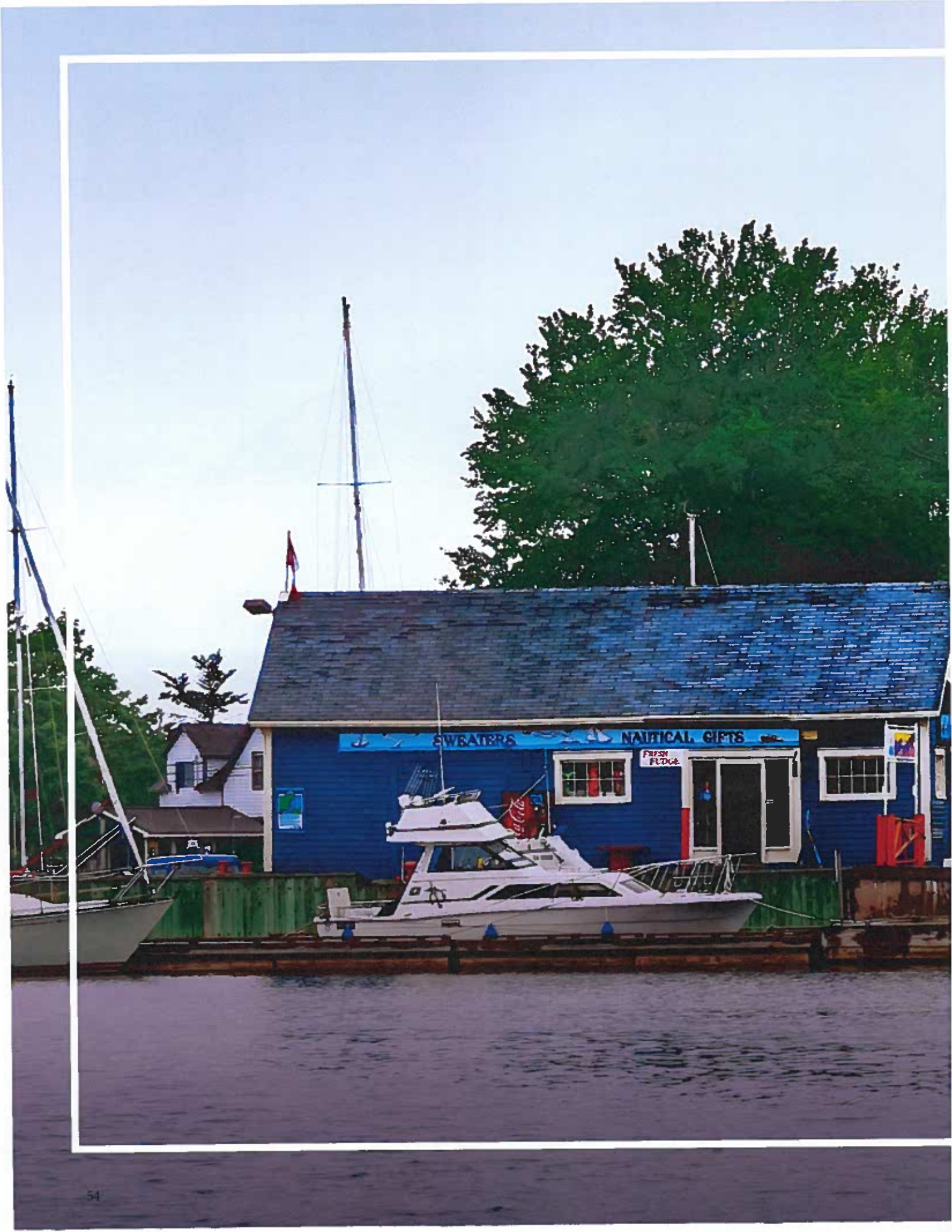


SUMMER TIME



Key map







06

FROM PLAN TO
REALITY

06.1 ACTION STRATEGY

The Smooth Rock Falls Waterfront Master Plan (the Master Plan) is both a vision and an action strategy to enhance the important role the Mattagami River plays to the future of the community in terms of environmental, economic and social sustainability. The Master Plan outlines a vision for incremental, long-term changes along the waterfront district. This section presents the Action Strategy that will move the Master Plan from conceptual plan to reality. The strategy will be used to guide the Town and its partners in focusing support, setting priorities and allocating budgets.

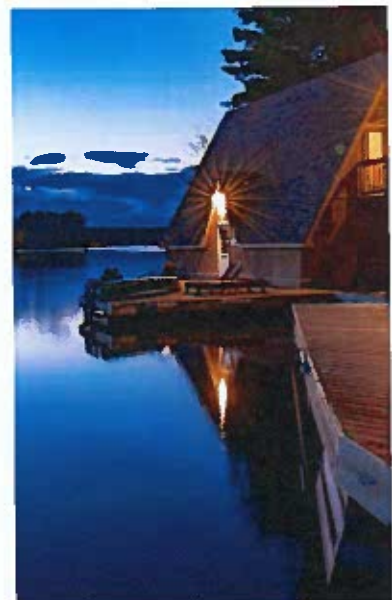
PHASING: A TWENTY YEAR VISION

The Master Plan sets out a multi-year agenda for developing the Smooth Rock Falls Waterfront. The Twenty Year Master Plan presented below highlights the more immediate opportunities and maps out the major initiatives that could be realized by the Town Council and the community over the next decades. These selected projects are considered to be catalytic interventions that have the capacity of bringing significant spin-off benefits across the Town. Realizing these interventions sets the foundation for the achievement of the longer-term Vision.

To ensure that the Action Program is able to adapt to changing political and economic conditions, time frames must be flexible. Although the exact order of implementation will be dependent on availability of funding, private sector partners, technical requirements and community priorities, it is anticipated that improvements could be implemented in the following sequence:

SHORT TERM (ACTIVATION PHASE – 1-5 YEARS)

- Residential lots on 8th Avenue Crescent
- New Town Civic Centre
- Gateway resting Area
- A marina/boat launch
- Hospitality use



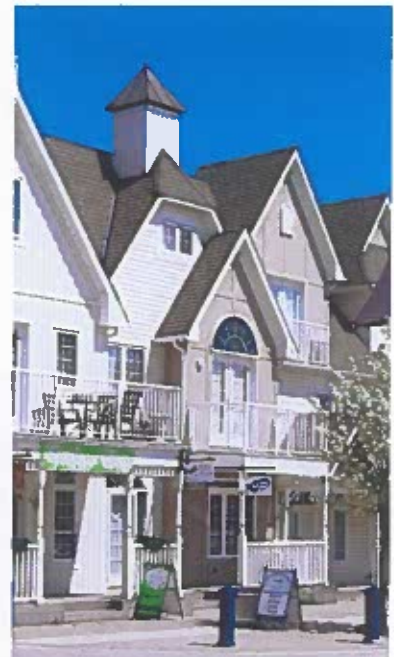
MEDIUM TERM (PHASE 1 - 5-10 YEARS)

- Waterfront dwellings
- Town-house dwellings
- Senior housing
- Multi-family housing
- Amphitheatre
- Commercial Use
- Playground



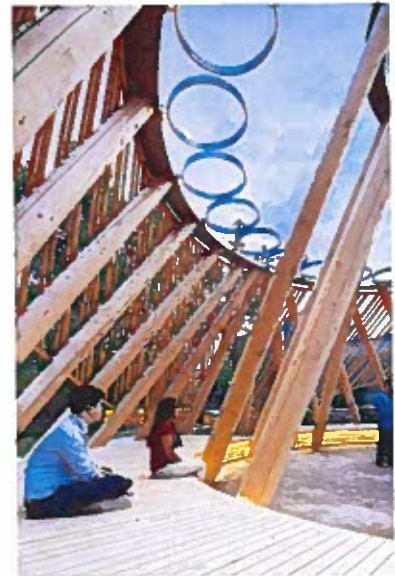
LONG TERM (PHASE 2 – 10-15 YEARS)

- Waterfront private dwellings
- Single-detached dwellings
- Town house dwellings
- Multi-family dwellings
- Board-walks
- Resort/ Hospitality
- Commercial use



FULL BUILD-OUT (PHASE 3 – 15-20 YEARS)

- Indigenous learning pavilion
- Zip line
- Playgrounds
- Board-walks
- Cultural/Institutional use



ON-GOING (ANYTIME)

- Expansion of trail system to the site
- Street furniture upgrade
- Mobile Pop-Up Retail
- Expansion of cycle network
- Gateway features installations
- Snowshoe Trails
- Snowmobile



FUNDING

It is not realistic to think that the entire Master Plan could be funded at once by one organization. Rather, the Master Plan project may be funded over time by different organizations as opportunities present themselves. Residential, hospitality and commercial uses in particular will likely be dependent on developing the requisite level of interest amongst private sector actors.

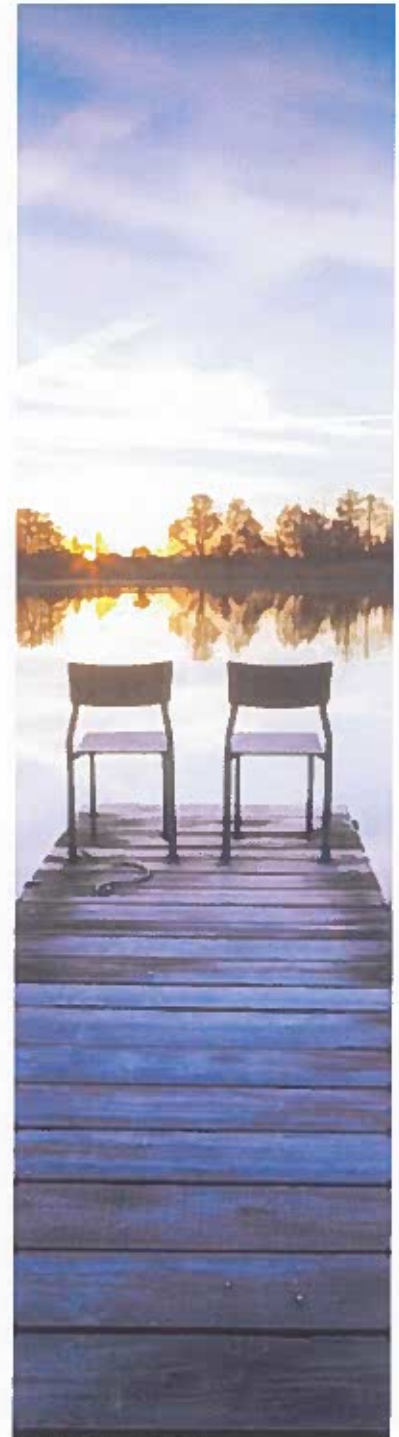
The entire Town is designated as a community improvement project area and Smooth Rock Falls has developed a Community Improvement Plan (CIP) passed by Council in 2017. The CIP could be used to:

- Support the proposed senior housing, or multiple-family housing by giving rebates for municipal planning applications and permit fees;
- Attract waterfront residential development;
- Selling municipally-owned property to private sector actors to implement the Master Plan;
- Loan guarantee program for residential construction costs.

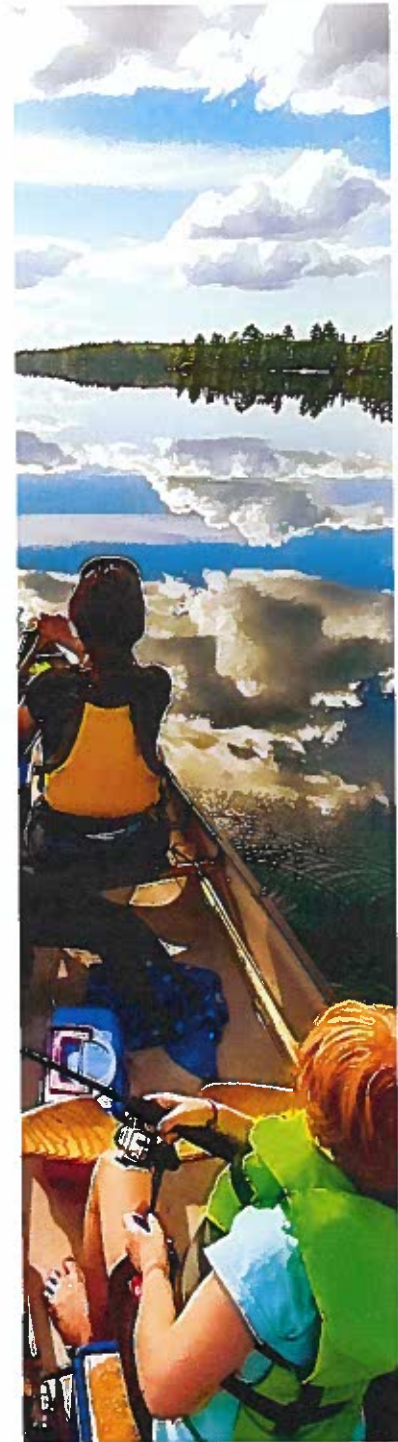
There may be other ways the CIP could be used to leverage components of future development as part of the area in the Master Plan.

Sources of external funding may also be available for particular components of the Master Plan. Some applicable funding sources could include:

- FedNor
- The Northern Ontario Heritage Fund Corporation
- Other Federal government funding sources;



- Private sector sponsorships (i.e., forestry, mining and agriculture businesses);
- Public/Private partnerships.
- Individual business owners seeking to establish within the Master Plan area could also benefit from sources of funding such as:
 - North Claybelt Community Futures Development Corporation
 - Business Development Bank of Canada



LAND USE PLANNING

Most of the area within the Waterfront Master Plan is designated “Waterfront Mixed Use Designation” in the Smooth Rock Falls Planning Area Official Plan (the OP). There are some parts of the Master Plan area which are designated Residential, Employment or Institutional as well. To implement each component of the Master Plan, a variety of Planning Act applications may be required. For the initial phases, the planning steps are relatively straightforward. For later phases, an Official Plan Amendment (OPA) may be required.

Key to the process for developing each component of the Master Plan is ensuring that each component is properly designated and zoned and that any barriers to future development applications are addressed.



IMMEDIATE ACTIONS (ACTIVATION PHASE)

The following items in the Master Plan can be done as immediate ‘quick wins’ over the next five (5) years. No Official Plan Amendments (OPAs) are required to implement the proposed strategy for development in the ‘Activation Phase’ of the Waterfront Master Plan, however other planning applications are required as discussed in Table 1. The items in the Activation Phase can be done at any time and will build momentum for future phases.

Activation Phase (1-5 years)	Project Component	Action required
<p>Table 1: Quick Wins</p>	<ul style="list-style-type: none"> Residential lots on 8th Avenue Crescent 	<p>These lands are designated Residential in the Official Plan and are zoned Residential First Density (R1) in the Comprehensive Zoning By-law for the Town of Smooth Rock Falls (the Zoning By-law).</p> <p>Next Step:</p> <p>Submit Draft Plan of Subdivision in order to subdivide the residential lands. A plan of vacant land condominium with common element laneways would be required for any proposed units requiring private road access.</p>



HIGHWAY 11

MAIN STREET

HIGHWAY 11

7TH AVENUE CRES

8TH AVENUE CRES

JUNCTION ROAD

- 1 Civic center
- 2 Marina/ launching area
- 3 Boutique Motel
- 4 Single detached homes
- 5 Playground
- 6 Dog Park



Project Component

Action required

<ul style="list-style-type: none"> Civic Centre 	<p>The subject lands are zoned Institutional (I) in the Zoning By-law. The I Zone permits a 'Municipal Service Facility'. While 'municipal service facility' is not defined in the Zoning By-law, it is our opinion that a publicly owned Civic Centre is an example of a municipal service facility.</p> <p>Next Step:</p> <p>A Building Permit is required. No Zoning By-law Amendment is required unless there are any issues related to yard setbacks, parking requirements or any other provision in the Zoning By-law.</p>
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Table 1: Quick Wins

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Project
Component

Action
required

<ul style="list-style-type: none">• Marina/Boat Launch	<p>There are two areas identified on the Master Plan that could be used as a boat launch and marina area. These are split between the Open Space (OS) Zone, the Environmental Protection (EP) Zone and the Waterfront (W) Zone.</p> <p>The OS Zone permits public parks, private parks, conservation uses and other similar uses but not a marina. The EP Zone does permit Marinas, as well as various open space and park type uses. The W Zone</p> <p>Next Step:</p> <p>A Zoning By-law Amendment may be required for any buildings or structures associated with the marina/boat launch. Much of the site seems to be zoned Open Space (OS) which does not permit marinas. A boat launch area without any structures or buildings could be considered without a Zoning By-law Amendment.</p>
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Table 1: Quick Wins



Project
Component

Action
required

<ul style="list-style-type: none">Hospitality	<p>Subject site is zoned Institutional (I) Zone in the Zoning By-law which does not permit hospitality uses.</p> <p>Next Step:</p> <p>A Zoning By-law Amendment is required to permit a hospitality use as it is currently zoned "I". Lands</p>
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Table 1: Quick Wins



LONGER-TERM PHASES

While progress is made on the Activation Phase, it is recommended that the Town turn its attention to preparation for the remaining phases.

Phase 1 (5-10 years)	Project Component	Action required
	<ul style="list-style-type: none"> Waterfront dwellings 	<p>An OPA required if connected to municipal sewage and water. See “Required Official Plan Amendments” below. An application for Draft Plan of Subdivision is required for lot layouts, site plan control agreements required for maintenance of shoreline vegetation buffers.</p>
	<ul style="list-style-type: none"> Townhouse dwellings, senior housing, multi-family housing, 	<p>An OPA required if connected to municipal sewage and water. See “Required Official Plan Amendments” below.</p>
	<ul style="list-style-type: none"> Amphitheatre, playground 	<p>Public parks and accessory uses are permitted in the Waterfront (W) Zone, therefore no amendments are required for these uses since they are often accessory uses to a public park.</p>

Table 2: Longer Term Actions



1

Single detached homes

2

Market Place

3

Waterfront properties

4

Riverfront Amphitheater

5

Boardwalk

6

Storm water ponds

7

Senior Housing

8

Townhouses

9

Mix-Use

10

Multi-family units

11

Apartment building

12

Kayak launch

Phase 1
(5-10 years)

Project
Component

Action
required

- Commercial use

An OPA and a Zoning By-law Amendment would likely be required depending on the commercial use proposed. The OP and Zoning By-law only permit hospitality-related commercial uses.

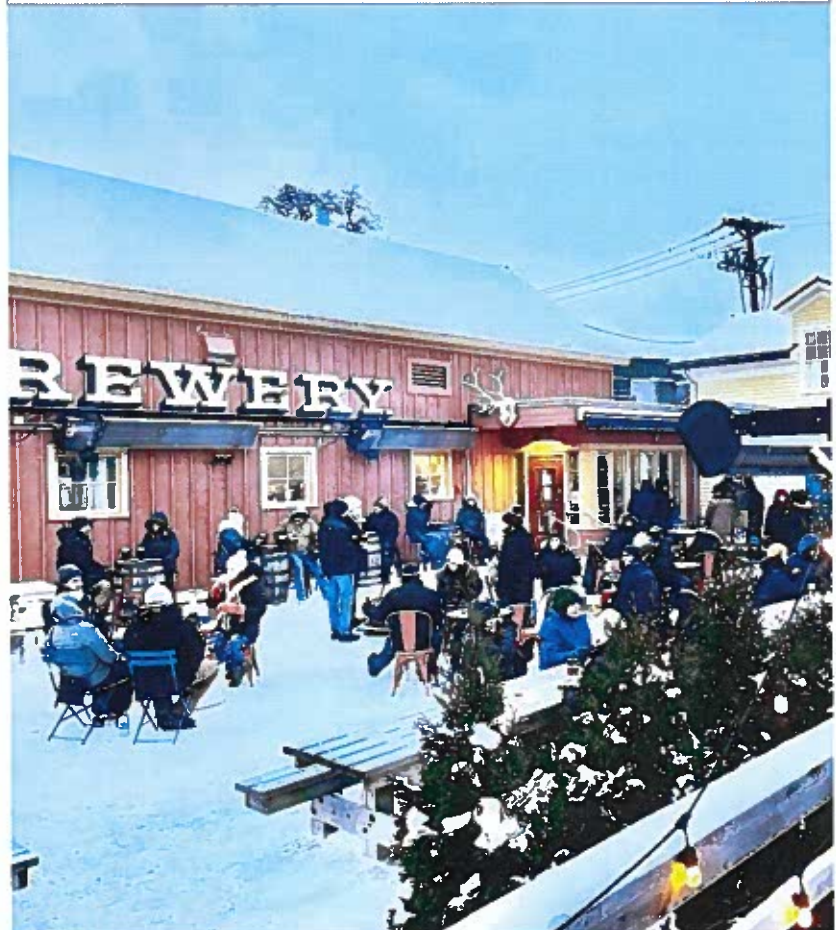


Table 2. Longer Term Actions

Phase 2
(10-15 Years)

Project
Component

Action
required

- Waterfront private dwellings, single-detached dwellings, townhouse dwellings, multi-family dwellings, Hospitality uses
- Marina/boat launch, boardwalks, public parks

An OPA is likely required. See “Required Official Plan Amendments” below.

Marinas and boat launches and public and private parks (e.g., the boardwalk) are permitted in the EP Zone. Private and public parks are permitted in the W Zone. Therefore, no OPAs or zoning by-law amendments are required for these components.

Phase 3
(15-20 years)

- Indigenous learning pavilion and, playground, boardwalk, Cultural/ Institutional use;
- Zip line

These uses would be examples of uses accessory to public and private parks, which are a permitted use in the W Zone.

If the zip line is intended to be operated as a private business on its own property then a Zoning By-law Amendment may be required as it is not a listed permitted use in the W Zone

Table 1: Quick Wins

1

Single detached homes

7

Storm water ponds

2

Waterfront properties

8

Boardwalk

3

Fores cabin/ Glamping pods

9

Utility site

4

Lower Resort and Reception

5

Boat Launch

6

Boat launch





- 1 Apartment building
- 2 Multi-family units
- 3 Single detached homes
- 4 Playground
- 5 Indigenous Learning Pavilion
- 6 Zip-Line
- 7 Pop-Up shops/Renting Facilities

REQUIRED OFFICIAL PLAN AMENDMENTS

While most of the lands covered by the Master Plan are zoned Waterfront (W) which permits most of the intended uses, applications under the Planning Act such as zoning by-law amendments, consents, plans of subdivision, condominium and minor variances must be consistent with the PPS and conform to the Official Plan. As shown in Table 2, some proposed components of the Master Plan may require an Official Plan Amendment (OPA). Specifically, for proposed residential uses, policy amendments may be required to the OP in order to implement the proposed servicing strategy if full municipal services are proposed. Other amendments may be required to the Plan's growth and settlement policy since the proposed residential uses may go beyond the requirement that they be considered "limited". The relevant policy requirements are highlighted in Figure 1. Other components such as the proposed commercial uses, may require site-specific OPAs as only tourism/hospitality based commercial uses are permitted in the OP.

The Official Plan was approved in 2015 by the Ministry of Municipal Affairs and Housing with several modifications in order to ensure consistency with the 2014 Provincial Policy Statement (PPS) in effect at the time.

Most of the area included in the Waterfront Master Plan is located outside of the Town's Urban Settlement Area. Modification 4 revised Policy 3.3.3 (Waterfront Mixed Use Designation) in order to clarify that the intended residential component on the property must be considered "limited", since the 2014 PPS only permits limited residential uses in Rural Areas. Furthermore, the policy limits the extension of municipal water and sewage services. Therefore an OPA is required.

Since 2014, the Province has approved a new 2020 PPS. Section 1.1.5.2 c) of the PPS permits "residential development, including lot creation, that is locally appropriate". The test of what is considered "locally appropriate" is dependent on local circumstances but should take into account local development patterns and market demands. Notwithstanding the change in language, fully serviced urban settlement shall be the focus of growth and development, in accordance with the policies in Section 1.1.3 of the 2020 PPS.

It is therefore anticipated that some of the future residential development envisioned by the Master Plan may depend on factors such as increased demands for mineral development in the area surrounding Smooth Rock Falls, as well as increased demands for recreational dwellings (which are also permitted in rural areas by PPS 1.1.5.2 b).

Therefore, OPAs will likely be required to:

- Extend municipal services outside of the Urban Settlement Area boundary

- Permit a greater number of residential units than what is currently permitted in the Plan; and
- To permit the proposed commercial uses on a site-specific basis.

Given the Town's desire to service the site with full municipal sewer and water, and the desire to develop a wider range and mix of residential uses than provided for in the OP, it is recommended that a future OPA include an expansion of the Urban Settlement Area Boundary to include the entirety of the Master Plan area. This would necessitate a comprehensive review which is defined in the PPS as an OPA which is:

- Based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
- Utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
- Is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
- Confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
- Confirms that sewage and water services can be provided in accordance with policy 1.6.6; and 6. considers cross-jurisdictional issues.



Section 3.1.1 of the OP has similar requirements for a comprehensive review when considering expansions of the Urban Settlement Area as the PPS, such as:

- Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon
- The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment
- The need for growth at the proposed location, based on the rationale outlined in a Comprehensive Review;
- The costs and benefits of permitting growth at the proposed location; and
- The implications for municipal servicing and other services.

A comprehensive review could be done as part of the next Official Plan update, which is due to occur in 2025, or it could be initiated earlier if the Town desires. Regardless, in order to meet the requirements for a comprehensive review, the need for additional residential lands will need to be justified. An increased demand for housing from future mineral developments in the vicinity (i.e., Canada Nickel) is one such consideration which could potentially be used to justify the expansion.



OFFICIAL PLAN EXCERPT

Section 3.3.3 (Waterfront Mixed Use Designation)

“Areas on the Mattagami River in Lot 24, Concession VIII, and Lot 25, Concession IX, and illustrated on Schedule B, are designated Waterfront Mixed Use. The Town intends to permit a range of uses, to take advantage of economic development opportunities as they arise, including development of limited residential, commercial, and/or recreational uses.

The focus of this area is intended to be for limited waterfront residential, tourist commercial, or recreational uses that would benefit from being located on the waterfront and in close proximity to the Town, but that are at a scale which is still appropriate for private services. The policies of the Rural designation will apply pursuant to the proposed use of lands. The Town does not intend to provide municipal services to this area. Proposed uses shall be placed in the appropriate zoning category. Land division in the Waterfront Mixed Use designation shall be considered based on the policies of Section 7.3.1, 7.3.2.2 b. to 7.3.2.2 g, and 7.3.2.4.”

