

PARTRIDGE LAKE LAND USE PLAN



# GIIWEDAA

Animbiigoo Zaagi'igan Anishinaabek - Comprehensive Community Plan  
August 2012





**Animbiigoo Zaagi'igan  
Anishinaabek**  
Lake Nipigon Reserve  
P.O. Box 120  
Beardmore, ON  
POT 1G0

## BAND COUNCIL RESOLUTION

Chronological no. 40-12

File reference no.

**NOTE:**

The words "from our Band Funds" "capital" or "revenue", whichever is the case, must appear in all resolutions requesting expenditures from Band Funds.

Cash free balance

**Animbiigoo Zaagi'igan Anishinaabek**

Capital account \$

Date of duly convened meeting

D	M	Y
02	10	2012

Province

ONTARIO

Revenue account \$

WHEREAS: Pursuant to the Indian Act AZA Council is empowered to act on behalf of AZA First Nation.

AND WHEREAS: The Chief and Council hereby recognize that the AZA Land Use Plan was:


- 1) developed through a community/member-driven, participatory planning approach;
- 2) received broad community support at open house events and through other community outreach activities;
- 3) received the support and endorsement of the AZA Community Planner and recommendation to proceed to Council for formal adoption; and
- 4) received the Community Planning Committee's unanimous endorsement and recommendation to proceed to Council for formal adoption.

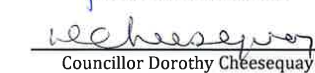
THEREFORE BE IT RESOLVED THAT AZA Council hereby accepts and endorses the AZA Land Use Plan as AZA's guiding land use document; and

FURTHERMORE BE IT RESOLVED THAT AZA COUNCIL will commit to conducting regular plan monitoring and evaluation.

Quorum  
3

  
Councillor Priscilla Graham

  
Chief Yvette Metansinine

  
Councillor Dorothy Cheesequay

\_\_\_\_\_  
Councillor Morris Thompson



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## MIIGWECH

Animbiigoo Zaagi'igan Anishinaabek members helped create the Partridge Lake Land Use Plan as part of a larger Comprehensive Community Plan project. It includes ideas and feedback offered by members at open houses, community meetings, and while standing on the shores of Partridge Lake. Our community was deeply involved in its development. To every member who participated in creating it: **Thank you.**

The development of the Partridge Lake Land Use Plan also involved considerable input from AZA Council (Yvette Metansinine, Priscilla Graham, Dorothy Cheesequay, and Morris Thompson) and staff (Kevin MacDonald, Joe Donio, Ana Nichols, Judy Manning, Theresa Nelson, Craig Nelson, Beverley Goodchild, Georgina Nayanookeesic, Lynda Lynch, Nikki Goodman, Priscilla Graham, Dorothy Cheesequay, and Morris Thompson). Nokiiwin Tribal Council (Roger Rozon, Tech Services and Tara Ingram, Economic Development Officer and Community Planning) was also very supportive of our work and contributed a substantial amount of time to it: **Thank you.**

A special thanks to those individuals who were directly involved on a more day-to-day basis. Our Community Planning Committee met regularly over the course of the project and reviewed all materials. To Planning Committee members Dorothy Cheesequay, Tracy (Head) Evans, Priscilla Graham, Anne Brisard, Cindy Kindla, Ray Sasines, Lynda Lynch, Billy Logan, Shane Rody Norman Mesenegeeshik, and Blythe Haynen: **Thank you.**

Our Community Planner, Alice Sasines, was instrumental in managing this project. She worked tirelessly to keep our members informed and engaged, liaised with our project consultants and funders, coordinated the Community Planning Committee, and kept leadership and staff involved and informed. Alice: **Thank you.**

Finally, we would like to thank our project consultants, EcoPlan International (EPI), who provided technical planning support for the project: **Thank you.**

Aboriginal and Northern Development Canada provided project funding: **Thank you.**

## INTRODUCTION

This Land Use Plan is about shaping our future community at Partridge Lake and ensuring that this future is one where our community - Animbiigoo Zaagi'igan Anishinaabek (AZA) - is strong, healthy and proud. It is about making sure that we come together unified around our land; where we commit to our values and respect each person. In this future, we are a self-sufficient group of people: we work, we have opportunities, and we grow well together.

This plan describes how we will use our land at Partridge Lake, what we will build, and where we will build it. It is guided by the vision and community objectives created by AZA members during our Comprehensive Community Plan (CCP) project.

Think of our Land Use Plan as a playbook for a sports team, where the game is building a community, and winning would be to build a community that meets all of our goals. Each play is set up for a different situation, and executing the play requires well-coordinated teamwork.

In this case the plays are about how to make decisions about developing land, and how to make the development happen. The plays are actually at the end of this document, listed as Guidelines. Each Guideline addresses different situations during the land development process. These Guidelines provide a baseline for creating a Land Development Code or Bylaw. They are organized to help us all know what we want to build, where we can build it, and how new projects will be reviewed and evaluated. The Guidelines are:

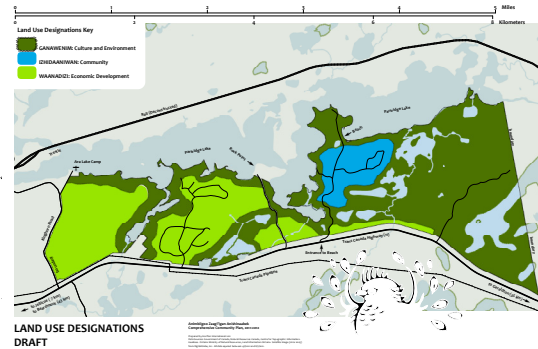
- A. Development and Building Approvals**
- B. Land Use Designations**
- C. Planning Areas Designations**
- D. Environmental Protection Guidelines**



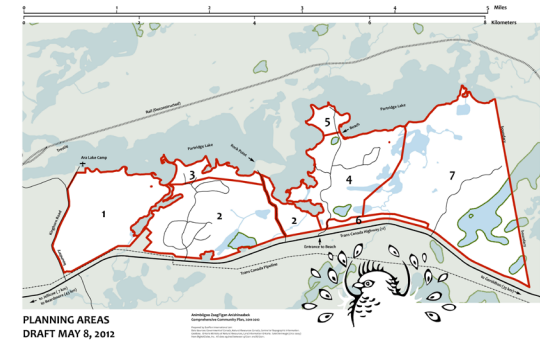
- E. Road and Trail Guidelines**
- F. Healthy Housing Standards**
- G. Architecture Guide**



**A: Development and Building Approvals (page 25)** describe the process by which any AZA member (staff, leadership, member at large) or other person would seek permission to develop land or construct or renovate a building at Partridge Lake. This ensures that the process is transparent and efficient, treating everyone equally. **Permission is required for all land development and construction at Partridge Lake.** This includes houses, camps, facilities, or businesses. In every case, new structures will only be allowed on an approved building lot, which means that subdivision plans and appropriate infrastructure must be in place first.

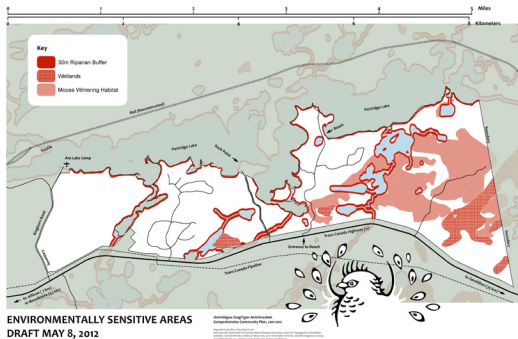


**B: Land Use Designations (page 30)** set very broad rules about what can and can't happen in certain areas at Partridge Lake. These are the first filter in the development review process. The land at Partridge Lake is divided into three types of areas: village, economic development, and conservation.

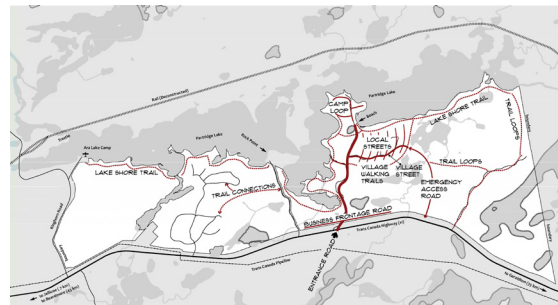


**C: Planning Areas Designations (page 33)** indicate areas where a more detailed development plan will be needed before any construction takes place. Sometimes called a 'master plan', 'subdivision plan', or 'physical development plan', this step ensures that development is well coordinated with the broader community and supports our vision and objectives. Our first planning area is the village.





**D: The Environmental Protection Guidelines (page 35)** describe our important ecological areas and illustrates how we will protect them from development. Protection measures include requirements for more careful pre-development considerations and specific precautions regarding the method and location of any construction. We accept our role as stewards of our lands and waters and take the challenge very seriously.



**E: The Road and Trail Guidelines (page 38)** include major roads and trails on our land and show generally where they could be located. This ensures that our community will be interconnected as we grow, and that our members will be able to get around, be active, recreate, and socialize with each other.



**F: Healthy Housing Guidelines (page 42)** outlines our expectations for building good homes. We want to make every effort to ensure that homes at Partridge Lake are efficient, durable, warm, and well built, so these recommendations go beyond standard Building Codes.

## AZA COMPREHENSIVE COMMUNITY PLAN

The Partridge Lake Land Use Plan is a part of *Giiwedaa*, our Comprehensive Community Plan (CCP), which was approved by our Chief and Council on July 3, 2012. These plans are the result of a process begun in 2010 that helped us understand where we are now, decide where we want to go, and create a plan to help get us there. Guided by our vision and community objectives, our CCP includes several priority actions we will be undertaking as a community. *Putting this Land Use Plan into action is one of those priority actions.*





**G: The Architecture Guide (page 45)** is a brief review of traditional First Nations' construction and modern architectural interpretations. This guide is intended to support any future conversations about architecture and construction of community buildings in the Partridge Lake village.



Section 6 includes Area Plans, which are guidelines for developing specific areas of our land. The first Area Plan is for our Village. Area Plans are the first step in development planning, and we will create similar Area Plans for other parts of our land as needed.

**6.1: The Village Area Plan (page 50)** is a preliminary master plan for our village. This plan shows the location of our village centre, neighbourhoods, roads, parks, and trails. It also describes basic building standards for many aspects of the village so that we can ensure it is built according to our vision.

# 1

## OUR FUTURE AT PARTRIDGE LAKE

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<b>Our Principles For Building A Community At Partridge Lake</b>	<b>11</b>





# Our Vision - Giiwedaa

**Animbiigoo Zaagi'igan Anishinaabek is a strong, healthy and proud nation. We are unified by our connection to the environment, our commitment to our traditional values, and our respect for each other.**

**Our home at Partridge Lake is an environmentally sustainable, self-sufficient community. It is a safe, supportive place where we have the jobs and opportunities that allow our members to thrive and grow together.**

Animbiigoo Zaagi'igan Anishinaabek gi-mushkawaa, mino-bimaadizi, ishpenimo Anishnabeyog. Niinawind maawanji'idiwag giiwita-ayi'ii aki, waawidamaw apiitendaagozi, gaye ma-na-denna-moowin bemaadizid.

Niinawind endaad Bine-Zaaga'igan giiwita-ayi'ii apane, debise Anishnaabekaa. Miish apisidoon bami- dagon aandish niinawind anokiiwin, minochige bagidinan dibendaagozi minogi mino-binaadizi maamawiyag.

**Animbiigoo Zaagi'igan Anishinaabek is strong, healthy and proud.**

**We come together unified around our earth.**

**We promise and commit to our values and respect each person.**

**Around our area, we are a self-sufficient group of people.**

**It is a protected place where we work, are given opportunities, and grow well together.**

## OUR VISION

At a May 2011 community Open House, our members were asked to describe what a successful future would look like. From these thoughts we created a vision statement to describe the future we are all working towards. It is the future that our CCP and this Land Use Plan will help guide us to. We wrote it first in English, then translated it into Ojibwe. We then translated it back into English to give the words more honesty, clarity and authenticity.

We know our vision will change as AZA evolves and our new community at Partridge Lake grows; we will update it regularly so that it grows with our community.

## OUR OBJECTIVES









The following community objectives, from our Comprehensive Community Plan (CCP), identify the most important areas for AZA to work on as we move towards our vision. They also represent the main challenges and opportunities we will face over the next 10-years and beyond.

With our members' help, we prioritized the community objectives so that we could choose actions that would have the biggest impact on the most important issues. We understand that priorities can change over time, and that these objectives should be reviewed regularly.

In our CCP, these objectives direct our action plans for programs and services. At Partridge Lake, they guide the development of housing and facilities, helping us make choices about what is needed eventually and what is needed now. The table on the following page illustrates how our CCP objectives are related to land use at Partridge Lake.



Table: Giiwedaa Objectives and Land Use

CCP Objective	How does the Land Use Plan support this objective?
 <p><b>Improve education &amp; learning resources</b> BetWter education and skills for all members for a better tomorrow</p>	<p>The plan sets aside land for a learning centre or school. Learning programs may be offered in a multi-use facility at first, but as the need expands this land will be available.</p>
 <p><b>Strengthen our governance capacity</b> Governance means how we work together as a whole community (leadership, staff, members).</p>	<p>The plan sets aside land for an Administration building in the heart of our new community. Our plan also recommends spaces for members to meet and gather, such as a pavilion at the Beach.</p>
 <p><b>Encourage economic development</b> Member-focused businesses and local employment at Partridge Lake, bigger resource projects in our larger territory to generate income for AZA.</p>	<p>The plan designates over ¼ of the reserve for commercial and economic development activities, including portions of land along the highway. Within the village area, community facilities can include job support and training, as well as office spaces for members' businesses.</p>
 <p><b>Support our youth and elders</b> Support our future leaders while caring for those that came before them.</p>	<p>Many of our planned facilities and outdoor spaces will include programs and activities for our youth and elders. The land use plan includes Elders housing, a community recreation building that could include club rooms, trails and parks, and building lots that would allow members to house their families.</p>
 <p><b>Protect the environment at Partridge Lake</b> Protect the lakeshore, animals and forests.</p>	<p>A strong emphasis was placed on protecting natural areas and sensitive ecosystems, including the entire lakeshore, creeks and forested areas around creeks and ponds. Almost two-thirds of the reserve land is set aside for conservation.</p>
 <p><b>Address our housing needs</b> Provide a range of healthy, sustainable housing options at Partridge Lake.</p>	<p>Housing is a primary concern in this plan. The designated village area will accommodate housing development for many years. The village plan includes single family and multifamily housing, and each building lot is sized to accommodate the changing needs of families over generations.</p>
 <p><b>Protect &amp; promote our culture &amp; language</b> Preserve our roots by teaching our traditional ways to future generations.</p>	<p>The plan protects almost two-thirds of the reserve land for conservation and traditional activities. It also includes trails for medicine walks, and spaces for traditional cultural ceremonies. We will also use Ojibwe words to name our streets and places within the community.</p>
 <p><b>Improve community health</b> Keep members healthy, with a focus on prevention.</p>	<p>The land use plan considers the need for new community health services and facilities, passive and active recreation opportunities, and encourages convenient member access to these places.</p>

## OUR PRINCIPLES FOR BUILDING A COMMUNITY AT PARTRIDGE LAKE

Our members gave us a lot of good advice for how to build a community at Partridge Lake. Here are a few key ideas that guided this plan and should continue to guide our actions in the future.

What is important to us?	What would this look like in our community at Partridge Lake?
<b>We want to be proud of our community.</b>	<ul style="list-style-type: none"> <li>• The community and buildings are well built.</li> <li>• The yards and streets are clean and well kept.</li> <li>• The community is attractive, with trees and landscaping, gardens, and buildings that reflect our culture</li> </ul>
<b>We want our community to be a place where everyone is treated fairly and with respect.</b>	<ul style="list-style-type: none"> <li>• We work together and respect each other.</li> <li>• No one gets special treatment or a ‘better’ building lot (e.g., a waterfront lot).</li> <li>• Well-built healthy housing is available to everyone, regardless of income or wealth. At the same time, no one should get a free ride.</li> </ul>
<b>We value self-reliance and self-sufficiency.</b>	<ul style="list-style-type: none"> <li>• There are jobs and learning opportunities for our members.</li> <li>• Our buildings are warm, durable, and efficient.</li> <li>• We use local resources to build, heat, and power our community (e.g., wood-fired energy plant, solar farms, local timber).</li> </ul>
<b>We want everyone to be able to walk around rather than drive, if they want to.</b>	<ul style="list-style-type: none"> <li>• Houses and community buildings are located close to each other.</li> <li>• Streets and pathways connect neighbourhoods to each other, to the Beach, and to the village centre.</li> </ul>
<b>We value our family and friends, as well as building new relationships.</b>	<ul style="list-style-type: none"> <li>• There is a village centre where everyone can gather, with spaces for us to work, play, learn, and socialize.</li> <li>• Neighbourhoods include parks and places for us to meet.</li> <li>• Building lots and houses are designed to be adaptable as families grow and change.</li> <li>• Building lots are also designed to balance neighbourliness with privacy.</li> </ul>
<b>We want to live close to nature.</b>	<ul style="list-style-type: none"> <li>• The village is set within the forest and close to the lake.</li> <li>• We encourage natural parks, gardens, and trees throughout the village.</li> <li>• Trails lead from the village into the forest.</li> </ul>

## AZA MEMBERS' RESPONSES FROM THE 2011 SURVEY: HOW WOULD YOUR LIFE CHANGE IF YOU MOVED INTO A HOUSE AT PARTRIDGE LAKE?



*[I will] finally have a place to call Home Sweet Home instead of Home Away From Home!*

*I'd be out doors a lot more and doing things I enjoy.*

*Very peaceful, so no one can bug me!*

*Would feel great - have a sense of belonging and do whatever I can to help make a better reserve and well respected*

*More involved with community activities and would volunteer with assisting elders and children*

*Independent. Own my home. Living at my first nation. Pride*





# 2

## ABOUT PARTRIDGE LAKE

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## BACKGROUND

The creation of a home community has been a dream for the people of Animbiigoo Zaagi'igan Anishinaabek since the signing of the Robinson-Superior Treaty in 1850. After one hundred and sixty years, including two decades of negotiations, we created a place for that home along the southern shores of Partridge Lake. The tranquil lake and beautiful land was chosen because of its suitability for building, proximity to major transportation links and larger communities, and potential for economic development.

Partridge Lake is between Jellicoe and Geraldton along the Trans Canada Highway (Highway 11). The land is about 8km by 1.5km. This includes approximately 1,270 hectares (12.7 square kilometers) of mixed forests, recently logged and replanted areas, and ponds and wetlands.



Some of our members have used the land for summer camping over the past few decades or more. An existing beach (known as 'the Beach') is the focal point for our recent celebrations, and three or four small camps follow the shoreline north of the beach. Some of our members set up camp for the summer at these locations. Another camping area is just south and west of the beach, facing west.

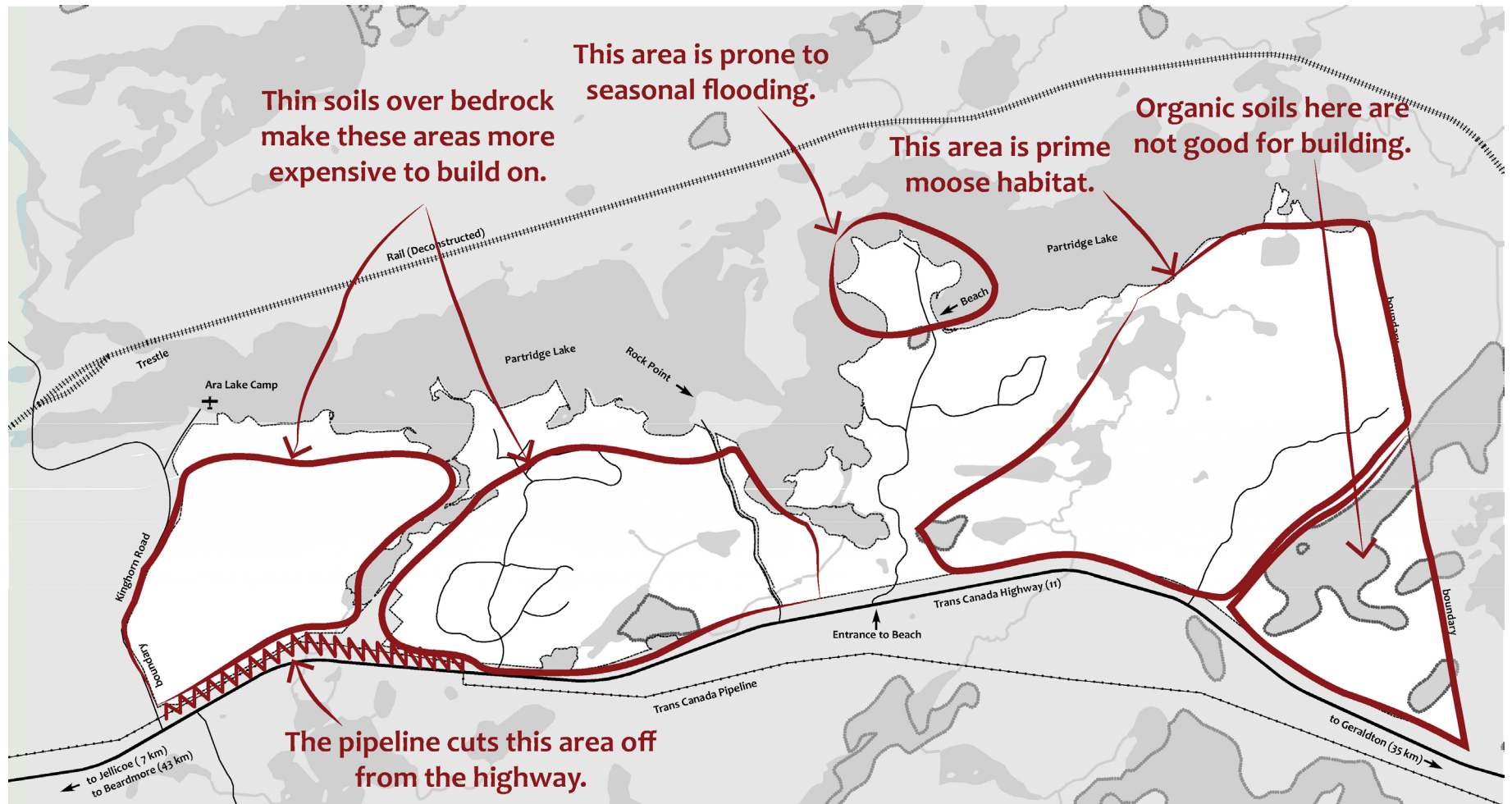
One of our elders has indicated that a historic battle may have occurred on the land between the Ojibwe and the Cree at some point in the past near the east end of the lake.

## DEVELOPMENT SUITABILITY

Suitability depends on soil type, soil depth (to bedrock), potential hazards, and ecological impacts. The sandier and deeper soils are found in the eastern half of the land, although some of these lands are constrained by flooding (low areas near the lake) and by environmental concerns (moose wintering habitat to the far east). The southeast corner of the land has organic soils and would not be suitable for construction.

The areas to the west have thinner soils over bedrock where construction is possible but more expensive. In these areas, industrial or commercial development could be more feasible.

Figure: Partridge Lake Development Constraints



## BUILDABLE LAND AREA

The area just south and east of the Beach is designated as the village development area because it has suitable soils, is above flood levels, and has no (known) important ecological areas.

This area has about 100 hectares (250 acres) of contiguous, potentially buildable land along the access road to the Beach, including the logged area on the right as you drive in. This 40-hectare (100-acre) area is also visible in satellite images. Additional geotechnical surveys will be required to determine appropriate water and sewer servicing strategies and appropriate construction methods. In this type of terrain, there may be shallow soil areas or large boulders or rock outcrops that must be accommodated during the construction process.

Other areas along the lakeshore may be suitable for limited construction of camps or seasonal facilities. These areas appear to have sandy soils but may have high water tables or flooding risks.

## DEVELOPMENT CAPACITY

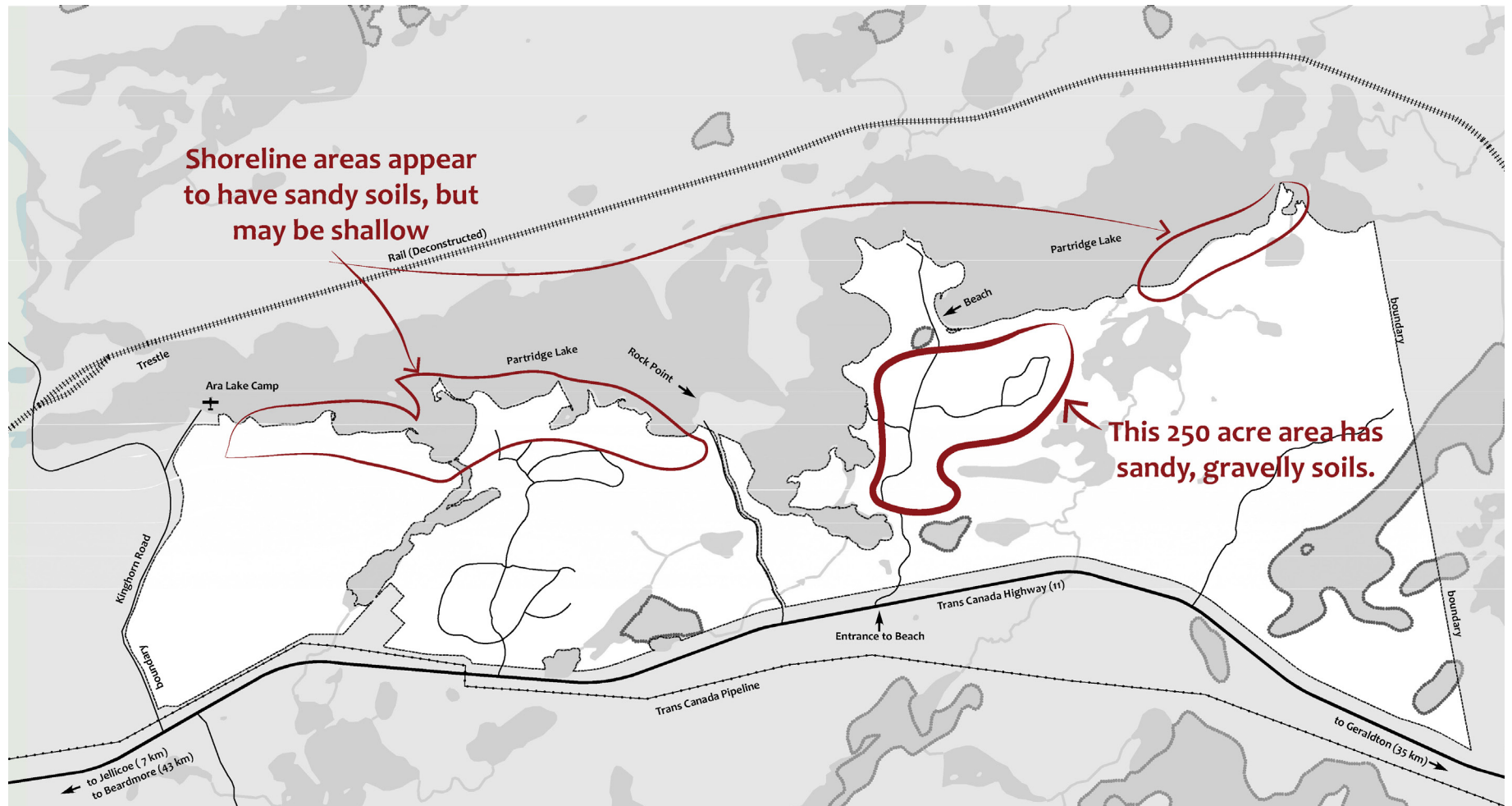
The number of houses and facilities that would 'fit' into the village area depends on the size of the building lots. Many members have expressed a desire for privacy and a sense of living 'in the bush', both of which suggest bigger building lots. Many other members have indicated that the village should accommodate our housing needs for generations, suggesting that building lots should be smaller so that more lots can fit in the future. The cost of development also calls for smaller lots - the same 60 metres (200 feet) of pipes and pavement could service 4 houses or 8 houses, depending on how wide each building lot is.

At the May 2011 community Open House and at subsequent meetings, members indicated that all residential building lots should be the same and that 1,000 square metre ( $\frac{1}{4}$  acre) lots (approximately) were a reasonable size. With this in mind, and removing some land for community buildings and parks, there is room within the designated area for about 300 to 350 building lots (similar to the configuration at Oujé Bougoumou, a newer Cree community our Planning Committee visited in the summer of 2011). Assuming that some of these may be duplexes or multifamily buildings, this would accommodate 360 to 420 housing units - or the next 90 years of housing demand.

**Figure: Density comparison chart**

Location	Lot size (width by depth)	Lots per acre	Houses that this density would yield on 40 hectares (100 acres)
Oujé Bougoumou	100 x 100-foot	3.3	330
Beardmore or Geraldton	60 x 120-foot	4.9	490
Typical 'rural lot' (5 acres)	500 x 500-foot	0.16	16
Partridge Lake	80 x 120-foot	3.6	360

Figure: Partridge Lake Buildable Land Area



# 3

## ABOUT OUR COMMUNITY

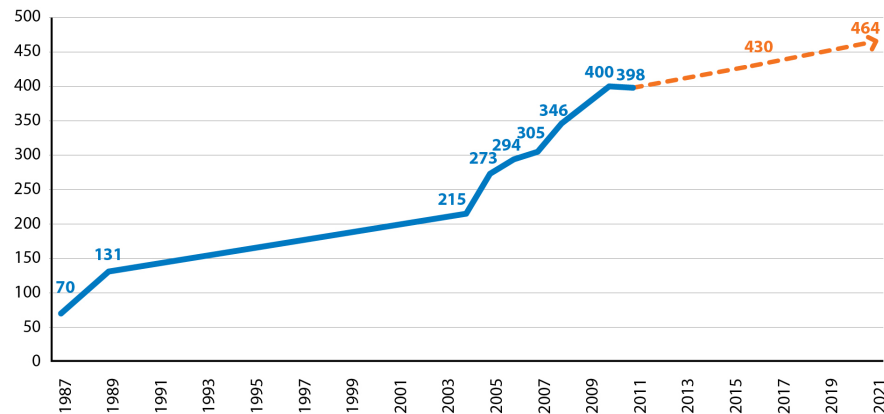
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## MEMBERSHIP AND TRENDS

There are about 400 AZA members, with recent increases due mostly to membership transfers. Based on projected growth for aboriginal populations across Canada, we could expect our population to increase by 1.4% to 1.9% per year<sup>1</sup>. At our current growth rate of 1.6% per year, our membership could increase to 464 people in ten years, and could double by the end of the century.

**Figure: AZA Membership, Projected to 2021**



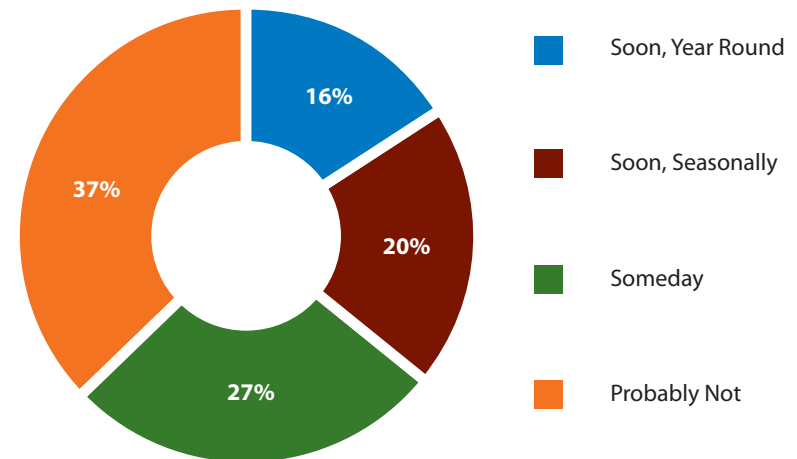
<sup>1</sup> Statistics Canada. Projections of the Aboriginal Populations, Canada, Provinces and Territories, 2001 - 2017. Released March 2005. <http://www.statcan.gc.ca/bsolc/olc-cel/olc-cel?catno=91-547-XIE&lang=eng>

## HOUSING NEEDS

For planning purposes we estimate an initial demand for up to 50 houses, including elders housing, rental housing, and owned housing. This comes from the 2011 Community Survey response showing that 36% of members would move to Partridge Lake soon, and that average household size is about 3 people. The actual number and mix would have to be determined through a more detailed review process once we start building homes there.

This demand could double over the next decade, as families find the means to relocate, find nearby jobs, or otherwise re-orient themselves to the new community. Over the next several decades housing demand will continue to increase as our community grows.

**Figure: AZA members' Plans for moving to Partridge Lake**



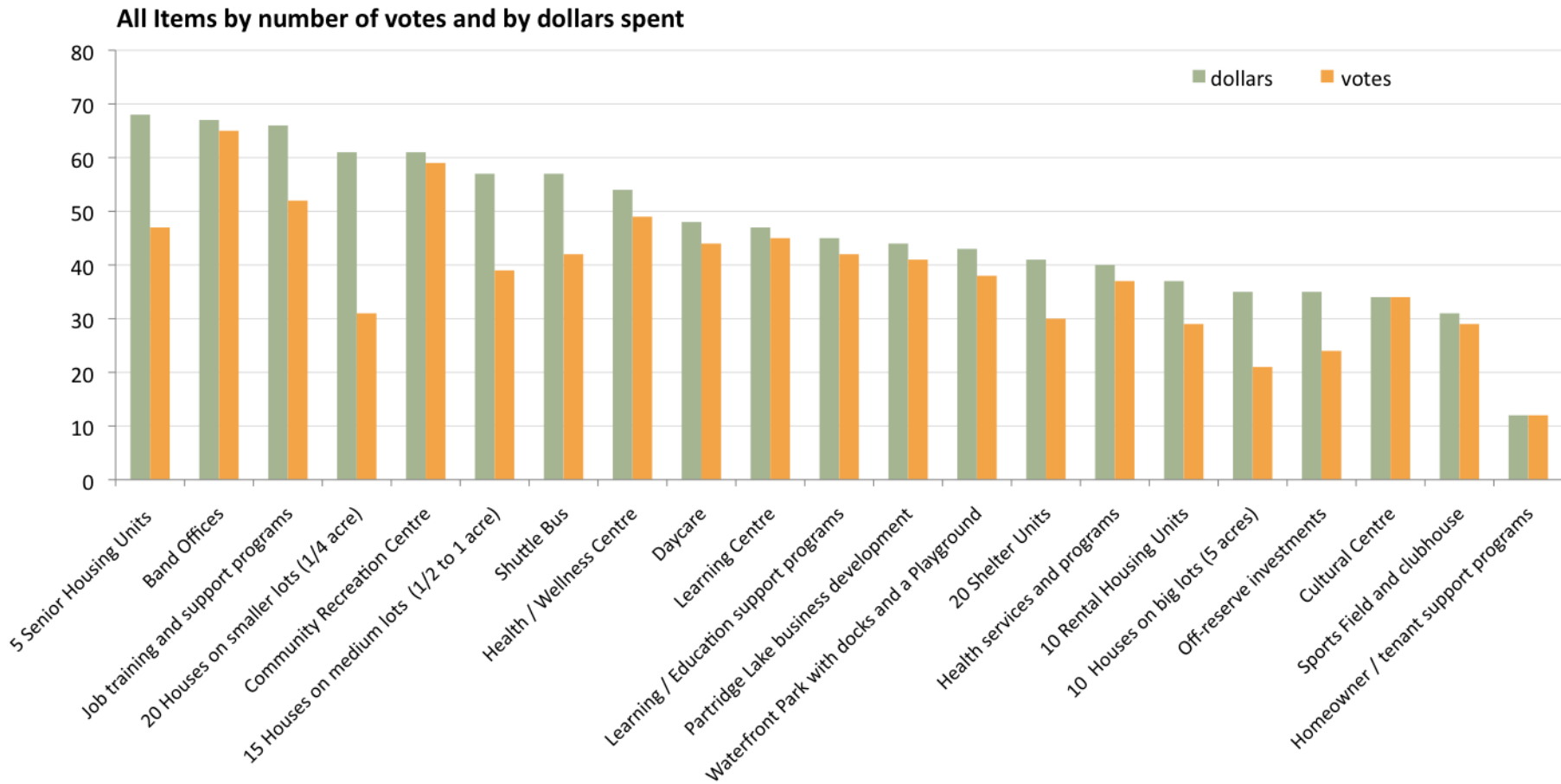
## FACILITY NEEDS

The 2011 Community Survey and the 2011 May Open House ‘spending activity’ indicate that an AZA Administration Building, a Community/Recreation Centre, and Elders housing are the highest priorities for AZA members.

Other facilities that are important include a Health Centre, Daycare, Learning/Job Training Centre, a Cultural Centre, and parks.

Some facilities that have been discussed will simply be required as the community reaches a certain size, such as police and emergency services and public works. These would likely begin with equipment storage in a garage until there is sufficient need for more advanced facilities. Schools and hospitals, in particular, typically require a much larger or more remote population to justify their development.

**Figure: Results of the ‘spending activity’ completed by members at the May 2011 open house.**





# 4

## MAKING IT HAPPEN

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## NEXT STEPS

This Land Use Plan was identified as a priority action in our Comprehensive Community Plan. Besides arranging the significant amount of financing required for construction of a new community, there are several steps required before we can build our first house or community building. They include:

Land Development Tasks	Summary
<b>Pre-development engineering studies</b>	These studies are required before road, utilities, and building lot plans can be finalized: <ul style="list-style-type: none"> <li>• Subsurface Investigations (soil type and depth to bedrock)</li> <li>• Hydrogeology Investigation (septic suitability, flow direction)</li> <li>• Aggregate Sources (for grading and road building)</li> <li>• Utilities &amp; Services Options (power, underground utilities, drinking water)</li> </ul>
<b>Species at Risk (SAR) study</b>	This land use plan identifies and protects the most obvious sensitive habitats: the lake, ponds, and streams, and forested areas immediately surrounding them. A species at risk study will identify any wildlife or habitat areas in addition to these that are ecologically sensitive, and recommend ways that we can protect them.
<b>Physical Development Plan</b>	This will be based on the Village Area Plan and will include the blueprints for roads, utilities, and building lots.
<b>Capital Plan</b>	A capital plan describes how construction funding will be spent. Each project indicated by the physical development plan - facilities, roads, houses, etc – will be budgeted for and prioritized in the Capital Plan.

Policy & Program Tasks	Summary
<b>Housing Policy</b>	This is a priority action in our CCP that we have already begun to work on. It will set the terms and procedures for allocating building lots, financing construction, and managing housing.
<b>Business Policy</b>	This policy will set the terms and procedures for allowing new businesses to be established on our land.
<b>Housing Program</b>	This program will administer the housing policy by distributing building lots or housing, managing housing, and supporting home ownership and maintenance. Members have very strong expectations that this program will be fair and transparent.
<b>Land Development and Building Bylaw</b>	The Land Use Plan and Guidelines are a guiding document that enables Council to establish Land Development and Building Bylaws. These bylaws will set standards and procedures for land development, building construction, and property maintenance. When AZA is able to opt into the First Nation Land Management regime (e.g. Land Code), these bylaws can be reaffirmed as laws.
<b>Land Code</b>	AZA may choose to opt out of the land-related sections of the Indian Act and enact our own land-related laws for Partridge Lake, including matrimonial real property laws. This process takes several steps and ongoing staff time to manage the process. It begins with a BCR expressing our interest in pursuing this option, is followed by a second BCR committing to the process, and eventually requires a ratification vote by members. (see <a href="http://www.aadnc-aandc.gc.ca/eng/1327090675492">http://www.aadnc-aandc.gc.ca/eng/1327090675492</a> )

## MONITORING AND EVALUATION

The Partridge Lake Land Use Plan is a living document. We will actively track progress in meeting our vision and achieving our community development objectives. We will evaluate this plan with leadership and members, and modify plan policies and guidelines as required over the short-, medium- and long-terms.

Chief and Council will ensure that someone on staff (such as the AZA Community Planner) is given the responsibility and resources to implement this plan and monitor progress. Monitoring and evaluation will require the following tasks:

Tasks	Summary
<b>Step 1: Plan Launch – initial training</b>	<ul style="list-style-type: none"> <li>AZA Community Planner to conduct formal introduction and training workshop on the Partridge Lake Land Use Plan and approvals process for all <b>AZA staff</b>.</li> <li>AZA Community Planner to conduct formal introduction and training workshop on the Partridge Lake Land Use Plan and approvals process for <b>AZA Chief and Council</b>.</li> </ul>
<b>Step 2: Annual Reporting</b>	AZA Community Planner to prepare annual report that summarizes new developments, approvals, etc. Planning report to be presented to Council and distributed to members and staff via AZA newsletter.
<b>Step 3: Leadership training</b>	AZA Community Planner to conduct introduction and familiarization workshop on the Partridge Lake Land Use Plan and the development approval process within four months of beginning of term with each new Chief and Council.
<b>Step 4: Formal review</b>	<p>AZA Community Planner to conduct formal review and update of the Partridge Lake Land Use Plan every four years. Formal review to include an assessment of:</p> <ul style="list-style-type: none"> <li>Development review process: <i>Is it working? Are decisions accountable and transparent? Does membership understand the Partridge Lake Land Use Plan and approvals process (Note: a survey may be required)?</i></li> <li>Land Use Plan enforcement: <i>Has enforcement been required? Did it work? Could it be improved?</i></li> <li>Development Targets: <i>Are infrastructure, housing and facility targets and guidelines still applicable based on new community demographics?</i></li> <li>Development Guidelines: <i>Have cultural and ecological resources been adequately protected?</i></li> <li>Data and mapping: <i>Is mapping and data up-to-date for Partridge Lake?</i></li> <li>Plan coordination: <i>Is the Partridge Lake Land Use Plan still supporting the CCP vision and objectives? Have new policies or plans been adopted that would require an amendment (e.g., Land Code, Socio-Economic Development Strategy)?</i></li> <li>Plan consolidation: <i>Amendments made by Council in the previous four years will be consolidated and incorporated into the plan.</i></li> </ul>

# 5

## LAND USE AND DEVELOPMENT GUIDELINES

This section of Guidelines describes in detail how those objectives can be achieved. Each Guideline addresses different situations during the land development process. These Guidelines provide a baseline for creating a Land Development Code or Bylaw, or they could be enacted as individual bylaws. They are organized to help us all know what we want to build, where we can build it, and how new projects will be reviewed and evaluated.

The Guidelines included are:

<b>A: Development and Building Approval</b>	<b>25</b>
<b>B: Land Use Designations</b>	<b>30</b>
<b>C: Planning Areas Designations</b>	<b>33</b>
<b>D: Environmental Protection Guidelines</b>	<b>35</b>
<b>E: Road and Trail Guidelines</b>	<b>38</b>
<b>F: Healthy Housing Guidelines</b>	<b>42</b>
<b>G: Architecture Guide</b>	<b>45</b>



## PURPOSE

The Development and Building Approval Process describes the procedure by which Chief and Council, or any member, person or business entity may be given permission to develop land or construct or renovate a structure at Partridge Lake. This is established for the benefit of all AZA members to ensure that:

- Everyone is treated fairly;
- Development at Partridge Lake is a transparent and efficient process;
- Land at Partridge Lake is developed and buildings constructed in a manner that protects the health and safety of members, residents, and visitors;
- Land is developed and buildings constructed at Partridge Lake in a manner that achieves community objectives (as outlined in our Land Use Plan and our Comprehensive Community Plan, *Giiwedaa*);
- Land at Partridge Lake is developed and buildings constructed in compliance with AZA by-laws and policies.

## APPLICATION and STANDARDS

A permit will be required for all construction and land development at Partridge Lake. Permitting ensures that individual buildings and structures are safe and durable and align with the guidelines and area plans in the Partridge Lake Land Use Plan. Permits will be issued in accordance with the **AZA Building By-Law**.

The Development and Building Approval Process applies to:

- Community facilities;
- Housing subdivisions;
- Infrastructure development or expansion;
- Highway-commercial and industrial enterprises; or,
- Residential construction.

In general terms, a permit is required for:

- a.** Construction of any building or structure, except as noted below;
- b.** Installation of a manufactured home or modular home;
- c.** Construction requiring modifications or additions to any building or utility, such as plumbing, wiring, electrical, heating, and gas or other fuel systems equipment and fittings, except where noted;
- d.** Moving a building or structure;
- e.** Demolition of a building or structure; and
- f.** Construction of a masonry fireplace, the installation of a wood burning appliance or a chimney.
- g.** Land re-grading, soil removal, tree cutting, or vegetation removal if it is within 60 metres (200 feet) of the lake, a pond, wetland, stream, or other waterway.

A permit is not required for the following, when they are on an approved building lot:

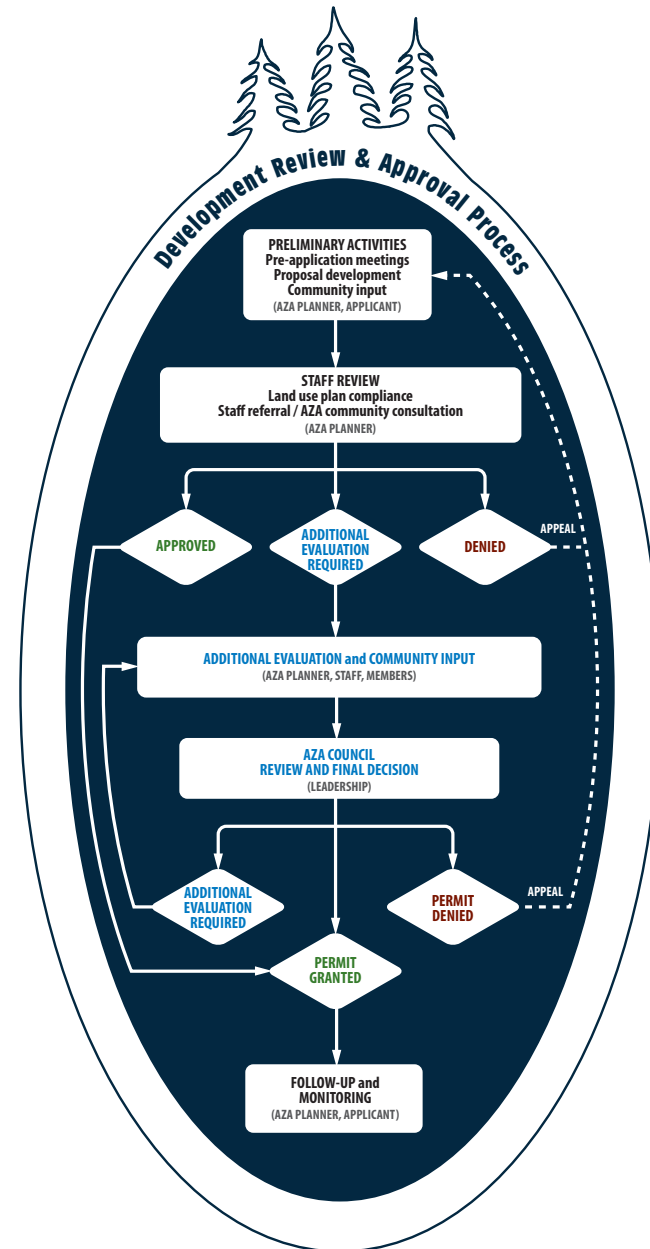
- a.** Fences under 1.8 metres (6 feet) in height;
- b.** Decks that are not over 0.6 metres (2 feet) above grade;
- c.** Storage structures that are less than 9.3 square meters (100 square feet) in floor area;
- d.** Repairs to an existing fireplace, wood burning appliance or factory constructed chimney or masonry chimney;
- e.** The repair or replacement of a valve, faucet, fixture, sprinkler head or piping in a plumbing system if no change in piping configuration is required;
- f.** Recreational vehicles used for temporary accommodation (less than 30-days) for recreation or vacation purposes only; and,
- g.** Structures such as greenhouses or storage facilities, that are constructed of a wood, steel or plastic frame covered with sheet polyethylene, fabric, tarps or glass that are intended to be used temporarily on a seasonal basis and will be removed seasonally.

## GENERAL PROCEDURES and PERMIT REVIEW

A generalized Development and Building Approval Process is illustrated. The **AZA Community Planner** with the support of a contracted **Building Inspector** (where required) issues Permits as required by the **AZA Building By-law**. The Community Planner will guide and facilitate the review process and make reports and recommendations to the Planning Committee and Council on permit applications.

As the law-making body, Council will not be **directly** involved in the enforcement of the Building By-Law. A Chief or Council member cannot interfere in individual cases, for example, by seeking preferred or punitive treatment on behalf of certain individuals or groups.

Figure: Generalized Development and Building Approval Process



All applications would go through the process described below. Any construction for business purposes would also require a business permit.

## 1. PRELIMINARY ACTIVITIES

- a. Applicants have a **pre-application meeting** with the **AZA Community Planner** to review site location, potential policy constraints, and application requirements;
- b. In the case of major projects such as new community facilities or subdivision planning, preliminary activities should include all appropriate due diligence such as feasibility studies, preliminary member engagement and review, and alternatives evaluation.

## 2. APPLICATION

- a. Applicants submit a **formal application or proposal**, including materials demonstrating compliance with relevant AZA policies, standards and guidelines.

## 3. AZA LAND USE PLANS AND POLICIES REVIEW

- a. An initial review by the **AZA Community Planner** will be conducted to ensure the proposal complies with AZA land use policies, standards and guidelines.
  - i. For **small or minor projects** such as house construction on an approved building lot, the AZA Community Planner will review the proposal and either (1) accept the application and forward it to a building standards compliance review, (2) deny the application and recommend that the application is resubmitted with any required changes, or (3) reject the application with a notice to the applicant explaining why.
  - ii. **Major projects** (i.e., community facilities and subdivisions, new infrastructure, or projects that do not conform to Partridge Lake Land Use Plan requirements, or are not explicitly addressed by the plan) will be given an initial **in-depth review** by the AZA Community Planner with support from the Community Planning Committee. This review will investigate the **impacts of the development** on the land at Partridge Lake and surrounding uses, and, if necessary, consult with experts/authorities of potentially impacted areas.

The proposal, with staff review and recommendations, will be **presented to AZA members** through appropriate channels (e.g., community meeting, newsletters, AZA website) and made available for **community input** and discussion.



#### 4. COUNCIL REVIEW AND FINAL DECISION

- a. In the case of a Major Project, the **final proposal** (incorporating staff recommendations and community input) will be submitted to **Council for review and final decision**. Either,
  - i. The proposal is **approved** and continues to the Building Standards Compliance review; or,
  - ii. Council decides **additional evaluation** is required and sends the proposal back to staff to investigate specific questions or solicit community input on a specific aspect; or,
  - iii. The proposal is **rejected**, the permit denied, and the applicant is given reasons for Council's decision.

#### 5. BUILDING STANDARDS COMPLIANCE

- a. The proposal is reviewed a contracted Building Inspector (where required) to ensure it complies with the Ontario Building Code. Either,
  - i. The application is approved and the **applicant is granted a permit**; or,
  - ii. The application is denied, and the **applicant is requested to resubmit the application** after addressing any building standards issues.

#### 6. FOLLOW-UP AND MONITORING

- a. The **AZA Community Planner** will monitor all projects during development and construction to ensure they **conform to the final version of the project proposal** for which a permit had been granted.
- b. **Applicants** will provide access to the project to the **AZA Community Planner** and any licensed **Building Inspector** at appropriate stages to ensure **compliance with applicable building codes**.
- c. Projects found to be in **non-compliance** must address concerns.
  - i. The **AZA Community Planner** or **Building Inspector** may cancel any building permit and issue a stop-work order where the applicant cannot or will not address compliance concerns.

# B LAND USE DESIGNATIONS

## PURPOSE

General **land use designations** describe our intentions for future, long-term development and land uses that we think are appropriate for specific areas. The designations are established to ensure that:

- **Future development** activities align with the values and objectives of AZA; and,
- Development in specific areas **is appropriate to the character and intent that was envisioned** for that area by our community.

**Land Use Designations** set very broad rules about what can and can't happen in certain areas at Partridge Lake. They ensure that development happens in appropriate places and that land is used in a way that supports our community's "big picture" development objectives as described in *Giiwedaa*, our Comprehensive Community Plan.

## APPLICATION and STANDARDS

The Land Use Designations apply to any activities on our land, including new housing, new buildings, businesses, community programs, construction or land development, resource extraction, and economic development.

Developments taking place anywhere on our land at Partridge Lake must be an allowed use within that area according to the designations and map on the following pages.

### GANAWENIM Culture and Conservation

This area includes the most environmentally sensitive portions of our land, such as the edges of Partridge Lake, land surrounding wetlands and small ponds, and moose wintering habitat. Limited, low impact activities will be allowed here so that our environment will remain clean and healthy into the future.

PERMITTED USES	examples
<b>Cultural Facilities</b>	Smoke house, Ceremonial space/ structures, Healing lodge, Retreat centre, Traditional structures, Medicine trails
<b>Eco and cultural tourism facilities</b>	Campsites/Campgrounds and Camp Facilities, Fishing Lodge or Cabins, Eco-Resort, Traditional buildings / village
<b>Outdoor learning and recreational facilities</b>	Trails, Boardwalks, Outdoor classrooms, Small boat storage, Boat launches, Docks
<b>Traditional economic activities</b>	Wild rice farming, food and medicine gathering, non-timber forest products. *Trapping and Hunting is not allowed *

### IZHIDAANIWAN Our Village

This is the village area at Partridge Lake where members and their families will live and where community facilities will be built. The area was selected for the village because the sand & gravel soils are most suitable for construction, it is near the beach, and there are no known sensitive habitats there.

PERMITTED USES	examples
<b>Housing</b>	Single Family Houses, Multi-Family Houses / Apartments, Elders Housing, Support Workers Housing (teachers, nurses)
<b>Community Buildings &amp; Facilities</b>	Admin Building, School, Daycare, Community Centre, Health Centre, Recreation Centre
<b>Outdoor and Recreational Facilities</b>	Parks, Trails, Gardens, Sports Fields & Playgrounds, Outdoor and indoor rinks
<b>Local Commercial</b>	Offices, Shops, Cafes & Restaurants
<b>Cottage Industry</b>	Small workshops for craft or food production, home-based businesses
<b>Accommodations</b>	Hotel, B&B, Lodges or Rental Cabins

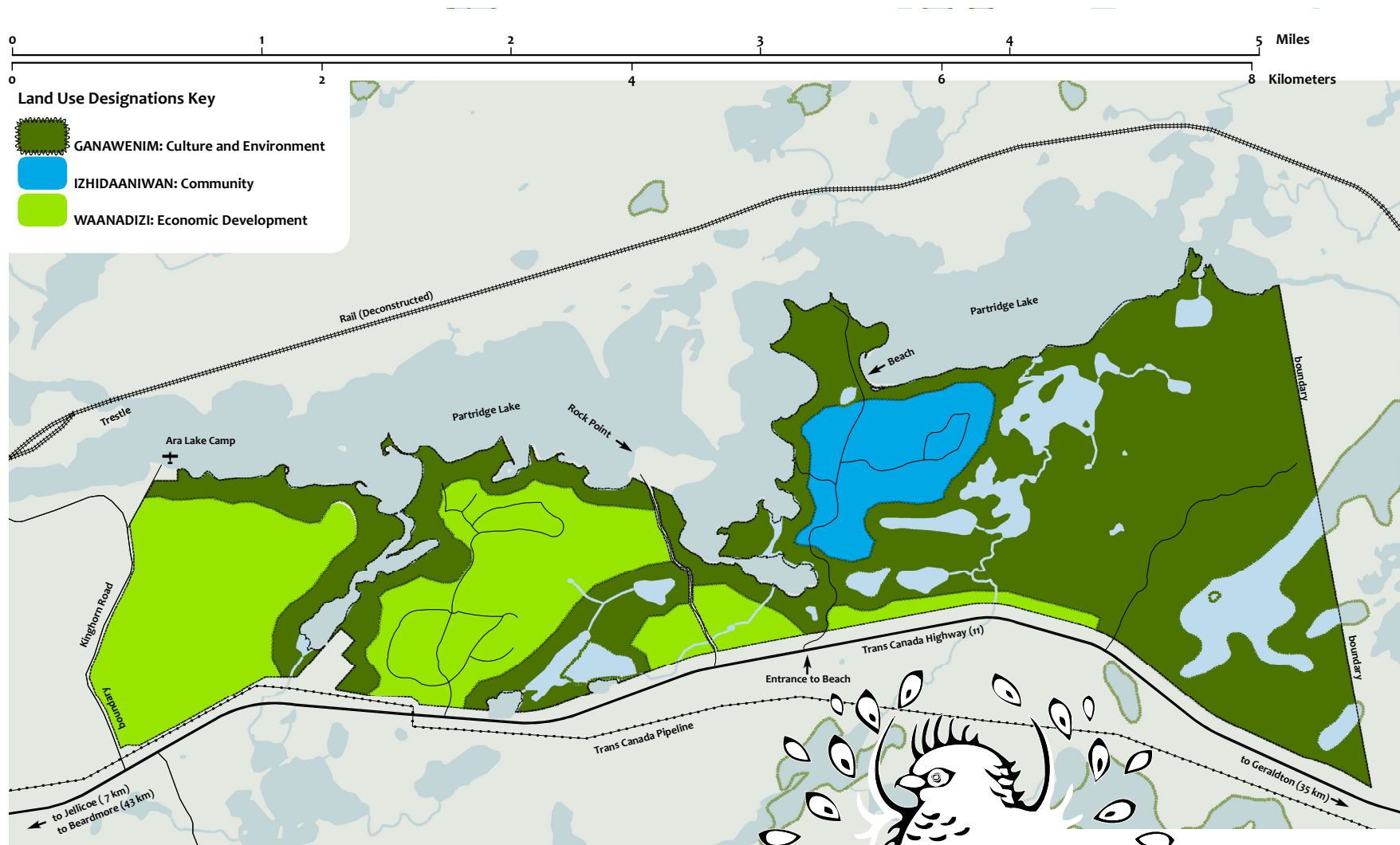
### WAANADIZI Economic Development

These areas are set aside for creating jobs and revenue for AZA and our members. Most of this land has limited potential for residential development because of the thin soils over bedrock, and does not include any known sensitive habitats.

PERMITTED USES	examples
<b>Commercial retail</b>	Gas bar, Truck stop, Cafe / Restaurant, Store
<b>Accommodations</b>	Hotel, Motel
<b>Commercial office</b>	Business park, Office building, offices over retail or combined with hotel
<b>Light industrial and manufacturing</b>	Value-added wood products manufacturing, Log yard and Mill, In-vessel composting, Auto/Truck/ Equipment Repair, Food processing or packaging, Storage and Bulk Storage, *Heavy Industry is not allowed*
<b>Energy Utilities</b>	Solar farm, District Heating Plant
<b>Resource Extraction</b>	Forestry, Aggregate mining
<b>Agriculture</b>	Farming, Cattle, Horses, etc.

# DELINEATION

The Land Use Designations map indicates the general division of lands at Partridge Lake into one of the three Land Uses described above.



## LAND USE DESIGNATIONS DRAFT

Animbiigoo Zaag'igan Anishinaabek  
Comprehensive Community Plan, 2011-2012

Prepared by EcoPlan International 2011  
Data Sources: Government of Canada, Natural Resources Canada, Centre for Topographic Information, GeoBase, Ontario Ministry of Natural Resources, Land Information Ontario, Satellite image (circa 2005) from DigitalGlobe, Inc. All data acquired between 4/1/2011 and 8/1/2011.



# PLANNING AREAS DESIGNATIONS



## PURPOSE

Planning areas are designated so that we can examine each section of land in greater detail and prepare an Area Plan for each of them. This helps us maintain a holistic approach to land use and development and ensure that each newly developed area will support our overall strategy. *It also helps us avoid ad hoc, uncoordinated, and opportunistic development which tends to create long term, unrepairable problems such as inefficient use of land that restricts future developments or requires expensive infrastructure repairs.*

## APPLICATION and STANDARDS

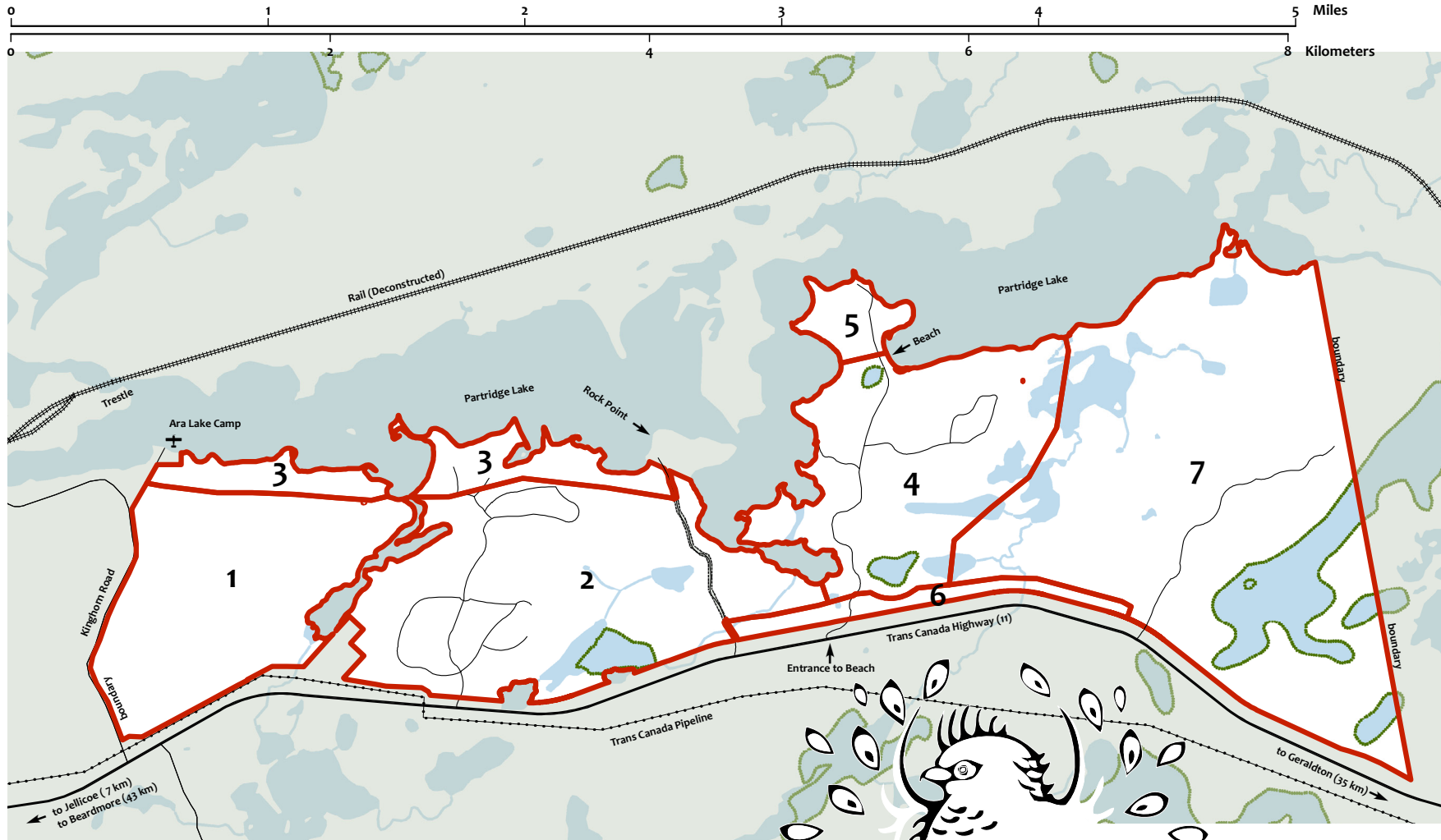
An Area Plan indicating the location of roads, trails, utilities, and approved building lots is required for each designated planning area prior to any work or activity that involves land development or construction of a permanent building.

No permanent construction will be approved if it is not in conformance with the Area Plan for that area. This implies that an Area Plan must be in place prior to any construction permits or activity.

Partridge Lake is divided into seven planning areas as outlined below. An Area Plan will be created for each of these areas or portions of these areas as the need arises. Each plan will support the Land Use Plan, and will conform to Land Use Designations, Environmental Protection Guidelines, and the Transportation Plan.

Planning Area	Ideas/Recommendations For This Area
1. <b>Western block</b>	Managed Forestry
2. <b>Central block</b>	Light industry or other enterprise
3. <b>West and Central shore</b>	Camps and/or cottages
4. <b>The Village</b>	Housing and community facilities
5. <b>The Point</b>	Managed Campground
6. <b>Highway</b>	Highway oriented commercial
7. <b>Eastern block</b>	Conservation, cultural learning, outdoor recreation/trails, traditional practices

The map below generally indicates the seven planning areas.



**PLANNING AREAS**

Animiigoo Zaagi'igan Anishinaabek  
Comprehensive Community Plan, 2011-2012

Prepared by EcoPlan International 2011  
Data Sources: Government of Canada, Natural Resources Canada, Centre for Topographic Information, GeoBase, Ontario Ministry of Natural Resources, Land Information Ontario, Satellite image (circa 2005) from DigitalGlobe, Inc. All data acquired between 4/2/2011 and 8/1/2011.

## PURPOSE

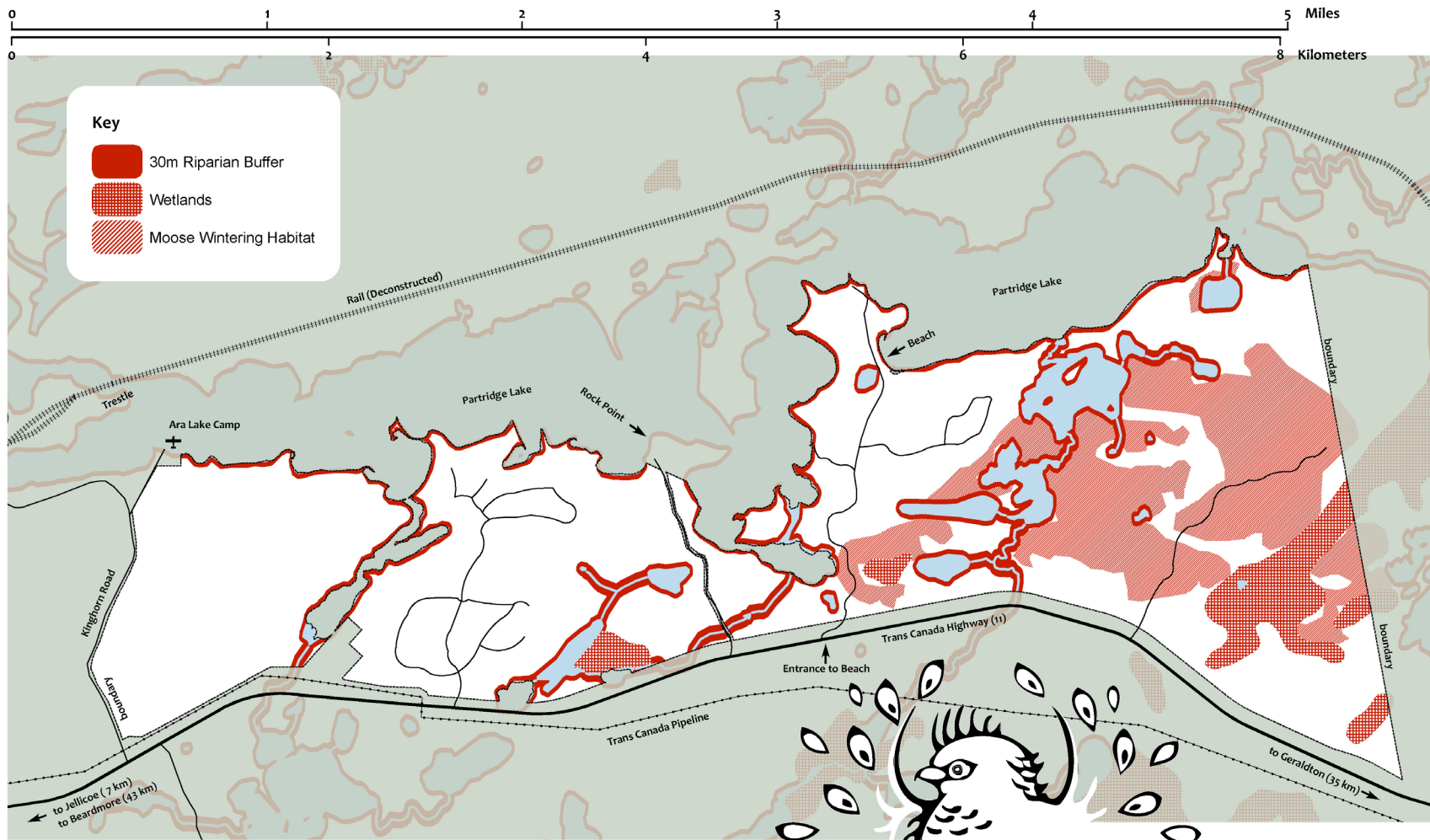
The lands and waters of Partridge Lake are among our most important resources. We will develop land in a way that will protect and enhance ecologically important areas, and increase the ecological functioning of all our lands. The guidelines in the **Environmental Protection Guidelines** describe those important areas and how we can protect them from development activities.

## APPLICATION

These guidelines should be referred to during the planning and development of any land or structures, and with particular emphasis on any project that may impact the Environmentally Sensitive Areas indicated by the map.

## MAPPING AND DELINEATION

The map indicates the known environmental features of our lands at Partridge Lake. As we learn more about our land, we may add to or modify this map to include habitat for rare species or other sensitive or important habitats. These will be identified on a case-by-case basis as indicated in the guidelines and development procedures. For waterways, the guidelines refer to setbacks from “top of bank” and “riparian areas.” These should be surveyed and mapped on a case-by-case basis.



**ENVIRONMENTALLY SENSITIVE AREAS**  
**DRAFT MAY 8, 2012**

Animbiigoo Zaagi'igan Anishinaabek  
 Comprehensive Community Plan, 2011-2012  
Prepared by EcoPlan International 2011  
 Data Sources: Government of Canada, Natural Resources Canada, Centre for Topographic Information,  
 Geobase, Ontario Ministry of Natural Resources, Land Information Ontario. Satellite Image (Orca 2005)  
 from DigitalGlobe, Inc. All data acquired between 4/1/2011 and 8/1/2011.



## GUIDELINES:

### 1. IMPORTANT ENVIRONMENTAL AREAS INCLUDE:

- a. The lake, creeks, waterways, ponds, wetland areas, and the forested areas adjacent to these features;
- b. Areas where the landscape or vegetation provides habitat for important species.
- c. Natural movement corridors for animals.
- d. Areas that connect important habitats together.

### 2. NO CLEARING, TREE REMOVAL, CONSTRUCTION, construction-related activities should occur within the following setbacks:

- a. 30 metres (100 feet) from the Partridge Lake lakeshore, any ponds or wetlands, the high water mark of a waterway or the stream 'top of bank'.
- b. Exceptions to these setbacks include boating related structures such as piers, ramps, trails or boardwalks for community use that are carefully designed and located to minimize disturbance.

### 3. THE NATURAL FUNCTIONS OF ANY LANDSCAPE AREA should be protected by:

- a. Identifying and retaining mature trees and woody vegetation on building sites wherever possible.
- b. Limiting soil compaction near those trees to the drip line of the tree canopy or the edge of the vegetation.

- c. Physically protecting trees and vegetation from damage and soil compaction with construction fencing placed at or outside the drip line of the canopy.

### 4. WATER BODIES AND WATERWAYS SHOULD BE protected from sedimentation and erosion by:

- a. Designing and planning each site to require as little grading or excavation as possible.
- b. Installing sediment fencing between the construction site and down slope waterways prior to any other construction activity. This fencing should remain in place until all other construction is complete and bare soils have been completely revegetated.

### 5. WATERWAYS SHOULD BE PROTECTED FROM UNNATURAL long-term hydrologic impacts by using drainage strategies that slow down, absorb, and filter rainwater. Basic strategies should focus on landscape and soil-based management strategies (rather than underground pipes that carry polluting sediments directly to nearby waterways). Strategies include:

- a. Minimizing paved or impervious areas such as parking lots and roads.
- b. Using rain gardens, swales, ponds, and deep uncompacted soils to collect and filter rainwater (e.g., drainage gardens at the edges of roads and parking lots).

# F ROAD AND TRAIL GUIDELINES

## PURPOSE

This guide describes the different types of roads and trails, where they would generally be located, and shows how they would connect our community together.

## APPLICATION

These guidelines should be referred to during any comprehensive physical planning activities or site planning activities for community buildings.

## MAPPING AND DELINEATION

The map indicates the location of the Village greenway, access roads and neighbourhood streets, and trails and access pathways at Partridge Lake.

## GUIDELINES

### 1. ENTRANCE ROAD:

This is the existing access road, which would have to be widened and resurfaced to accommodate 2-way traffic. This road will continue to feel like a path through the forest, because most of it will remain undeveloped.

#### Standards:

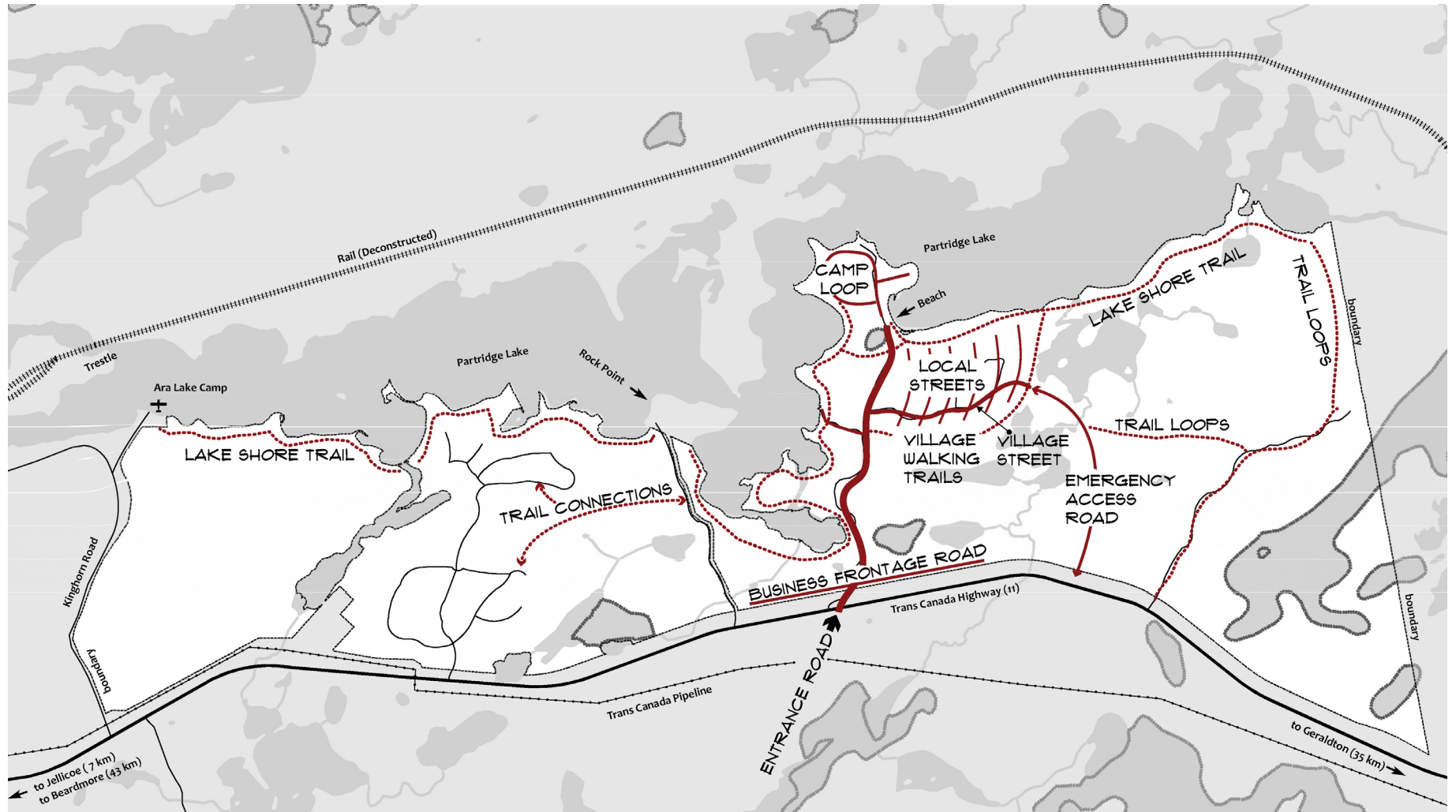
<b>Right of way</b>	24 metres (80 feet)
<b>Lane width</b>	3 metres (10 feet)
<b>Shoulders</b>	1 metre (3 feet)
<b>Walking path</b>	1.5-2 metres (5-6 feet), one side, separated from road

### 2. BUSINESS FRONTAGE ROAD:

This road runs parallel to the highway. This allows businesses to develop along this road and share a single point of access from the highway. The road radii should be designed to accommodate turning trucks.

#### Standards:

<b>Right of way</b>	24 metres (80 feet)
<b>Lane width</b>	3.5 metres (12 feet)
<b>Shoulders</b>	1 metre (3 feet)
<b>Walking path</b>	1.5-2 metres (5-6 feet), one side, separated from road



### 3. VILLAGE STREET:

This connects the entrance road to the village and neighbourhoods. The street includes a narrow roadway to keep traffic slow, walking paths, and trees retained or planted along both sides. Community buildings front this road but houses do not.

Standards:	
<b>Right of way</b>	24 metres (80 feet)
<b>Lane width</b>	3 metres (10 feet)
<b>Shoulders</b>	0.6-1 metre (2-3 feet)
<b>Walking path</b>	1.5-2 metres (5-6 feet), one side, separated from road

### 4. LOCAL STREETS:

These are the smaller neighbourhood streets within the village. These streets intentionally run perpendicular to the lakeshore, so that they end at the lake and connect to the lakeshore trails. This maintains the lakeshore as a shared place, with no waterfront lots creating a private barrier to the lake.

Standards:	
<b>Right of way</b>	18-24 metres (60-80 feet)
<b>Lane width</b>	3 metres (9 feet)
<b>Shoulders</b>	0.6-1 metre (2-3 feet)
<b>Walking path</b>	0.6-1 metre (2-3 feet), one side only, separated from road

### 5. EMERGENCY ACCESS ROAD:

For safety reasons, a second road in and out of the village is recommended. This allows emergency access or exit in case of forest fires or other situations. The road should be built and maintained to basic standards. Since this road is otherwise unnecessary, it could be closed to regular, non-emergency traffic and used as a walking trail.

Standards:	
<b>Right of way</b>	18 metres (60 feet)
<b>Lane width</b>	3 metres (9 feet)
<b>Shoulders</b>	0.6-1 metre (2-3 feet)
<b>Walking path</b>	none

### 6. CAMP LOOP:

The campground loop road will provide access to campsites around this area. A single, controlled entry/exit point from the entrance road should provide access to the Camp Loop.

Standards:	
<b>Right of way</b>	7 metres (24 feet)
<b>Lane width</b>	2.5 metres (8 feet)
<b>Shoulders</b>	0.6 metre (2 feet)
<b>Walking path</b>	none

## 7. LAKESHORE TRAIL and OTHER TRAILS:

The Lakeshore Trail is a footpath through the woods along the edge of the entire lake. The path connects the village to the Beach and other lake-side features. Other trails provide walking loops away from and back to the village and Beach areas, and provide walking connections to future development areas (e.g., walk to work). Portions of any of these trails may be developed as a medicine walk.

Trail standards will depend on the purpose and volume of the trail. Generally, trails that are closer to the village should be multipurpose and more accessible for wheelchairs or strollers.

### Multipurpose Trail Standards:

<b>Use</b>	Walking, Horses, Bikes, and Gators. Gator use is for maintenance and escort.
<b>Surface</b>	Hard packed soil or stone dust
<b>Trail width</b>	2.5-3 metres (8-10 feet)
<b>Clear width</b>	0.6 metre (2 feet) beyond each edge
<b>Maximum Grade</b>	0-5% typical, up to 8% for maximum of 15 metres (50 feet)

Trails that are further out from the village or other settled areas can be walking trails.

### Walking Trail Standards:

<b>Use</b>	Walking. Learning. Getting somewhere. Trail is accessible by Gator but use should be minimized to maintenance only.
<b>Surface</b>	packed soil or armoured surface (stone or timber) where necessary
<b>Trail width</b>	0.6-1.5 metres (2-4 feet)
<b>Clear width</b>	0.6 metre (2 feet) beyond each edge
<b>Maximum Grade</b>	0-5% typical, up to 8% for maximum of 15 metres (50 feet)

# F HEALTHY HOUSING GUIDELINES

## PURPOSE

We expect that housing will be durable, healthy for residents, and healthy for the environment. These standards and guidelines include details about how this can be achieved.

## APPLICATION

All construction projects must comply with Ontario Building Code standards. These Healthy Housing Guidelines are provided in addition to those standards and we will encourage homebuilders with private or third party financing to follow these to the extent that they are able. Because it would be in the best interest of our community to have durable and healthy housing, any home or building that is financed, built, and/or owned by AZA will make every effort to follow these guidelines.

## GUIDELINES for the BUILDING SITE and LANDSCAPING

### 1. MAINTAIN HEALTHY HABITATS.

As much as possible, maintain existing tree and brush cover on the building sites and protect these areas with construction fencing. Let the brush grow wild between your lot and the neighbours'.

### 2. KEEP COOL IN SUMMER.

Where possible, plant or retain deciduous trees to the west of houses to provide shade from the hot afternoon sun in summer.

### 3. STAY WARM IN WINTER.

Plant or retain coniferous trees and shrubs on the side of the house that would be exposed to prevailing winter winds to shelter houses and yards from cold winter winds.

### 4. PROTECT LOCAL STREAMS AND PONDS.

Slow down rainwater by using swales, rain gardens, and soak-away areas rather than culverts and drain pipes (except, of course, perimeter drains around foundations).

## GUIDELINES for HOUSE DESIGN and CONSTRUCTION

### 1. STAY WARM.

Tight, well-insulated houses are warmer and cheaper to heat. This requires special attention to details such as:

- a. Installing doors and windows with attention to insulating and sealing the edges.
- b. Installing insulation so that it won't sag or have gaps. High-density cellulose or foam insulation is a good option.
- c. Installing a foam board house wrap to break thermal bridges created by studs in the wall, or using double-wall framing.
- d. Going around and sealing (foam or caulk) any holes in the walls, floors, or ceilings, even between floors.
- e. Finding ways to insulate in tough-to-insulate places, like headers, sills, and where the wall meets the roof. Often, for example, you can put foam in between the header lumber. You can also secure the roof to the ceiling joists rather than the top plate of the wall, which gives you more room for insulation.

### 2. STAY DRY.

Moisture in a house can cause mildew and rot and make everyone sick. Staying dry requires attention to details such as:

- a. Tightly sealing any gaps or holes, as described above.
- b. Using a vapour barrier on the warm-side of a wall (i.e., the inside, between the sheetrock and the framing).

- c. Installing a perimeter drain (pipe and drain rock) around the outside of the foundation footings, and a sump pump as required in the floor of the basement.
- d. Using a dehumidifier in the basement or using mechanical ventilation as described below.

### 3. BREATHE DEEP.

Air inside your house should be fresh air that is not poisonous. This sounds simple but takes a little extra work. Most everyday paints and other finish materials can off-gas very harmful chemicals, and air in a tight house doesn't circulate quickly, which leads to you breathing high concentrations of chemicals. Try the following:

- a. Choose zero or low VOC (volatile organic compound) sealants, adhesives, paints, and finish materials (such as carpets, linoleum, cabinets, counters).
- b. Install a heat-recovery ventilator or an energy-recovery ventilator, which circulates air from the outside, but warms it up with the heated air that is blowing out. ***Of all the recommendations in these guidelines, this should be a requirement.***

### 4. GO GREEN.

Where possible, use "green" construction materials, such as the following:

- a. Avoid wood treated with Arsenic (Chromated Copper Arsenate or CCA).

- b.** Use recycled content materials.
  - c.** Look for sustainably harvested wood (such as FSC certified).
  - d.** Use local materials (cut and mill your own!).
  - e.** Choose durable building materials that can be recycled or biodegraded when no longer needed – such as steel roofing rather than asphalt shingles.

## 5. EXPECT CHANGE.

Families grow and change over time – someday you'll need another room, a suite for your in-laws, a place to get away from your kids, or a new cable running through the wall. You can make your life easier if you build a house that can be easily repaired and modified.

- a.** Choose a simple, rectangular house with a gable-ended roof rather than multi-pitch or hipped roofs, so that you can easily add dormers or tie in an addition.
- b.** Put the 'wet areas' (water tank, bathroom, kitchen, and laundry) near each other, and run plumbing behind removable panels.

Everyone may someday need a wheelchair. Make your house ready for that (32" doorways, 40" minimum hallways, space that can be a 1st floor bedroom, pre-frame for bathroom grab-bars, use handles and pulls instead of knobs, no-step entries and thresholds, sinks and counters with 'roll-under' space beneath them)

## 6. GO LOCAL FOR HEAT AND POWER.

Energy prices are already wild and never actually get better. Local heat and power is the way to go, and if you can't do it now, make sure the house is ready for it later.

- a.** Orient the roof for mounting solar panels: one plane should face close to south; and pitch the roof between 30-45 degrees (7/12 to 12/12), the best pitch being about 40 degrees (11/12).
- b.** If not installing right away, pre-wire for PV panels by installing the wire or conduit from the roof to the panel, and pre-plumb for solar hot water by installing pipes from the roof to the tank.
- c.** Follow any requirements to hook up to a district heating system, or pre-frame a knock out where the system will run into your house later.
- d.** Accept that metering water and electricity is a good idea. Otherwise, you will end up paying for your neighbours to blow heat out the windows all winter, and take 45 minute showers.



## PURPOSE

Architecture can symbolize culture and cultural values. This guide intends to inspire us as we think about how we want our buildings to look – especially our community buildings - which will hopefully be a source of pride and identity for our members.

## TRADITIONAL ARCHITECTURE

The First Nations of the Great Lakes region have a distinct style of architecture that used materials and design elements well adapted to local conditions. Energy efficiency and the masterful use of local materials was not an exception, but a rule. The most common structures found across the region were the **wigwam**, **tipi**, and **longhouse**, all built with a covering of dried tree bark lashed to a framework of saplings.

Tipis and wigwams were generally smaller structures with a circular base and either a conical or domed roof, providing shelter for one or two families. The Ojibwa sometimes built elongated wigwams resembling a longhouse. Longhouses were much larger, varying between 9m (30') and 55m (180') long, with a barrel-vaulted ceiling and were home to many families or used for communal ceremonies and gatherings. They were typically used as winter housing and clustered together to form a village.

*(from <http://www.ontarioarchitecture.com/Firstnations.htm> and <http://www.thecanadianencyclopedia.com/articles/architectural-history-early-first-nations>)*



## CONTEMPORARY INTERPRETATIONS

The unique aesthetic of First Nations' traditional architecture has inspired modern day architects to create beautiful buildings that express a distinct cultural heritage. The following examples are of community centres and interpretive centres that take architectural cues from traditional First Nations' structures.

The **Pictou Landing First Nations Health Centre** in Halifax, NS has a basic form, barrel-vaulted ceilings, and a lofty interior inspired by traditional Algonquin lodges and longhouses, with details borrowed from canoe and snowshoe fabrication.

Similarly, the exposed beams and trellises of the **Cree Cultural Centre** at Oujé Bougoumou, QC reflect the frames of bent saplings that provide the structural base of wigwams, tipis, and longhouses traditionally found throughout the region.

Other Douglas Cardinal projects include the **Grand Traverse Civic Centre** in Michigan, which symbolizes a turtle; and the **Circle of Life Thunderbird House** in Winnipeg is also circular and symbolizes an eagle.

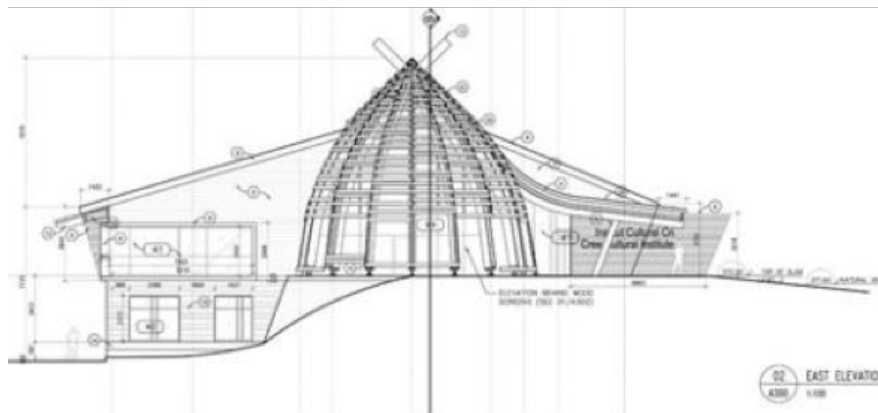


image sources:  
<http://701architecture.ca/portfolio/pictou.html>  
<http://ideecllc.com/cra2/?q=node/36>  
[http://www.djcarchitect.com/02proj\\_multibird.html](http://www.djcarchitect.com/02proj_multibird.html)

# 6

## AREA PLANS

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## PLANNING AREAS DESIGNATIONS

### PURPOSE

Planning areas are designated so that we can examine each section of land in greater detail and prepare an Area Plan for each of them. This helps us maintain a holistic approach to land use and development and ensure that each newly developed area will support our overall strategy. *It also helps us avoid ad hoc, uncoordinated, and opportunistic development which tends to create long term, unrepairable problems such as inefficient use of land that restricts future developments or requires expensive infrastructure repairs.*

### APPLICATION and STANDARDS

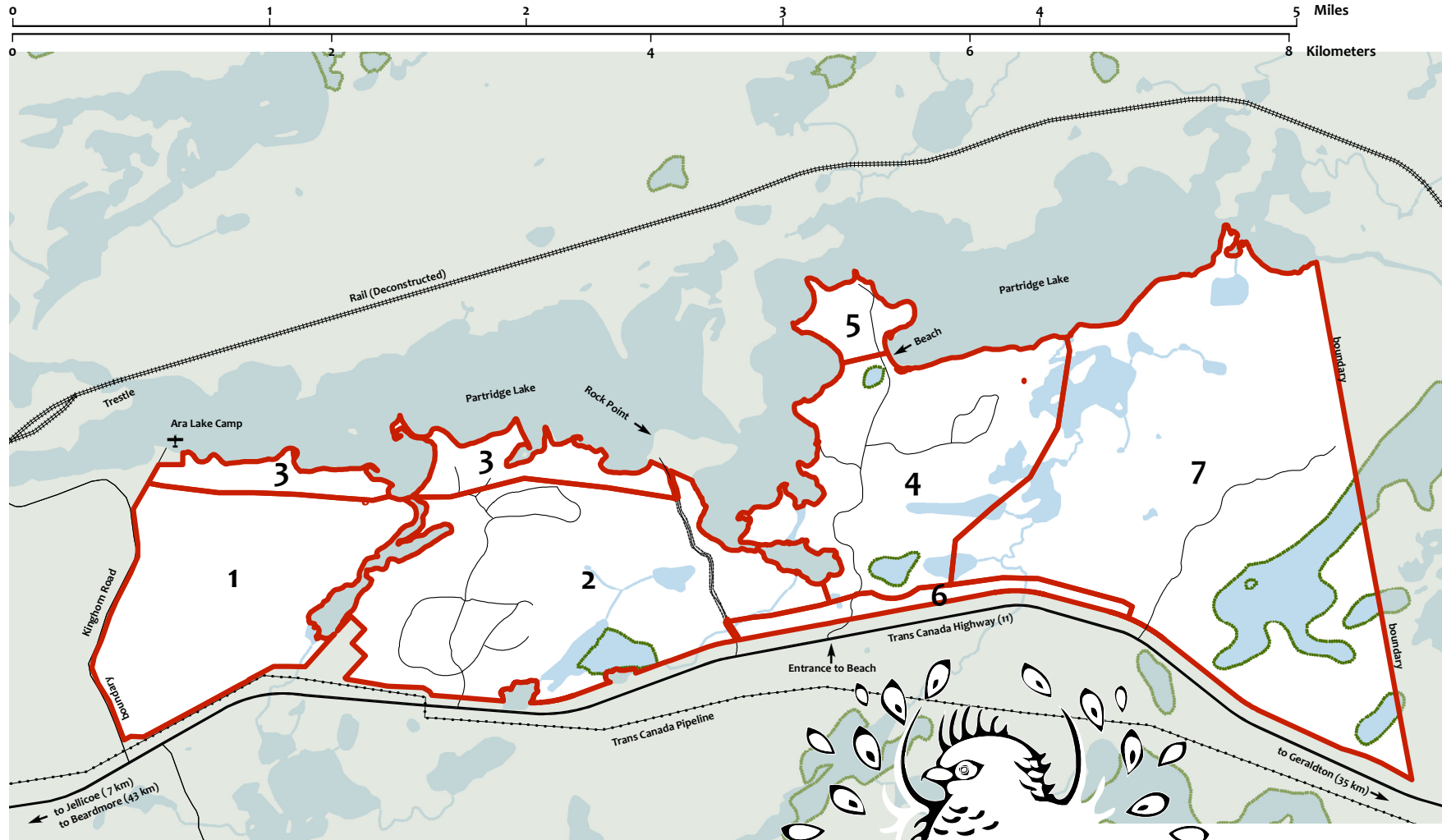
An Area Plan indicating the location of roads, trails, utilities, and approved building lots is required for each designated planning area prior to any work or activity that involves land development or construction of a permanent building.

No permanent construction will be approved if it is not in conformance with the Area Plan for that area. This implies that an Area Plan must be in place prior to any construction permits or activity.

Partridge Lake is divided into seven planning areas as outlined below. An Area Plan will be created for each of these areas or portions of these areas as the need arises. Each plan will support the Land Use Plan, and will conform to Land Use Designations, Environmental Protection Guidelines, and the Transportation Plan.

Planning Area	Ideas/Recommendations For This Area
<b>1. Western block</b>	Managed Forestry
<b>2. Central block</b>	Light industry or other enterprise
<b>3. West and Central shore</b>	Camps and/or cottages
<b>4. The Village</b>	Housing and community facilities
<b>5. The Point</b>	Managed Campground
<b>6. Highway</b>	Highway oriented commercial
<b>7. Eastern block</b>	Conservation, cultural learning, outdoor recreation/trails, traditional practices

The map below generally indicates the seven planning areas.



**PLANNING AREAS**

Animbigoo Zaag'igan Anishinaabek  
Comprehensive Community Plan, 2011-2012

Prepared by EcoPlan International 2011  
Data Sources: Government of Canada, Natural Resources Canada, Centre for Topographic Information, GeoBase, Ontario Ministry of Natural Resources, Land Information Ontario, Satellite Image (circa 2005) from DigitalGlobe, Inc. All data acquired between 4/2/2011 and 8/1/2011.



# 6.1

## VILLAGE AREA PLAN

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## WHAT THIS PLAN IS FOR

This Village Area Plan illustrates development concepts that we created for our new village at Partridge Lake. It is the first step in creating a comprehensive physical development plan for this area. It captures the values expressed by AZA members, and shows the ideas that members created for how to build their village. This plan will be used to direct the next steps: surveying, engineering, subdivision plans, and construction.

To put it another way, this plan is a guide. Without this plan, the surveyors would not know where to survey, there would be no parameters for developing infrastructure options, and there would be no context for creating a subdivision plan.

We understand that these ideas will require much more detail, and may be altered as we learn more about the local soils and terrain. We do expect that the final designs will honour and contribute to the intent of the ideas that are expressed here, and that our membership will continue to be engaged in the development of the village.

## HOW IT FITS INTO THE PARTRIDGE LAKE LAND USE PLAN

The Village Area is a Planning Area described by the **Planning Area Designations (C)** in the **Land Use Plan Development Guidelines**. The Planning Area Designations recommend that a comprehensive physical development plan for each of Partridge Lake's seven Planning Areas is required prior to any construction or development activity in that area. Each comprehensive physical development plan, including this Village Area Plan, must support the objectives, policies, and guidelines established in the Land Use Plan.

All aspects of this plan support the **Land Use Designations (B)**, **Environmental Protection Guidelines (D)**, and **Road and Trail Guidelines (E)**.

### HOW WE CREATED THIS PLAN

During the CCP process, the planning team engaged members in a lengthy discussion about their vision for a community at Partridge Lake. This discussion began in May 2011 at an open house, and continued in the 2011 Community Survey, the November 2011 Open House, a Council retreat in February 2012, and another Open House in May 2012.

During that discussion, members strongly supported:

- ✓ That the development would be a village of residential neighborhoods with a single 'heart' where community facilities would be clustered;
- ✓ That the village would be walkable, especially for elders;
- ✓ That it should be located away from the waterfront, in the logged area just south and east of the beach and not along the lakeshore (at the November 2011 Open House, no members questioned this or suggested an alternative);
- ✓ That no residential building lots would have special 'waterfront' locations (58% supported this when polled in May 2011); and,
- ✓ That buildings lots would be equitable and fair in terms of size and location (one-quarter acre lots received the most support in the May 2011 Open House spending activity, compared to one-half acre lots or larger).



May 2011 Open House



November 2011 Open House



During the November 2011 Open House, five teams of members considered how to locate and organize the village. Three of the five teams recommended that the Village Heart should be located closest to the beach access road and the beach, with housing located behind the Village Heart to the east. This arrangement uses the village heart as a 'gateway' into the community since it is the first place that visitors would arrive at. The other two teams recommended that the Village Heart should be in the middle of the village, surrounded by residential areas, so that all residents would be within the shortest possible walking distance from the centre. These two ideas were carried forward for further consideration in 2012.

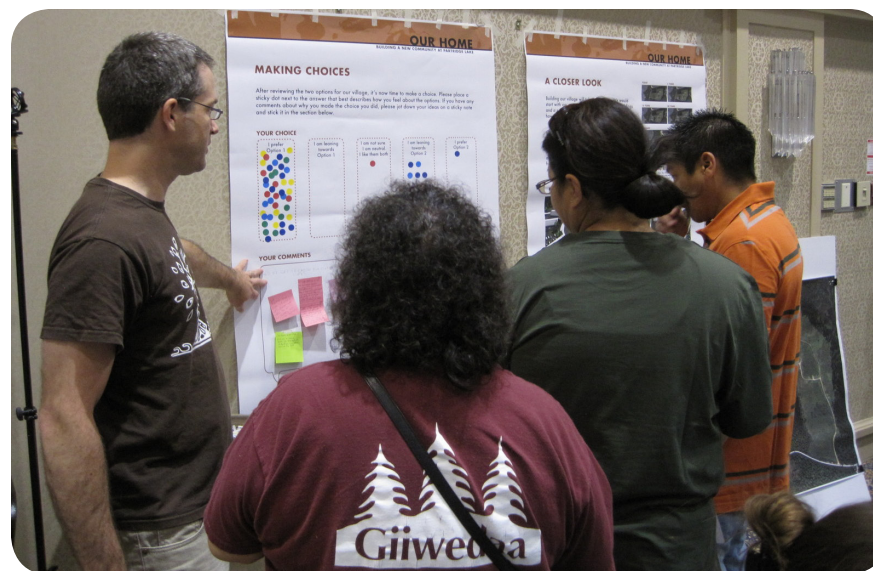
Chief and Council reviewed these two ideas in March 2012 and recommended that they be presented to members for further consideration. No other ideas were recommended for member review, since these were seen as viable options that were created by members in the best interests of the entire community. Cost, walkability, and privacy were cited as the primary considerations for evaluating these options. Using these for criteria, the 'gateway' option is preferable for cost and privacy, while the central option is slightly preferable for walkability.

In March 2012, all members were mailed a sketch of the two options and invited to weigh in at the May 2012 Open House. At this event, 84% supported the 'gateway' option through dot-voting, and 52% supported it through keypad polling. Approximately 35% supported the central option through keypad polling, 5% of members liked them both equally or were not sure, while 8% didn't like either option.

With a need to move forward with the development process, and the understanding that engineering surveys may identify geo-technical constraints to the location of the village heart and the general layout of roads and neighbourhoods, the Planning Committee selected the 'gateway option' as the preferred choice.



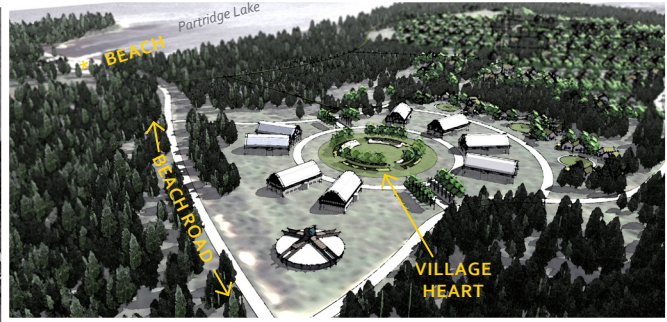
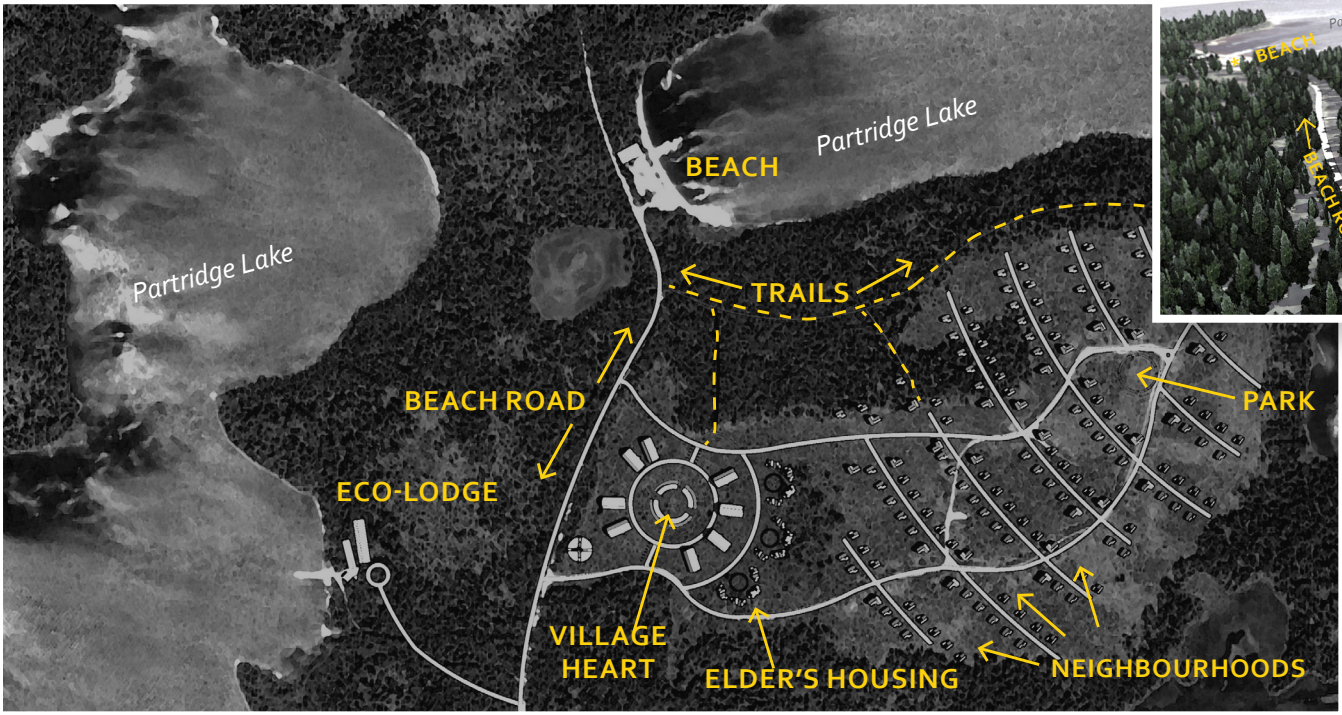
May 2012 Open House



Dot-voting at the May 2012 Open House

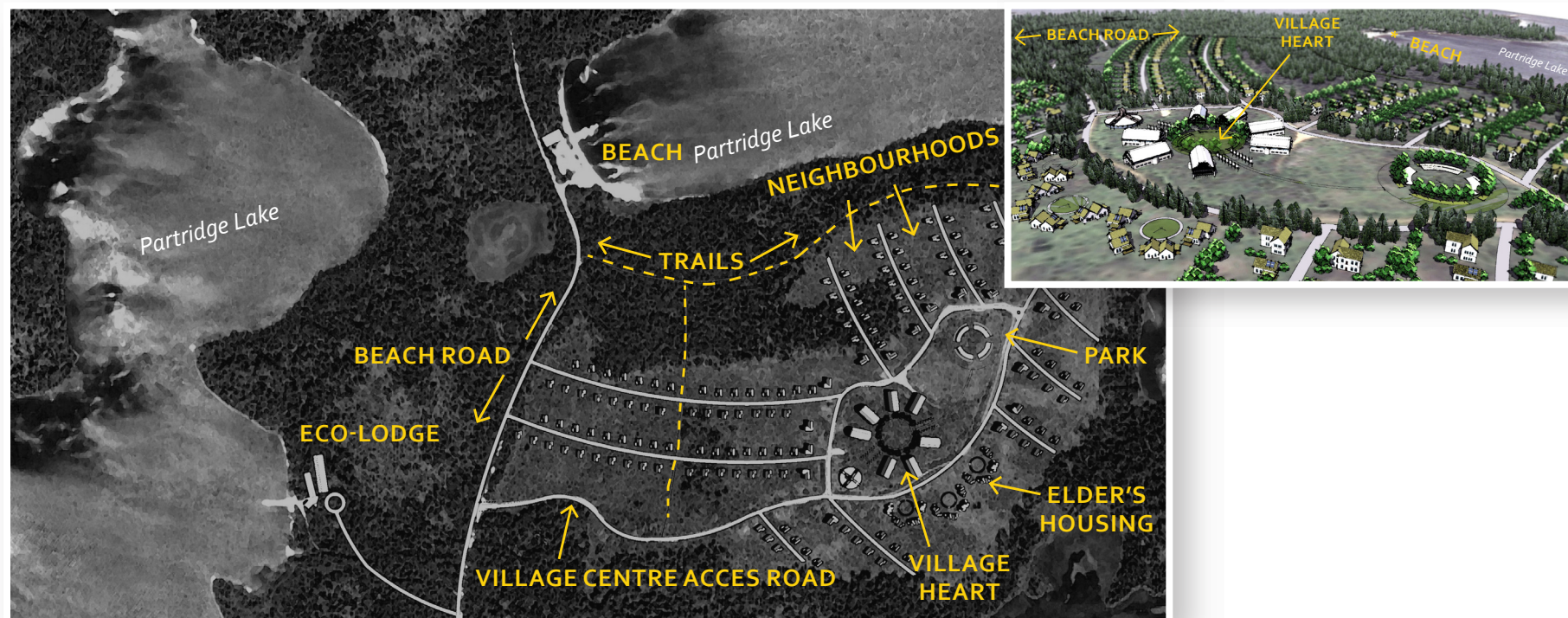
# 1. GATEWAY OPTION

<b>MEMBER SUPPORT:</b>	+ 3 of 5 teams in November 2011 + 85% and 51% support in May 2012
<b>COST:</b>	+ No 'extra' collector road would need to be built.
<b>PRIVACY:</b>	+ Visitors would arrive directly at the Village Heart and not need to travel through residential areas.
<b>WALKABILITY:</b>	+ Some houses would be a 15 minute walk from the Village Heart.
<b>ROOM TO GROW:</b>	+ As shown, the Village Heart area could expand to the west and south after this plan is built out.
<b>SENSE OF WELCOME:</b>	+ 'Off-reserve' members would feel more welcome to access Village Heart services & amenities, since they would not need to travel through private residential areas to get there.
<b>CO-LOCATIONS</b>	+ The Beach, Eco-Lodge, and Village Heart would all be closely linked and not separated by private residential areas.



## 2. CENTRAL OPTION

<b>MEMBER SUPPORT:</b>	+ 2 of 5 teams in November 2011 + 15% and 35% support in May 2012
<b>COST:</b>	+ An 'extra' collector road would need to be built to keep traffic out of residential areas.
<b>PRIVACY:</b>	+ A special access road would be built to move visitor traffic around residential areas.
<b>WALKABILITY:</b>	+ Most members would be within a 10 minute walk from the Village Heart.
<b>ROOM TO GROW:</b>	+ As shown, new facilities would have to locate outside of the Village Heart after this plan is built out.
<b>SENSE OF WELCOME:</b>	+ 'Off-reserve' members may feel unwelcome since they would have to pass private residential areas to access the Village Heart.
<b>CO-LOCATIONS</b>	+ The Beach and Eco-Lodge would be separate from the Village Heart.

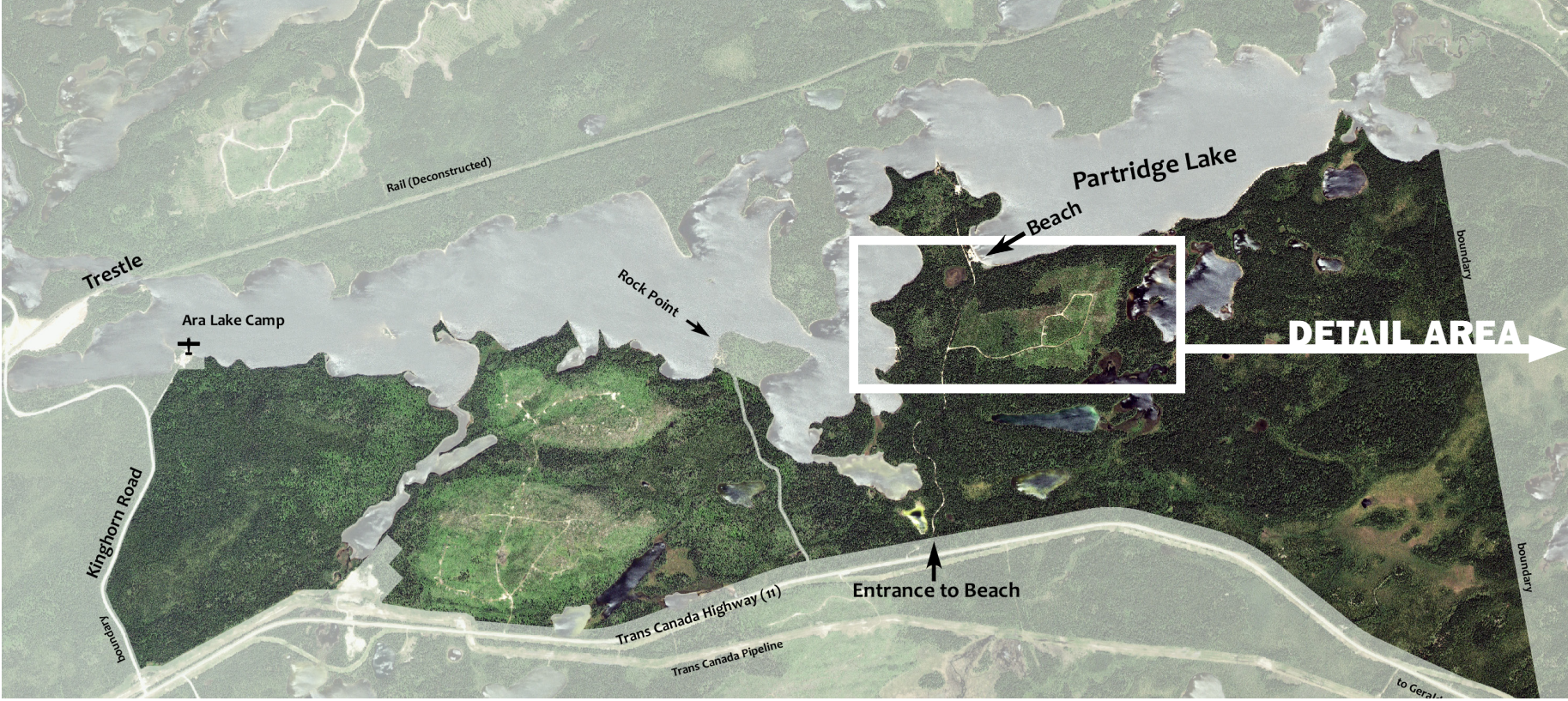


### VILLAGE LOCATION

We will build our village in the area just south and east of the beach. This includes the beach, the logged area to the east of the beach access road, and the campsite to the west of that road. We chose this location because the soils appear to be the most suitable for construction and the land is elevated above seasonal flooding.

### THE VILLAGE AREA TODAY

The land where the village will be located was logged and replanted in the 1990's. The packed dirt logging road, still in decent condition, is visible in this image and is shown in the photos on the next page. The beach where we have held event and festivals marks the northern edge of the village location. The land is surrounded by water: Partridge Lake wraps around the north and west sides, and smaller ponds and wetlands wrap around the east and south. The height of land is roughly 20 metres above the shoreline, located along the beginning of the logging road.





**VILLAGE AREA TODAY**

# OUR PRINCIPLES FOR BUILDING A COMMUNITY

Our members gave us a lot of good advice for how to build a community at Partridge Lake. Here are a few key ideas that guided this plan and should continue to guide our work in the future.



WHAT IS IMPORTANT TO US?	WHAT WOULD THIS LOOK LIKE IN OUR COMMUNITY AT PARTRIDGE LAKE?
<b>We want to be proud of our community.</b>	<ul style="list-style-type: none"> <li>• The community and buildings are well built.</li> <li>• The yards and streets are clean and well kept.</li> <li>• The community is attractive, with trees and landscaping, gardens, and buildings that reflect our culture.</li> </ul>
<b>We want our community to be a place where everyone is treated fairly and with respect.</b>	<ul style="list-style-type: none"> <li>• We work together and respect each other.</li> <li>• No one gets special treatment or a 'better' building lot (e.g., a waterfront lot).</li> <li>• Well-built healthy housing is available to everyone, regardless of income or wealth. At the same time, no one should get a free ride.</li> </ul>
<b>We value self-reliance and self-sufficiency.</b>	<ul style="list-style-type: none"> <li>• There are jobs and learning opportunities for our members.</li> <li>• Our buildings are warm, durable, and efficient.</li> <li>• We use local resources to build, heat, and power our community (e.g., wood-fired energy plant, solar farms, local timber).</li> </ul>
<b>We want everyone to be able to walk around rather than drive, if they want to.</b>	<ul style="list-style-type: none"> <li>• Houses and community buildings are located close to each other.</li> <li>• Streets and pathways connect neighbourhoods to each other, to the Beach, and to the village centre.</li> </ul>
<b>We value our family and friends, as well as building new relationships.</b>	<ul style="list-style-type: none"> <li>• There is a village centre where everyone can gather, with spaces for us to work, play, learn, and socialize.</li> <li>• Neighbourhoods include parks and places for us to meet.</li> <li>• Building lots and houses are designed to be adaptable as families grow and change.</li> <li>• Building lots are also designed to balance neighbourliness with privacy.</li> </ul>
<b>We want to live close to nature.</b>	<ul style="list-style-type: none"> <li>• The village is set within the forest and close to the lake.</li> <li>• We encourage natural parks, gardens, and trees throughout the village.</li> <li>• Trails lead from the village into the forest.</li> </ul>

# VILLAGE DESIGN CONCEPT

The rest of this plan illustrates our idea for building a village. We will use these illustrations to guide the next phases of detailed surveying, engineering, and subdivision design. The idea shows the overall village design concept, details about specific places and areas, and details about the streets and trails.



# THE VILLAGE

This design for the village shows the Village Heart located near the beach access road and acting as a gateway into the neighbourhoods, beach, and camping areas. This is where most of the community buildings such as our Band Administration and a Community

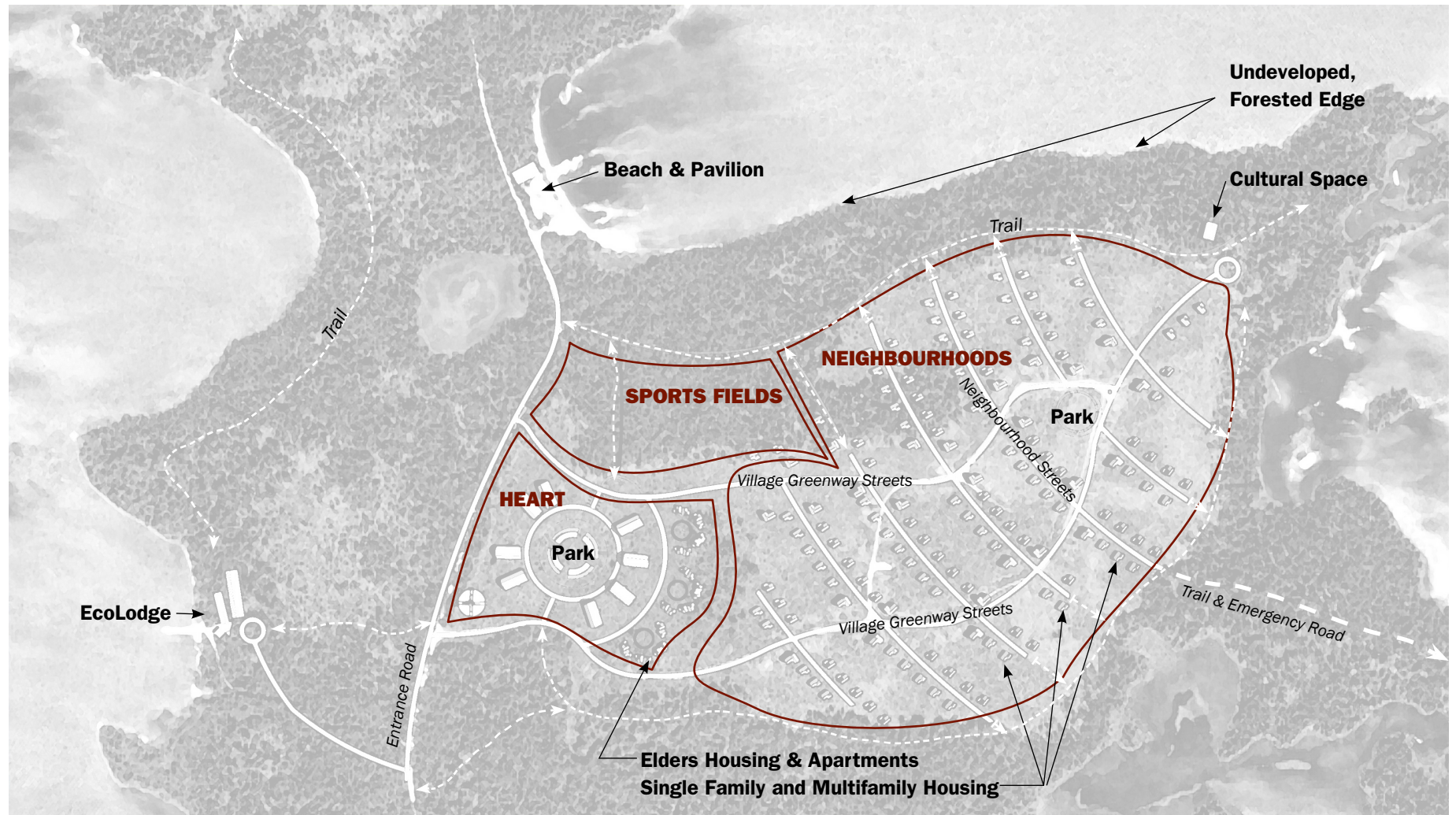
Recreation Centre would go. Some facilities might be located outside of this Village Heart, such as a cemetery or a healing/retreat centre (for privacy), and a public works yard or a heat and power plant (because of noise and dust).





Two roads lead from the heart into the neighbourhoods, and local streets branch off from these roads. The local streets are aligned to end at the lake and a lakeshore trail, which allows all residents equal access to the natural, undeveloped waterfront.

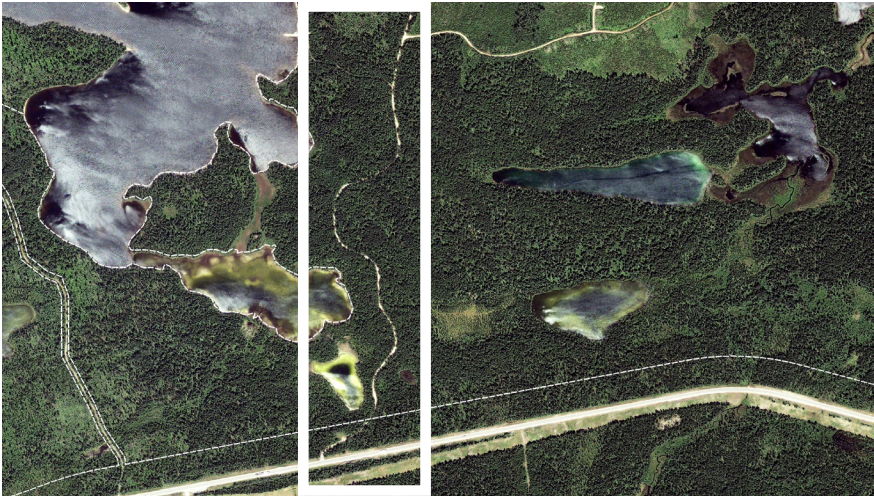
The Village Heart includes a central park. A second park is located at the centre of the neighbourhoods. Trails follow the lakeshore and loop out into the bush and around the village. Sports fields could be located between the village heart and the beach.



### ENTRANCE ROAD

The entrance road is the existing beach access road, which will need to be upgraded and possibly realigned in some places. This road would have limited development on it, with any new construction set behind a buffer of trees. This set back will help the road continue to feel like a path through the woods.

Developments along this entrance road would likely include a public works garage and yard and other light utilities, such as a heat and power plant and a transfer station for waste.



### CAMPGROUND

The existing camping area north of the beach has been used and developed for many years by some of our members, and currently offers them a peaceful retreat. Many other members are interested in enjoying this area, and also think that a provincial-park style campground could generate some revenue. Further discussion and studies will be required to develop a plan for this area.

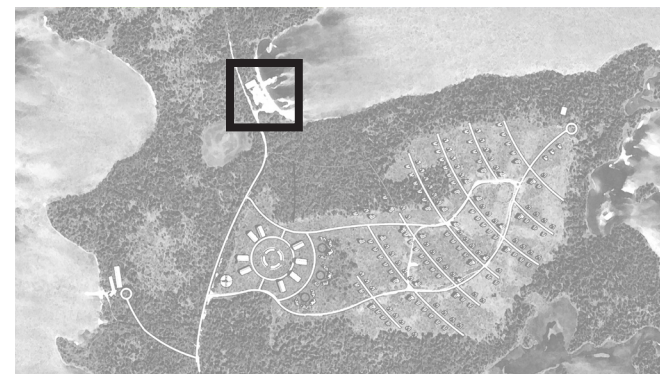


### Q: "HOW MANY HOUSES WOULD FIT IN THIS VILLAGE?"

**A:** That depends on how big the lots are. We are proposing one-quarter acre lots with 80 feet of street frontage, as well as several clustered lots for elders' housing. This provides room for at least 200 building lots and hundreds of houses or apartments - enough for decades of growth. If we use half-acre lots or bigger, we would only have room for 100 lots and have no new lots for our grandchildren. Also, those bigger lots would mean that the village would be more spread out and less walkable.

## BEACH PAVILION

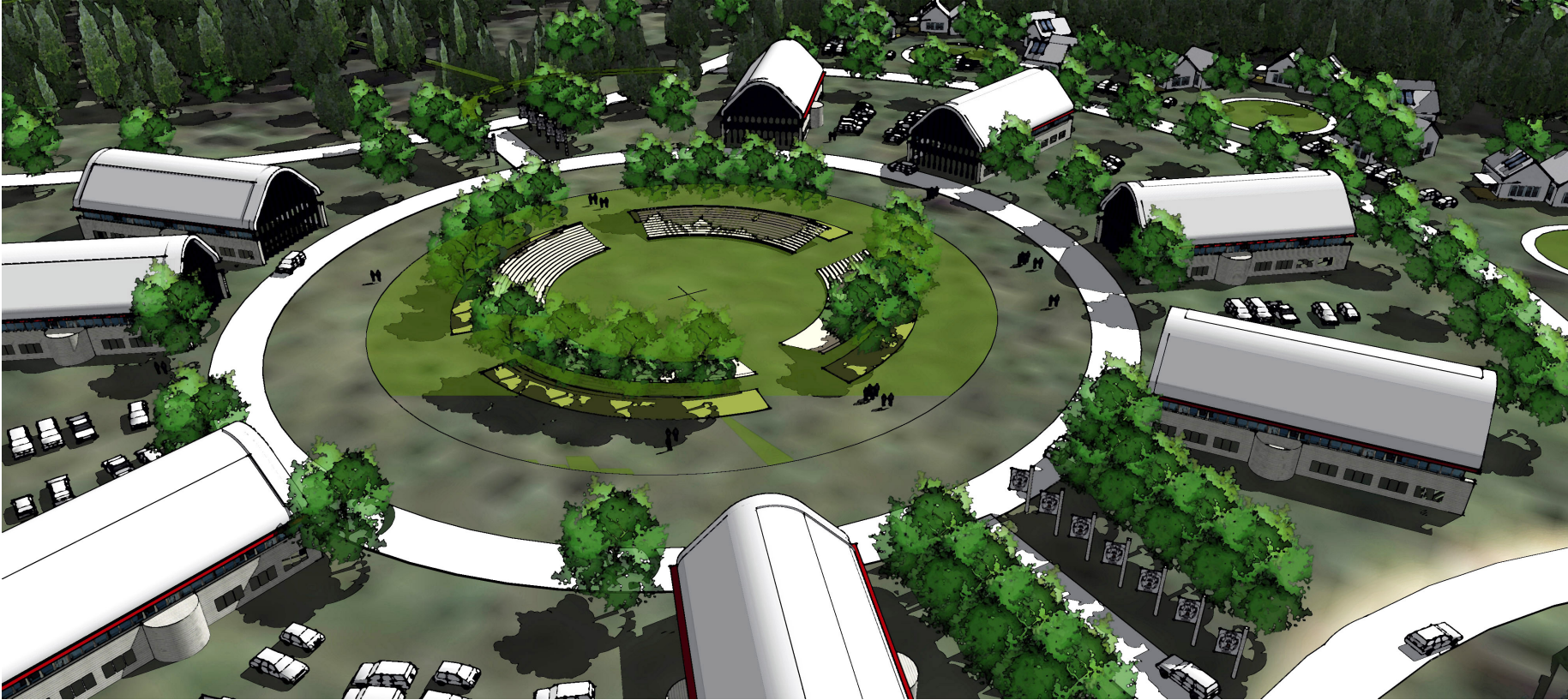
The Beach is our first community park. We will build a picnic shelter there to give our kids and elders a place to sit in the shade or out of the rain. The shelter will be open-sided and large enough for us to hold annual feasts and celebrations.



### THE HEART OF THE VILLAGE

This is the centre of our community where members and neighbours will gather, and where celebrations and meetings will be held. Visitors and 'off-reserve' members would arrive here first, via the entrance road, before proceeding to their destination. In this way, this centre will act as the Village Heart and a gateway into the community.

Community buildings such as the Band Admin Building, Community Recreation, Learning, Business, and Health Centres will be clustered here. This clustering will allow us to deliver services more effectively and allow us to build less infrastructure to service these buildings.



The buildings are arranged in a circle, facing each other around a park. This park is sized for pow wows and could include a dance arbour with bleachers and an area for vendors. This space could be used throughout the year for many other activities.

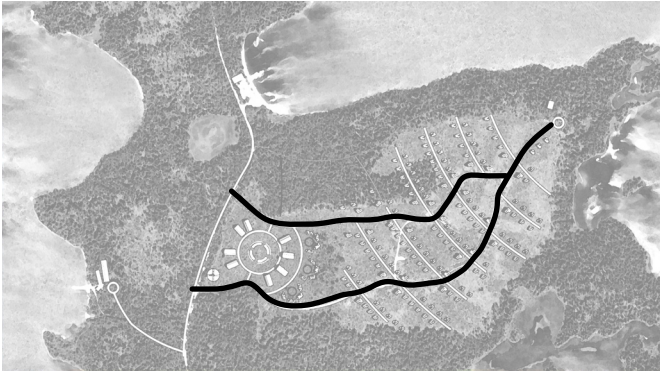
Elders' housing and apartments are located just outside this circle, allowing many residents to have very convenient access to the central park and community facilities. Each cluster of several apartments is arranged in a similar way - a circle of buildings around a small lawn.



# VILLAGE GREENWAY STREETS

These are the collector streets that connect the entrance road and Village Heart to each neighbourhood. The road is intentionally narrow (20-foot paved width) to keep traffic slow. Wide, shallow swales along the road drain water in summer and store snow in winter. Pathways on each side keep our kids safe, and trees along each side keep these roads 'in the woods'.

One important feature is that houses do not face these streets, they only face the neighbourhood streets. This makes room for more trees and makes these roads feel like a quiet parkway through the forest.



## NEIGHBOURHOOD STREETS

Neighbourhood Streets connect to the Village Greenway Streets and end at the lakeshore and forest trails. Road widths are intentionally narrow (20-foot paved width) to keep traffic slow. Roadside swales drain water in summer and store snow in winter. Pathways on at least one side keep our kids safe. Cars park off the street, in driveways or garages beside each house.



# NEIGHBOURHOODS

Neighbourhoods are located east of the Village Heart, with neighbourhood streets aligned perpendicular to the lake. Each neighbourhood street includes ten to fifteen houses, with a mix of single family houses, duplexes, and mutlifamily houses. Building lots are about 80'x120' (one-quarter acre).

Houses will be located in the front corner of each lot, near the northern-most edge, so that there can be plenty of room for parking, storage, yards, gardens, or future additions. Trees planted at the lot corners and along the back lot line will allow plenty of privacy.







**Q: "CAN'T I HAVE A LOT WHERE I CAN PARK MY BOAT, RV, SNOW MACHINES, AND HAVE A MAN-CAVE IN THE GARAGE?"**

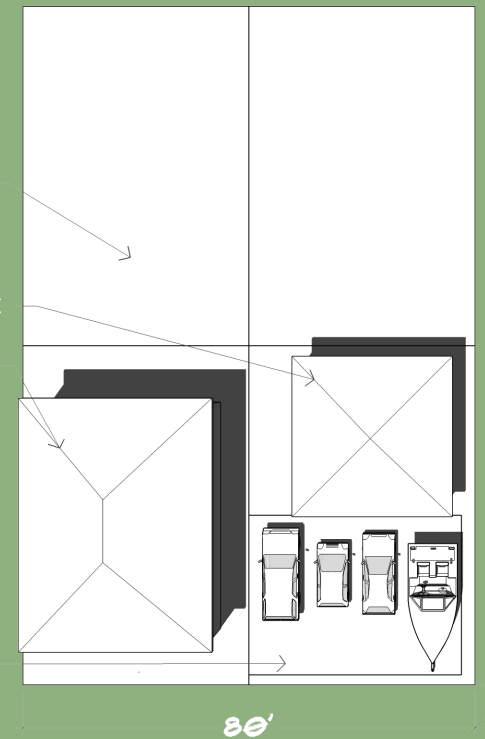
**A: : Yes!** We are proposing one-quarter acre lots with eighty feet of street frontage. This allows us to save A LOT of money developing infrastructure, and by following the development guidelines each family will have plenty of room. The guidelines recommend that all houses be built in the front quarter of each lot, rather than in the centre of the lot. If your house is 30 to 40 feet wide, that leaves room for a garage beside the house, 3 or 4 parking spaces in front of the garage, a private backyard, and a garden. When your family grows, you would have room to add an apartment to the back of the house or over a garage.

80X60' BACK YARD

25X25' GARAGE

30X40' HOUSE  
LOCATED IN  
FRONT QUARTER  
OF LOT

PARKING

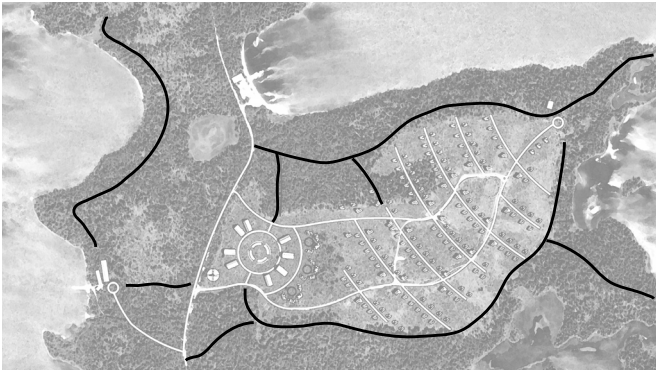


120'

80'

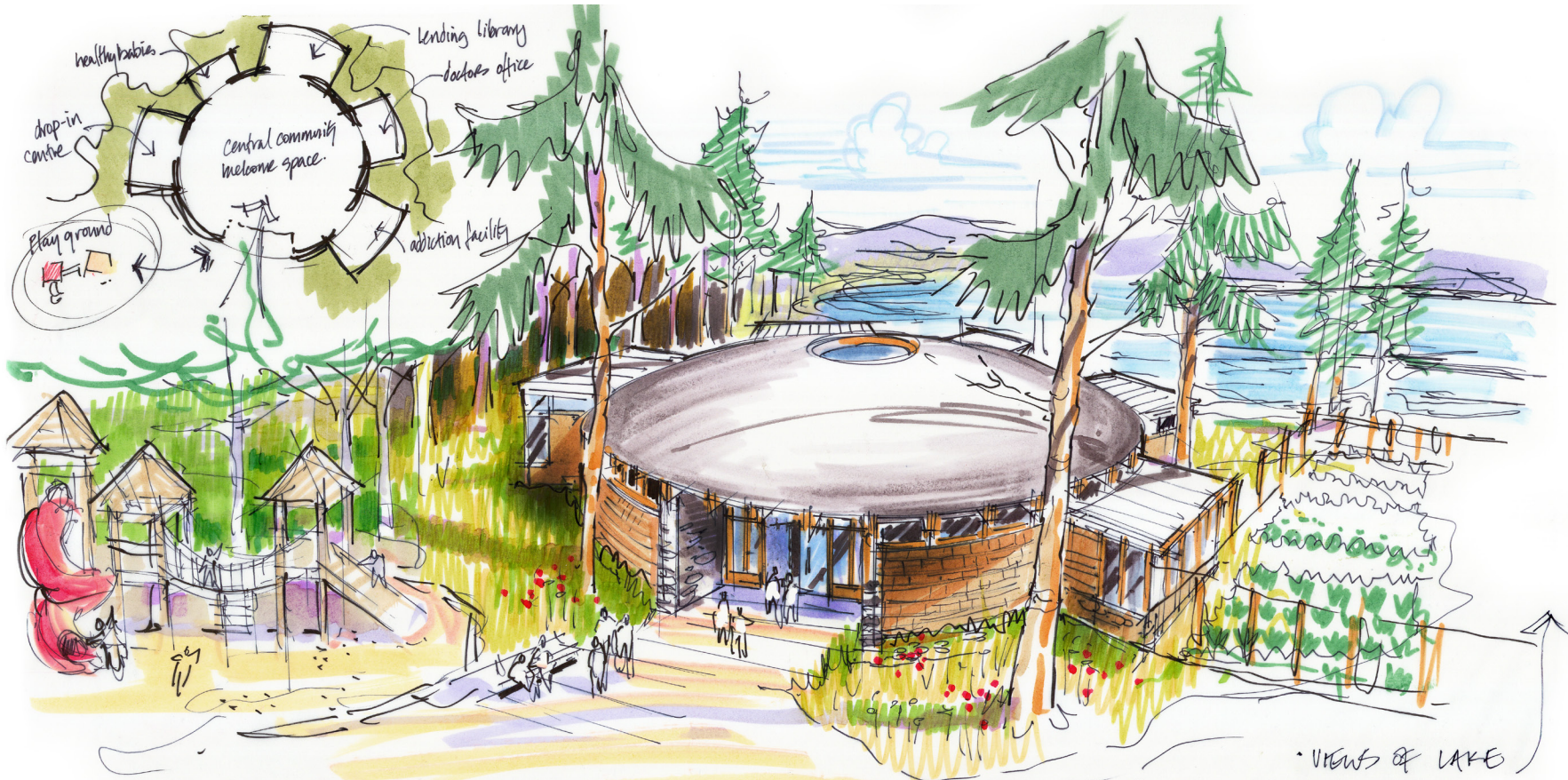
### VILLAGE TRAILS

We will have walking trails along the lakeshore and around the edges of the Village. Other trails will loop out into the woods and connect the village to other parts of our land. Trails closest to the village will be built for seniors and strollers, while trails further out will be more rustic. Where they pass through sensitive wetlands, we will build carefully and use boardwalks where necessary. Some trails will be for medicine walks.



## HEALTH & WELLNESS CENTRE

One of several community buildings, a Health and Wellness Centre is seen as one of our priority needs. This centre would model holistic health by including gardens, a playground, and a library.



- HEALTH & WELLNESS CENTRE:
- WELCOMER
  - EDUCATION
  - HEALTHY BABIES
  - GREEN HOUSE?
  - DROP-IN CLINIC
  - PLANTING BEES.
  - PLAY GROUND
  - LENDING LIBRARY.
  - ADDICTIONS FACILITY.
  - FUTURE EXPANSION
  - CONNECTED TO VILLAGE
  - LOCAL/NATURAL MATERIALS  
- WOOD - STONE ...

### ECOLOGDE

The EcoLodge is located on a west-facing shore of the lake, where there is currently a small camping area. This is one of the few locations with a sunset view as well as water access, and will offer visitors a quiet and beautiful location to stay. Modelled after the hotel at Ouje-Bougoumou village in Quebec, this is a small guest facility with a restaurant and several rooms.



### CULTURAL SPACE

This space is located at the far eastern edge of the village, where it is somewhat secluded but still accessible by elders. It would be used for traditional ceremonies and practices. It is unclear whether this would simply be a special outdoor space or if there would be some structure there.



**Q: "WHY DON'T WE PUT MEMBERS' HOUSES ALONG THE LAKE, LIKE I WANT AND HAVE SEEN ON OTHER RESERVES?"**  
**A: We could fit about 30 to 40 building lots along the lake where the soils and elevations are suitable. After that, everyone else would get a 'regular' house without waterfront access. Almost 60% of members at the May 2011 Open House said that this would be unfair and that NO one should get a special waterfront lot. Our village design has streets that lead to a trail along the water, so that everyone has lake access from every neighbourhood.**

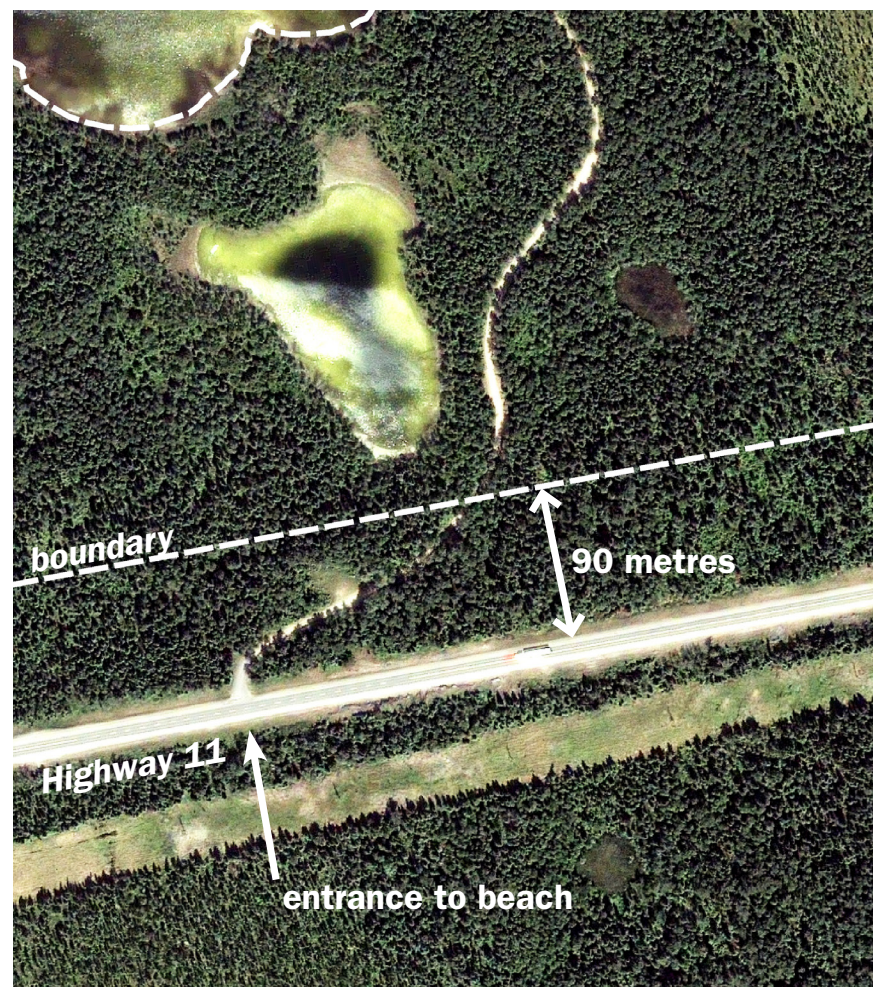
## HIGHWAY COMMERCIAL

The lands nearest the highway and adjacent to the entrance road have potential for developing highway commercial. This will require considerable further study including a feasibility study to understand the potential risks and economic benefits.

Access to the highway presents no small challenge, especially since our land does not abut the Highway 11 right-of-way. Instead, there is a 60-metre wide strip of Crown Land between our reserve and the Highway 11 right-of-way, which was held for future highway expansion. Our entrance sign and the first small clearing along the existing entrance road, for example, are not actually on our land. From the edge of the highway shoulder, our boundary line is actually about 90 metres into the woods.

To build on our land we do not need all the permits that are normally required, but to develop a road from our land to the highway we will need permission to build on that strip of Crown Land. We will also need a Building and Land Use Permit and an Entrance Permit from the Ontario Ministry of Transportation. Prior to issuing an Entrance Permit, the Ministry can require any number of plans and studies for any action that will affect the highway, and could require us to build turning lanes or other highway improvements.

For all of these reasons, a highway commercial project will require a significant investment of time and resources.





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