

REVISED AGENDA

COMMITTEE OF THE WHOLE



Thursday, July 15th, 2021

9:15 a.m.

Via Zoom Meeting

9 James Street, Parry Sound, Ontario

To ensure the practice of proper social distancing measures, and to help prevent the spread of COVID-19 in the community, Council Meetings will be held electronically in accordance with section 238 of the Municipal Act, 2001. All Meetings will be recorded, and posted on the Township website for members of the public to view.



(Add-on)

9:15 a.m. FINANCE AND ADMINISTRATION (O)

- 1. Internet Connectivity – Tower Siting, Pointe au Baril**

Pages: 1-4

- 2. Truth and Reconciliation Commission of Canada – ‘Calls to Action’ for Local Government – Development of a Proposal Framework for Action**

Pages: 5-7

- 3. Council Accomplishments 2020-2021**

Pages: 8-11

- 4. Community Grants**

Pages: 12-17

- 5. 2020 Year End Update**



Pages: 78-79

- 6. West Parry Sound Community Safety and Well Being Plan - Update**

Pages: 20-33

Classification: Closed (C) - Closed to the Public Open (O) - Open to the Public

Please note, the timing of matters listed above are approximate and the order in which they are discussed is subject to change.

7. Letter from the Reeve, July 23, 2021

Pages: 34

8. Legal Update (nothing to report)



9. Proposed Amendment to Noise By-law

10:30 a.m. HUMAN RESOURCES (C)

1. Closed Meeting

NOW THEREFORE BE IT RESOLVED that the Human Resources Committee move into a CLOSED MEETING at _____ a.m./p.m., pursuant to Section 239(2)(b) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, to deal with personal matters about an identifiable individual, including municipal or local board employees.

i) Human Resource Matters

2. Open Meeting

NOW THEREFORE BE IT RESOLVED that the Human Resources Committee move out of a CLOSED MEETING at _____ a.m./p.m.

10:45 a.m. PLANNING AND BUILDING (O)

1. Building Permit Summary

Pages: 35-37

**2. Zoning By-law Amendment - Remove Holding 'H' Symbol
And Site Plan Development application
(O'Neill/Green) - Application Nos. Z03-20 & SP03-21**

Pages: 38-70

3. Zoning By-law Review – Update



Pages: 80-92

11:15 a.m. ENVIRONMENT (O)

1. Georgian Bay Biosphere – Partnership Update

Pages: 71-72

11:30 a.m. PUBLIC WORKS (O)

1. Wood Grinding at Site 9 Landfill – Unbudgeted Expenditure

Pages: 73-75

2. Operational Services Update

Pages: 76-77

3. Kapikog Lake and Healey Lake Main Parking Lots - Facilities

4. Launching sites – Waste containers

12:30 p.m. LUNCH

The Township of The Archipelago

Recommendation Report to Council

Report No.: Corp Services-2021-08

Date: July 8, 2021

Originator: J Villeneuve, Manager of Corporate Services

Subject: Internet Connectivity – Tower siting, Pointe au Baril

BACKGROUND / HISTORY

In September 2020, the Township passed Resolution 20-133 to support connectivity interests leading to improved internet for the residents of the community. It was resolved with the resolution that funding be attributed to a tower build in Pointe au Baril and also that the township strive for municipal land ownership of new Township based towers.

Activities with tower proponent (Vianet) and the township around planning and execution of the tower build in 2021 have been underway for several months. Vianet has has now undertaken and completed public notification as set out in the Innovation Science & Economic Development (ISED's) Canada default protocol (CPC-2-0-03), which require tower proponents to provide a notification package to the local public, land-use authorities, businesses and property owners etc. located within a radius of three times the tower height. Copy of public notice enclosed.

ANALYSIS/OPTIONS

- *Tower proponents (Vianet) have provided the township with confirmation of undertaking public notification per the Industry Canada prescribed notification distance.*
- *Vianet reports no correspondence or inquiries were received per the pubic notification*
- *Township staff have received no correspondence or negative feedback on the proposal.*
- *Vianet has has requested a Letter of Concurrence with respect to the proposed communications tower – copy of request attached.*



CONCLUSION

In order to move forward with this initiative, staff recommend that Council provide a resolution for giving concurrence to Vianet for this aspect of the project – tower citing and providing notification – per ISED Canada requirements.

A proposed resolution would be the following:

WHEREAS the Council for the Township of The Archipelago recognizes the existing need for improved telecommunication service levels for residents in The Archipelago;

AND WHEREAS Vianet Inc., by way of resolution #20-133, received Council support for jointly pursuing a new 260' telecommunication tower to be erected on township lands, 126B North Shore Road, Pointe au Baril;

AND WHEREAS Vianet Inc., has now undertaken and completed public notification as set out in the ISED's default protocol (CPC-2-0-03), which require proponents to provide a notification package to the local public, land-use authorities, businesses and property owners etc. located within a radius of three times the tower height.

AND WHEREAS Vianet has requested a Letter of Concurrence with respect to the proposed communications tower;

NOW THEREFORE BE IT RESOLVED that Council hereby authorize staff to provide a Letter of Concurrence to Vianet Inc. for the placement of a 260 foot tower at 126B North Shore Road, Pointe au Baril.

Respectfully Submitted,



Joe Villeneuve
Manager of Corporate Services

Enc. Copy of Pubic Notification,
Concurrence request from Vianet

Community Notification

**Vianet Inc. Tower Site: 126-B North Shore Rd.,
Pointe-au-Baril, Township of The Archipelago, ON**

The proposed site of the tower is at 126-B North Shore Rd., Pointe-au-Baril, Township of The Archipelago, ON. The geographic coordinates for the tower base are:
Latitude 45.600807°, Longitude -80.389488°

Vianet is proposing a 79.25m guyed tower to provide data services via fixed wireless in your area. Vianet proposes to install antenna equipment to provide high speed Internet services to the surrounding area of the proposed site. No existing tower structures exist in the immediate area. Tower structure will be professionally designed to CSA-S37-18 specifications. The driveway access point will be on North Shore Rd.

General information from ISED:
<http://strategis.ic.gc.ca/antenna>

Health Canada's Safety Code 6:
Health Canada has established electromagnetic exposure guidelines, known as Safety Code 6. Vianet is in compliance with all requirements of the Code. <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf05990e.html>

Vianet Inc. also attests that the radio antenna system described in this notification package will comply with Transport Canada and NAV Canada aeronautical safety requirements.

How do I get involved?
Vianet Inc. is committed to effective public consultation. You are invited to provide comments to ISED (former Industry Canada), Township of The Archipelago and/or Vianet Inc. about this proposal by mail, electronic mail or fax. To ensure your mailed, e-mailed or facsimiled comments are considered, you must respond by close of business on June 14, 2021.

Your Vianet Inc. contact:
Vianet Inc. attention Regulatory Department
128 Larch St. Suite 502, Sudbury, ON P3E 5J8
Email: regulatory@vianet.ca

Vianet Inc. will respond to relevant and reasonable concerns and will provide copies of all written responses received to ISED and the Township of The Archipelago.



What About The Environment?

Vianet Inc. attests that the radio antenna system described in this notification package will comply with the Canadian Environmental Assessment Act, as this facility is excluded from assessment.

Your ISED (former Industry Canada) contact:
Tower proposed for Pointe-au-Baril and
Township of The Archipelago
Spectrum Management
ISED Eastern & Northern Ontario District Office
2 Queen Street East, Sault Ste. Marie, ON P6A 1Y3
Tel: 1-855-465-6307 Fax: 705-941-4607
Email: ic.spectrumenod-spectredeno.ic@canada.ca

Your Local Land Use Authority contact:
Township of The Archipelago
9 James St., Parry Sound, ON P2A 1T4
Tel: 705-746-4243 Fax: 705-746-7301
Email: info@thearchipelago.on.ca

The Vianet logo, featuring the word 'vianet' in a stylized, lowercase font with a red dot above the 'i'.

Building Connections

Pointe au Baril Tower

June 23, 2021

Township of The Archipelago

Reeve & Council

This is to submit Vianet's official report resulting from the completion of the required ISED public notification process for the purpose of erecting a communications tower in Pointe Au Baril. This process was commenced on May 13, 2021 and concluded on June 14, 2021

There were no public responses to our notification, therefore Vianet at this time is now officially requesting from the Township of The Archipelago a letter of concurrence so we can proceed to build the communications tower.

Regards

Brian McCullagh

Director of Business Development

Township of The Archipelago

Information Report to Council

Report No.: CAO-2021-04

Date: July 15, 2021

Originator: John B. Fior, CAO

Subject: **Truth and Reconciliation in Canada – The Township of The Archipelago's Roles and Responsibilities**

RECOMMENDATION

1. That staff work with Council to advance the Townships role in the hard work towards Truth and Reconciliation with Canada's First Nations, Inuit and Metis peoples, including but not limited to in meeting the applicable Calls to Action put forward in 2015 by the Truth and Reconciliation Commission of Canada and to move forward in developing meaningful partnerships and relationships with our Indigenous residents and communities.

BACKGROUND

At our Council meeting on June 18th 2021, resolution 21-106 was carried and reads as follows:

RE: Burial of Children at the Kamloops Indian Residential School

WHEREAS the horrific discovery of 215 children buried at the Kamloops Indian Residential School in Tk'emlúps te Secwépemc First Nation territory is a stark reminder of the profound and lasting impacts of Canada's residential and day school systems on Indigenous peoples, as well as the need for meaningful action as we work towards truth, justice and reconciliation; and

WHEREAS the Council for the Township of The Archipelago (TOA) are profoundly saddened and angered by this tragic news, and understand that the death and disappearances of children from residential schools were well known and yet rarely acknowledged or accepted by Canadians; and

WHEREAS The Township of The Archipelago is situated within Anishinaabek Territory, and both the Robinson-Huron Treaty of 1850 and Williams Treaty of 1923; and

WHEREAS the Truth and Reconciliation Commission of Canada (TRC) revealed the heartbreaking details of the role that residential schools played in the history of Canada and the tragic legacy that continues today.

AND WHEREAS the Kamloops Indian Residential School is but one of many unmarked burial sites associated with residential schools across Canada;

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago stands with all survivors of residential schools, with the Tk'emlúps te Secwépemc people, and with all First Nations communities whose children attended the school and suffered such unimaginable loss;

FURTHER BE IT RESOLVED that Council for the Township of The Archipelago requests the federal and provincial governments take action now on all 94 of the Calls to Action of the TRC, with particular attention to Calls 71 to 76, including funding and co-ordinating support for First Nations, Inuit, and Métis communities to locate, commemorate, and honour their Missing Children;

FURTHER BE IT RESOLVED that Council for the Township of The Archipelago calls on the federal government to adhere to the unanimous motion passed in the House of Commons calling on the federal government to drop the Federal Court appeals related to compensation for First Nations children separated from their families.

FURTHER BE IT RESOLVED that Council for the Township of the Archipelago directs staff to send a copy of this resolution to Doug Ford, Premier of Ontario; Norm Miller, MPP Parry Sound-Muskoka; Scott Aitchison, MP Parry Sound-Muskoka; Henvey Inlet First Nation, Shawanaga First Nation, Wasauksing First Nation; Moose Deer Point First Nation, Magnetawan First Nation; West Parry Sound Area Municipalities; MP Carolyn Bennett, Minister of Crown-Indigenous Relations; and to the Prime Minister of Canada Justin Trudeau.

Beginning in the 1870's, approximately 150,000 Indigenous children were removed and separated from their families and communities to attend residential schools. While most of the 139 residential schools ceased to operate by the mid-1970's, the last federally run school closed in 1996.

The Truth and Reconciliation Commission of Canada (TRC) was established as one of the outcomes of the Indian Residential Schools Settlement Agreement between the Government of Canada, the churches, the survivors of the residential schools system and various Indigenous organizations in 2007. The purpose of the TRC was to rectify the legacy of residential schools and further the process of reconciliation in Canada. Over six years, the TRC travelled to all parts of Canada and recorded testimonies from over 6,000 survivors, and their families, and created a historical record of the residential school system. They heard about the ongoing impacts felt by Indigenous individuals and communities due to the abuse, neglect and cultural genocide experienced in the residential schools

In 2015, the TRC published 94 Calls to Action to forward Reconciliation between Indigenous and Non-Indigenous peoples of Canada. The Truth and Reconciliation Report defines reconciliation as an ongoing process of establishing and maintaining respectful relationships. Thirteen of these Calls to Action are directed at all Municipal Governments across Canada and

several of these are actionable by the Township. Responding to these Calls to Action will further Reconciliation and help to move the Township forward in meaningful partnerships with its Indigenous Community partners and residents.

NEXT STEPS/OPTIONS


The following measures could be used to advance our role:

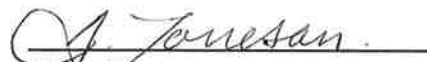
- Develop a formal Land Acknowledgement Statement
- Adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples
- Review the TRC Calls to Action specific to Municipalities and develop appropriate action plans for those that are applicable to the TOA
- Provide training & education related to Indigenous history and Truth and Reconciliation both for Council and staff
- Participate in region wide efforts with respect to advancing Truth and Reconciliation
- Develop methods to improve communications with our Indigenous neighbours
- Provide annual reporting to Council to ensure accountability

CONCLUSION

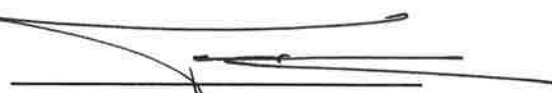
The Township of The Archipelago joins other municipalities across Canada in responding to the Truth and reconciliation Commission Calls to Action. Staff are committed to bringing information and recommendations forward that will allow us to deliver on the Calls to Action.

Submitted By:


Erin Robinson B.Comm., CPA, CGA
Chief Financial Officer


Alana Torresan,
Executive Assistant

I concur with this report and recommendation:


John B. Fior
Chief Administrative Officer

Township of The Archipelago

Information Report to Council

Report No.: CAO-2021-05

Date: July 15, 2021

Originator: John B. Fior, CAO

Subject: **Council Accomplishments**

PURPOSE

This report highlights notable accomplishments achieved by the Township of The Archipelago Council so far this term. These items go beyond the Township's typical day-to-day services and reflect the implementation of a number of Council's major goals and priorities.

Most Council's do not realize how much is accomplished in one year or one term as a result of their efforts and decision making. These accomplishments should be recognized and celebrated.

This is our first effort to document accomplishments and this is to be a dynamic document that will be modified as new initiatives, projects and studies are completed. This list will now be compiled on an annual basis for Council and staff will also provide a comprehensive report outlining all accomplishments at the end of each term of Council.

Respectfully Submitted:



John B. Fior
Chief Administrative Officer

Attach.



2021 – 2020 COUNCIL ACCOMPLISHMENTS

2021

- Ongoing COVID-19 response.
- Approval of the WPS Wellness Centre and Pool OCIF Funding.
- Ongoing development of the WPS Economic Development Collaborative and new EDO hire.
- Development of a new performance management plan for staff.
- Initiation of an Organizational Review.
- Continuous update of the Asset Management Plan.
- Creation of Community Facility Donations Policy.
- Land Demand and Supply Study - Completed a land supply study in Township to ensure adequate supply of land to accommodate housing and employment demands.
- Crane Lake Marina – Approved a Zoning By-law Amendment to permit a dwelling on Crane Lake Marina site to facilitate continued operation.
- Initiation of The Community Safety and Well Being Plan.
- New GIS mapping applications to help public interests including Connectivity interests.
- Creation of a wayward docks management plan in The Archipelago with logistics arranged with local associations.
- Finalized Nursing Station agreement with WPSHC.
- Skerryvore Road resurfaced.
- PJ Marhsall Innovation Award for Skerryvore Road Culvert Replacement project.
- Butterfly garden/pollinator patch implemented at the Wharf with GBB.
- Exploring options to install electric vehicle charging stations and rooftop solar panel systems.
- Applied for funding to implement a Pointe au Baril Facility Development master plan.
- Invasive Phragmites: Hosted Phragmites Workshop with Georgian Bay Forever & GBLT and passed resolution implementing best management practices (identification & eradication, clean equipment protocol, working group, etc.), requesting MTO treat phragmites on provincial roads and communicate with Archipelago.
- Septic Education - With Georgian Bay Biosphere, created a septic information package (best management practices, door hanger, magnet) and mailed to all property owners within TOA. Hosted a septic webinar on septic best management practices and update/expanded website information.
- Seabins - Installed seabins at Holiday Cove Marina & Pointe au Baril Wharf to filler and remove plastic waste from Georgian Bay and participating in Georgian Bay Forever plastic mitigation study.
- Supported Bill 279 – Environmental Protection Amendment Act (Microplastics Filters for Washing Machines), 2021.
- Township Website Re-Design.
- ToA/Vianet to enhance internet availability in the region.
- Bylaw Enforcement Officer contract renewal with Gary Joice.

- Initiated the process of obtaining a fuel tax refund – at an estimated amount of around \$2,000/year.
- Implemented a new fee structure to bring Holiday Cove Marina in line with market rates and to make it self-sufficient.
- Installed LED lighting at 9, James Street.
- Switched service provider of working alone safety system, with estimated savings of \$500/mth.
- Carried out a boat speed and wake survey and awareness campaign whereby the Township is working with association to implement education and outreach programs.
- Received \$85k OTF funding for an HVAC system at Pointe au Baril Community Centre.
- Received \$100k ICIP COVID funding for a seawall at Pointe au Baril Wharf.
- Skerryvore Road Culvert Replacement project featured in OGRA's Milestones magazine and presented at the OGRA's annual virtual conference.

2020

- Completion of Compensation Pay Equity Review and Plan.
- Establishment of the COVID-19 Emergency Management Partnership. ToA and 6 other area municipalities have worked together for over 12 months to address and support COVID response interests through our Emergency Management partnerships. This included the 7 Community Emergency Management Coordinators, OPP and First Nations working with area stakeholders such as the WPSHC, North Bay/Parry Sound Health Unit, Rotary Club Grocery Assistance Program and Vaccine Clinics.
- Ministry of Energy, Northern Development and Mines (NOHFC) partial funding support to hire a GIS Technician Intern who is now a full-time employee.
- Through GBB partnership, hosted 3 educational webinars, including septic education.
- Connectivity interests being addressed through the creation of a Connectivity Ad-hoc Committee and the establishment of several resources - see township's website regarding Connectivity. ToA have now invested directly into 3 capital projects (2020-2021) and have supported several others indirectly.
- Beautification of Pointe au Baril with main street funding monies.
- Undertook several partnership activities with Seguin, namely resurfacing of a section of James Bay Junction Road, rehabilitation of a section of Three Legged Lake Road and a plowing agreement between Black Road in Seguin and Blackstone Crane Lake Road.
- Passed resolution and provided to Great Lakes St. Lawrence Cities Initiative requesting Ontario, Canada and International Joint Commission (IJC) to take appropriate actions to better manage and control lake levels within Lake Michigan, Lake Huron and Georgian Bay.
- Supported Private Members Bill 228 (N. Miller, MPP). An Act to prohibit encapsulated expanded polystyrene in floating docks.
- Completed a delegation to Minister Yurek at AMO Conference on prohibiting the use of encapsulated dock foam and forwarded resolution to the Great Lakes St. Lawrence Cities Initiative.
- Obtained Official Plan Amendment approval authority from the Minister of Municipal Affairs.
- Implemented a COVID-19 Tax Relief Plan.
- Implemented Pre-Authorized Payment Plan (PAP) and an Automatic Tax Withdrawal Plan (ATIW).
- Facilitated the following agreements for the benefit of the community: Wellness Clinic with West Parry Sound EMS, Meals-on-wheels program with West Parry Sound District Community Support Services, Bottle returns with the MacTier Lions Club.
- Plowing of township portion of 529A done by Hangdog Marina at Bayfield Harbour.

- Refurbished rental office space.
- Steered the area municipalities to transition the blue box program a year earlier than planned.
- Cleaned up Healey Lake Trailer Parking lot.
- Installed low flush toilets.
- Integrated Communities Energy and Climate Action Plans (ICECAP) Partnership: Completed Milestone #1 (Baseline Emissions Inventory & Forecast).
- Opposed Bill 229, Schedule 6 and the Conservation Authority Act and Provinces use of Ministry Zoning Orders.
- Emergency Management program yielded a new Emergency Plan in 2020 in alliance with WPS area municipalities.

The Township of The Archipelago

Recommendation Report to Council

Report No.: FINANCE-2021-05

Date: 15th July 2021

Originator: Erin Robinson, Chief Financial Officer

Subject: Community Grants

RECOMMENDATION

That Council approve the 4 requested community grants totaling \$41,789.28, in accordance with the Township of The Archipelago Donation Policy (Appendix A).

BACKGROUND/HISTORY

The Township of The Archipelago recognizes that it has a limited responsibility to provide recreational opportunities to communities throughout the Township. The provision of an annual grant to an association or club in recognition of their allowing some public use of their property or facility, or offering community events and initiatives has the ability to meet the donation policy mandate.

ANALYSIS & FINANCIAL IMPLICATIONS

Sans Souci and Copperhead Association

The Association provides recreational opportunities to the public by offering the following amenities:

- Community focused events and activities such as the Annual Regatta, Pot Lucks and Canada Day
- Access to walking trails and pickle ball court
- Community programs including Day Camp and Sailing Camp
- Facility to host community education programming

Financial Implications of Community Grant \$9,046.89

Skerryvore Ratepayers Association

The Association provides recreational opportunities to the public by offering the following amenities:

- Land that can be used for community gatherings
- Annual parade and BBQ

Financial Implications of Community Grant \$220.26

Healey Lake Property Owners Association & Healey Lake Tennis Club

The Association & Tennis Club provide recreational opportunities to the public by offering the following amenities:

- Access to tennis courts and basketball courts
- Dock Talk Newsletter containing educational and recreational information
- Annual Regatta
- Water and dam monitoring
- Fire education
- FOCA coordination

Financial Implications of Community Grant \$1,490.02

The Ojibway Club

The Club provides recreational opportunities to the public by offering the following amenities:

- Access to the grocery store, gift shop, gas docks, snack bar
- Regatta, triathlon, walking trails
- Pre and post season access to tennis courts
- Day camp, cottage rentals, catering services
- Educational sessions; naturalist talks, Indigenous talks

Financial Implications of Community Grant 31,032.11

The total amount of community grants requested \$41,789.28 (\$10,536.91 South, \$31,252.37 North), falls within the approved 2021 allotted budget of \$43,000.

CONCLUSION

Staff recommend that the 4 requested community grants in the amount of \$41,789.28 be approved by council.

Respectfully Submitted,



Erin Robinson B.Comm., CPA, CGA
Chief Financial Officer

I concur with this report
and recommendation



John B. Fior
Chief Administrative Officer

THE TOWNSHIP OF THE ARCHIPELAGO

POLICY ON THE CREATION AND SUPPORT OF COMMUNITY RECREATIONAL FACILITIES

March 12, 2021

BASIS OF THE POLICY

OFFICIAL PLAN

Section 5.10 (Public Services) the Official Plan states that "Because of the nature of the Municipality, a limited number of services will be required to provide adequately for the ratepayers".

In addition, it is further stated that "Given the recreational nature of the Township, the existing level of services has proven to be satisfactory and few major extensions are likely to be required..... The type and nature of development expected in the Township will generally not demand increased public services and associated costs except in the Pointe au Baril Station Neighbourhood, where certain services may be provided in conformity with the Community Improvement Policies of this Plan."

INTENT OF THE POLICY

Recognizing that the Official Plan allows for some "extension" (addition) to the recreational services provided, this policy recognizes that the Township has a limited responsibility to provide recreational opportunities to communities throughout the Township. It also recognizes that some cottage and/or community Associations and local not-for-profits (NFP) serving the community may identify the need for community recreational facilities in their area. The Township is willing to support these initiatives if, and only if, at least a part of the facility, located on land owned by the association or NFP, is open to all residents of the community throughout the year.

SUPPORT TO BE PROVIDED

The Township will support a community recreational initiative only if it is satisfied that there is a need for the service and that the service will be able to sustain itself without any use of Township resources. This can include one or more of the following three types of support:

- 1) The provision of an annual grant to an Association or NFP in recognition of their allowing some public use of their property and facilities. This grant is to be area rated. If any of the property is used for private or commercial purposes the Township will consider reducing the grant or requiring additional action to make the grant consistent with the intention of this policy regarding public use of the facility. Any grant will be used to

decrease obligations to the Township. There will be no direct payment to the Association or NFP.

- 2) The provision of a grant to decrease obligations to the Township which are related to improvements to the facility or that part of the facility used for public purposes. These grants are to be area rated.
- 3) When there is to be a campaign to raise funds for construction of a facility to be used for public purposes, the Township, after it has determined that the project is of benefit to the Township and complies with relevant federal and provincial tax laws, may create a committee composed of representatives of the Township and the Association. The purpose of this committee will be to accept donations to the project, issue tax receipts for the donations and disperse the funds directly to persons providing the intended services to the project, after approval by the Association and the Township. Once a tax receipt has been issued to a donor, there will be no refund of donations even if the project does not proceed and the Township shall have full decision making power over how these "orphan" donations will be used.

APPROVAL OF GRANTS AND FACILITY SUPPORT

All grants and facility support programs must be approved by Council and, wherever possible, be included in the budget before implementation. A grant application must be submitted to Council for approval annually. All eligible entities must also make a deputation to Council at the beginning of each new term of Council to provide information on how they support the community. Prior to approving any initiative Council must be comfortable with the long term viability of the initiative and the financial stability of the organization being supported.

DEFINITION OF A COMMUNITY RECREATIONAL FACILITY

A Community Recreational Facility must be on property owned by an Association or NFP and can be:

- a building, outbuilding or deck used for meetings, regattas and other community events
- an outdoor sports facility
- a community dock for short-term docking
- a parking lot, or
- other structures deemed appropriate.

ADMINISTRATIVE PROCEDURES

1. In the initial year of this policy, members of Council and staff shall meet with each organization being supported to establish what services the organization will provide in exchange for the grant. A similar process will be followed where an additional organization requests a new grant. Recommendations will be forwarded to Council for approval.
2. In each subsequent year every organization may apply for a grant. The application for a grant must be submitted to the Treasurer of the Township. A delegation to Council may be appropriate. Any changes in services to the public must be approved by Council and the grant must be approved annually by Council. The amount of the grant is at the sole discretion of Council.
3. The payment of each grant shall be accompanied by a letter outlining how the grant has decreased the Association or NFP's obligations to the Township and the services to be provided in exchange for the grant.
4. The payment of taxes is the responsibility of the taxpayer and all balances owing must be paid by the taxpayer by their due date.

Subject: FW: LaSalle Monument on Frying Pan Island

From: <bert@bertliverance.com>

Date: 2021-07-12, 10:26 a.m.

To: "'John Fior'" <jfior@thearchipelago.on.ca>, "'Maryann Weaver'" <mweaver@thearchipelago.on.ca>

CC: "'David Ashley'" <dsashley@sympatico.ca>

Hi John & Maryann,

Please add this to our agenda.

Thanks,

Bert

Bert Liverance

bert@bertliverance.com

www.bertliverance.com

905 424 8551

From: bertliverance@vianet.ca <bertliverance@vianet.ca> **On Behalf Of** bert@bertliverance.com

Sent: June 17, 2021 8:30 AM

To: 'Eric Armour' <e.s.armour@gmail.com>

Cc: 'David Ashley' <dsashley@sympatico.ca>; 'Rick Zanussi' <rick@canadiancontractingservices.com>; 'Alice Barton' <alice.barton@gmail.com>; 'Al Stratton' <abstratton@yahoo.com>; 'Michael Ugarenko' <mike.ugarenko@gmail.com>; 'Bert Liverance' <bert@colishcreations.com>; 'John B. Fior' <jfior@thearchipelago.on.ca>; 'ERobinson' <erobinson@thearchipelago.on.ca>

Subject: RE: LaSalle Monument on Frying Pan Island

Hi Eric,

Thank you for your note. I will pass your request on to staff to discuss options.

Thanks,

Bert

Bert Liverance

bert@bertliverance.com

www.bertliverance.com

905 424 8551

From: Eric Armour <e.s.armour@gmail.com>

Sent: June 16, 2021 11:02 PM

To: Bert Liverance <bert@colishcreations.com>

Cc: David Ashley <dsashley@sympatico.ca>; Rick Zanussi <rick@canadiancontractingservices.com>; Alice Barton <alice.barton@gmail.com>; Al Stratton <abstratton@yahoo.com>; Michael Ugarenko <mike.ugarenko@gmail.com>

Subject: LaSalle Monument on Frying Pan Island

Reeve Liverance,

As you know the past winter has played havoc on many docks and properties. The SSCA community property on Frying Pan Island did not escape winter's fury. As you may remember we have three heritage monuments on the SSCA Community property. One recognizing the Waubuno, and another for Champlain and a third for LaSalle. When we opened the property this year we discovered that the base of the LaSalle monument had been weakened and was leaning towards the channel. We have determined that the base of the monument has broken down and it's held only upright by the rebar mounts below it. We've secured it and roped it off for safety reasons. This is a significant monument from an historical perspective recognizing LaSalle's travels up the Georgian Bay Shore in 1680 on his way to the Sault. It was erected in the 1950s by Elmer I. Phillips Jr when he was President of the SSCA.

Under the Ontario Heritage Act, municipal councils have the power to establish a Municipal Heritage Committee to advise on local heritage issues. Does the TOA have such a committee? As well, Municipal councils can pass by-laws providing grants to owners of heritage properties to help them cover the costs of repair and restorations of those properties.

I am requesting on behalf of the SSCA for the TOA to consider a grant to the SSCA for the restoration of the LaSalle monument recognizing its heritage importance to the community. We don't have a firm estimate yet (tough to get a trades attention these days) but roughly estimate the cost of repairs being around \$2,000.

Let me know if this is something the TOA would consider supporting this year.

Thanks

Eric

--
Eric S. Armour
President, SSCA
416 617 9757
e.s.armour@gmail.com

The Township of The Archipelago

Information Report to Council

Report No.: Clerk 2021-02

Date: July 15, 2021

Originator: Maryann Weaver, Clerk/Community Fire Safety Officer

Subject: West Parry Sound Community Safety and Well Being Plan

BACKGROUND/HISTORY

The Ministry of the Solicitor General has mandated that every municipal Council will need to prepare and adopt a Community Safety and Well Being (CSWB) Plan. July 1, 2021 was provided as a new deadline in response to the COVID-19 emergency which provided municipalities an extension from the original deadline of January 1, 2021.

The rationale for the CSWB Planning regime as stated by the Ministry of the Solicitor General is as follows:

Police are often called upon to respond to complex situations that are non-criminal in nature as they operate on a 24/7 basis. We also know that many of these situations, such as an individual experiencing a mental health crisis, would be more appropriately managed through a collaborative service delivery model that leverages the strengths of partners in the community.

The goal of the CSWB is:

...to achieve sustainable communities where everyone is safe, has a sense of belonging, opportunities to participate, and where individuals and families are able to meet their needs for education, health care, food, housing, income and social and cultural expression.

As part of legislation, municipalities are required to develop and adopt community safety and well-being plans, working in partnership with a multi-sectoral advisory committee comprised of representation from the police service board, and other local service providers in health/mental health, education, community/social services and children/youth services. Representation from area First Nations will be included.

In order to move this process forward in our municipality and region, the West Parry Sound Area CAO's asked the Fire Chiefs/Community Safety Staff to coordinate the planning process. This group met and identified a working group to work with allied agencies to develop the CSWB Plan. This group has met with the OPP and representatives of the Ministry of the Solicitor General to review the process and have identified the organizations that will provide representatives for an advisory group to develop the plan.

The Advisory Committee has been formed and has begun to address priority risks and inventory current programs in order to ensure that the stated goals are being addressed in our community. A public consultation process has been identified and developed. See attached

NEW INFORMATION/NEXT STEPS

Once complete, the plan will be brought to the area Councils for approval and implementation. The Committee has acknowledged that we will be unable to meet the July 1, 2021 deadline as there is not enough time to create a meaningful plan. Our current time-line projection indicates that the Plan will be submitted to the Office of the Solicitor General in November 2021.

Summary Points:

- This initiative was developed to examine alternative approaches to Community Policing with the understanding that a response focused approach is not appropriate for all critical events;
- Addressing root causes with knowledgeable community partners will result in better outcomes for the community and make better use of Policing resources;
- The Municipalities are providing co-ordination, logistical and administrative support. The agencies are providing their insight and experience with relevant issues;
- Input will be gathered from the community through an online survey and paper copies. Municipalities will facilitate this by providing links on their websites, providing paper copies for their residents who do not have internet access;
- The public will have the opportunity to review the draft plan and make comment in October;
- The plan will be submitted for Municipal approval in November; and
- The planning process involves all the Municipalities served by the West Parry Sound Detachment of the OPP.

Currently, the systems are response based and often not initiated until critical points in order to resolve social development issues. The goal is to create multi-sectorial partnerships that will work together to mitigate critical path points and provide proactive solutions that reduce emergency events by identifying issues ahead of time and begin to resolve them before emergency response is needed.



The graphic above illustrates the movement from a Response based system to one rooted in an understanding of Social Development.

Respectfully Submitted,

Maryann Weaver
Municipal Clerk/ Community Fire Safety Officer

I concur with this report,

John B. Fior
Chief Administrative Officer

West Parry Sound Community Safety and Well Being Plan

Everyone has a role to play in community safety and well-being. By taking this survey you are providing valuable information that will be used to shape services in a meaningful way. The Community Safety and Well-Being Plan will outline strategies and actions for agencies and municipalities to implement and this is your opportunity to communicate your priorities.

Demographic Questions – These questions will provide foundational data about who lives in our communities.

Where do you reside most often? (Select one)

- ☐ Archipelago
- ☐ Britt
- ☐ Carling
- ☐ Henvey Inlet
- ☐ Magnetewan First Nations
- ☐ McDougall
- ☐ McKellar
- ☐ Seguin
- ☐ Shawanaga
- ☐ Town of Parry Sound
- ☐ Wausaksing
- ☐ Whitestone

What is your age? (Select one)

- ☐ 15 years old or younger
- ☐ 16-20 years old
- ☐ 20-25 years old
- ☐ 26-35 years old
- ☐ 36-55 years old
- ☐ 55-65 years old
- ☐ 65-75 years old
- ☐ 76 years old or older

Gender: How do you identify? (Select one)

- ☐ Male
- ☐ Female
- ☐ Non-binary
- ☐ Prefer to self-describe, below

What is your marital status? (Select one)

- ☐ Single
- ☐ Married
- ☐ Divorced
- ☐ Widow
- ☐ Common Law
- ☐ Prefer to self-describe, below

How many dependent children do you have? (Select one)

- ☐ 0
- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6 or more

Are you a permanent or seasonal resident? (Select one)

- ☐ Permanent
- ☐ Seasonal

Quality of Safety Questions – These questions will help identify feelings of safety within West Parry Sound. It will help us determine necessary programs and education campaigns.

How do you feel about your personal safety? (Select one)

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Dissatisfied
- ☐ Very Dissatisfied

Have you ever felt unsafe due to: (Select all that apply)

- ☐ Race
- ☐ Gender identity
- ☐ Due to a disability
- ☐ Socio economic status
- ☐ I have never felt unsafe for these reasons

I feel like my community has adequate policing (Select one)

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Do you feel the community crime rate is high? (Select one)

- ☐ No
- ☐ Yes. Why?

**What are your top 5 most important safety and well-being priorities?
(Select all that apply)**

- ☐ Access to services
 - ☐ Accessibility for persons with disabilities
 - ☐ Substance abuse disorders and mental health
 - ☐ Adequate and affordable housing
 - ☐ Community belonging
 - ☐ Community pride
 - ☐ Crime prevention
 - ☐ Discrimination
 - ☐ Domestic violence (male or female)
 - ☐ Employment opportunities
 - ☐ Food security
 - ☐ Healthy childhood development
 - ☐ Human trafficking
 - ☐ Mental health
 - ☐ Personal and overall safety and security
 - ☐ Physical activities
 - ☐ Physical health, access to health care
 - ☐ Poverty and income
 - ☐ Safe and well maintained walking areas with adequate lighting
 - ☐ Skills development for employment
 - ☐ Substance abuse disorders
 - ☐ Support programs for seniors
 - ☐ Support programs for youth
 - ☐ Traffic safety on roads
 - ☐ Traffic safety on trails
 - ☐ Traffic safety on water
 - ☐ Transportation barriers
 - ☐ Victim services, lack of
 - ☐ Youth initiatives
 - ☐ Other important safety and well-being priorities
-
- ☐ None of the above

Healthy Population Questions – These questions help us understand the physical and mental health of our communities.

Overall my health is: (Select one)

- ☐ Excellent
- ☐ Very Good
- ☐ Good
- ☐ Fair
- ☐ Poor

I feel I can access adequate health care in my community, including supports for physical health and well-being. (Select one)

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

Are there any support services you wish you had access to?

Overall my mental health is: (Select one)

- ☐ Excellent
- ☐ Very Good
- ☐ Good
- ☐ Fair
- ☐ Poor

Do you have access to healthcare benefits for physical or mental health supports? (Select one)

- ☐ Yes
- ☐ No

In the past 12 months have you experienced negative impacts (emotional, physical, financial etc.) due to any of the following? (Select all that apply)

- ☐ Own mental health
- ☐ Family member's mental health
- ☐ Someone else's mental health
- ☐ I have not experienced any negative impacts

The following factors have impacted my ability to receive proper physical or mental health. (Select all that apply)

- ☐ Cost/affordability
 - ☐ Program / clinic accessibility
 - ☐ Feeling of being unwelcome /judged in a program
 - ☐ Lack of transportation to program
 - ☐ Hours of operation
 - ☐ I have not required supports
 - ☐ I have not been impacted by these factors
 - ☐ Other (please specify)
-

In the past 12 months did drinking alcohol negatively impact any of the following? (Select all that apply):

- ☐ Mental health
- ☐ Physical health
- ☐ Personal Relationship
- ☐ Employment
- ☐ Living situation
- ☐ Drinking did not cause issues in my life

In the past 12 months did the use of drugs or other substances negatively impact any of the following? (Select all that apply)

- ☐ Mental health
- ☐ Physical health
- ☐ Personal relationships
- ☐ Employment
- ☐ Living situation
- ☐ Drugs did not cause issues in my life

In the past 12 months have you experienced negative impacts (emotional, physical, financial etc.) due to any of the following: (Select all that apply)

- ☐ Own substance abuse
- ☐ Someone else's substance abuse
- ☐ Family member's substance abuse
- ☐ I have not experienced any negative impacts
- ☐ If substances were abused, what were they (alcohol, cannabis, opioid, etc.)

Overall I feel I have family and friends I can rely on. (Select one)

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

How do you prefer to socialize? (Select one)

- ☐ In person, out in public
- ☐ In person, at someone's home
- ☐ Social Media
- ☐ Telephone

I prefer to socialize: (Select one)

- ☐ In a large group setting
- ☐ In a small group setting
- ☐ One on one
- ☐ I am comfortable in all social situations

Are there any programs, supports, services that you wish were available in West Parry Sound for: (Select all that apply)

- ☐ Friendship
- ☐ Inclusiveness
- ☐ Social engagement
- ☐ I am happy with the services we already have

Do any of the following factors affect your ability to participate in recreation and leisure activities within your community? (Select all that apply)

- ☐ Cost / affordability
- ☐ Program / event accessibility
- ☐ Feeling of being unwelcome
- ☐ Program / event location
- ☐ Hours of operation
- ☐ Lack of transportation to program
- ☐ I have not sought out these programs
- ☐ I have not been impacted by these factors
- ☐ Other (please specify)

Are there any recreation or leisure programs, supports or services you wish were available in your community?

Have you ever avoided seeking help or obtaining support in your community for any of the following due to embarrassment, fear or presumed stigma? (Select all that apply)

- ☐ Mental health supports
- ☐ Disability supports
- ☐ Substance abuse disorders
- ☐ Educational supports
- ☐ Physical health supports
- ☐ Abuse (verbal, physical, sexual)
- ☐ Financial supports
- ☐ Emotional supports
- ☐ None
- ☐ Other (please specify) _____

Living Standard Questions – These questions will help us to better understand current standards in our communities that are necessary for a sense of wellbeing.

What statement best describes your current work situation: (Select one)

- ☐ Work full-time
- ☐ Work part-time
- ☐ Seasonal Work
- ☐ Casual Work
- ☐ Multiple jobs
- ☐ Student
- ☐ Retired
- ☐ Self-employed
- ☐ Unemployed and looking for work
- ☐ Unemployed and not looking for work
- ☐ Other (please specify) _____

Did the COVID-19 pandemic impact your work situation? If so how?

I feel as though my job/work is stable and reliable. (Select one)

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree

If you currently are, or have been unemployed in your community, what factors prevented you from getting a job? (Select all that apply)

- ☐ Location
 - ☐ Not accessible
 - ☐ Lack of education
 - ☐ Childcare availability
 - ☐ Hours of operation / shift
 - ☐ Lack of transportation to job
 - ☐ Lack of opportunities in your community
 - ☐ Skill set compatibility
 - ☐ I have never been unemployed
 - ☐ I was unemployed by choice
 - ☐ Other (please specify)
-

What is the total income annually for your household? (Select one)

- ☐ Under \$20,000
- ☐ \$20,000-\$34,999
- ☐ \$35,000-49,999
- ☐ \$50,000-\$74,999
- ☐ \$75,000 - \$99,999
- ☐ \$100,000-\$149,999
- ☐ Over \$150,000

Overall, how do you feel about your personal finances? (Select one)

- ☐ No stress
- ☐ Minimum stress
- ☐ Moderate stress
- ☐ High stress
- ☐ Overwhelming stress

What are your suggestions for improving living standards in your community?

If a community or West Parry Sound Regional Program, were set up would you support/participate in any of the following, to improve the well-being for yourself or the community in general (Select all that apply):

- ☐ Create and implement an online volunteer hub
- ☐ Develop and establish opportunities for community members to connect and gather for activities
- ☐ Increase advocacy for changes within personalized social services
- ☐ Increase awareness, accessibility and navigation of community services (extend hours, transportation, online services)
- ☐ Increase coordination and efforts to address issues associated with housing and homelessness
- ☐ Prevent duplication of services and coordinate better care of our community
- ☐ Promote continued youth and adult education (literacy, skills training and apprenticeships)
- ☐ Provide more caregiver supports
- ☐ Increase the number of low-cost recreation activities
- ☐ Create cost-effective public transportation between communities
- ☐ I do not support these suggestions

What would your top solutions be for a safer community? (Select all that apply)

- ☐ Build community pride and foster personal accountability and responsively
- ☐ Increase police presence
- ☐ Offer more education and awareness on needed topics
- ☐ Examine property standards to improve poor housing conditions
- ☐ Revive neighborhood watch programs
- ☐ Other (please specify) _____



The Corporation of
The Township of The Archipelago

9 James Street, Parry Sound, Ontario P2A 1T4

Phone: 705-746-4243 • Fax: 705-746-7301

Dear Residents, Families and Friends,

23 July 2021

Another summer is upon us, and I have mixed emotions like many of us who are living through this pandemic. I am filled with feelings of sadness, thankfulness, and hope.

I have feelings of sadness for the terrible losses that many have experienced because of this virus. In addition, many of us from around the world are unable to go to our cottages that we call home. The anger in our community resulting from the Canadian border being closed also fills me with sadness. I know under normal circumstances people in our community pull together to help each other and tackle challenges and accomplish amazing things.

I am thankful to all the front-line workers who have and are putting their own lives at risk to help protect us all. Their selflessness is inspiring. I am also thankful to the doctors and scientists who have found a remedy for this life-threatening virus that has altered our world as we know it. But we must remain vigilant. In my bi-weekly calls with the North Bay Parry Sound District Health Unit they are closely monitoring the virus and are concerned about the Delta variant.

I have hope that collectively we can get this virus behind us and get back to normal and open the Canadian border to everyone who is safely vaccinated. I look forward to getting together with family and friends on Georgian Bay doing the things we normally do like sitting together and catching up or catching fish, family get togethers, hikes, picnics, and all the other things we love to do together. The Bay is our home no matter our country of primary residence.

We have a community that I am proud to call my home. Thank you for your patience as we continue to advocate with provincial and federal governments. Please have patience with one another. Our community has demonstrated time and again how resilient we are. Although this virus has challenged us in many ways, we can not let it pull us apart. Our goal is to get everyone back home safely.

Stay Safe,

Reeve Bert Liverance,
Township of The Archipelago

Township of The Archipelago
Permit Comparison Summary

Page 1

Issued For Period JUN 1,2021 To JUN 30,2021

Name	Type	Number	Property
MAZURKIEWICZ, LAURA	-SEWAGE CLASS 4	2021-0110	231 SOUTH SHORE RD
VAN GROOTHEEST, ERIC	-SEWAGE CLASS 4	2021-0111	49 RICHWOOD DR
CAMPBELL, BRIAN	-SEWAGE CLASS 4	2021-0112	
MCCAULEY, MICHAEL STUART	-SEWAGE CLASS 4	2021-0113	1220 GEORGIAN BAY
DIBBLEY, ROBERT JAMES	-SEWAGE CLASS 4	2021-0114	84 KAPIKOG SOUTH RD
HEPBURN, GRAEME CARLYLE	-SEWAGE CLASS 4	2021-0115	ISLAND
WATTS, GARY DAVID	-SEWAGE CLASS 4	2021-0116	115 BLACKSTONE LAKE
FRANCHUK, DANIEL	-SEWAGE CLASS 4	2021-0117	33 OLD BALDY RD
DODGE, LAURA	-DEMOLITION	2021-0118	1 A324 ISLAND
DODGE, LAURA	-SLEEPING CABIN	2021-0119	1 A324 ISLAND
DODGE, LAURA	-RENOVATION	2021-0120	1 A324 ISLAND
MONTGOMERY, GORDON	-SEWAGE CLASS 4	2021-0121	1 GB447 ISLAND
MONTGOMERY, GORDON	-SLEEPING CABIN	2021-0122	1 GB447 ISLAND
MONTGOMERY, GORDON	-SLEEPING CABIN	2021-0123	1 GB447 ISLAND
MONTGOMERY, GORDON	-DECK	2021-0124	1 GB447 ISLAND
CZERWINSKI, JOHN	-DEMOLITION	2021-0125	124 KAPIKOG SOUTH RD
CZERWINSKI, JOHN	-SEASONAL DWELLING	2021-0126	124 KAPIKOG SOUTH RD
BENT, WALTER	-LIVING ADDITION	2021-0127	50 KAPIKOG SOUTH RD
GIBSON, J PATRICK	-DOCK	2021-0128	1236 GEORGIAN BAY
HUNTER, ELIZABETH	-SEWAGE CLASS 5	2021-0129	1 A260 ISLAND
WILSON, DEREK CHRISTOPHER G	-SEWAGE CLASS 4	2021-0130	1574 GEORGIAN BAY
PINKNEY, MARK	-PLUMBING	2021-0131	6 A25 ISLAND
DEJONG, EVERETT	-SEASONAL DWELLING	2021-0132	91 GEORGIAN BAY WATE
CRICHTON, JAMES	-LIVING ADDITION	2021-0133	19 B273 ISLAND
SCHMID, SYLVIA	-SEASONAL DWELLING	2021-0134	246 B704 ISLAND
HEPBURN, GRAEME CARLYLE	-SEASONAL DWELLING	2021-0135	ISLAND
MANDEL, HOWARD	-SEWAGE CLASS 2	2021-0136	110 FOX BACK RD
WILLIAMS, ROBERT SINCLAIR	-DOCK	2021-0137	3 B116 ISLAND
GRAHAM, PETER D	-DOCK	2021-0138	1 B494 ISLAND
GARRATT, ROBERT	-SEWAGE CLASS 4	2021-0139	1 B114 ISLAND
GRIGGS, ROSH	-SEWAGE CLASS 4	2021-0140	3 A4 ISLAND
BIRTHELMER, ALBERT	-SEWAGE CLASS 4	2021-0141	34 STEWART-KING RD
SHAW, PATRICK	-DECK	2021-0142	16 A97 ISLAND
SHAW, PATRICK	-DOCK	2021-0143	16 A97 ISLAND
SHAW, PATRICK	-DECK	2021-0144	16 A97 ISLAND
SHAW, PATRICK	-ACCESSORY BUILDING	2021-0145	16 A97 ISLAND
SHAW, PATRICK	-ACCESSORY BUILDING	2021-0146	16 A97 ISLAND
SHAW, PATRICK	-RENOVATION	2021-0147	16 A97 ISLAND
SCAIFF, PETER STEPHEN	-DECK	2021-0148	586 GEORGIAN BAY
JUST, DEBORAH ROSE	-SEWAGE CLASS 4	2021-0149	25 GEORGIAN BAY
HACKETT, JOHN CHARLES ARTHUR	-SEWAGE CLASS 2	2021-0150	110 BLACKSTONE LAKE
HACKETT, JOHN CHARLES ARTHUR	-DEMOLITION	2021-0151	110 BLACKSTONE LAKE
HACKETT, JOHN CHARLES ARTHUR	-SEASONAL DWELLING	2021-0152	110 BLACKSTONE LAKE
WILKIN, ALISON	-LIVING ADDITION	2021-0153	10 A681 ISLAND

Permit Comparison Summary

Issued For Period JUN 1,2021 To JUN 30,2021

HUNKIN, JOHN BRADLEY	-DECK	2021-0154	1 B269 ISLAND
JUST, DEBORAH ROSE	-DEMOLITION	2021-0155	25 GEORGIAN BAY
JUST, DEBORAH ROSE	-SLEEPING CABIN	2021-0156	25 GEORGIAN BAY
SCHOFIELD, KIMBERLY	-SEASONAL DWELLING	2021-0157	1 B503 ISLAND
SEAN-PATRICK CADIEUX	-SEWAGE CLASS 4	2021-0158	

Permit Comparison Summary

Issued For Period JUN 1,2021 To JUN 30,2021

	Previous Year			Current Year		
	Permit Count	Fees	Value	Permit Count	Fees	Value
-ACCESSORY BUILDING	1	550.00	50,000.00	2	330.00	30,000.00
-DECK	3	345.00	25,840.00	5	1,353.00	123,160.00
-DEMOLITION	5	250.00	0.00	4	200.00	0.00
-DOCK	8	400.00	106,180.00	4	200.00	85,000.00
-GARAGE/STORAGE BUILDING	4	3,610.00	312,000.00	0	0.00	0.00
-LIVING ADDITION	6	3,404.00	309,600.00	3	1,372.00	124,890.00
-PLUMBING	0	0.00	0.00	1	100.00	5,000.00
-RENOVATION	1	440.00	40,000.00	2	4,400.00	400,000.00
-SEASONAL DWELLING	5	19,879.00	1,807,370.00	6	30,364.00	2,760,400.00
-SEWAGE CLASS 2	1	175.00	5,000.00	2	350.00	25,000.00
-SEWAGE CLASS 4	11	5,300.00	223,000.00	15	7,500.00	305,000.00
-SEWAGE CLASS 5	0	0.00	0.00	1	250.00	10,000.00
-SLEEPING CABIN	0	0.00	0.00	4	2,793.00	259,100.00

	<u>Previous Year</u>	<u>Current Year</u>
Total Permits Issued	45	49
Total Dwelling Units Created	5	6
Total Permit Value	2,878,990.00	4,127,550.00
Total Permit Fees	34,353.00	49,212.00
Total Compliance Letters Issued	4	4
Total Compliance Letter Fees	0.00	0.00

BUILDING PERMIT SUMMARY (comparison 2020 to 2021)

2020

Month	Total No.	Value	Fees	Permit Area (Sq. Feet)
JAN	4	75,800.00	493.00	516
FEB	5	107,800.00	497.00	500
MAR	6	1,520,500.00	17,179.00	7,533
APR	2	0.00	100.00	2,205
MAY	31	1,609,435.00	18,775.00	11,474
JUN	45	2,878,990.00	34,353.00	21,165
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTALS	93	\$6,192,525.00	\$71,397.00	43,393

2021

Month	Total No.	Value	Fees	Permit Area (Sq. Feet)
JAN	20	1,569,940.00	17,196.00	10,561
FEB	9	84,500.00	979.00	3,442
MAR	24	1,547,330.00	17,065.00	12,387
APR	22	855,000.00	11,085.00	11,037
MAY	34	3,968,000.00	46,522.00	12,348
JUN	49	4,127,550.00	49,212.00	20,880
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTALS	158	\$12,152,320.00	\$142,059.00	70,655



9 James Street, Parry Sound, Ontario P2A 1T4
Telephone: (705) 746-4243 Fax: (705) 746-7301

TO: Chair Frost and members of the Planning & Building Committee

FROM: Cale Henderson, Manager of Development & Environmental Services

DATE: July 15, 2021

RE: O'NEILL, Brendan
Remove Holding (H) Provision (Z03-20) &
Site Plan Agreement (SP03-21)
Part of Island 417A, being Part 4 on Plan 42R-20556, in front of the
geographic Township of Shawanaga
Pointe au Baril Islands

PROPOSAL:

The purpose the proposed zoning by-law amendment is to remove the Holding (H) Provision from the subject lands. The effect of the removal of the Holding (H) Provision would be the development of the lands in accordance with the permitted uses in the Coastal/Island Residential (CR) Zone and in accordance with the Ecological Site and Impact Assessment that was completed by Georgian Bay Biosphere. A site plan agreement to implement the assessment has also been prepared.

A copy of the Ecological Site Screening Report, prepared by Georgian Bay Biosphere, is attached to this report as Appendix A and a copy of the draft site plan agreement is attached as Appendix B.

PLANNING INFORMATION

Official Plan Neighbourhood:	Pointe au Baril Islands
By-law No. A2000-07:	Coastal/Island Residential/Divided Exception 86 - Holding (CR/D-86-H)
Existing Use:	Vacant
Property Size:	1.1 ha (2.61 acres)
Frontage:	120 metres +/- (390 feet)

BACKGROUND:

Consent Application No. B05-15 was approved on June 11, 2015 and created the subject property. As a condition of approval, the property was placed into a "Holding" provision,

preventing development until such time that an Ecological Site Screening Report was completed, ensuring development is environmentally appropriate, and a Site Plan development agreement is entered into with the municipality.

The applicants have completed the Ecological Site and Impact Assessment and have submitted a Zoning By-law Amendment application to lift the holding provision. A draft site plan development agreement, implementing the recommendations with the ecological site screening report, has also been prepared for the consideration of Council.

PLANNING ANALYSIS:

The Subject property is currently zoned Coastal/Island Residential/Divided Exception 86-Holding (CR/D-86-H). Section 6.2.86.2 of the Comprehensive Zoning By-law No. A2000-07 states:

"Council shall not consider a By-law to remove the 'Holding (H)' Provision until such time as the owner of the subject property has completed an Ecological Site and Impact Assessment in accordance with applicable Municipal and Provincial policies, and has entered into a site plan development agreement."

In accordance with applicable municipal and provincial policies, an Ecological Site Screening Report was completed by Georgian Bay Biosphere. The report identified appropriate areas for development, which appear to comply with the regulations of Comprehensive Zoning By-law No. A2000-07, as amended. In conclusion, the report supports the proposed development, provided the recommended mitigation measures are followed. A complete copy of the assessment is included as Appendix A. The site plan development agreement will ensure development is within the identified envelopes and will require the mitigation measures to be implemented, attached as appendix B.

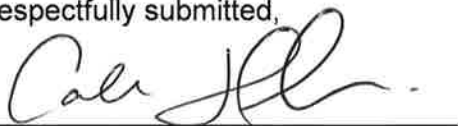
COMMENTS RECEIVED:

The proposed zoning by-law amendment application was circulated to every property owner of land in the area where the subject land is located as per the requirements of the Planning Act, R.S.O. 1990, c.P.13, as amended, and associated regulations. Any comments received on or before July 16th, 2021 will be made available to Council.

RECOMMENDATION

It is recommended that Council enter into a site plan development agreement to ensure development is in accordance with the recommendations contained in the Ecological Site Screening Report and remove the holding provision.

Respectfully submitted,



Cale Henderson, MCIP, RPP
Manager of Development & Environmental Services

APPENDIX 'A'

Ecological Site Screening Report

Ecological Site Screening Report

Island 417A, Pointe au Baril region

June 2021

Prepared for the **Township of the Archipelago** by:



**GEORGIAN BAY
BIOSPHERE**
MNIDOO GAMII
Spirit of the Water

Ecological Site Screening Report

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Ecological Site Screening Report

1. Purpose and Scope of Report

The purpose of this Ecological Site Screening Report is to address the Township of the Archipelago (TOA) Area Planning Board's obligations under the Provincial Policy Statement (2014) in relation to potential impacts of the proposed severance and subsequent development on the natural heritage features of Island 417A and how any unacceptable impacts can be eliminated or minimized.

To provide better planning context, the new owner submitted a Zoning By-law Amendment application to remove the holding provision from a previous consent application, in order to proceed with development of the property.

More specifically, Georgian Bay Biosphere (GBB) was retained to:

- Determine whether the proposed development, namely within the building envelopes and adjacent areas, would result in harm to habitats of species at risk, significant wildlife and fish habitats.
- Recommend measures to protect any significant habitat features.

Due to the inherent mobility of the majority of species at risk in the subject property and neighbouring areas, it is not possible to completely eliminate the risk of harm to species at risk from the proposed development. An area is considered potential habitat if it provides a number of criteria either specific to a species or common to a broader group. Therefore, this document does not absolve the landowner of responsibility to ensure that during the construction phase and future development of their property, they meet the requirements of relevant legislation, including:

- Provincial Endangered Species Act
 - http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_07e06_e.htm
- Federal Fisheries Act
 - <http://laws-lois.justice.gc.ca/eng/acts/F-14/>
- Migratory Birds Convention Act
 - <http://laws.justice.gc.ca/eng/acts/M-7.01/>

Ecological Site Screening Report

2. Subject Property

Table 1 provides planning and site screening information about the subject property. The subject property (Figures 1-3) is located on Island 417A in the Pointe au Baril region. A conceptual site plan was provided by the applicant (Figures 4-5). The proposed building and septic envelopes were flagged prior to the site visit by the applicant.

Table 1: Information on Subject Property

Current Landowner(s)	Brendan O'Neill and Janet Green
Applicant(s)	Brendan O'Neill
Planning Authority	Township of the Archipelago
Roll Number	4905180002455109
Proposed Development	Construction of a single main dwelling, bunkie and septic system. Installation of a boat dock.
Date of Site Visit	May 4, 2021
Site visit – GBB Staff	David Bywater
Report authors – GBB Staff	David Bywater

Ecological Site Screening Report

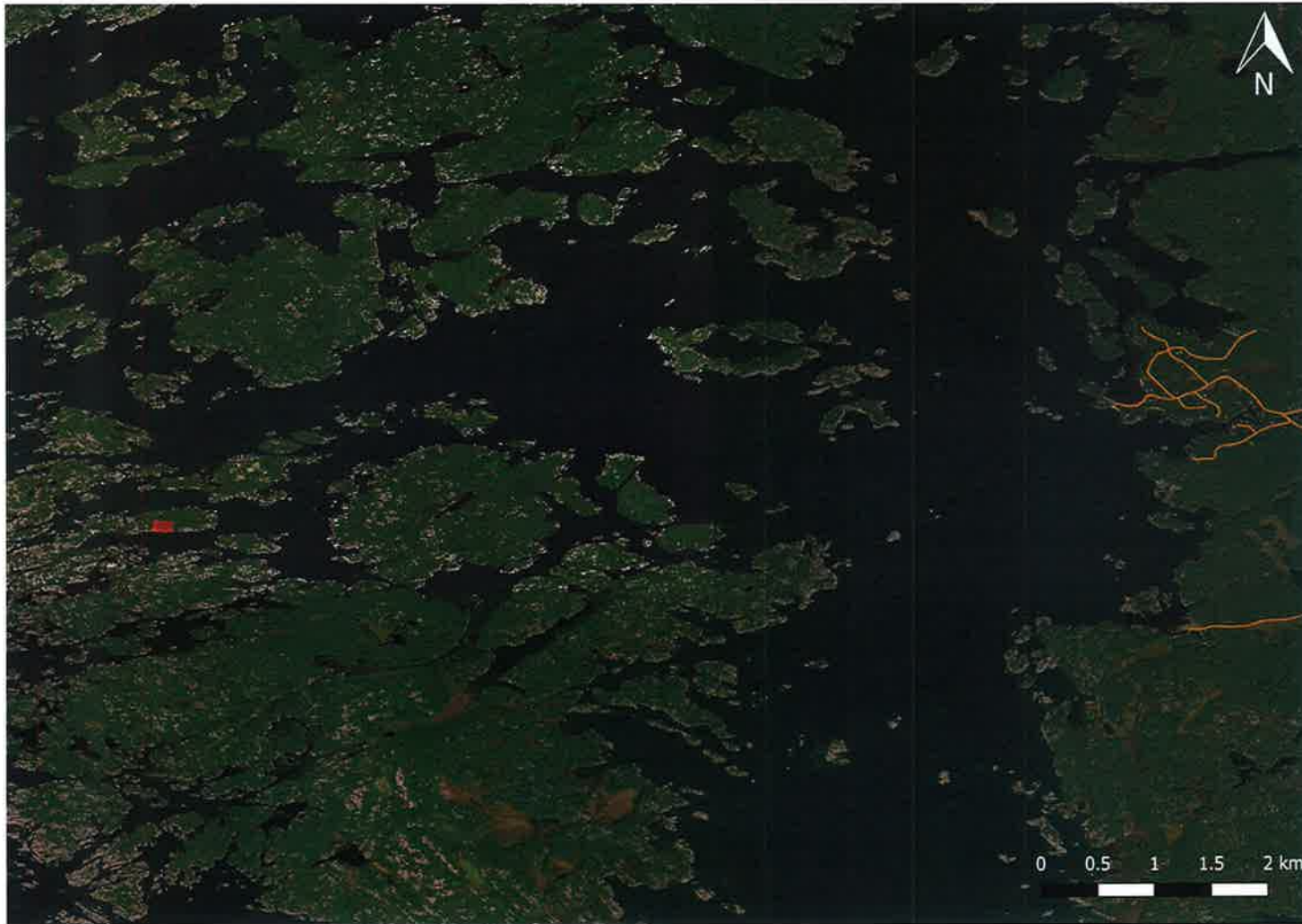


Figure 1 – Regional map of Island 417A (subject property highlighted in red)

Ecological Site Screening Report

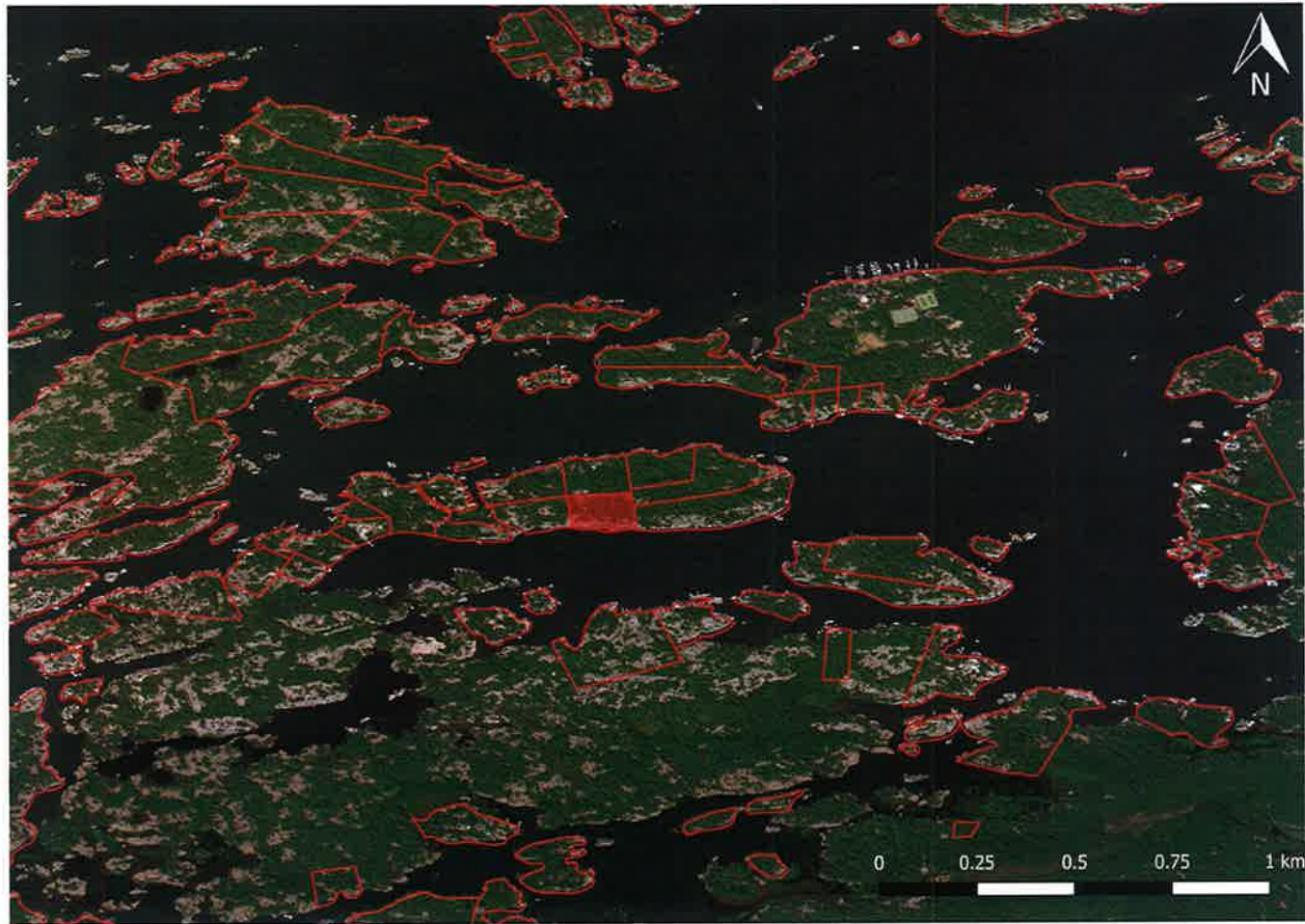


Figure 2 -Island 417A (subject property highlighted in red)

Ecological Site Screening Report



Figure 3 –Subject Property on Island 417A

Ecological Site Screening Report

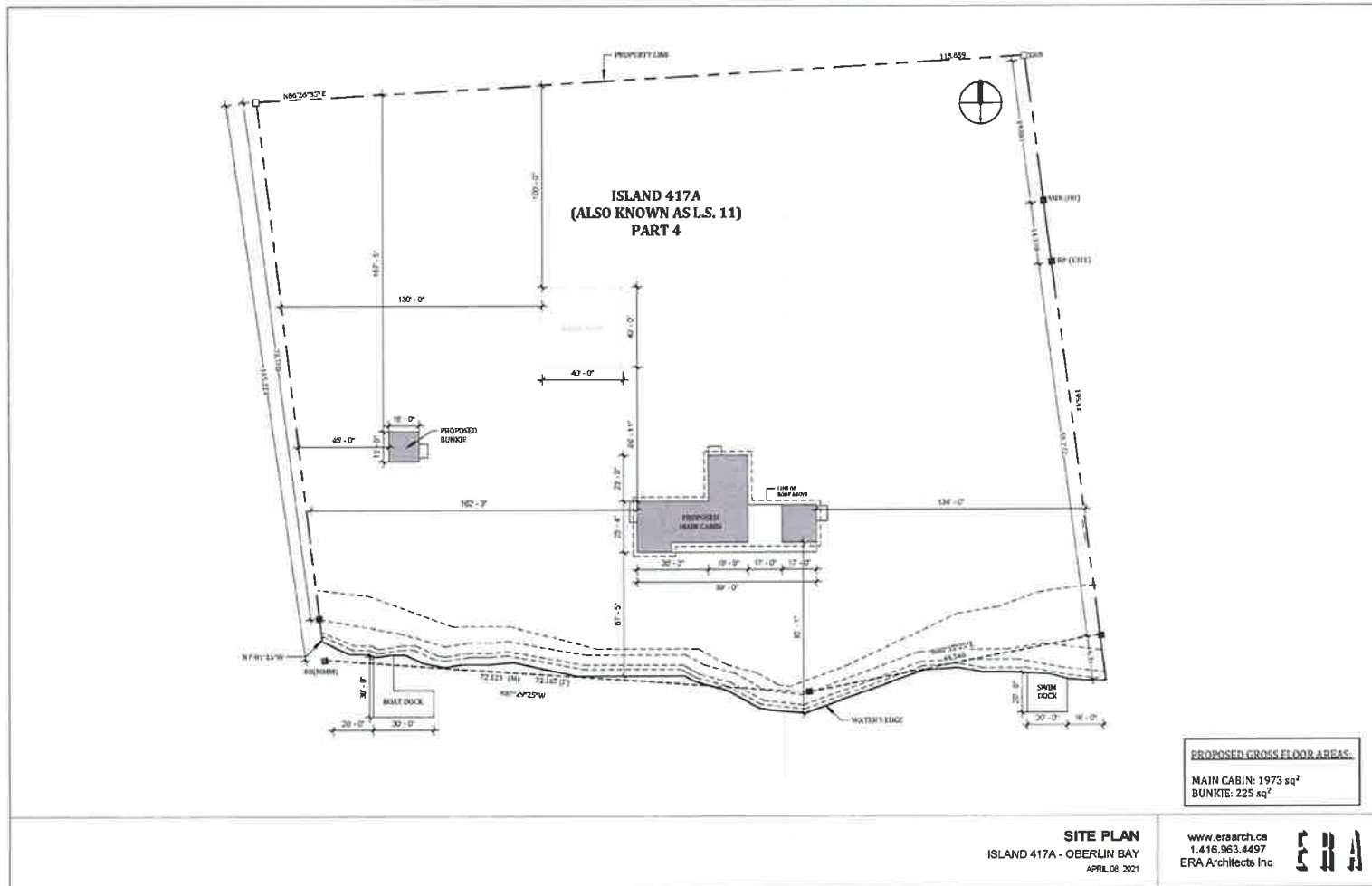


Figure 4 - Conceptual Site Plan (provided by applicant)

Ecological Site Screening Report



Figure 5 – Conceptual Site Plan with Aerial Imagery (provided by applicant)

Ecological Site Screening Report

3. Approach and Methods

The objective of this Ecological Site Screening Report is to determine whether the proposed development, namely within the building envelopes, would result in harm to habitats of species at risk and significant wildlife. An area is considered potential habitat if it provides a number of criteria either specific to a species or common to a broader group. No systemic surveys to document presence or absence of species at risk were completed. Descriptions of significant habitat were determined from species status reports or recovery strategies produced by either COSWEIC or OMNRF.

The scope of this ecological site screening process is as follows:

1. Collect and review background information to determine what species at risk are likely to be found in the area.
2. Review satellite imagery to determine if potential habitats of species at risk and significant wildlife is present (on the subject property and/or regional lands).
3. Conduct a site visit to determine if habitats of species at risk and significant wildlife is present (on the subject property and/or regional lands).
4. Determine whether the proposed development, namely within the building envelopes, would result in harm to habitats of species at risk and significant wildlife.

Collection and Review of Background Information

Table 2 lists species at risk known and/or likely to occur in the general subject property area. This list is based primarily on the Ontario Ministry of Natural Resources and Forestry's (OMNRF) document "SAR in Parry Sound District (v.7)", the Ontario Breeding Bird Atlas, and GBB's in-house knowledge, experience and documentation (i.e. SAR citizen science sightings).

In the interests of clarity and transparency, some species are presented in the table below even though they are designated as 'not at risk' by COSSARO (Committee on the Status of Species at Risk in Ontario), because they are designated at risk by COSEWIC (Committee on the Status of Endangered Wildlife in Canada). To clarify, this property is subject to COSSARO designation because it is on municipal/provincial lands, COSEWIC designation only applies to federal lands.

Table 2: Species at Risk Known to Occur in the General Subject Property Area

COMMON NAME	LATIN NAME	COSSARO*DESIGNATION
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Special Concern
Bank Swallow	<i>Riparia riparia</i>	Threatened
Barn Swallow	<i>Hirundo rustica</i>	Threatened
Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened
Canada Warbler	<i>Wilsonia canadensis</i>	Threatened
Chimney Swift	<i>Chaetura pelagica</i>	Threatened

Ecological Site Screening Report

COMMON NAME	LATIN NAME	COSSARO*DESIGNATION
Common Five-lined Skink	<i>Plestiodon fasciatus</i>	Special Concern
Common Night-hawk	<i>Chordeiles minor</i>	Special Concern
Common Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern
Eastern Foxsnake	<i>Pantheropsis gloydi</i>	Threatened
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	Threatened
Eastern Musk Turtle	<i>Sternotherus odoratus</i>	Special Concern
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	Special Concern
Eastern Small-Footed Myotis	<i>Myotis leibii</i>	Endangered
Eastern Wood-Pewee	<i>Contopus virens</i>	Special Concern
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	Special Concern
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	Special Concern
Lake Sturgeon	<i>Acipenser fulvescens</i>	Threatened
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered
Massasauga Rattlesnake	<i>Sistrurus catenatus</i>	Threatened
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	Not at risk
Monarch	<i>Danarus plexippus</i>	Special Concern
Northern Map Turtle	<i>Graptemys geographica</i>	Special Concern
Northern Myotis	<i>Myotis septentrionalis</i>	Endangered
Olive-sided Flycatcher	<i>Contopus cooperi</i>	Special Concern
Rusty Blackbird	<i>Euphagus carolinus</i>	Not at risk
Spotted Turtle	<i>Clemmys guttata</i>	Endangered
West Virginia White Butterfly	<i>Pieris virginienensis</i>	Special Concern
Western Chorus Frog	<i>Psuedacris triseriata</i>	Not at risk
Whip-poor-will	<i>Caprimulgus vociferous</i>	Threatened
Wood Thrush	<i>Hylocichla mustelina</i>	Threatened
Yellow-banded Bumble Bee	<i>Bombus terricola</i>	Special Concern

Review Satellite Imagery

Existing information pertaining to the natural heritage features of the subject property and regional lands were obtained from the following source:

- Colour satellite imagery (leaf on and leaf off) from the West Parry Sound Geography Network (WPSGN), which provided the basis for identifying general ecological features on the subject property.

Resources were reviewed prior to the site visit to provide an overview of potentially significant habitat features for species at risk on the subject property and/or regional lands.

Ecological Site Screening Report

Subject Property Survey

The subject property was physically surveyed on May 4th, 2021 to determine if habitats of species at risk and significant wildlife is present (on the subject property and/or regional lands). Furthermore, to determine whether the proposed development, namely within the building envelopes, would result in harm to habitats of species at risk and significant wildlife.

During the property survey, the contractors (building and septic) were present, as well as the applicant.

4. Existing Physical Conditions

Terrestrial Features

A large portion of the subject property is comprised of secondary growth, mixed forest (Figure 6) including species such as white pine (*Pinus strobus*), red pine (*Pinus resinosa*), and red maple (*Acer rubrum*). Understory species include common juniper (*Juniperus communis*), low-bush blueberry (*Vaccinium angustifolium*) and common polypody fern (*Polypodium virginianum*). Portions of the open bedrock shoreline are steep and sparsely vegetated with common juniper, and lichen and moss species.



Figure 6 – Secondary growth, mixed forest on subject property

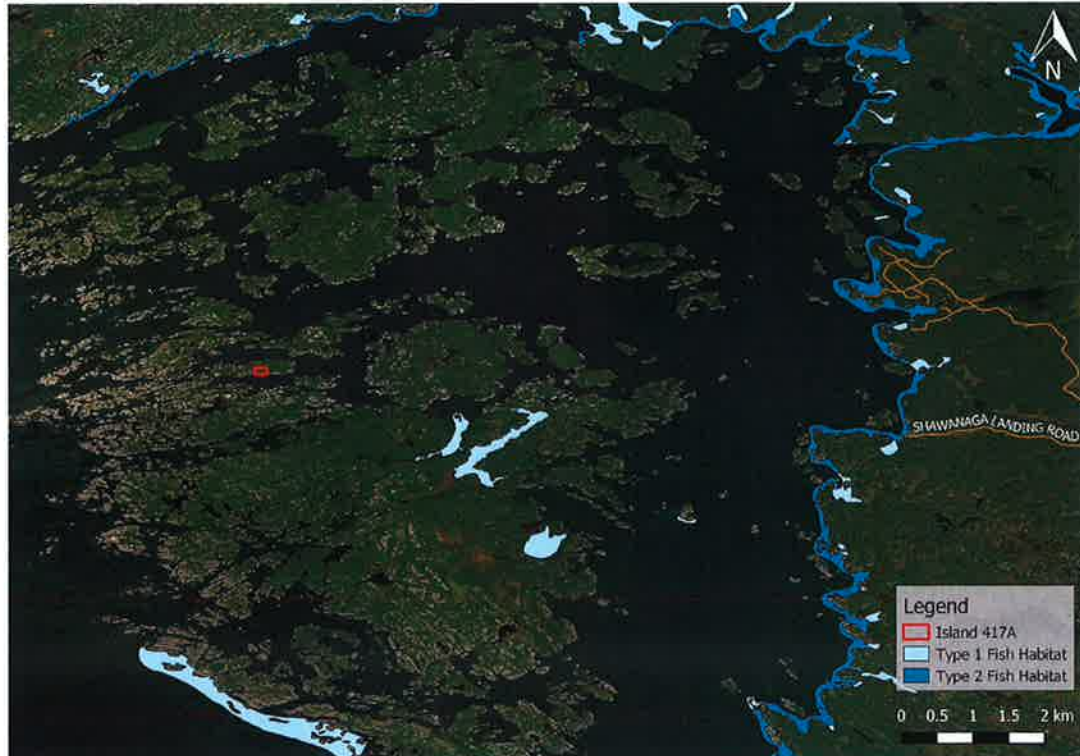
Ecological Site Screening Report

Aquatic Features

Fish habitat in this portion of Georgian Bay was assessed and mapped by OMNRF as either Type 1 or Type 2 according to their fish habitat definitions as outlined below.

- Type 1 - Significant areas of emergent and/or submergent aquatic vegetation. No alterations should be undertaken in this area such as adding fill, beach creation, dredging, and removal of vegetation from neither shoreline edge, nor buildings and other structures such as docks. The majority of the Type 1 habitat is found immediately north of building site 2.
- Type 2 - Highly variable; ranging from detritus substrate to small aquatic vegetation beds to rocky bedrock. This Type 2 habitat is important to fish production however is not considered by the OMNRF as a limiting factor to the productive capacity of a body of water.

The regional map (Figure 7) does not show any fish habitat in the immediate area. The closest fish habitat (Type 2) is located along the mainland and Shawanaga Island a couple kilometres away from the subject property. The shoreline of the proposed dock locations (Figure 8) was surveyed during the site visit and does not have the characteristics of Type 1 or Type 2 fish habitat.



Ecological Site Screening Report

Figure 7 – Regional Fish Habitat Map



Figure 8 – Shoreline of the proposed boat dock location

5. Significant Natural Features

Introduction

The objective of this Ecological Site Screening Report is to determine whether the proposed development, namely within the building envelopes would result in harm to habitats of species at risk and significant wildlife. An area is considered potential habitat if it provides a number of criteria either specific to a species or common to a broader group. Significant wildlife habitat is defined (MNR, 2005) as:

"ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system."

Taking into consideration the scope of the proposed development, significant wildlife habitat typically includes habitats that are critical to the survival of local populations.

Ecological Site Screening Report

Subject Property

The physical survey identified potential hibernation (Figure 9) and gestation (Figure 10) habitat for Massasauga rattlesnakes on the subject property (Figure 11). The potential hibernation habitat consists of white pine, alder and sphagnum moss lowland. Potential gestation habitat consists of south facing rock outcrop located at the western portion of the subject property. Both habitats are typical of hibernation and gestation sites found along eastern Georgian Bay.

Landscapes critical to Massasauga populations require a mosaic of habitat types that include hibernation sites, gestation sites, foraging/mating areas and movement corridors. As noted in the section below (Regional Considerations), potential Massasauga habitat can also be found regionally, thereby increasing the likelihood that the habitat on the subject property may be actively used.



Figure 9 – Potential Massasauga rattlesnake hibernation habitat

Ecological Site Screening Report



Figure 10 - Potential Massasauga rattlesnake gestation habitat



Figure 11 - Potential Massasauga rattlesnake hibernation and gestation habitat map

Ecological Site Screening Report

The physical survey also identified potential eastern foxsnake hibernation habitat (Figure 12) on the subject property adjacent to the shoreline (Figure 13). Eastern foxsnakes require a mosaic of habitat types that includes suitable sites for hibernation, foraging, thermoregulating and oviposition, as well as natural linkages that allow for movement between locations. Foxsnakes show a strong preference for shoreline edge habitats. Typical characteristics of hibernation habitat on eastern Georgian Bay are sloped, fractured rock within 50 metres of shoreline that allows the snakes to retreat below the frost line. Hibernation sites may be the most sensitive and important component of habitat given that foxsnakes show high site fidelity to them and often hibernate communally.

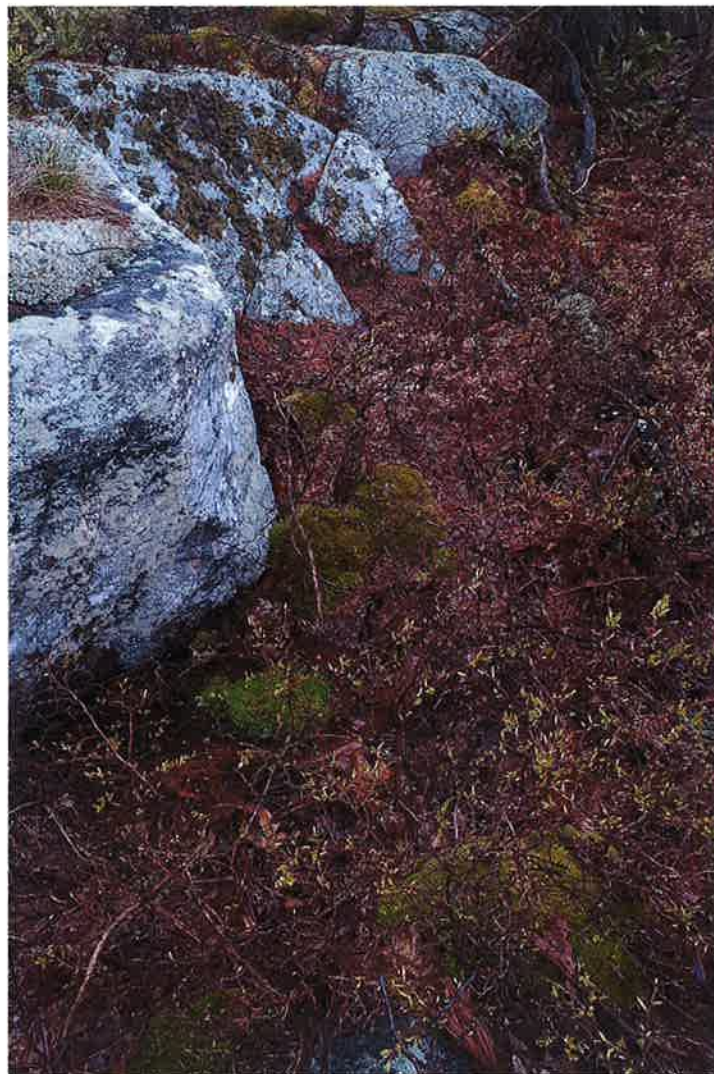


Figure 12 - Potential eastern foxsnake hibernation habitat

Ecological Site Screening Report



Figure 13 ~ Potential eastern foxsnake hibernation habitat map

Massasauga rattlesnake hibernation and gestation habitats are considered “Category 1”, and require 100 metre and 30 metre buffers respectively (Figure 14). As outlined in OMNRF’s “General Habitat Description for the Massasauga (*Sistrurus catenatus*)”:

“Gestation sites and the area within 30 m, and hibernacula and the area within 100 m will be considered to have the lowest level of tolerance to alteration. Alteration within this area is likely to compromise the function of the gestation and overwintering habitat.”

Ecological Site Screening Report

The eastern foxsnake recovery strategy (2010) recommends that hibernation habitat should be protected with a 100 metre buffer via a habitat regulation¹:

"Because of the high site fidelity that Eastern Foxsnakes show to hibernacula, as well as the communal nature of these microhabitats, destruction of this type of habitat could have a catastrophic impact on local population viability. Hence, these habitat features should be considered the most important to protect. All identified hibernacula, including natural and anthropogenic sites, should be prescribed as habitat in a habitat regulation."

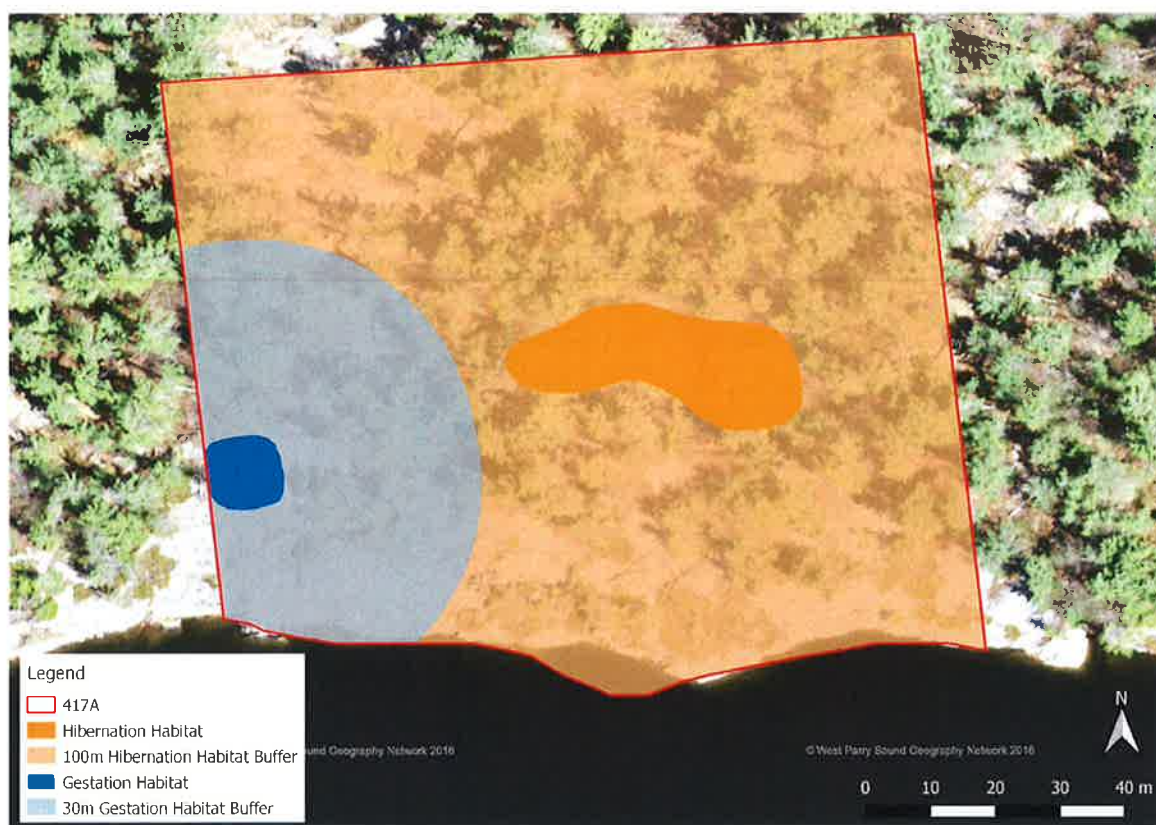


Figure 14 – Potential Massasauga rattlesnake hibernation and gestation habitat with buffers

¹ Under the *ESA*, 2007, a recovery strategy must include a recommendation to the Minister of Natural Resources on the area that should be considered in developing a habitat regulation. A habitat regulation is a legal instrument that prescribes an area that will be protected as the habitat of the species. The recommendation provided below by the recovery team will be one of many sources considered by the Minister when developing the habitat regulation for this species.

Ecological Site Screening Report

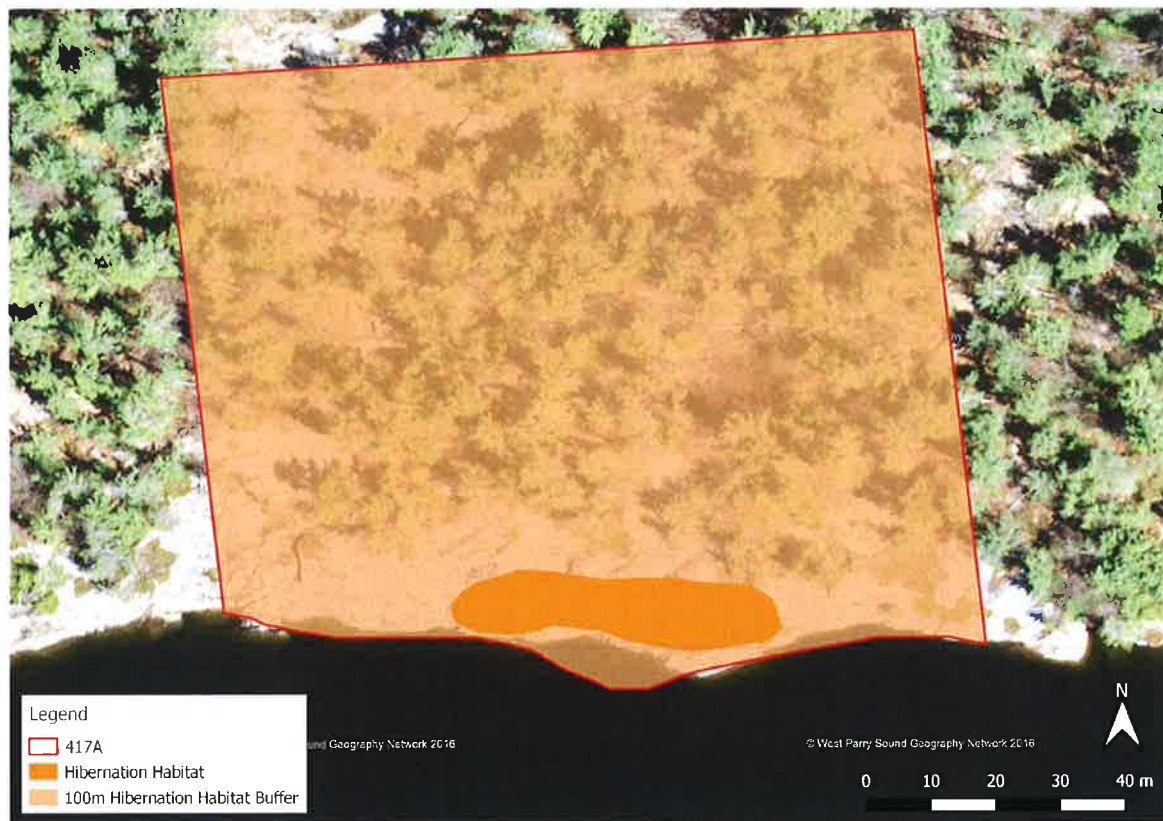


Figure 15 – Potential eastern foxsnake hibernation and habitat with buffer

While the building, bunkie and septic envelopes are sited within these potential habitat buffers (Figure 14 & Figure 15), existing dwellings and buildings in this region demonstrate that people, Massasaugas and foxsnakes can co-exist. The intent of the buffer is to minimize disturbance and/or alteration to the hibernation and gestation habitat and its function. As outlined in OMNRF's "General Habitat Description for the Massasauga (*Sistrurus catenatus*)":

"Activities in general habitat can continue as long as the function of these areas for the species is maintained and individuals are not killed, harmed, or harassed."

Compromised function could result from changes to microclimate conditions (e.g. thermal, vegetative and lighting features) and hydrology (e.g. overland runoff, water table, streams). To mitigate potential impacts to the function of the potential Massasauga hibernation habitat, the building envelope was relocated to provide greater setback. Furthermore, discussions with the contractors took place to review site development and the importance of protecting these important habitat and associated functions. For example, site disturbance will be minimized and

Ecological Site Screening Report

construction will not require blasting, thereby eliminating the potential for negative impacts from this activity.

Furthermore, the building and bunkie envelopes are sited on rock outcrops thereby mitigating the likelihood of impacting the habitat's hydrology. Therefore, taking into consideration the scope of this project, it is not anticipated that development will significantly impact the function of the potential gestation and hibernation habitats, of both the Massasauga rattlesnake and eastern foxsnake, so long as the following mitigation measures are in place:

- Flag the potential gestation and hibernation habitats (Massasauga rattlesnake and eastern foxsnake) to protect it from disturbance during development of the building, bunkie and septic envelopes.
- Prohibit site alteration activities in the potential gestation and hibernation habitat and immediate area that could impair its function, such as tree removal, blasting, addition of fill, excavation, etc.

Regional Considerations

Several features of conservation interest are located in this region, which means that species at risk may be encountered on the subject property. The features of conservation interest in this region include wetlands and rock outcrops.

Regional wetlands are potential habitat for four at risk turtle species: common snapping, Blanding's, northern map, and eastern musk. Some turtle species may travel over several kilometres, particularly at nesting time to find preferred habitat. In particular, turtles may be attracted to areas of new fill to lay eggs (typically June). If a nesting SAR turtle is encountered during construction, the area must be marked and protected with a 30 metre buffer.

Ecological Site Screening Report

6. Mitigation Measures and Recommendations

In summary, the following mitigation measures and recommendations are required for the subject property:

1. Flag the potential gestation and hibernation habitats (Massasauga rattlesnake and eastern foxsnake) to protect it from disturbance during development of the building, bunkie and septic envelopes.
2. Prohibit site alteration activities in the potential gestation and hibernation habitat and immediate area that could impair its function, such as tree removal, blasting, addition of fill, excavation, etc.
3. If a nesting SAR turtle is encountered during construction, the area must be marked and protected with a 30 metre buffer.
4. If a SAR snake, such as a Massasauga rattlesnake, is encountered during construction, the snake shall not be harmed, harassed and/or killed and shall be left alone until it leaves the site.
5. Vegetation removal and disturbance outside of the building envelope should be minimized. With regard to the Migratory Birds Convention Act 1994, clearing of vegetation should be completed outside of the nesting period of May 15 to July 31.
6. Nesting sites of any at-risk turtles or birds (Table 2) encountered will be provided with an appropriate buffer. Information about species applicable buffers can be found online (www.ontario.ca/environment-and-energy/species-risk-ontario-list). Please contact the GBB if you have any questions about potential nesting sites and applicable buffers (705-774-0978).

Contingent upon the implementation of the above recommendations, the proposed application to build within the envelopes can occur in a manner that will not harm the significant natural heritage features and functions.

We strongly recommend that individuals involved in construction should be provided with the list of species at risk that may be found on the property. If species are encountered during the construction phase, they should be protected from harm and the sighting reported to the Georgian Bay Biosphere (705-774-0978 or info@gbbr.ca).

Ecological Site Screening Report

7. References

Bird Studies Canada, Environment Canada's Canadian Wildlife Service, Ontario Nature, Ontario Field Ornithologists and Ontario Ministry of Natural Resources. 2006. Ontario Breeding Bird Atlas Database, 31 January 2008. <http://www.birdsontario.org/atlas/aboutdata.jsp?lang=en>

Eastern Foxsnake Recovery Team. 2010. Recovery strategy for the Eastern Foxsnake (*Pantherophis gloydi*) – Carolinian and Georgian Bay populations in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources, Peterborough, Ontario. vi + 39 pp.

Ontario Ministry of Natural Resources. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario. 248 pp.

OMNR. 2000. Significant wildlife habitat technical guide. 151p.

Massasauga Recovery Team. 2006. Guidelines for Identifying Significant Habitat for the Massasauga in Eastern Georgian Bay.

SAR in Parry Sound District (v.7) (Ontario Ministry of Natural Resources and Forestry).

Various Recovery Strategies and/or Status Reports (COSEWIC and/or OMNRF).

For more information on the species at risk listed in this report, please visit:

5. www.gbbr.ca/species-at-risk/

APPENDIX 'B'
Draft Site Plan Agreement

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

SITE PLAN DEVELOPMENT AGREEMENT

THIS AGREEMENT made this _____ day of _____, 20____.

B E T W E E N:

**O'NEILL, Brendan D.
GREEN, Janet L.**

(hereinafter called the "OWNERS")

- and -

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

(hereinafter called the "TOWNSHIP")

WHEREAS the OWNERS are the owners of the subject lands in the Township of The Archipelago, in the District of Parry Sound, more particularly described in Schedule "A" attached hereto;

AND WHEREAS the OWNERS have applied to the TOWNSHIP to remove the Holding (H) Provision and permit the development on the OWNERS' lands;

AND WHEREAS, pursuant to Section 41 of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Planning Act"), the Council of the TOWNSHIP, by By-law No. 97-30, has designated the said lands as being within a site plan control area;

NOW THEREFORE THIS AGREEMENT WITNESSETH that, in consideration of the sum of Two Dollars (\$2.00) now paid by each of the parties to the other (the receipt whereof is hereby acknowledged), and other good and valuable consideration, the parties agree as follows:

SECTION 1: LANDS SUBJECT TO THE AGREEMENT

- 1.1 The lands to be bound by this Agreement (hereinafter referred to as "the subject lands"), are described in Schedule "A" hereto.

SECTION 2: COMPONENTS OF THE AGREEMENT

- 2.1 The text, consisting of Sections 1 through 8, and the following Schedules, which are annexed hereto, constitute the components of this Agreement:

Schedule "A"- Legal Description of the Lands

Schedule "B"- Site Plan

Schedule "C"- Ecological Site Screening Report

SECTION 3: REGISTRATION OF THE AGREEMENT

- 3.1 The OWNERS agree that all documents required herein shall be submitted in a form suitable to the TOWNSHIP and suitable for registration.
- 3.2 The Agreement shall be registered on title to the subject lands as provided for by Section 41(10) of the Planning Act, by the Township, at the expense of the OWNERS.

SECTION 4: ISSUANCE OF BUILDING PERMITS

- 4.1 The OWNERS agree to not request the Chief Building Official to issue a building permit to carry out the development until the Agreement has been registered on title to the subject lands and a registered copy of same has been provided to the TOWNSHIP.
- 4.2 It is agreed that if the OWNERS fail to apply for a building permit or permits to implement this Agreement within two (2) years after registration, then the TOWNSHIP, at its option, has the right to terminate the Agreement and require that a new Site Plan Agreement be submitted for approval and execution.

SECTION 5: PROVISIONS

- 5.1 The OWNERS agree to develop the subject lands in accordance with the Site Plan being Schedule "B" attached hereto, and agree that no work will be performed on the subject lands except in conformity with all provisions of this Agreement.
- 5.2 The OWNERS agree to comply with all of the recommendations within the Ecological Site Screening Report, prepared by Georgian Bay Biosphere and dated June, 2021, attached hereto as Schedule "C", notably:
 - that potential gestation and hibernation habitats (Massasauga rattlesnake and eastern foxsnake) will be flagged to protect it from disturbance during development of the building, Bunkie and septic envelopes;
 - that site alteration activities in the potential gestation and hibernation habitat and immediate area that could impair its function, such as tree removal, blasting, addition of fill, excavation, etc., be prohibited;
 - that if nesting SAR turtle is encountered during construction, the area must be marked and protected with a 30-metre buffer;
 - that if a SAR snake, such as a Massasauga rattlesnake, is encountered during construction, the snake shall not be harmed, harassed and/or killed and shall be left alone until it leaves the site;
 - that vegetation removal and disturbance outside of the building envelope should be minimized. With regard to the Migratory Birds Convention Act 1994, clearing of vegetation should be completed outside of the nesting period of May 15 to July 31;
 - that nesting site of any at-risk turtles or birds encountered will be provided with an appropriate buffer, as highlighted in the report
 - that development occurs in a manner that will not harm the significant natural heritage features and functions; and,
 - that contractors be provided with the list of species at risk that may be found on the property, and if encountered, provide Georgian Bay Biosphere with information with respect to the sighting.
- 5.3 The OWNERS further agree to provide for the grading of change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon and will ensure that the natural drainage is not altered in any way that will cause damage to any adjacent lands, or waterbody. The installation of storm water management works and the final grading of the subject lands, including any and all necessary ditching, culverts and construction mitigation measures will be provided by the OWNERS.
- 5.4 The OWNERS agree that external lighting facilities on the subject lands and buildings will be designed and constructed so as to avoid, wherever possible, the illumination of adjacent properties and waterways.

SECTION 6: OTHER REQUIREMENTS

- 6.1 The OWNERS agree that nothing in this Agreement shall relieve him or her from complying with all other applicable agreements, by-laws, laws or regulations of the TOWNSHIP or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the TOWNSHIP or its Chief Building Official from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

SECTION 7: BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, PENALTY

- 7.1 This Agreement may only be amended or varied by a written document executed by the parties hereto and registered against the title to the subject lands.
- 7.2 This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
- 7.3 The OWNERS acknowledge that the Agreement is entered into under the provisions of Section 41(10) of the Planning Act, and that the expenses of the TOWNSHIP arising out of the enforcement of this Agreement may, in addition to any other remedy the Township may have at law, be recovered as taxes under Section 427 of the Municipal Act, 2001, S.O. 2001, c.25 as amended.
- 7.4 The Agreement shall come into effect on the date of execution by the TOWNSHIP.

SECTION 8: NOTICE

- 8.1 Any notice, required to be given pursuant to the terms hereto, shall be in writing and mailed or delivered to the other at the following addresses:

OWNERS' NAMES AND ADDRESS: O'NEILL, Brendan
GREEN, Janet
51 St. Leonards Crescent
North York, ON M4N 3A7

TOWNSHIP: Clerk
Township of The Archipelago
9 James Street
Parry Sound, ON P2A 1T4

IN WITNESS WHEREOF the OWNERS and the TOWNSHIP have caused their corporate seals to be affixed over the signatures of their respective signing officers.

SIGNED, SEALED AND DELIVERED
In the presence of:

Witness

O'Neill, Brendan D.

Witness

Green, Janet L.

THE CORPORATION OF THE
TOWNSHIP OF THE ARCHIPELAGO

Reeve
Bert Liverance

Clerk
Maryann Weaver

SCHEDULE "A"

LEGAL DESCRIPTION OF THE LANDS

Part of Island 417A, being Part 4 on Plan 42R-20556, located in front of the geographic Township of Shawanaga

PIN No. 52094-0337

SITE PLAN



SCHEDULE "C"
ECOLOGICAL SITE SCREENING REPORT

Partnership Update

July 2021

The 2021 spring and summer season has seen the development of several projects, including:

1. [Webinars](#)
2. [Outreach](#)
3. [Kids in the Biosphere](#)
4. [Septic Systems 101](#)
5. [Pollinator Stewardship](#)
6. [2020 Environment Report](#)
7. [Memorandum of Partnership
Renewal](#)

1. Webinars

- In anticipation of an uncertain summer, GBB prepared several webinars to support outreach and education goals.
- Please see the links below for recordings of past webinars, and registration for upcoming ones.
 - [Gypsy Moth & Emerald Ash Borer: Understanding Local Forest Pests March 24th, 2021 \(In partnership with Westwind Forest Stewardship\)](#)
Also see the downloadable [LDD \(Gypsy Moth\) Information Package](#).
 - [Septic System Health & You](#)
June 23rd, 2021 (In partnership with Adams Bros. Construction)
 - **Of Interest:** [Lessons from an Ontario Biosphere in Phragmites Management & Habitat Restoration July 14th, 2021](#)
 - **Of Interest:** [Living Alongside Zhiishiigweg, the Massasauga Rattlesnake July 22th, 2021 \(through the Maamwi Anjiakiziwin - CNPP Project\)](#)

2. Outreach

- Biosphere staff will be presenting at the **Kapikog Lake Association** AGM on August 14th, 2021. This will be followed by a guided Biosphere Walk. Attendance will be by registration only, group size limited. Email Laura@scentsalive.com to register.
- Biosphere staff will be presenting at the **South Channel Association** AGM on July 11th, 2021.
- In partnership with PaBIA, GBB is co-hosting **Learning with Oshkinigig** at the Ojibway Club on July 14th. Oshkinigig is a birch bark canoe handcrafted in Parry Sound in 2019 by the Georgian Bay Anishinaabek Youth. In a small group setting, participants will have the opportunity to visit and experience the story of



**GEORGIAN BAY
BIOSPHERE**
MNIDOO GAMII

Oshkinigig: from harvesting materials to construction, cultural significance, and future opportunities. [Read more and register here.](#)

3. Kids in the Biosphere

- GBB is once again offering Kids in the Biosphere Activity Kits by mail to the mailing address (via Canada Post) of families that sign up online.
- **WE NEED YOU** to help spread the word to TOA families! Please share with seasonal and permanent TOA families, or add to any area newsletter/webpage!
- See the separate program advertisement and [here is the link to register.](#)
- Note: if you would like physical kits to safely provide in person, please email Delaina at education@gbbr.ca to arrange this.

4. Septic Systems 101

- See Webinars above for the link to June's Septic System Health webinar (almost 100 people registered).
- Visit the Township's new Septics webpage, and share this link with your contacts! <https://www.thearchipelago.on.ca/p/septics>
- GBB and the TOA developed a package of septic information and resources, including: a cover letter from the Reeve, a file folder for document storage, a fridge magnet for the kitchen, and door hanger for a washroom. This package was mailed to all ratepayers in May, 2021. The documents are available for download at the abovementioned webpage.

5. Pollinator Stewardship

- In June Biosphere staff completed the Pointe au Baril Pollinator Patch, located at the wharf. The small "garden patch" hosts almost 100 native plants and is designed to have something always in bloom. A sign will be installed on site and Public Works staff will keep the new garden well watered as it establishes.

6. 2020 Environment Report

- The 2021 Environment Report is in the final stages of completion. A final version of the report will be made available in August.

7. Memorandum of Partnership Renewal

- The current Memorandum of Partnership between the Township of the Archipelago and Georgian Bay Biosphere expires December 31st, 2021.
- The process for updating and presenting the new Memorandum will be very similar to the 2017 process - a public survey, four year partnership review, and fall presentation to council.

The Township of The Archipelago

Recommendation Report to Council

Report No.: Operational Services 2021-005 **Date:** 15th July 2021
Originator: Greg Mariotti, Manager of Operational Services
Subject: Wood Grinding at Site 9 Landfill – Unbudgeted Expenditure

RECOMMENDATION

1. That Council authorize staff to engage the services of Sittler Grinding Inc. at a quoted cost of \$50,200 to proceed with grinding of brush, stumps and wood from construction and demolition waste to make space at Site 9 landfill.
-

BACKGROUND/HISTORY

The last time this operation took place was in November 2017. Since then, brush is no longer permitted to be burned and Shawanaga First Nation has undertaken some land clearing activities, disposing of their brush and stumps at Site 9 landfill.

Grinding usually takes place every two to three years. Grinding activities were put on hold in 2020 due to Covid-19 and this activity was not budgeted for this year.

Shawanaga First Nation continues to deposit brush, and the area where wood waste is located is getting full.

Old, dry wood also runs an increased risk of catching fire during a hot, dry season.

ANALYSIS/OPTIONS

Option 1 – Recommended

Carry out grinding activities at Site 9 this year to make space and to reduce risk associated with potential fires emanating from old, dry stockpiled wood. Funds can be drawn from cost savings found elsewhere within the budget or funds can be drawn from reserves.

Option 2 – Not Recommended

Budget for this activity in 2022. Not recommended due to increasing fire risk and lack of space at Site 9.

FINANCIAL IMPLICATIONS

Cost to grind wood from construction and demolition materials is \$31,300.

Cost to grind brush and stumps is \$18,900.

Total cost of grinding operation is \$50,200.

The company is based out of Elmira, ON.

Costs in 2017 were \$31,500 to grind wood from construction and demolition materials and \$1,800 to grind brush and stumps, with \$1,500 mobilization costs.

The significant increase in grinding of brush and stumps follows some land clearing activities that took place on Shawanaga First Nation over the last couple of years and also the fact that it is no longer legal to burn brush.

There are very few other companies that offer mobile grinding services – an internet search shows most grinding companies are out of province. The Archipelago has historically used Sittler Grinding Inc. with no issues. Staff have reached out one other possible connection with no response.



Seguin Township uses the same company, as does The Township of McDougall. See picture above of the size of operation, taken while the company is grinding at Seguin Township in June of this year.

The above unbudgeted amount may be covered by operational budget savings elsewhere by year end. Alternatively, reserve funds may be drawn upon.

CONCLUSION

1. That Council authorize staff to engage the services of Sittler Grinding Inc. at a quoted cost of \$50,200 to proceed with grinding of brush, stumps and wood from construction and demolition waste to make space at Site 9 landfill.

Respectfully Submitted,

I concur with this report
and recommendation



Greg Mariotti
Manager of Operational Services



John B. Fior
Chief Administrative Officer

The Township of The Archipelago

Information Report to Council

Report No.: Operational Services 2021-010

Date: 15th July 2021

Originator: Greg Mariotti, Manager of Operational Services

Subject: Operational Services Update

Public Works Update

Skerryvore Road reconstruction activities are substantially completed. Heavy rains caused some delays, but the double surface treatment was completed on time, June 30th.

Minor deficiencies captured in the last bridge structural engineering report for Blackstone bridge, Kapikog Lake culvert and Skerryvore culvert, are being addressed and should be completed by the end of summer.

Staff have been focused on taking down dead trees, inspecting culverts, grading gravel roads and brushing at road bends and intersections.

Annual Electrical Safety Authority facility inspections have taken place with very minor deficiencies noted that are being addressed.

Environmental Services Update

Final quotes have been received from weigh scale suppliers. Proposals will be reviewed by staff and a preferred supplier recommendation will be put forward to Council in August.

The Parry Sound Power and Sail Squadron will be organising a flare disposal day on August 7th at Sound Boat Works. This has been published on the Township's website and social media.

Community Centre HRV System

A contractor has been identified. Their quote (below budget), includes not only an HRV system but also air conditioning and propane powered furnace, eliminating the need for base board heaters in the various rooms of the community centre. The baseboard heaters will be kept as emergency back-up heating. The system is under review by the company's engineer. It is

planned to be able to reopen the community centre to the public as soon as this system has been commissioned.

Wayward Dock Disposal Update

Several associations have been contacted regarding this new level of service. As staff gain experience in managing these disposal days we will also formulate a plan on being able to efficiently manage disposal of wayward docks at Sheep Head and Devils Elbow.


Rooftop Solar Panel Systems

At the last Council meeting staff was directed to present a report with more details on the solar panel system installation, including typical repair and maintenance costs and any additional insurance costs. Staff was also asked to investigate the option of adding a solar panel system at the Pointe au Baril Nursing Station.

Staff has asked Otter Energy to generate quotes to install systems complete with battery powered emergency back-up at the main office, the community centre, the nursing station and at the public works building. The SMART tower site may also be an option once Otter Energy receives hydro billing information for that location. Otter Energy has also been requested to supply typical repair and maintenance costs as well as costs related to their maintenance plans.

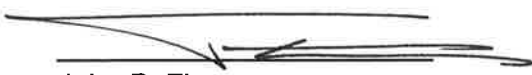
Lastly, staff has reached out to the Township's insurance company and has received a 3-page application form for each location that is being filled out in order to obtain an estimate for any incremental insurance premiums.

Respectfully Submitted,



Greg Mariotti
Manager of Operational Services

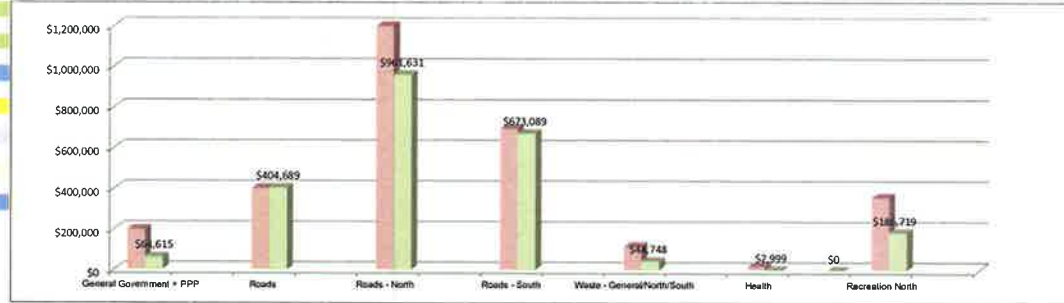
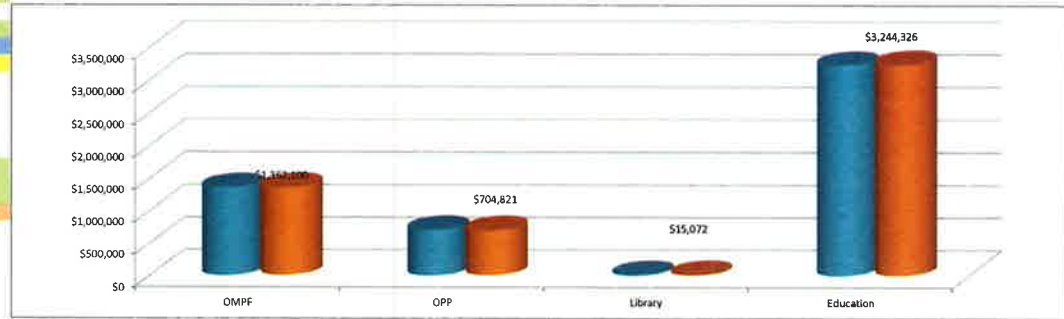
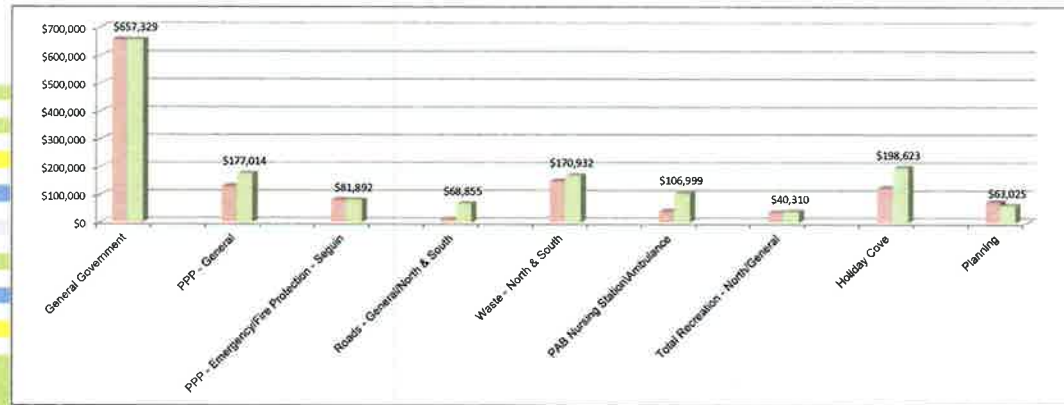
I concur with this report,



John B. Fior
Chief Administrative Officer

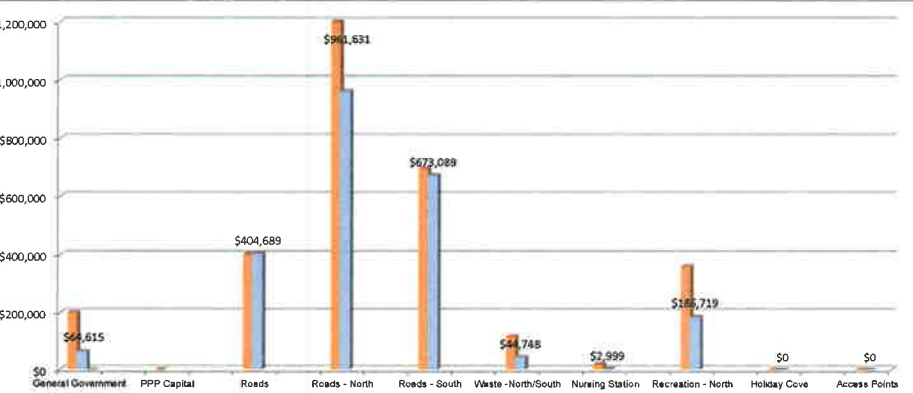
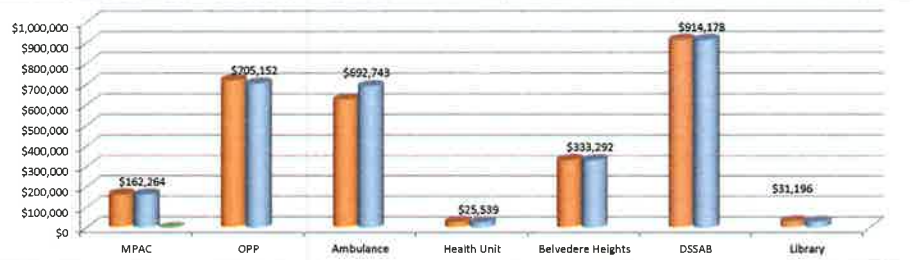
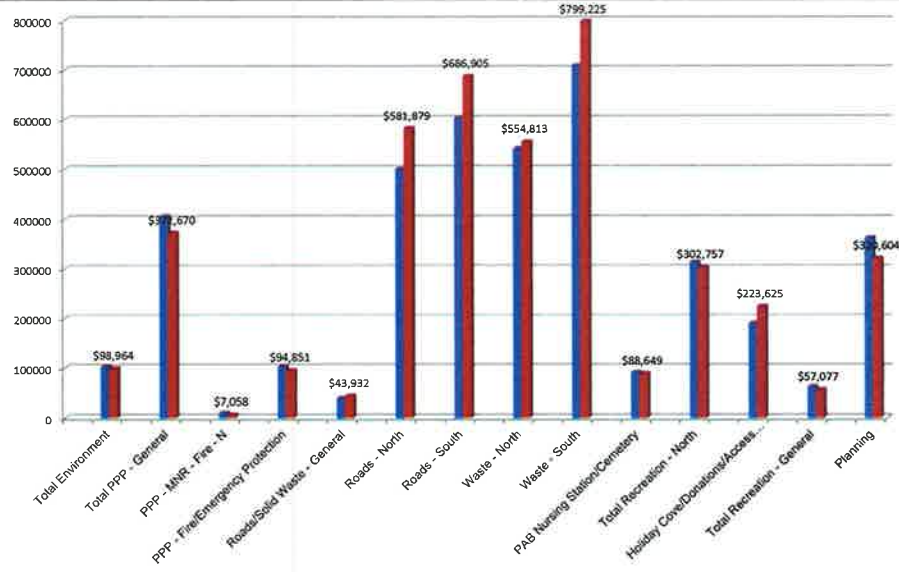
2020 REVENUE SUMMARY

	2020	
	Budget	Actuals 2020-12-31
General Government	\$656,520	\$657,329
PPP - General	\$131,500	\$177,014
PPP - Emergency/Fire Protection - Seguin	\$82,128	\$81,892
Roads - General/North & South	\$11,304	\$68,855
Waste - North & South	\$150,200	\$170,932
PAB Nursing Station/Ambulance	\$41,572	\$106,999
Total Recreation - North/General	\$36,005	\$40,310
Holiday Cove	\$126,000	\$198,623
Planning	\$75,000	\$63,025
Total excluding taxation, non-controllable & large capital items	\$1,310,229	\$1,564,980
Taxation - G	\$3,831,482	\$3,863,321
Taxation - N	\$1,776,702	\$1,779,049
Taxation - S	\$2,217,608	\$2,226,576
Total excluding non-controllable & large capital items	\$9,136,021	\$9,433,926
Non-Controllable		
OMPF	\$1,362,100	\$1,362,100
OPP	\$710,860	\$704,821
Library	\$15,072	\$15,072
Education	\$3,234,621	\$3,244,326
Total Non-Controllable Revenues	\$5,322,453	\$5,326,319
Capital		
General Government + PPP	\$200,000	\$64,615
Roads	\$402,200	\$404,689
Roads - North	\$1,200,000	\$961,631
Roads - South	\$697,000	\$673,089
Waste - General/North/South	\$117,000	\$44,748
Health	\$20,000	\$2,999
Recreation North	\$360,500	\$186,719
Total Capital Revenues/Transfers	\$2,996,700	\$2,338,490
Total Revenue Budget	\$17,455,174	\$17,098,734



2020 EXPENDITURE SUMMARY

	2020	
	Budget	Actuals 12/31/2020
Total Environment	\$102,500	\$98,964
Total PPP - General	\$406,500	\$372,670
PPP - MNR - Fire - N	\$11,083	\$7,058
PPP - Fire/Emergency Protection	\$103,076	\$94,851
Roads/Solid Waste - General	\$40,225	\$43,932
Roads - North	\$500,857	\$581,879
Roads - South	\$603,737	\$686,905
Waste - North	\$542,470	\$554,813
Waste - South	\$708,661	\$799,225
PAB Nursing Station/Cemetery	\$91,722	\$88,649
Total Recreation - North	\$314,216	\$302,757
Holiday Cove/Donations/Access Points	\$190,227	\$223,625
Total Recreation - General	\$63,204	\$57,077
Planning	\$362,500	\$320,604
Total excluding gen gov., reserves, non-controllable & large capital items	\$4,040,978	\$4,233,010
Total General Government	\$2,452,785	\$2,099,014
Reserves - G/NS	\$1,916,893	\$1,916,893
Total excluding non-controllable & large capital items	\$8,410,656	\$8,248,917
Non-Controllable Expenditures		
	2020	
	Budget	Actuals 12/31/2020
MPAC	\$162,264	\$162,264
OPP	\$719,860	\$705,152
Ambulance	\$624,831	\$692,748
Health Unit	\$27,775	\$25,539
Belvedere Heights	\$333,292	\$333,292
DSSAB	\$914,179	\$914,178
Library	\$31,196	\$31,196
Total Non-Controllable Expenditures including Education	\$6,047,818	\$6,108,689
Capital Expenditures		
	2020	
	Budget	Actuals 12/31/2020
General Government	\$200,000	\$64,615
PPP Capital	\$0	\$0
Roads	\$402,200	\$404,689
Roads - North	\$1,200,000	\$961,631
Roads - South	\$697,000	\$673,089
Waste - North/South	\$117,000	\$44,748
Nursing Station	\$20,000	\$2,999
Recreation - North	\$360,500	\$186,719
Holiday Cove	\$0	\$0
Access Points	\$0	\$0
Total Capital Expenditures	\$2,996,700	\$2,336,490
Total Expenditure Budget	\$17,455,174	\$16,696,095





TO: Chair Frost and The Township of The Archipelago Planning & Building Committee

FROM: Rian Allen,
Planning Consultant

DATE: July 13, 2021

RE: Zoning By-law Review – Draft Modifications for discussion purposes

1.0 BACKGROUND

The Zoning By-law Review for the Township was initiated in 2019 following the approval of the Township's Official Plan Review in December 2018.

To initiate the Zoning By-law Review project and obtain public input, three Public Open Houses were held in different locations in the Township in August of 2019. The comments received at those Public Open Houses were summarized for the Committee in a report dated September 19, 2019. Following the Public Open Houses an interactive session at the Deerhorn Conference was held on October 5, 2019. The comments received at this session in addition to the comments received from individuals and associations were provided to the Committee in a report dated February 21, 2020. Additional comments received were provided to the Committee in a report dated August 20, 2020.

2.0 UPDATE

Since the completion of public consultations, staff have spent the past months reviewing each of the comments received and to determine how or if the Zoning By-law can be updated to incorporate those suggested changes. Staff also completed a detailed review of the Township Official Plan to determine what amendments to the Zoning By-law are needed to conform to the new Official Plan. The Planning Act and the Provincial Policy Statement, 2020 were also reviewed to understand if there were any consistency issues that required attention. Preliminary mapping was produced to understand the possible impacts of some of the potential changes to the Zoning By-law.

Due to a number of factors, including the impacts associated with COVID-19, the review of the Zoning By-law has been delayed and a first draft of the updated Zoning By-law is not available to share with the Committee and the public at this time. At this point in time, the majority of the modifications to the text have been completed, however there are formatting and section number issues that require more work before a first draft will be available. Furthermore, all new zoning schedules will also be required to implement some of the new proposed provisions and this mapping has also not yet been completed.

More than one year has passed since staff last brought forward new information about the Zoning By-law Review project to the Committee. In order to provide the Committee with a sense of the

progress that has been made, this report was prepared to provide an overview of the key changes that are proposed. A summary of the public comments was also provided.

3.0 SUMMARY OF PUBLIC COMMENTS

After the public consultations concluded staff reviewed all of the comments received and created a comment summary table which is attached as Appendix “A”. The person or group who contributed the comment was not included or was the manner that the comment was received (open house versus written comment). Removing the commentor’s name and commenting method simply provides the Committee with the comments received from the public.

During the review of the public comments, staff discussed each comment and determined if the suggested changes were necessary or appropriate and to determine how to best implement the change.

4.0 KEY CHANGES AND HIGHLIGHTS

The existing format and structure of the Zoning By-law is intended to remain the same. Changes will be made within the existing structure of the document and the updated Zoning By-law will be a modification of the existing By-law versus a completely new Zoning By-law.

There are a large number of changes proposed to the Zoning By-law. Some changes are very minor and have little to no impacts (i.e. formatting), however some of the changes are substantial and will have considerable impacts (i.e. increasing the minimum front yard setback).

In order to provide the Committee and the public with a sense of the proposed changes to the updated Zoning By-law the key changes and highlights are provided. The reason or justification for the change is also provided to understand if the change is a result of public input, staff input, or Official Plan conformity.

Modification #1

Housekeeping matters that involve formatting changes, section numbering, correcting typos and confirming the use of consistent wording, terms, and definitions.

Staff input – The proper formatting of the Zoning By-law is important because it is a legal document used by property owners, the development and real estate industry, planning consultants, and Township staff. Proper formatting is key to the use of the document. Using proper numbering is critical for the use and application of the provision of the Zoning By-law, and eliminating typos corrects unintended wording.

Modification #2

Update the mapping of the zone schedule to reflect the details of the Natural Heritage Study and ‘Schedule F – Natural Heritage Features’ of the Official Plan.

Official Plan conformity – The Zoning By-law implements the policies of the Official Plan, including the land use mapping. A Natural Heritage Study that was completed as part of the review and update of the Official Plan identified new natural heritage features and ecologically sensitive areas that are required to be protected. For example, Significant Coastal Wetlands were not previously mapped and protected through zoning. The zoning schedules will be updated to reflect the applicable features on ‘Schedule F – Natural

Heritage Features' from the Official Plan. All of the existing Environmental Protection and Natural State zoning will remain.

Modification #3

- a. Increase the minimum front yard setback for buildings and structures on cold water and at-capacity lakes and streams (Blackstone Lake, Crane Lake, Forget Lake, Spider Lake, Three Legged Lake) to 30 metres for all zones.
- b. Increase the minimum front yard setback for buildings and structures on cool water and warm water lakes and streams (all other lakes and rivers) and on Georgina Bay to 15 metres for all zones.

Official Plan conformity – The Official Plan requires a minimum 30 metre setback for buildings and structures on Blackstone Lake, Crane Lake, Forget Lake, Spider Lake, Three Legged Lake. The Official Plan requires a minimum 15 metre setback for buildings and structures on all other lakes, including inland lakes and and Georgian Bay.

Public input – Numerous comments were received that suggested increasing the minimum front yard setback or setback from the shoreline.

Modification #4

Permit replacement of existing legal buildings and structures located within the minimum front yard setback and permit the expansion of existing legal buildings and structures provided the additional ground floor area does not exceed 50% of the existing ground floor area and the additional height does not exceed 25% of the existing height and provided the front yard setback is not less than 7.5 metres.

Staff input – Increasing the minimum front yard setbacks from 7.5 metres to 15 metres and 30 metres will result in a large number of legal non-complying buildings and structures. Consideration has been given to allowing modest expansions provided the expansion to avoid the need for a greater number of planning approvals due to the increased setbacks (i.e. minor variances).

Modification #5

Increase the distance a deck, up to 2 metres in height, can encroach into the minimum front yard setback from 3 metres to 5 metres.

Staff input – The distance a deck is permitted to encroach into the front yard setback has been increased to account for the impacts of the increased in the minimum front yard setbacks.

Modification #6

- a. Limit the maximum size of a deck attached to a dwelling to the ground floor area of the dwelling, up to a maximum of 110 sq m, whichever is lesser.
- b. Limit the maximum size of a deck attached to an accessory building to the ground floor area of the accessory building, up to a maximum of 55 sq m, whichever is lesser.

Staff input – There currently is no maximum size limit for a deck attached to a dwelling or accessory building and non-roofed decks do not count towards lot coverage. A maximum size limit of a deck is needed similar to the size limit for detached decks.

Public input – A comment was received about limiting the maximum size of a deck attached to a dwelling.

Modification #7

Create a new Pointe au Brail Residential (PBR) zone.

Staff input – A new Pointe au Brail Residential (PBR) zone is proposed in Pointe au Brail Station to permit residential development with reduced lot area and frontages, and a range of unit types are to be permitted: single detached dwellings, duplex dwellings, and townhouse dwellings.

Official Plan conformity – The Official Plan encourage the provision of a range of housing types and opportunities in Point au Brail Station.

Modification #8

Add a definition of ‘Secondary Dwelling Unit’ and permit ‘Secondary Dwelling Unit’ as a permitted accessory use in the Pointe au Brail Residential (PBR) and General Residential (GR) zones.

Official Plan and Planning Act conformity – Amendments to the Planning Act requires municipal Official Plan to permit a second residential unit in a detached house, semi-detached house or rowhouse as well as another residential unit in a building or structure ancillary to the detached house, semi-detached house or rowhouse. The Official Plan includes policies that permit accessory apartments in the Pointe au Brail Station Settlement Area and the Rural Area, within a single detached dwelling or in a structure ancillary to a dwelling if the dwelling contains a single residential unit, and in a semi-detached dwelling provided the lot is located on a year-round maintained public road and can be adequately serviced.

Public input – Comments were received about the need for affordable housing.

Modification #9

Reduce the minimum dwelling size for all dwelling units and dwelling units contained within commercial buildings to 17 sq m.

Public input – Numerous comments were received that questioned the need for a minimum dwelling size. 17 sq m is the minimum dwelling size permitted under the Ontario Building Code.

Modification #10

Revise the definition of ‘Building’ to remove reference to ‘as defined within the Building Code’.

Public input – Numerous comments were received that expressed concerns with the amount and size of shoreline development and accessory structures.

Staff input – There are inconsistencies regarding the treatment of buildings and structures based on their size and if a building permit is required or not. The definition of ‘Building’ and ‘Structure’ have a considerable impact on the number of permitted buildings on a lot because the current definition excludes buildings less than 10 sq m and all structures. The requirements of the Zoning By-law such as setbacks and lot coverage are to be applied to all buildings regardless of size.

Modification #11

- a) Permit a maximum of 4 accessory buildings or structures on a Residential zone lot, excluding 3 sleeping cabins and 1 dock.
- b) Permit a maximum of 2 accessory buildings or structures with less than 10 sq m of ground floor area on a Residential zone lot.
- c) Permit a maximum of 3 accessory buildings or structures with between 10.1 sq m and 100 sq m on a Residential zone lot.
- d) Permit a maximum of 1 building or structure with more than 100.1 sq m of ground floor area.
- e) Reduce the maximum number of marine railways from 3 to 2.
- f) Limit the maximum cumulative ground floor area of accessory buildings and structures to 232 sq m within 60m of the shoreline.

Public input – Numerous comments were received that expressed concerns with the amount and size of shoreline development and accessory structures. Treating all buildings and structures similarly ensures that buildings less than 10 sq m in area that do not require a building permit will be controlled by the Zoning By-law. Capping the maximum number of accessory buildings and structures based on a maximum ground floor area, and limiting the total combined area of all accessory buildings located within 60m of the shoreline will help to limit the appearance and visual impact of accessory buildings and structures.

Modification #12

Limit the maximum sauna size to 25 sq m and increase the minimum front yard setback from 0 metres to 7.5 metres.

Public input – Numerous comments were received that expressed concerns with the amount and size of shoreline development and accessory structures.

Staff input – There currently is no maximum sauna size and a maximum size is needed. Additional setback from the shoreline is also needed.

Modification #13

Limit the maximum cumulative ground floor area of all sleeping cabins on a lot not to exceed the ground floor area of the main dwelling.

Public input – Numerous comments were received that expressed concerns with the amount and size of shoreline development and accessory structures and concerns with the size of sleeping cabins.

Modification #14

Reduce the minimum parking requirements for 'other dwelling types' from 2 parking spaces per unit to 1 space per unit.

Staff input – A single detached dwelling requires one parking space and other dwelling types should require the same number of spaces.

Modification #15

Revise the definitions of Floor Area (Residential), Total; Floor Area (Industrial) Total, Ground Floor Area; and added a definition of Gross Floor Area.

Staff input – The term ‘gross floor area’ is used in the provisions of the Zoning By-law but is not defined. A definition of ‘gross floor area’ was added and the other floor area definitions were reviewed and updated to ensure consistency and clarity.

Modification #16

- a) Revise the Natural State Conservation (NSC) and Natural State (NS) zones to include conservation uses and flood control uses.
- b) Restrict new buildings and the enlargement of existing buildings in the Natural State Conservation (NSC) zone.

Staff input – The development permissions in the Natural State Conservation (NSC) zone were revised to be consistent with the permissions in the Natural State (NS) zone.

Modification #17

Added a 3m minimum setback requirement for the NS and NSC zones to be consistent with the Environmentally Sensitive (ES), Environmentally Sensitive One (ES1), and Environmentally Sensitive Two (ES2) zones.

Staff input – It is appropriate to provide a similar sized buffer for the NS and NSC zones to protect the lands from impacts of buildings and structures.

Modification #18

Add ‘Sports Court’ to the Tennis Court provisions that limit the maximum number and setbacks.

Staff input – It is appropriate to treat all purpose-built playing surfaces (i.e. basketball, hockey, tennis, racquetball, etc.).

Modification #19

Clarify the definition of ‘Lot Frontage’. Provide simplified wording that is used to measure and determine the amount of lot frontage for single ownership islands and peninsulas, through lots, lots with water and road frontage, and lots with multiple frontages.

Public input – Several comments were received that requested clarification lot frontage is to be measured.

Modification #20

Change the term ‘high water mark’ to ‘shoreline’.

Staff input – The term ‘high water mark’ is confusing in the context of the various floodplain elevations and the fact that the high water mark, as defined in the Zoning By-law, is not actually the high water mark. Using the term ‘shoreline’ is more accurate and understandable. The shoreline on Georgian Bay is 176.44 metres G.S.C. above sea level, and in all other cases means the normal water mark of any waterbody at the time of the original surveys unless altered by the construction of a dam, in which case the measurement shall be from the high water mark as controlled by a dam.

Modification #21

Update the flood elevations and add the flooding elevation for exposed island on Georgian Bay. Create an Exposed Island (-E) zone suffix associated with the Georgian Bay floodplain provisions that

is to be applied to specific exposed islands in the bay where the flood elevation is 178.9m G.C.S. above sea level.

Official Plan Conformity – The Official Plan requires the minimum floor elevation on exposed islands in Georgian Bay to be 178.9m G.C.S.

Modification #22

Create a Deer Wintering Area (-DWA) zone suffix that is to be applied to lands located within the Stratum 1 (core) Deer Wintering Area identified on Schedule F – Natural Heritage Features of the Official Plan. Development is to be subject to greater control on lands with the -DWS suffix, and only includes: 1) The replacement legal non-conforming buildings and structures is permitted; 2) The expansion of legal existing buildings or structures permitted provided any addition is not more than 50% of the ground floor area of the existing building or structure; 3) Accessory buildings and structures up to 40 sq m.

Official Plan Conformity – The Official Plan indicates that development and site alteration in Stratum 1 habitat shall generally not be permitted unless the conifer thermal cover has been mapped and it has been determined through a site evaluation report that there will be no negative impacts to the natural features or their ecological functions.

Modification #23

Create a Moose Aquatic Feeding Areas (-MFA) zone suffix that is to be applied to lands located in and within 120 metres of Moose Aquatic Feeding Areas identified on Schedule F – Natural Heritage Features of the Official Plan. Development is to be subject to greater control on lands with the -MFA suffix, and only includes: 1) The replacement legal non-conforming buildings and structures is permitted; 2) The expansion of legal existing buildings or structures permitted provided any addition is not more than 50% of the ground floor area of the existing building or structure; 3) Accessory buildings and structures up to 40 sq m.

Official Plan Conformity – The Official Plan indicates that development and site alteration shall generally not be permitted in identified moose aquatic feeding areas or within 120 metres of such areas, unless a site evaluation report has been prepared and it has been demonstrated that there will be no negative impacts on the habitat or its function.

Modification #24

Create a Significant Wetland (-SW) zone suffix that is to be applied to lands located within 120m of a Provincially Significant Wetland or Significant Coastal Wetland identified on Schedule F – Natural Heritage Features of the Official Plan. Development is to be subject to greater control on lands with the -SW suffix, and only: 1) The replacement legal non-conforming buildings and structures is permitted; 2) The expansion of legal existing buildings or structures permitted provided any addition is not more than 50% of the ground floor area of the existing building or structure; 3) Accessory buildings and structures up to 40 sq m.

Official Plan Conformity – The Official Plan indicates that development and site alteration in Stratum 1 habitat shall generally not be permitted unless the conifer thermal cover has been mapped and it has been determined through a site evaluation report that there will be no negative impacts to the natural features or their ecological functions.

Modification #25

The maximum height in the General Residential (GR) zone is increased in Wards 2, 3 and 4 from 6 metres to 9 metres.

Staff input – 6m max height on Georgian Bay and 9m max height on inland lakes, Implemented through CR and IR zones. GR zone was not updated and based on wards.

Modification #26

Prohibit human habitat in any truck, bus, coach, streetcar body, railway car body, shipping container, or similar structure.

Staff input – There are currently no provisions that would prohibit the use of a truck, bus, coach, streetcar body, railway car body, shipping container, or similar structures to be used for human habitat, and provisions are needed.

Modification #27

Permit a maximum of 5 backyard hens on Residential zoned lots that have a minimum lot area of 0.4ha. The maximum size of a chicken coop is 10 sq m and must meet the minimum setbacks of the zone. A chicken coop must be setback a minimum of 60 metres from the shoreline.

Public input – Several comments were received that requested backyard laying hens be permitted.

Modification #28

Require the filter beds associated with a septic system to be located above flood elevations.

Staff input – The setback for the filter bed associated with a septic system is currently measured from the high water mark or shoreline. Restrictions are needed to prevent filter beds from being constructed in a floodplain.

4.0 RECOMMENDATION

None. For information purposes.

Respectfully submitted,

PLANSCAPE INC.



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Planning Consultant

APPENDIX A: SUMMARY OF COMMUNITY COMMENTS RECEIVED

Minimum Front Yard Setback
Every [waterfront] property is unique. Need to cater setback on a property specific basis.
Surprised about minimal [waterfront] front yard setback.
Increase setback for inland lakes.
Should be increased to 60 feet (18.2 m)
Increase shoreline setback to 50 feet (15.2 m) for Ward 5. Craft By-law to protect ribbon of life.
Extend the front setbacks from 7.5 m to 10 m
Lot 2, Plan 42M-543 Vacant Lot Would like site specific exception to maintain 7.5 metre setback if setback on Blackstone Lake is increased. Majority of lots are already developed, so increase would not be fair.
Front Yard Setback Measurement (Shoreline)
Questions about how to measure setback and the high water mark.
Clarification as to how we measure front yard setback and the high water mark.
176.44 metres is used for planning purpose and was derived as it is the all-time average water level for Georgian Bay.
Side Yard Setback
Extend the side setbacks from 6 m to 9 m
Maximum Lot Coverage
Questions about incorporating frontage in the determination of maximum permitted lot coverage.
Calculation of total lot coverage should have two factors to determine what that coverage number is and the lesser of the two shall be the coverage square footage:
a) the area of the lot as defined in the CZBL currently and
b) the lot frontage - taking 15 times the frontage length to obtain a coverage number
Take the two coverage numbers calculated and use the one which has the least coverage as the official maximum sq ft allowable.
Concerns about buildings becoming non-complying if lot coverage changes – need to ensure any changes to lot coverage does not freeze all existing development, some flexibility needs to be incorporated into rules.
Maximum Lot Coverage (Definition)
Clarification requested regarding existing calculations.
Questions whether a tent, eave, decks, etc. is included in lot coverage.
All roofed structures, structures under 100 sq ft, saunas, pumphouses and decks should be included in lot coverage.
Minimum Dwelling Size
General questions around why there is a minimum dwelling size.
Assessment of properties not appropriate based on building size restrictions.
Too restrictive from an architectural design perspective, but doesn't see problems too often.
Clarification as to what is included in the measurement of 300 sq. m. maximum total floor area of main dwelling. (i.e. no basement, etc.)
Clarification that we do not distinguish between permanent and seasonal – 300 sq. m. maximum total floor area for both.

Decrease or remove minimum size requirement.
Legal Non-Complying Dwellings
Clarification that adding a roof over an existing deck attached to a non-complying building would be a potential issue.
Clarification of “Legal” Non-complying, stressing that building must have been built legally and highlighting formation of the Township and passing of first Zoning By-law is a critical point in time in determining what is “legal” or not.
Sleeping Cabins
Permitted size is too large, does not represent the traditional or historical sleeping cabins.
Concerns with the ability to enforce the “cooking facilities” restrictions (i.e. microwave, bbq, toaster, etc.).
Restriction on no full kitchens is not a problem, but people do want ability to have coffee, toast, etc. in morning.
Discussed issues with enforcing no cooking facilities (i.e. microwave, toaster, coffee maker, etc.).
Sliding scale on size and number of sleeping cabins should be incorporated.
Current rules may allow too much development.
The size of cottage and number & size of sleeping cabins permitted needs to be considered.
Sleeping cabins being rented (i.e. Air BnB) is a concern. Cooking facilities restriction may assist in controlling or limiting rentals.
Setback and separation between buildings is important in reducing development and preserving natural landscape.
Reduce the allowable size of sleeping cabins and cap at 30 m2
Add to the 540 sqft a covered porch up to 150 sqft making for 690 sqft total. If there is not to be a covered porch then the maximum cabin size remains 540 sqft.
Accessory Structures – Residential (On Land)
Too many buildings permitted on a property (accessory, sleeping cabins, main dwelling).
Clarification provided as to what is included in number of accessory buildings.
Maximum of 5 other structures with a roof not requiring permits (Marine Storage, Pump House, Sauna, Woodshed, Deck with roof, etc.).
Reduce the Accessory Buildings to one from three and max out at 1200 sq ft (maximum size depends on total sq ft allowable) without sewers/toilet
Reduce the number of accessory buildings.
The provision is limiting, especially with regards to historic uses of accessory buildings as cook houses in the summer.
Decks
Cap the size of a deck attached to a main dwelling.
Docks
Questions raised why Inland Lakes rules, and a maximum of only two docks is permitted on Inland Lakes, even if they are larger in area and frontage.
Questions regarding docks at marinas (discussed water lots and MNR authority under Public Lands Act).
Need to prohibit pressure treated wood and ‘dock foam’ in the construction of docks.
Rules need to be simplified.

Clarification about 'near shore' portion.
Near Shore Portion explained.
Clarified no different rules between floating versus crib.
Far too much clutter is permitted along the shoreline, such as saunas, dry boathouses, recreational buildings, boat storage racks
Cap the size of a dock
Boathouses & Boatports
Comment about fluctuating water levels on Georgian Bay making it challenging to construct boathouses.
Questions about whether the Township was considering prohibiting boathouses.
Discussions ensued around non-complying building and structures and ability to replace.
Discussions about when MNR approval is required
Clarified that two-storey boathouses are not permitted
Living accommodations are not permitted within a boathouse
Tents and canvas coverings are also considered boat ports and must comply with regulations.
Clarification provided on boathouse vs. boatport.
Discussion on floating versus crib and MNRF requirements under Public Lands Act.
Questions as to why we are limiting living space & second storey.
Far too much clutter is permitted along the shoreline, such as saunas, dry boathouses, recreational buildings, boat storage racks
Discussed challenge of constructing a two slip boathouse with the restrictions on width, no consensus as to whether this was an actual issue.
Lot Creation
No changes to minimum lot area or frontage requirements.
Asked if there is any discussion about changing minimum lot size and frontage to be eligible for severance, clarified that this is within the Official Plan and it did not change.
Septic Systems
Restrict locations where septic systems are installed, i.e. increase the setback from water course for Class 2 leach pits and Class 4 septic beds installed on the windward/exposed sides of out-islands.
Discussions around size of buildings and septic requirements (bedrooms, fixtures, floor area).
Number of Buildings
Maximum limit of 6 building permit required buildings (Main, 3 Sleeping Cabins, 1 Accessory, Boathouse).
Accessory Dwelling Units
issues raised about potential multiple impacts, servicing, roads, density, etc.
Affordable Housing
Issues raised about potential multiple impacts, servicing, roads, density, etc.
Discussion around what is affordable, ensuring affordable housing goes to those in need, what is the Township doing to address these issues?
Backyard Chickens
Backyard chickens should be permitted.

Allow chickens under some conditions
Green Energy
Windmills are a concern (both at a residential level and industrial).
Solar Panels are also a concern.
Need to find a balance between promoting and allowing renewable energy, but maintain the natural aesthetics of area.
Must be concerned with repeal of Green Energy Act and should be incorporating and regulating in Zoning By-law.
Site Plan Control
All or more properties should be placed into Site Plan Control, to ensure development is appropriate for each unique property.
Definitions and Terms
The definitions or divisions are confusing and unclear (“waterfront” versus “inland lake” does “inland lake” mean non-island? “island” versus “waterfront”. Why are there distinctions?
Include basements in building area in residential floor area calculations.
Change of Use
“The purpose for which any land or building or structure is used shall not be changed”, is very restrictive and does not allow for commercial flexibility.
Agricultural Uses
Allow Agriculture using a broader definition to include small-scale farming, homesteads, hobby-farms, kitchen gardens, forest gardening, specialty crops, etc. A mixed land use policy within zoning could embrace small- scale agriculture as well as other land uses on residential and commercial land.
Create a new zone and designate any farms (according to farm tax rated parcels) as “farms” or “mixed use”.
Allow the keeping of animals. The current by- law would exclude a bee hive, a stable for a work horse (more ecologically sound than a ATV or tractor), a chicken coop, a shelter for a few llamas or goats or sheep (far more ecologically sensible than cutting grass with a tractor), or a kennel for hunting dogs. In rural areas, the keeping of a small number of animals on properties large enough or far enough away from neighbours, would not detract from the natural beauty of the surroundings or disturb neighbours.
It might be useful to differentiate rural residential properties from those that are not within General Residential or a new category.
Neighbourhoods
Capture neighbourhood specific criteria within the Zoning By-law
Cultural Heritage and Earth Science Zone
Use specific zones to protect cultural, heritage, historical, geological, archaeological sites
Dark Sky
Strengthen dark sky provisions to prevent exterior lighting (or only allow very low wattage lighting, downwardly faced to light necessary steps/paths) – i.e. prevent lighting up the outside of buildings, landscaped areas, patios and docks.

Enforcement of the dark sky and quiet enjoyment of our area.
Short Term Rentals
Maintain a zero tolerance of rentals that are within 7 days to help prevent the occasional rental of properties within Pointe au Baril such as AirB&B.