



# AGENDA

REGULAR COUNCIL MEETING  
Council Chambers  
Friday, August 27<sup>th</sup>, 2021 – 1:00 p.m.

---

**NOTE:** A Closed Session will commence at the end of the meeting.

**1. Call the Meeting to Order**

*Moment of silence to honour the memory of Nancy Hopcraft.*

**2. Approval of Agenda**

**3. Declaration of Pecuniary Interest and the General Nature Thereof**

**4. Delegations/Presentations**

(a) Delegations - Nil

(b) Presentations - Nil

**5. Minutes**

(a) Adoption of Minutes

(i) Regular Meeting, [Draft Minutes – July 29<sup>th</sup>, 2021](#); [Draft Minutes - August 6<sup>th</sup>, 2021](#)

(b) Receive Committee Minutes

(i) Kearney Community Centre Building Advisory Committee re: [Draft Minutes – August 18<sup>th</sup>, 2021](#)

**6. Committee Resolutions for Consideration**

(a) Kearney Community Centre Building Advisory Committee re: Request for Committee Budget

**7. Public Meetings (Pursuant to the *Planning Act*) - Nil**

**8. Public Meetings (Pursuant to the *Municipal Act*) - Nil**

**9. Unfinished Business - Nil**

**10. Reports and By-laws**

(a) **Building** - Nil

(b) **Planning**

(i) Report and Resolution re: [Original Shore Road Allowance Purchase \(OGSTON\)](#)

(ii) By-law No. 2021-xx re: Stop up, Close and Sell part of the Original Shore Road Allowance (OGSTON)

(iii) Report and Resolution re: [Consent Application B-023/21 \(SUN\)](#)

(iv) Planning Report re: [Report on Statutory Public Meeting - Official Plan Amendment \(White's Farm\)](#)

(v) By-law No. 2021-xx re: [Official Plan Amendment No. 1](#)

(c) **Operations**

(i) Transfer Station Report – [for the period August 6, 2021 to August 24, 2021](#)

- (ii) **Report and Resolution re:** [Pick-up Truck Tender](#)
- (iii) **Report re:** Hazardous Waste Day (August 14, 2021)
- (iv) **Verbal Report re:** Mirror Bay Gazebo

**(d) Administration**

- (i) **Report and Resolution re:** [Use of Gymnasium for Federal Election](#)
- (ii) **Report and Resolution re:** [Comprehensive Zoning By-law Maps](#)

**(e) Treasury**

- (i) **Report and Resolution re:** [Payment Register](#)
- (ii) **Discussion re:** Seniors Active Living Centre annual grant

**(f) Fire and Emergency Services**

- (i) **Report re:** [Fire Chief, Fire Department Report for Regular Council Meeting on August 27, 2021](#)

**(g) Facilities and Buildings - Nil**

**(h) Council Presentations**

- (i) **Mayor Ballantyne, discussion re:** Public Access to Town Office
- (ii) **Councillor Rickward re:** Cheque #30944; Full-Time Equipment Operator position; Septic sewage disposal

**11. Correspondence**

**(a) Action Items - Nil**

**(b) Information Items**

- (i) **Kearney Watershed Environmental Foundation re:** [July 2021 Newsletter](#)

**12. Other Business - Nil**

**13. Closed Session**

Council will enter into a Closed Session for discussion regarding:

- (a) labour relations or employee negotiations (x 6)

**14. Business Arising from Closed Session**

**15. Confirming By-Law**

**By-Law 2021-xx** being a By-law to confirm the proceedings of Council at its Regular Meeting held on August 27<sup>th</sup>, 2021.

**16. Adjournment**



# The Corporation of the Town of Kearney

8 Main Street Box 38 Kearney ON P0A 1M0

## MINUTES

### REGULAR COUNCIL MEETING

Council Chambers

Friday, August 6<sup>th</sup>, 2021

1:00 p.m.

**Council Members Present:** Deputy Mayor Liz Stermsek  
Councillors: Cheryl Philip, Mike Rickward and Paul Ziraldo

**Staff Present:** Brenda J. Fraser, CAO|Clerk|Treasurer  
Keven Beaucage, Deputy Clerk, Deputy Treasurer  
Brian Horsman, Chief Building Official  
Ross Gattozzi, Operations Manager (Virtual)

**Regrets:** Mayor Carol Ballantyne

1. **Call the Meeting to Order**

**Res. No. 1/06/08/2021 Mike Rickward, Paul Ziraldo**

**BE IT RESOLVED** that the Regular Council Meeting of the Corporation of the Town of Kearney on August 6<sup>th</sup>, 2021 be declared open and called to order at 1:00 p.m. **CARRIED**

*Moment of silence to honour the memory of Mary Froese and to honour the memory of Jean Huffman.*

2. **Approval of Agenda**

**Res. No. 2/06/08/2021 Paul Ziraldo, Mike Rickward**

**BE IT RESOLVED** that the Agenda of the Regular Council Meeting of the Corporation of the Town of Kearney on August 6<sup>th</sup>, 2021 be adopted as circulated. **CARRIED**

3. **Declaration of Pecuniary Interest and the General Nature Thereof – None noted.**

4. **Delegations/Presentations**

(a) **Delegations – Nil**

(b) **Presentations – Nil**

5. **Minutes**

(a) **Adoption of Minutes**

**Res. No. 5(a)(i)/06/08/2021 Mike Rickward, Paul Ziraldo**

**BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney approves the Minutes of the Council Meeting(s) as follows:

(i) **Regular Meeting, Draft Minutes – July 16<sup>th</sup>, 2021**

**CARRIED**

(b) **Receive Committee Minutes**

**Res. No. 5(b)(i)/06/08/2021 Paul Ziraldo, Mike Rickward**

**BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney receive the following Advisory Committee Minutes:

(i) **Kearney Community Centre Building Advisory Committee, Minutes – July 14, 2021; Draft Minutes – July 21, 2021**

**CARRIED**

6. **Committee Resolutions for Consideration**

(a) **Kearney Community Centre Building Advisory Committee re: New Mandate**

**Res. No. 6(a)/06/08/2021 Mike Rickward, Paul Ziraldo**

**BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney would like to thank the Kearney Community Centre Building Advisory Committee for their presentation and efficiency in accomplishing the duties outlined in their Terms of Reference;

**AND FURTHER** Council does hereby extend the Committee's Terms of Reference by adding the following duties:

- Comments from Survey to be provided to Members of Council

- Town Office – provide recommendation to Council
  - Size
  - Cost
  - Location options
  - Building type options
  - Options to fund project
- Kearney Community Centre – provide recommendation to Council
  - Use of floor space
  - Expand/Keep existing footprint
  - Cost to renovate
  - Funding opportunities

**CARRIED**

7. **Public Meetings (Pursuant to the *Planning Act*)** – Nil

8. **Public Meetings (Pursuant to the *Municipal Act*)** – Nil

9. **Unfinished Business** – Nil

10. **Reports and By-laws**

(a) **Building** - Nil

(b) **Planning** - Nil

(c) **Operations**

(i) **Transfer Station Report** – for the period July 16, 2021 to August 3, 2021 –  
**Report only.**

(ii) **Report and Resolution re: Gravel**

**Res. No. 10(c)(ii)/06/08/2021 Paul Ziraldo, Mike Rickward**

**WHEREAS** the Corporation of the Town of Kearney requested tenders for the Crushing, Applying, Stockpiling and Application of gravel for the 2021 construction season, for designated roads within the Town of Kearney;

**AND WHEREAS** no Gravel tenders were received by the end of the second Tender closing date;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney authorizes Staff to accept the quote from Green Haulage in the amount of \$149,920.50 to apply, supply and stockpile gravel.

**CARRIED**

(iii) **Report and Resolution re: 3-way stop at Fisher Lake Road**

**Res. No. 10(c)(iii)/06/08/2021 Mike Rickward, Paul Ziraldo**

**WHEREAS** the Corporation of the Town of Kearney has received a request for an additional stop sign to be added at the 'T' intersection of Fisher Lake Road, Woodland Lane and Fisher Lake Lane;

**AND WHEREAS**, for safety concerns, it is recommended that a third stop sign be added in this location to create a three-way stop;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney authorizes Staff to install a third stop sign at the 'T' intersection of Fisher Lake Road, Woodland Lane and Fisher Lake Lane.

**CARRIED**

(d) **Administration**

(i) **By-law No. 2021-xx re: Services Agreement for Municipal Automotive Materials**

**Res. No. 10(d)(i)/06/08/2021 Mike Rickward, Paul Ziraldo**

**By-law No. 2021-31**, Being a By-law to authorize the signing of a Municipal & First Nations Automotive Materials Services Agreement between the Corporation of the Town of Kearney and Automotive Materials Stewardship Inc. (AMS), be read a first, second and third time and numbered 2021-31 and that the said By-law be signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and be engrossed in the By-law Book.

**CARRIED**

(ii) **By-law No. 2021-xx re: Agreement with Nipissing-Parry Sound Student Transportation Services**

**Res. No. 10(d)(ii)/06/08/2021 Paul Ziraldo, Mike Rickward**

**By-law No. 2021-32**, Being a By-law authorize the execution of an Agreement between Nipissing-Parry Sound Student Transportation Services and the Corporation of the Town of Kearney, be read a first, second and third time and numbered 2021-32 and that the said By-law be signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

**CARRIED**

(iii) **Report and Resolution re: Backyard hens and roosters**

**Res. No. 10(d)(iii)/06/08/2021 Mike Rickward, Paul Ziraldo**

**WHEREAS** multiple complaints/concerns have been received with regard to back yard chickens and roosters;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney directs Staff to develop a By-law to address back yard chickens and roosters with the focus being to:

- Limit to 4 in Town Site
- Delay for better understanding of the Agricultural Act.

**DEFERRED**

(iv) **Resolution re: Equipment Operator successful candidate**

**Res. No. 10(d)(iv)/06/08/2021 Paul Ziraldo, Mike Rickward**

**WHEREAS** a vacancy occurred in our roads department as a result of a resignation;

**AND WHEREAS** a Selection Team was appointed by Council to seek a qualified candidate to fill the position of Equipment Operator;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney, in accordance with the recommendation of the Selection Team, shall hire Mike Brown as a full-time Equipment Operator, effective August 9, 2021.

**CARRIED**

(e) **Treasury**

(i) **Report and Resolution re: Payment Register**

**Res. No. 10(e)(i)/06/08/2021 Mike Rickward, Paul Ziraldo**

**BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney has received the 'List of Accounts' and has no objections to be noted with regard to Cheques #30843 to #30953 in the total amount of \$331,889.23. **DEFER** Cheque # 30944

**CARRIED**

(f) **Fire and Emergency Services**

- (i) **Report re: Fire Chief, Fire Department Report for Regular Council Meeting on August 6, 2021 – Report only.**

(g) **Facilities and Buildings**

- (i) **Verbal Report and Resolution re: Electronic Sign Installation**

**Res. No. 10(g)(i)/06/08/2021 Paul Ziraldo, Mike Rickward**

**BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney accepts the estimate provided by Dudley Installations Ltd. in the amount of \$1,400.00 plus applicable tax, to lift our electronic sign into the upper location of the frame, at the Kearney Community Centre. **CARRIED**

(h) **Council Presentations**

- (i) **Deputy Mayor Stermsek, discussion re: Public Access to Town Office**

Discussion of Council resulted in the decision for Municipal Buildings to continue to remain closed to the public at this time.

11. **Correspondence**

(a) **Action Items**

- (i) **City of Kitchener re: Cost of building materials; Private Members Bill M-84 – Anti hate crimes**

**Res. No. 11(a)(i)/06/08/2021 Mike Rickward, Paul Ziraldo**

**WHEREAS** the prices for construction materials have seen dramatic increases during the pandemic;

**AND WHEREAS** reports by Statistics Canada noted that the price of lumber increased by 68% between March 2020 and March 2021, which fabricated metal products and construction material rose by 9%;

**AND WHEREAS** the Province of Ontario has seen an accelerated overall increase in demands for construction;

**AND WHEREAS** the Province of Ontario has deemed residential construction as an essential activity during province-wide emergency declarations and stay-at-home orders;

**AND WHEREAS** Council considers it a matter of public interest as the increase in rates and demand could result in unsustainable costs on the local construction industry;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney petition the Federal and Provincial Governments to review actions that could be taken to help mitigate or offset the impacts related to the rising cost of building materials;

**AND FURTHER** that a copy of this Resolution be forwarded to the Right Honourable Justin Trudeau, the Honourable Doug Ford; our local MP and MPP; and the Association of Municipalities of Ontario.

**CARRIED**

**Res. No. 11(a)(i)(b)/06/08/2021 Paul Ziraldo, Mike Rickward**

**WHEREAS** racism and hate crimes have been on the rise since the start of the global pandemic;

**AND WHEREAS** Council supports opportunities to dismantle systemic racism;

**AND WHEREAS** the proposed motion M-84 Anti-hate crimes and incidents and private member's bill Bill-C 313 Banning Symbols of Hate Act supports several of the bodies of work currently being moved forward under this strategic goal;

**AND WHEREAS** MP Peter Julian's motion and private member's bill is an opportunity to make all Canadians feel safer in the communities that they live;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney supports MP Peter Julian's private member's motion, Motion M-84 Anti-Hate Crimes and Incidents and his private members's bill Bill-C 313 Banning Symbols of Hate Act;

**AND FURTHER** that a copy of this Resolution be forwarded to the Right Honourable Justin Trudeau, the Honourable Doug Ford; our local MP and MPP; and the Association of Municipalities of Ontario.

**CARRIED**

**(b) Information Items**

**(i) Municipality of Magnetawan re: Notice of termination of Agreement**

**12. Other Business – Nil**

**13. Closed Session - Nil**

**14. Business Arising from Closed Session - Nil**

**15. Confirming By-Law**

**Res. No. 15/06/08/2021 Mike Rickward, Paul Ziraldo**

**By-law No. 2021-33**, Being a By-law to confirm the proceedings of Council at its Public Meeting held on July 29<sup>th</sup>, 2021 and at its Regular Meeting held on August 6<sup>th</sup>, 2021, be read a first, second and third time and numbered 2021-33 and that the said By-law be signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

**CARRIED**

**16. Adjournment**

**Res. No. 16/06/08/2021 Mike Rickward, Paul Ziraldo**

**BE IT RESOLVED** that the Regular Council Meeting of the Corporation of the Town of Kearney adjourn at 1:33 p.m. to meet again at 1:00 p.m. on August 27<sup>th</sup>, 2021 in the Council Chambers, Kearney, Ontario.

**CARRIED**

**THE CORPORATION OF THE  
TOWN OF KEARNEY**

\_\_\_\_\_  
Liz Stermsek, Deputy Mayor

\_\_\_\_\_  
Brenda J. Fraser, Clerk



**MINUTES**  
**SPECIAL VIRTUAL COUNCIL MEETING**  
**Thursday, July 29<sup>th</sup>, 2021**

---

**Council Members Present:** Mayor Carol Ballantyne  
Councillors: Cheryl Philip, Mike Rickward, Liz Stermsek and Paul Ziraldo

**Staff Present:** Brenda J. Fraser, CAO|Clerk|Treasurer  
Brian Horsman, CBO  
Cindy Filmore, Administrative Services Co-Ordinator

**Town Planners:** Kent Randall and Frances Wilbur

**Members of the public**

**1. Call the Meeting to Order**

**Res. No. 1/29/07/2021 Liz Stermsek, Mike Rickward**

**BE IT RESOLVED** that the Special Council meeting of the Corporation of the Town of Kearney on Thursday, July 29<sup>th</sup>, 2021 be declared open and called to order at 7:00 p.m.

**CARRIED**

**2. Disclosure of Pecuniary Interest and the General Nature Thereof – None noted.**

**3. Business**

**3.1 Presentation by Town Planners Kent Randall and Frances Wilbur, EcoVue Consulting Services Inc. re:**

**3.1.1 Official Plan Amendment – Pt Lot 35, Concession 10, Perry Twp.**

Following introductions and an explanation of the reasons for this meeting, Town Planner Kent Randall began by reading the pre-requisite required to appeal a decision of Council, followed by a brief overview of the purpose of the proposed Official Plan Amendment for the property locally known as White's Farm. This Official Plan amendment initiated by the Town, applies only to the lands presently designated RURAL and is to redesignate Pt Lot 35, Concession 10 in Perry Twp. from Rural to Townsite with the purpose being to facilitate future development of these lands. The Floodplain will not be affected. Key points included were: the proposed uses will be typical of a settlement area; the land has the potential for development; any future development will require a Zoning By-law Amendment; the Zoning By-law Amendment process would require necessary public process and requisite studies; and, this application is only to redesignate the land in the Official Plan, to align with the settlement area. Council will not be making their decision tonight.

**3.1.2 Mayor Ballantyne opened the floor for Public Comments**

Comments included the following:

Carol Adamthwaite

- many people may not understand the difference between the role of the Official Plan and the role of the Zoning By-law which is creating a lot of the concern;
- property would be consistent with the intent of the settlement area;
- ensure the flood plane is protected and remains under the HAZARD LAND designation;
- important to maintain the existing hiking trails within the buffer zone for recreational opportunities.

Jim Skelton

- request to identify specific future use of this property;
- questioned why doing this now/what doing with the property. Kent Randall responded that the Town requested this amendment as Council saw an opportunity to redesignate the land for future development; that property such as this is typically not owned by the municipality; we are receiving comments and questions; Council will make their decision at a future Council meeting;
- request to reject this application at this point given that there are too many steps.

Amanda White

- noted points from letter sent June 23, 2021;
- adjacent property owners were not made aware of the amendment application
- comments about transparency and Town business practices;
- request if selling the property, for first right of refusal;
- information was lacking in the special notice creating confusion;
- huge difference is zoned residential versus commercial;
- Northern Heritage Grant funds spent on trails;
- request the land to be protected for future generations.
-

Karen Fraser

- technical difficulties resulting in no comments.

The Public Meeting for the Official Plan Amendment concluded at 7:23 p.m.

### 3.1.3 **Comprehensive Zoning By-law – Update**

Town Planner Frances Wilbur read the proceedings to appeal a decision of Council followed by providing background information and a brief summary of the most recent two provisions added to the Comprehensive Zoning By-law. S34(12) gives another opportunity to receive public comments. A decision will be made at a future public meeting.

### 3.1.4 **Mayor Ballantyne opened the floor for Public Comments**

Comments included the following:

Jen Dewar

- thank you to Council and Staff for their effort over the last two years. This update is a huge improvement over the first draft;
- the Schedule's have not been updated (confirmation given that notification will be posted when the Schedules (maps) are updated)
- submitted a written document with concerns regarding shoreline, dual designations and back lot properties. Frances Wilbur commented that they will be responding to all comments received tonight;

Carol Adamthwaite

- zoning of Islands – reasons to not zone RWF;
- reiterate setbacks for shoreline;
- provided written comments;
- overall densities regarding waterbodies;
- comments regarding backlots

Jim Skelton

- appreciate having a professional planner retained
- suggestion to take a step back and pause
- suggest a peer review as this is the people's policy.

Karen Fraser

- suggestion to consider proposal of creating specific, special zones for waterfront properties, subject to specific setbacks so property owners do not have to go through the Zoning By-law Amendment process when making changes;
- request to know who of Council is in attendance. Frances Wilbur confirmed that they have received written comments that will be considered in their update to Council.

Comments from Council included:

Councillor Mike Rickward

- concern regarding the setback changing from 20m to 30m. Kent Randall, Town Planner, noted that it is typical to see non-complying buildings and structures following document updates; this doesn't mean (people) can't reconstruct as long as they are not further encroaching; there is some flexibility built into the Zoning By-law;

Jen Dewar

- part of the problem is the 20m setback contradicts the Official Plan. Kent Randall noted that existing development at 20m would be legal, non-complying; the new draft By-law allows for reconstruction or expansion of existing structures; the 30m setback applies to new development.

Councillor Cheryl Philip

- concern every time an expansion over 20m setback, a Zoning By-law amendment would be needed. That's why looking for dual zoning. Clarification is needed for people at the 20m setback. Kent Randall responded that provisions are in place for future encroachments. As long as not further encroaching, a Zoning By-law Amendment is not needed.

Karen Fraser

- not only financial consideration – been her experience that the Council of the day did not correctly decide on some Zoning By-law Amendments/Minor Variances. There is the matter of expertise used to value the applications.

The Public Meeting for the update to the Town's Comprehensive Zoning By-law concluded at 7:56 p.m.

## 3.2 **Public Comments – Received after each presentation**

### 3.3 **Closed Session**

**Res. No. 3.3(a)-(b)/29/07/2021 Liz Stermsek, Mike Rickward**

**BE IT RESOLVED** that in accordance with Section 239, (1), (2), (3) and (3.1) of the Municipal Act, c. 25, S.O. 2001, as amended, the Council for the Corporation of the Town of Kearney will convene in Closed

Session at 7:56 p.m. for discussion regarding:

- (a) *A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board*
- (b) *Labour relations or employee negotiations – CUPE*

**CARRIED**

**Res. No. 13(c)/29/07/2021 Mike Rickward, Liz Stermsek**

**BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney reconvene in Open Session and report on matters discussed in Closed Session. Closed Session adjourned at 8:40 p.m. **CARRIED**

Mayor Ballantyne reported on matters discussed in Closed Session including the following Resolution.

**Res. No. 3.3/29/07/2021 Liz Stermsek, Paul Ziraldo**

**WHEREAS** the Negotiation Team for the CUPE 2019 – 2023 Collective Agreement has reached an agreement with the bargaining unit;

**AND WHEREAS** the Negotiation Team recommends complete acceptance of all of the terms of the Memorandum of Agreement for the renewal Collective Agreement;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney does hereby ratify the Memorandum of Agreement that will form the 2019-2023 Collective Agreement between the Corporation of the Town of Kearney and the Canadian Union of Public Employees and its Local 1813. **CARRIED**

**4. Adjournment**

**Res. No. 4/29/07/2021 Mike Rickward, Liz Stermsek**

**BE IT RESOLVED** that the Special Council Meeting of the Corporation of the Town of Kearney adjourn at 8:43 p.m. to meet again at 1:00 p.m. on August 6<sup>th</sup>, 2021 in the Council Chambers, Kearney Ontario. **CARRIED**

**THE CORPORATION OF THE  
TOWN OF KEARNEY**

\_\_\_\_\_  
Carol Ballantyne, Mayor

\_\_\_\_\_  
Brenda J. Fraser, Clerk

# Kearney Community Centre Building Advisory Committee

## MINUTES

Wednesday, August 18, 2021

10:00 a.m.

REMOTE ACCESS

**In Attendance:** Timothy Brown; Matt Clouthier, Brenda Fraser; Ross Gattozzi; Brian Horsman.  
**Regrets:** Cathryn Hare, James Maclean and Mike Rickward.

1. Call to Order

**Resolution No. 1/18/08/2021**

**Moved by:** Tim Brown      **Seconded by:** Brian Horsman

BE IT RESOLVED that the Meeting of the Kearney Community Centre Building Advisory Committee on Wednesday, August 18, 2021 be called to Order at 10:02 a.m.      **Carried**

2. Agenda

**Resolution No. 2/18/08/2021**

**Moved by:** Tim Brown      **Seconded by:** Matt Clouthier

BE IT RESOLVED that the Agenda of the Kearney Community Centre Building Advisory Committee on Wednesday, August 18, 2021 be adopted as circulated.      **Carried**

3. Declaration of Pecuniary Interest – None noted

4. Delegations – None

5. Minutes

**Resolution No. 5/18/08/2021**

**Moved by:** Tim Brown      **Seconded by:** Brian Horsman

BE IT RESOLVED that the Kearney Community Centre Building Advisory Committee accepts the Minutes of the following Meetings, as circulated.

- Wednesday, July 21<sup>st</sup>, 2021

**Carried**

6. Business

6.1 New Mandate - Discussion

Discussion of the Committee included: the components of the new mandate and the volume of work to be done; perhaps needing sub-committees; the need for a monetary budget; options should be presented to Council with respect to the Town Office; and options for the Community Centre.

6.2 **Next Steps**

- Request a quote for a Budget amount to be used to obtain costings for different building options.
- Obtain a Committee Resolution to be placed before Council for their consideration.

7. **Correspondence** – None

8. **Discussion re: Next Meeting date/time**

9. **Adjourn**

**Resolution No. 9/18/08/2021**

**Moved by:** Tim Brown

**Seconded by:** Ross Gattozzi

BE IT RESOLVED that the Kearney Community Centre Building Advisory Committee adjourns at 11:02 a.m. to meet again at 10 a.m. on August 25, 2021.

**Carried**

Draft

THE CORPORATION OF THE TOWN OF KEARNEY

STAFF REPORT

TO: Mayor and Council  
FROM: Cindy Filmore, Administrative Services Coordinator  
SUBJECT: Shore Road Allowance Application to Purchase - Ogston  
DATE: February 19, 2021

---

**Recommendation:**

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney approves By-Law No. 2020-XX, being a By-law to stop up, close and sell part of the original shore road allowance in front of Lot 11, Concession 2; Township of Proudfoot now Town of Kearney, District of Parry Sound; designated as Part 1, Plan 42R-21552.(OGSTON)

**Background**

Mr. & Mrs. Ogston have recently purchased the property known as 409 West Bay Road, and in reviewing their property noticed that a portion of their structure was encroaching on the shore road allowance.  
In an effort to rectify the situation, Mr. & Mrs. Ogston wish to purchase the shore road allowance.

**Considerations**

As confirmation from adjoining landowners and potential affected agencies have been received, and as the owners have ensured the completion of necessary paperwork and financial obligations, staff support the conclusion of this purchase.

Respectfully submitted by:

*Cindy Filmore*

Administrative Services Coordinator

THE CORPORATION OF THE TOWN OF KEARNEY

STAFF REPORT

TO: Mayor and Council  
FROM: Cindy Filmore, Administrative Services Coordinator  
SUBJECT: Severance Application - Sun  
DATE: August 27, 2021

---

Recommendation:

*That the Council of the Corporation of the Town of Kearney recommends approval of consent application B-023/21 (Sun) subject to the following conditions:*

- 1. That prior to the finalization of consent, confirmation that the North Bay Mattawa Conservation Authority has no concerns or objections with regard to sewage disposal systems on the subject lands shall be provided*
- 2. Confirmation in writing from the Town of Kearney that a 911 address number to the new lot created has been assigned*
- 3. Confirmation in writing from the Town of Kearney that the right-of-way be named to the Fire Chief's satisfaction*
- 4. A payment-in-lieu of parkland dedication shall be paid in accordance with Section 51.1 of the Planning Act acceptable to the Town of Kearney in cash or certified cheque*
- 5. That all municipal taxes to date shall be paid in full*
- 6. The applicant provides confirmation from the Town of Kearney Roads Foreman with respect to entrance approval*
- 7. That all Town fees and disbursements (legal, engineering, planning), if any incurred by the Town with respect to this application shall be paid by the owner*
- 8. A draft reference plan of survey be provided to the Town of Kearney for review prior to registration*

Background

On May 31, 2021, The South East Parry Sound District Planning Board advised that they had become the recipients of a severance application for Part of Lot 9, Conc. 12, Bethune Township, within the Town of Kearney. A Planning Report from the SEPSD Planning Board was submitted to the Town for additional information.

Considerations

As is evident in the attached reports, this proposed consent is in keeping with the Provincial Policy Statement recognizing it as locally appropriate and consistent with surround land uses. As well, the policies of our Official Plan may be met through the conditions of consent provided by our Planners (as above), including protection of natural heritage features and areas or development constraints, provision of water supply and sewage disposal, provision of access and safe road entrances, and provision of a sufficient area of level land to accommodate buildings and structures without substantial alteration of the natural landscapes. Further, the current Zoning By-law requirements for Rural Zone lot development are met (including lot area and frontage) as are Rural Zone uses (single detached dwelling on the current lot).

It is therefore recommended that Council support this Consent Application, with the Conditions outlined in the Resolution.

Respectfully submitted by:

*Cindy Filmore*



311 George St. N. Suite 200  
Peterborough, ON K9J 3H3  
T 705.876.8340 | F 705.742.8343  
www.ecovueconsulting.com

# Planning Report

**To:** Mayor and Council, Town of Kearney

**From:** Frances Wilbur (EcoVue Consulting), Township Planning Consultant

**Subject:** Consent for Severance – 569 Stoneway Road (Bethune)

**Municipal  
File No.:** B-023/21 (Sun)

**EcoVue  
File No.:** 21-2095-10

**Date:** July 15, 2021

---

## 1.0 Recommendation

That Council recommend approval of Consent to Sever application B-023/21 to the Southeast Parry Sound District Planning Board, with the following conditions:

1. That prior to the finalization of consent, confirmation that the North Bay Mattawa Conservation Authority has no concerns or objections with regard to sewage disposal systems on the subject lands, shall be provided.
2. Confirmation in writing from the Town of Kearney that a 911 Address Number to the new lot created has been assigned.
3. Confirmation in writing from the Town of Kearney that the right-of-way be named to the Fire Chief's satisfaction.
4. A payment-in-lieu of a parkland dedication shall be paid in accordance with Section 51.1 of the *Planning Act* acceptable to the Town of Kearney in cash or certified cheque.
5. That all Municipal taxes to date shall be paid in full.
6. The applicant provides confirmation from the Town of Kearney Roads Foreman with respect



to entrance approval.

7. That all Town fees and disbursements (legal, engineering, planning), if any incurred by the Town with respect to this application shall be paid for by the owner.
8. A draft reference plan of survey be provided to the Town of Kearney for review prior to registration.

## 2.0 Background and Proposal

The following is a review of Consent Application B-023/21 in the context of applicable land use planning policies and provisions. The purpose of the Consent application is to create a new rural lot from a property known as 569 Stoneway Road, located at Part Lot 9, Concession 12, former Township of Bethune, Town of Kearney District of Perry Sound.

The property is designated Rural in the Town of Kearney Official Plan and zoned the Rural (RU) Zone in the Town of Kearney Zoning By-law No. 2002-28.

The proposed severed and retained lots will be configured as follows:

	Severed	Retained
Frontage	100 metres	100 metres
Depth	996 metres	996 metres
Area	10 hectares	10 hectares
Current uses	Vacant	Residential (one single detached dwelling)
Proposed Uses	Residential	Residential
Road Access	Stoneway Road	Stoneway Road
Adjacent land uses	Rural	Rural

## 3.0 Planning Analysis

### 3.1 Provincial Policy Statement (2020)

The subject lands are not located within a settlement area and are therefore subject to Section 1.1.4 (Rural Areas) and 1.1.5 (Rural Lands) of the PPS. Specifically, Section 1.1.5.2 outlines permitted uses



on rural lands, which includes “c) residential development, including lot creation, that is locally appropriate”.

The proposed consent will create a new lot that is similar to other rural lots within the Town of Kearney. Furthermore, the size of the proposed retained and severed lot is in keeping with the character of the area. The Rural (RU) Zone permits only a single detached dwelling, which is consistent with the residential development in the area.

The subject property does not contain any known natural features including known wetlands, watercourses, woodlots, or significant wildlife habitat. Additionally, the subject property does not contain any known human-made or natural hazards. As such, it is our opinion that the proposal conforms to Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS.

It is therefore our opinion that the proposed severance is locally appropriate and is consistent with the PPS.

### **3.2 Town of Kearney Official Plan**

As noted, the subject property is currently designated Rural, according to Schedule A to the Town of Kearney Official Plan (TKOP). Policies related to the Rural designation are outlined in Section 4.0 of the TKOP.

The proposed severed and retained lots will be used for residential purposes, which is a permitted use within the Rural designation, in accordance with Section 4.2 (2) of the TKOP.

Furthermore, Section 4.2.1 of the Town of Kearney Official Plan outlines policies related to lot creation within the Rural designation. Section 4.2.1.1 states that: “all lots will be of sufficient size and dimension, and possess terrain suitable to accommodate the use proposed”. In addition, the following matters should be considered when evaluating severances in the Rural area:

- a. *Protection of natural heritage features and areas or development constraints;*
- b. *Provision of water supply and sewage disposal;*
- c. *Provision of access and a safe road entrances; and*



- d. *Provision of a sufficient area of level land to accommodate buildings and structures without substantial alteration of the natural landscapes.*

Further Section 4.2.2.4 states that: “the minimum requirements for a new rural residential lot and the retained lot will be 1 hectare (2.47 acres) in lot area with 60 metres (197 feet) of road frontage” and that “in no event shall a new rural residential lot have a lot area of less than 0.8 hectares (2 acres)”.

The proposed severed and retained lots will each be 10 hectares, with 100 metres of frontage on Stoneway Road, which will meet the minimum lot standards set out in Section 4.2.2.4. The proposed lots will be large enough to accommodate building structures without significant alterations to the natural landscapes. The existing development on the retained lot is serviced with existing private water and septic systems, and it is anticipated that the proposed severed lot will have sufficient area for private water and sewage on-site. In addition, both the existing and proposed new entrances from Stoneway Road provide suitable sightlines for safe access.

Section 4.2.8 outlines the requirements for road frontage and access. As the proposed severance and retained lots will both front on to Stoneway Road, which is a year-round, municipally-maintained road, the proposal conforms to Section 4.2.8 of the TKOP.

### **3.3 Town of Kearney Zoning By-law No. 2002-28**

The property is currently zoned Rural (RU) Zone in the Town of Kearney Zoning By-law No. 2002-28. Both the severed and retained lot will meet all the RU lot regulations, including lot area and frontage. The RU Zone also permits the existing single detached dwelling and a future single detached dwelling on the severed lot. Therefore, the proposed severance complies with the Town of Kearney Zoning By-law.

### **4.0 Summary**

Based on the foregoing, it is our opinion that Consent Application B-023/21 is consistent with the Provincial Policy Statement (2020), conforms to the Town of Kearney Official Plan, and complies with the Town of Kearney Zoning By-law 2002-28.

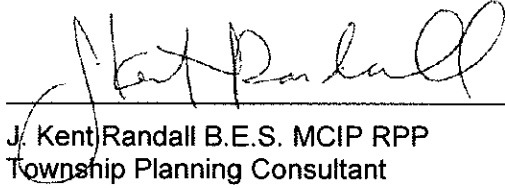
Therefore, we respectfully recommend that Council endorse Consent Application B-023/21 and recommend approval to the Southeast Parry Sound District Planning Board, subject to the conditions provided as part of this report.



Planning Report  
Consent Application B-023/21 (Sun)  
Town of Kearney  
July 15, 2021

Respectfully Submitted,

**ECOVUE CONSULTING SERVICES INC.**

  
\_\_\_\_\_  
J. Kent Randall B.E.S. MCIP RPP  
Township Planning Consultant



**Planning Report – Sun & Xu – Consent – B-023/21**Southeast Parry Sound District Planning Board

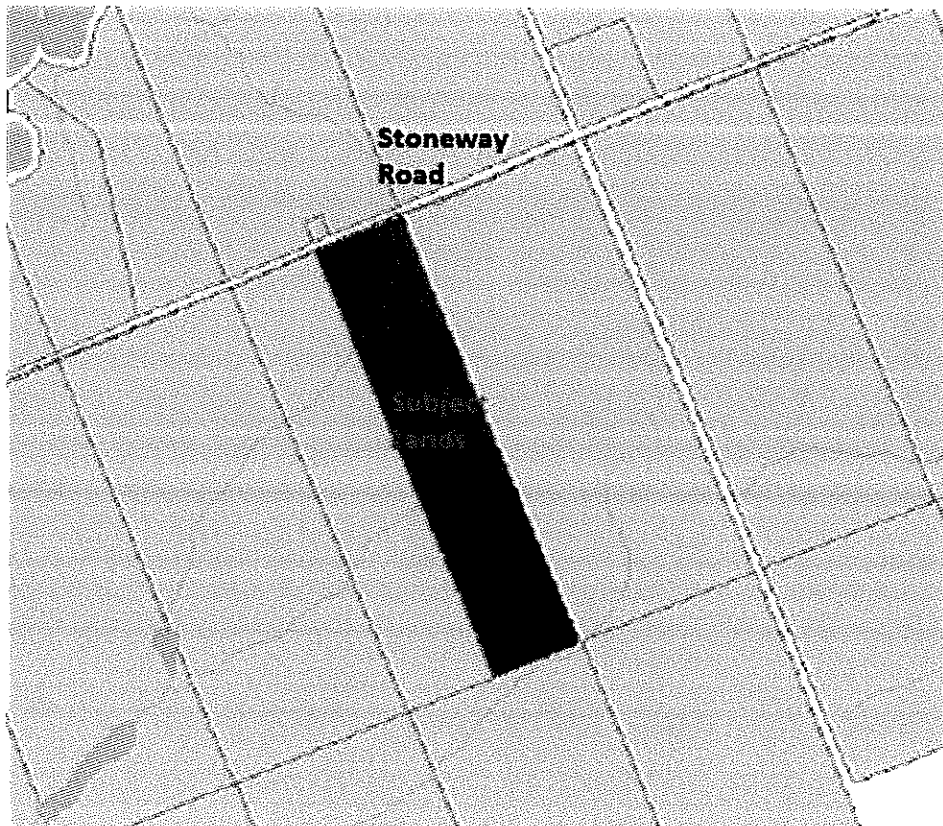
---

**Application**

An application for consent has been submitted to the Planning Board to create a new rural residential lot.

**Location**

The subject lands are located in Part Lot 9, Concession 12, within the Town of Kearney (Bethune). The subject lands are located on the south side of Stoneway Road.



*Figure 1: Subject lands*

**Background**

The subject lands are located on Stoneway Road, a Town road that is maintained year-round. The proposed severed lot is currently occupied by a residential dwelling and a garage. The residential dwelling is serviced by an on-site septic system and well. The proposed severed lot is currently vacant.

The topography of the large lot is relatively flat, considering the size of the lot. The point of highest elevation of the subject lands is located near the east property line at 410 metres above average sea level. The point of lowest elevation is located near a watercourse located along the west property line, at an elevation of 395 metres above average sea level.

Except for a small ornamental lawn surrounding the residential dwelling located on the proposed retained lot, the subject lands are covered by mature woodland. A watercourse is identified within the proposed retained lot. The watercourse, which flows to the west, appears to originate approximately 100 metres from the residential dwelling.

The proposed severance will result in the second division of the original Township lot. The lots surrounding the subject lands are predominantly original Township lots. Directly across the road from the proposed retained lot is a lot that is approximately 0.18 hectares in size that is developed with a residential dwelling.

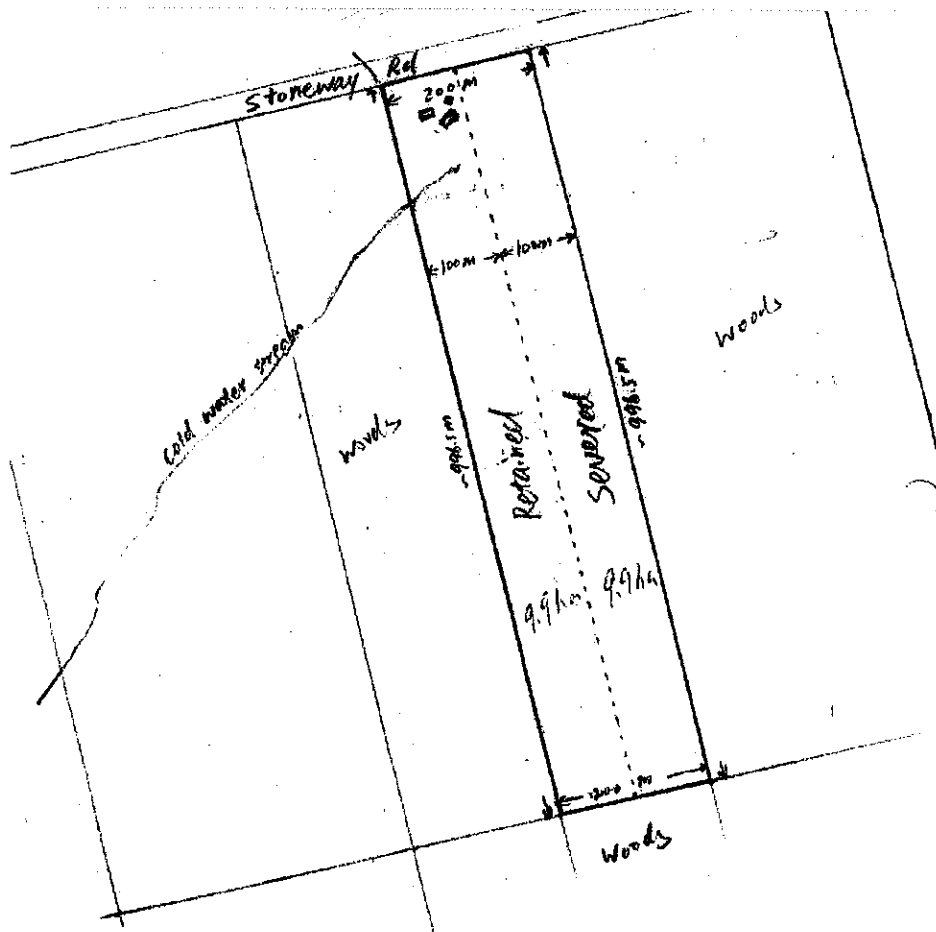


Figure 2: Severance sketch provided by the Applicant.

Table 1: Lot Characteristics

	Severed	Retained
<b>Lot Area</b>	9.9 ha	9.9 ha
<b>Lot Frontage</b>	100 m	100 m
<b>Lot Depth</b>	996.425 m	994.425 m
<b>Existing Use</b>	Vacant	Residential
<b>Proposed Use</b>	Residential	Residential

### Official Plan

The subject lands are located within the rural land use designation. The intent of the rural land use designation is to accommodate land uses that are appropriate in the rural setting, which provides economic benefits while protecting the natural environment. Although the lands designated rural is not intended to be the primary focus of residential or commercial development, limited rural residential development that is sustainable is permitted. Single-detached dwellings are permitted within the rural designations where the natural features are appropriate for residential development.

Section 4.2.1 of the Plan applies to the creation of lots within the rural land use designation, and the applicable policy stipulates:

- All lots must be of sufficient size and dimension and have suitable terrain to accommodate the proposed use. I am satisfied that the severed lot is large enough to accommodate an on-site sewage disposal system and water supply. Additionally, I am satisfied that the development of the proposed severed lot can accommodate a proper setback from the watercourse. It is recommended that Town's Public Works Manager confirm that a suitable location for a new entrance for each of the severed lots can be properly constructed to municipal standards.
- Three consents may be granted for a landholding in existence prior to November 16, 2006, excluding the retained lot. The proposed severance will not exceed the number of consents permitted for the landholding.

As per section 4.2.2(1), rural residential development within the rural land use designation should be directed to areas where municipal services and businesses are located. Additionally, as per section 4.2.2(3), rural development should be directed to areas where residential development currently exists or would be compatible. Development should not occur in remote, undeveloped areas of the Town. The subject lands are located on a municipal road, and school bussing and electricity are available along the roadway to service the proposed severed lot. Despite not being located in close proximity to the town's urban centre, the proposed lot is in keeping with the surrounding rural development. If the lot is developed with a residential dwelling, it will be located in an area of existing residential development.

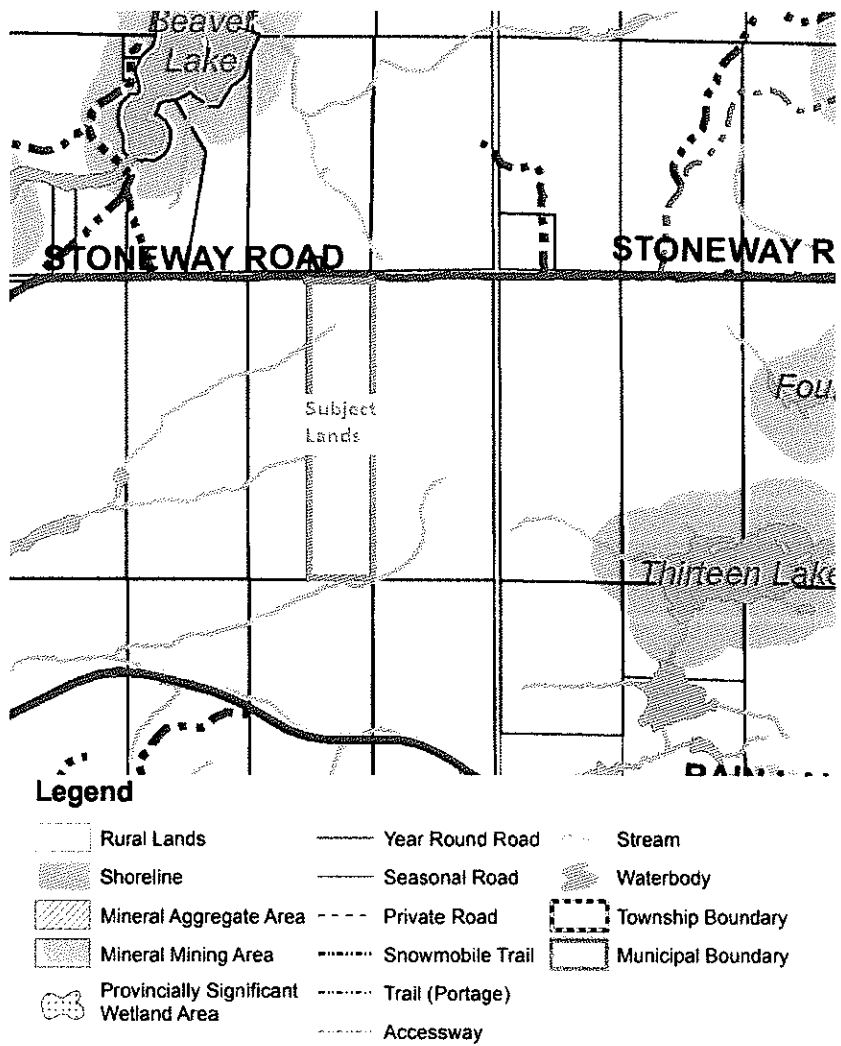
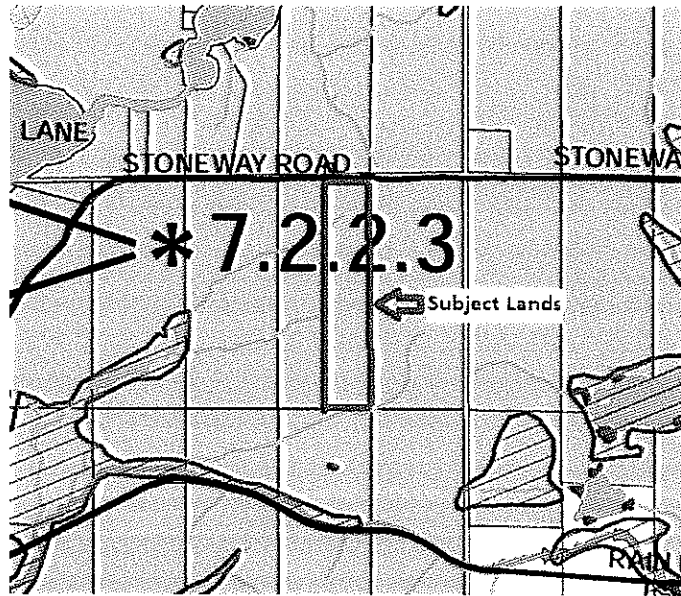


Figure 3: Schedule 'A' of the Official Plan



**Legend**

Abandoned Mines (AMIS)	Type 1 Fish Habitat <i>All shorelines which are not outlined with a polygon have not been evaluated in terms of fish habitat and should be treated as unknown.</i>	Crown Land	Flood Plain Overlay Based on Aerial Interpretation
Abandoned Mines (AMIS) 1 Kilometer Buffer	Deer Yarding Area (Stratum II)	Enhanced Management Area (Natural Heritage)	Provincially Significant Wetland Area
Closed Waste Disposal Site	Moose Aquatic Feeding Area	Enhanced Management Area (Remote Access)	Local Wetland
Transfer Station		Conservation Reserve	Lakes at or Near Capacity
Waste Disposal Site		<b>Special Flood Plain Policies</b>	Cold Water Stream
500m Waste Disposal Influence Buffer		*7.2.3.3	Cold Water Lake
Unlicensed Pits and Quarries		*7.2.2.3	Stream
Licensed Pits and Quarries			Waterbody

Data Sourced from the Ministry of Natural Resources

Figure 4: Schedule 'C' of the Official Plan

**Zoning By-law**

The subject lands are zoned "Rural" (RU). Single-detached dwellings are permitted in the RU zone. The minimum lot area requirement for lots located in the RU zone is 1 hectare, and each lot must have a minimum lot frontage of 50 meters. I am satisfied that minimum lot size and frontage requirements are met for the proposed severed lot and retained lot.

As per section 3.24.3 of the Zoning By-law, no building or leaching bed for a sewage system shall be located within 20 metres of the original, normal or controlled high water mark of any watercourse. Given that the retained lot is developed, there should be no issues with meeting the watercourse setback requirement as a result of the proposed severance.

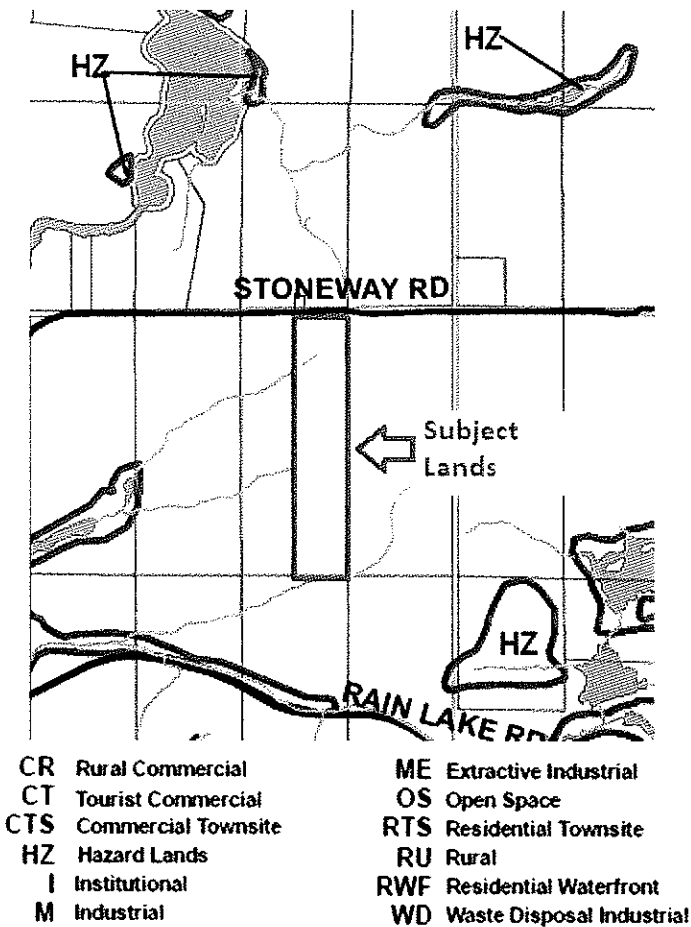


Figure 5: Schedule 'A' of the Town Zoning By-law

### Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) sets out land use planning standards that municipal decision-making must be consistent with.

Section 1.1.1 of the PPS states that Healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and by avoiding development and land use patterns which may cause environmental or public health and safety concerns; promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; promoting development and land use patterns that conserve biodiversity and prepare for the impacts of a changing climate. I am satisfied that the proposed consent will be cost-effective and avoid increasing costs to the Town.

Section 1.6.6.1 states that planning for sewage and water services shall promote water conservation and water use efficiency and shall integrate servicing and land use considerations at all stages of the planning process. Section 1.6.6.4 states where municipal

sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Section 1.6.6.6 states that planning authorities may only allow lot creation if there is confirmation of sufficient reserve sewage system capacity. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private individual on-site sewage services. In consideration of the lot area being proposed for the severed lot, there should be sufficient area to accommodate an on-site septic system.

### **Recommendations**

Having reviewed the Town's Official Plan and Zoning By-law as well as the Provincial Policy Statement, approval of this application is recommended subject to the following condition:

- The Town's Public Works Manager should confirm that a suitable location for a new entrance to the proposed severed lots can be properly constructed to municipal standards.

Respectfully submitted,



Brady McGlade, MSc (Plan), BES

**Report reviewed and supported by Glenn Tunnock, MCIP, RPP**



311 George St. N. Suite 200  
Peterborough, ON K9J 3H3

T 705.876.8340 | F 705.742.8343

www.ecovueconsulting.com

# Planning Report

**To:** Mayor and Council, Town of Kearney

**From:** Kent Randall & Frances Wilbur (EcoVue Consulting),  
Township Planning Consultants

**Subject:** Report on Statutory Public Meeting – Official Plan Amendment (White's Farm)

**Municipal  
File No.:** 2021-01-OPA-Townsite

**EcoVue  
File No.:** 21-2095-09

**Date:** August 25, 2021

---

## 1.0 Background

The Town initiated an amendment to the Town of Kearney Official Plan "Schedule 'B' Kearney Townsite – Land Use and Transportation". The amendment affects a 29.46-hectare property known as "Whites Farm", legally described as PCL 19227, SEC SS; Part 1, Plan 42R-5288, Except Plan M-475, located in Lot 35, Concession 10, Geographic Township of Perry, now located in the Town of Kearney, District of Parry Sound, and as shown on the attached **key map**.

The property is currently designated Rural and Flood Plain on "Schedule 'B' – Kearney Townsite Land Use and Transportation" to the Town of Kearney Official Plan (KOP). The purpose of this Official Plan Amendment (OPA), undertaken by the Corporation of the Town of Kearney, is to redesignate the Rural portion of the property as Townsite. This OPA applies only to portion of the property currently designated Rural; the lands designated as Flood Plain will not be affected by the schedule change.

A Statutory Public Meeting was held on July 29<sup>th</sup>, 2021 to gather public feedback on the proposed OPA. This report provides a summary of the comments received during that public meeting, and a recommendation related to an enclosed OPA.

## 2.0 Reasons for Amendment

The Townsite designation is outlined in "Part 2: Land Use Policies Section 2.0 Townsite" of the KOP. As noted in the Provincial Policy Statement (2020), and the KOP, the majority of growth within the municipality should be directed to settlement areas. Although the KOP identifies the subject lands within the Kearney Settlement Area, the property currently carries a Rural designation, which is generally intended to apply to lands in rural areas (outside of settlement areas).



The Townsite designation, conversely, is primarily intended to identify those lands in the settlement area where a mixture of land uses is, or are intended to be established. The designation identifies Kearney's existing built-up areas, as well as lands for future development. The Townsite designation permits a range of residential and commercial uses that serve the surrounding shoreline and rural areas.

Council for the Town of Kearney has identified this particular property – which is owned by the municipality – as a property with potential to accommodate future development. As such, redesignating the lands allows for future development to occur on the site without the need for future amendments to the Official Plan.

That said, it is important to note that no development is currently proposed as part of this OPA. The property is currently zoned Rural (RU) Zone in the Town of Kearney Zoning By-Law No 2002-28. Since the zoning will not be changed as part of this OPA, future development on the property (aside from those uses permitted in the RU Zone) will require a Zoning By-law Amendment to rezone the lands to a zone that permits uses that are conducive to a settlement area (e.g. the Residential Townsite (RTS) or Commercial Townsite (CTS) Zones). Furthermore, all commercial uses and residential uses over three (3) units on the property will be subject to Site Plan Control.

### 3.0 Public Comments

Comments on the proposal were received both before and during the Statutory Public Meeting. The following provides a summary of the comments received; responses have been provided to the comments.

Comment Received	Response
<p>More clarification on the difference between an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) is required. There is confusion as to what can be done through the OPA.</p>	<p>The application being brought forth is for an amendment to the Town of Kearney Official Plan (KOP) that redesignates the property. The KOP provides an overall framework for development and growth in the municipality.</p> <p>The <u>Townsite</u> designation in the KOP permits a range of residential and commercial uses. The OPA to redesignate the subject lands to <u>Townsite</u> will allow the Municipality to plan for future development on the property. As previously stated in this report, no development is being proposed at this time.</p> <p>On the other hand, a Zoning By-law regulates the use of the land on a site-level basis and is intended to implement the policies and designations of the KOP. The Town is not proposing to change the existing zoning on the</p>

	<p>property at this time. The property is currently zoned the Rural (RU) Zone. Aside from the uses permitted within the RU Zone, future development on the site would require a ZBA, which would be separate from the OPA being proposed. The ZBA process would require technical studies to support the proposed use, and notification to neighbouring landowners and a Statutory Public Meeting under the <i>Planning Act</i> would be required.</p>
<p>The Hazard Land designation should be protected.</p>	<p>The OPA being proposed will not change existing <u>Flood Plain</u> designation on the property.</p>
<p>There should be land protected for hiking etc.</p>	<p>This OPA does not plan for specific land uses on the site. Rather, it proposes a redesignation of the lands to provide the Town of Kearney the flexibility to plan for future growth on the site. The Town is proposing to continue to have a trail on the property, the location would be determined when further development is planned on the site. As noted above, future development of the site will require extensive public consultation.</p>
<p>Request to identify future use of the land.</p>	<p>This OPA will not permit any development on the site, per se. Future development would require a ZBA that must outline the specific development/uses being proposed on the property. Supplemental information, such as technical studies related to groundwater, the natural environment, stormwater, and traffic, may also be required.</p>
<p>Comments regarding notification of the proposal, it was felt that proper notification was not provided.</p>	<p>The Public Statutory Meeting was re-scheduled to ensure that proper notification for the meeting was provided.</p>
<p>A property owner requested first right of refusal if the property is going to be sold.</p>	<p>The sale of the land is not related to the OPA application.</p>
<p>The development could result in destruction of trout habitat.</p>	<p>As noted, any future development on the site will require additional studies. Any development would be required to adhere to federal, provincial and municipal standards and regulations as they relate to natural heritage features and wildlife habitat.</p>



<p>The proposal will not have a beneficial gain for the people of Kearney.</p>	<p>The OPA provides the Town of Kearney with the opportunity to plan for future growth in the primary settlement area of the Town. The OPA is being proposed to allow the Town the flexibility to plan for future growth to meet the overall goals that are set out in the Town of Kearney Official Plan.</p>
<p>There is a need for additional studies should development be proposed on the site.</p>	<p>As noted, development (aside from those uses currently permitted) on the site will require a ZBA, which will require additional studies, depending on the use being proposed.</p>

Based on the foregoing, it is our opinion that the above-comments are adequately addressed through the proposed amendment. These concerns, however, should be further considered when any future planning application for the site is brought forward.

#### 4.0 Proposed Official Plan Amendment

The proposed Official Plan Amendment (OPA) is enclosed with this report. The amendment redesignates those lands currently designated Rural to the Townsite designation, as shown on Schedule A to the By-law. There are no other site-specific policies to consider.

#### 5.0 Summary and Recommendation

The purpose of the Official Plan Amendment is to redesignate the property located at "White's Farm" from Rural to Townsite. This redesignation provides flexibility for future development on the property, which is located within the Town of Kearney's primary settlement area. No development is proposed at this time. The current area shown as Flood Plain will continue to be designated as Flood Plain and not subject to the OPA as presented.

Therefore, it is recommended that Council approve the enclosed Official Plan Amendment to redesignate portions of the property from Rural to Townsite.

Respectfully Submitted,



**ECOVUE CONSULTING SERVICES INC.**

A handwritten signature in black ink, appearing to read "J. Kent Randall", written over a horizontal line.

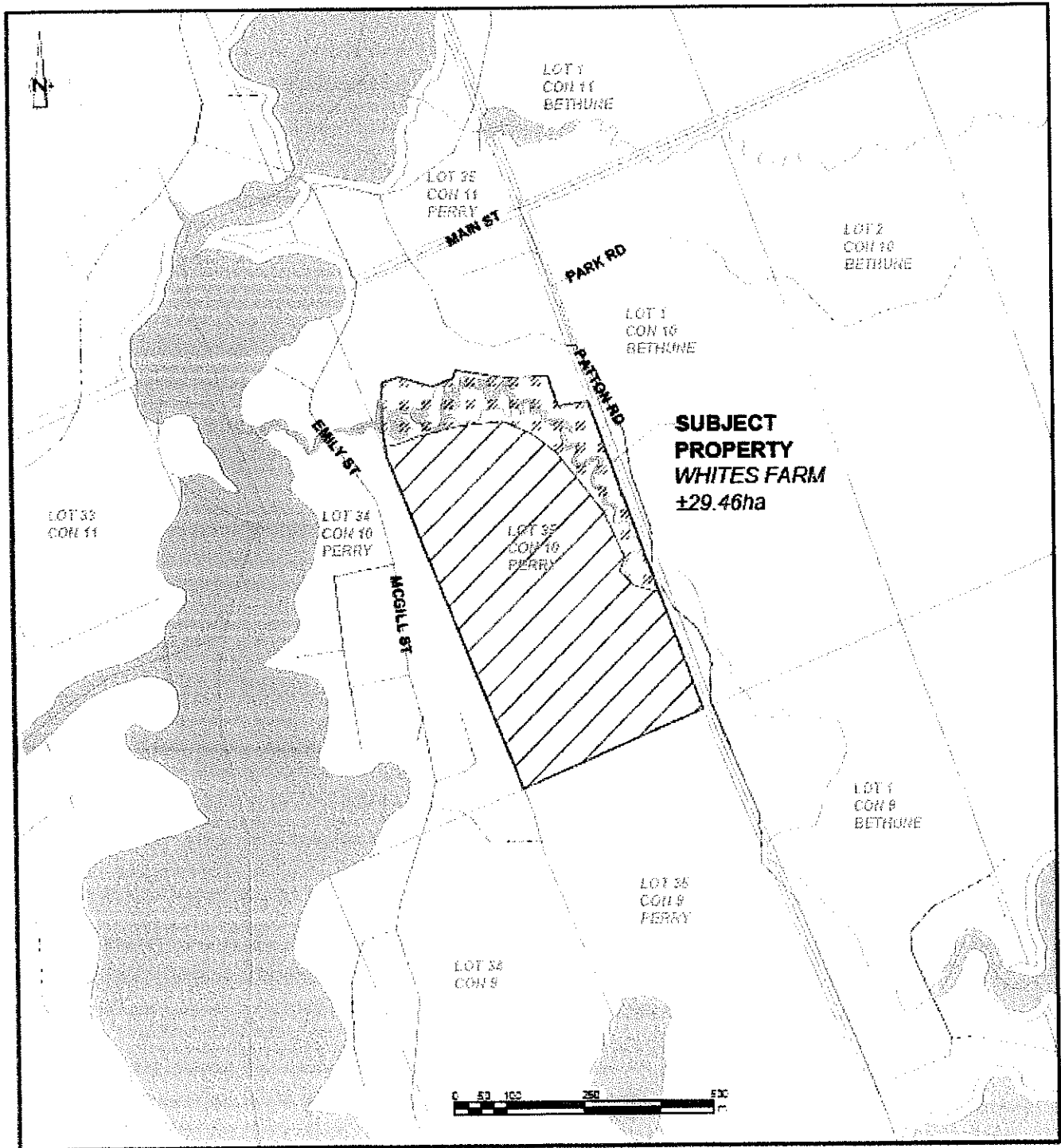
J. Kent Randall B.E.S. MCIP RPP  
Township Planning Consultant



A handwritten signature in black ink, appearing to read "Frances Wilbur", written over a horizontal line.

Frances Wilbur MES, MCIP RPP  
Township Planning Consultant

**Key Map**



**THE CORPORATION OF THE  
TOWN OF KEARNEY**

**OFFICIAL PLAN AMENDMENT NO. 1**

**Being an Official Plan Amendment passed pursuant to the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended.**

The Council of the Corporation of the Town of Kearney, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 1 to the Official Plan of the Town of Kearney, consisting of the attached explanatory text, is hereby adopted and approved.
  
2. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the *Planning Act*.
  
3. This Official Plan Amendment shall come into force and take effect on the day of final passing thereof.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Signed: \_\_\_\_\_

Mayor, Carol Ballantyne

CORPORATE SEAL OF  
MUNICIPALITY

Signed: \_\_\_\_\_

Clerk, Brenda Fraser

**AMENDMENT NO. 1  
TO THE TOWN OF KEARNEY OFFICIAL PLAN**

**PCL 19227, SEC SS; Part 1, Plan 42R-5288, Except Plan M-475, located in Lot 35,  
Concession 10, Geographic Township of Perry, now located in the Town of  
Kearney, District of Parry Sound ("White's Farm")**

**Prepared For:**

The Corporation of the  
Town of Kearney

**Prepared By:**

EcoVue Consulting Services Inc.  
Peterborough, Ontario

**August 25<sup>th</sup>, 2021**

**CERTIFICATE**  
**AMENDMENT NO. 1**  
**OFFICIAL PLAN OF THE**  
**TOWN OF KEARNEY**

The attached explanatory text, constituting Amendment No. 1 to the Official Plan of the Town of Kearney, was prepared by the Council of the Town of Kearney and was adopted and approved by the Council of the Town of Kearney by By-law No. 2021-01- in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, on the \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed: \_\_\_\_\_  
Mayor, Carol Ballantyne

CORPORATE SEAL OF  
MUNICIPALITY

Signed: \_\_\_\_\_  
Clerk, Brenda Fraser

**AMENDMENT NO. 1  
TO THE  
OFFICIAL PLAN OF THE  
TOWN OF KEARNEY**

**TABLE OF CONTENTS**

	PAGE
ADOPTION BY-LAW	
CERTIFICATE	
TABLE OF CONTENTS	1
INTRODUCTION	2
PART "A" -- THE PREAMBLE	3
1. Purpose of the Amendment	3
2. Basis of the Amendment	3
PART "B" -- THE AMENDMENT	4
1. Introductory Statement	4
2. Details of the Amendment	4
3. Implementation and Interpretation	4
4. Schedule "A" to Official Plan Amendment	5
PART "C" -- APPENDICES	
Notice of Public Meeting	
Report from Planning Consultant	
Minutes from Public Meeting	

**OFFICIAL PLAN AMENDMENT NO. 2021-01-OPA-Townsite**

**PART "A" – THE PREAMBLE** does not constitute part of this Amendment.

**PART "B" – THE AMENDMENT** consisting of the following text constitutes Amendment No. 1 to the Official Plan for the Town of Kearney.

**PART "C" – APPENDICES** which do not form part of this amendment.

The appendices contain copies of the following:

1. Notice of Public Meeting
2. Report from Planning Consultant
3. Minutes from Public Meeting

## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of the Official Plan Amendment (OPA) is to redesignate the property legally known as PCL 19227, SEC SS; Part 1, Plan 42R-5288, Except Plan M-475, located in Lot 35, Concession 10, Geographic Township of Perry, now located in the Town of Kearney, District of Parry Sound on Schedule 'B' "Kearney Townsite – Land Use and Transportation" from the Rural designation to Townsite designation.

### **BASIS**

The subject property is located within the Kearney Townsite, which is the Town of Kearney's primary settlement area. The proposed amendment will "pre-designate" the lands to a Townsite designation in order to permit future development.

Currently, the property is designated Rural, which does not appropriately reflect the overarching goals and objectives of the Townsite area, as noted in Section 2.0 of the Town of Kearney Official Plan (TKOP). In contrast, the Townsite designation allows for a mix of land uses that are appropriately located within a Settlement area. While this designation allows for future development that is in keeping with the policies of the Townsite designation, any proposed development will require future *Planning Act* applications such as a Zoning By-law Amendment or Site Plan Approval.

## **PART B – THE AMENDMENT**

### **1. INTRODUCTORY STATEMENT**

All of this Part of the document entitled Part B – The Amendment consisting of the following text constitutes Amendment No.1 to the Official Plan of the Town of Kearney.

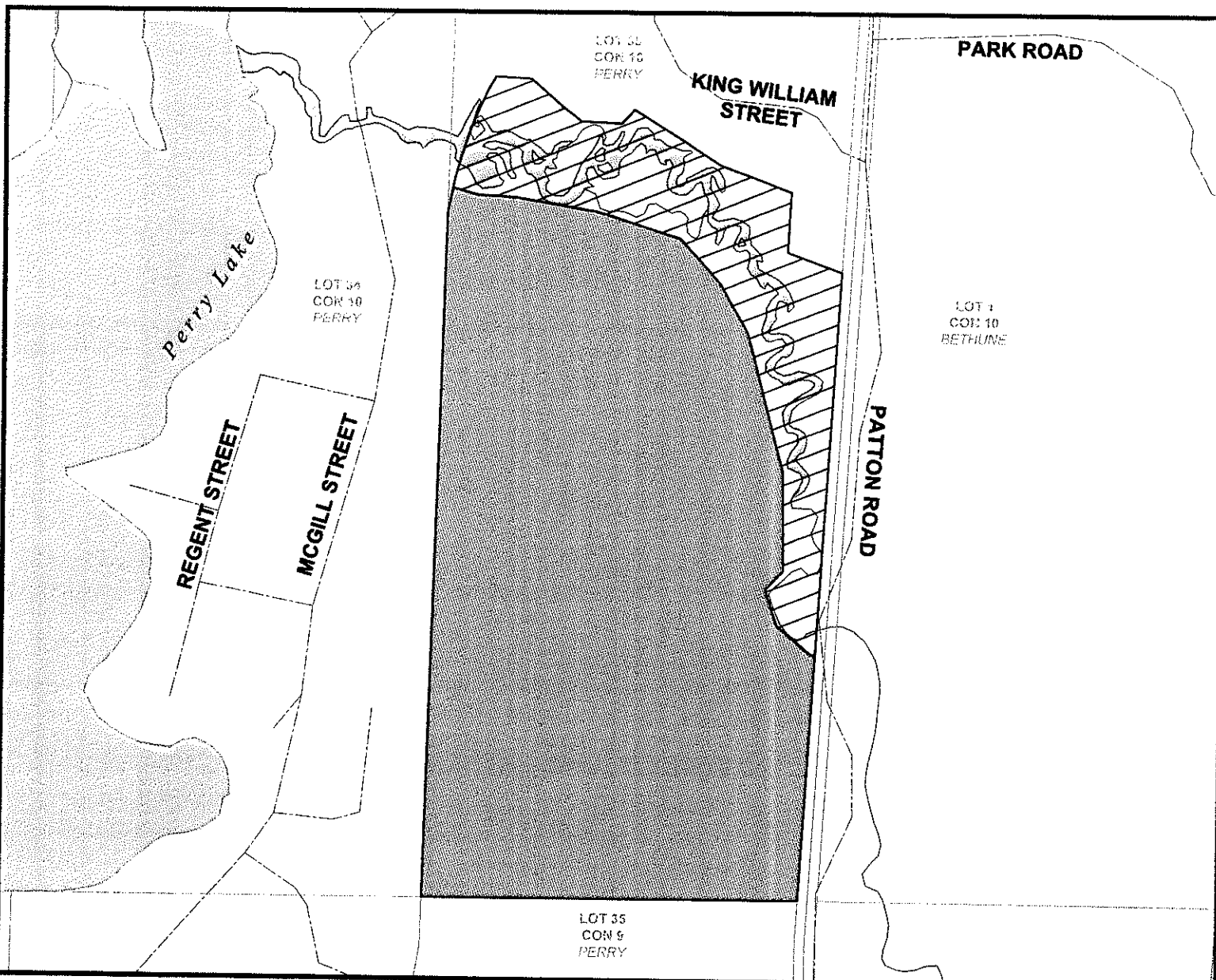
### **2. DETAILS OF THE AMENDMENT**

The Official Plan of the Town of Kearney is hereby amended as follows:

Schedule “B” - Kearney Townsite – Land Use and Transportation is amended to designate the property legally known as PCL 19227, SEC SS; Part 1, Plan 42R-5288, Except Plan M-475, located in Lot 35, Concession 10, Geographic Township of Perry, now located in the Town of Kearney, District of Parry Sound to the Townsite designation.

### **3. IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of Official Plan Amendment No.1 shall be in accordance with the respective policies of the Official Plan of the Town of Kearney.



= Lands to remain designated Flood Plain



= Lands to be redesignated from the Rural designation to the Townsite designation

SCALE: 1:5,000



**Subject Property:**  
PCL 19227, SEC 55; Part 1, Plan 42R-5288  
Except Plan M-475  
Lot 35, Concession 10, Geographic Township  
of Perry, now located in the Town of Kearney,  
District of Parry Sound



EcoVue Consulting Services Inc

311 George St. N., Suite 200  
Peterborough ON K9J 3H3  
Tel: 705-876-8340 Fax: 705-742-8343  
www.ecovueconsulting.com

## The Town of Kearney

Schedule "A" to Official Plan Amendment \_\_\_\_\_  
Passed this \_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor - Carole Ballantyne

\_\_\_\_\_  
Clerk - Brenda Fraser

**PART "C" – APPENDICES:**

1. Notice of Public Meeting
2. Report from Planning Consultant
3. Minutes from Public Meeting



Take Notice that the Town of Kearney is seeking to amend the Town of Kearney Official Plan, pursuant to Section 21 of the *Planning Act*. The Town of Kearney will hold a public meeting electronically, through the Town's website, at <https://townofkearney.ca> on July 29<sup>th</sup>, 2021 @ 7:00 p.m.

The Town is seeking an amendment to the Official Plan "Schedule 'B' Kearney Townsite – Land Use and Transportation". The amendment affects a 29.46-hectare property known as "Whites Farm", legally described as PCL 19227, SEC 55; Part 1, Plan 42R-5288, Except Plan M-475, located in Lot 35, Concession 10, Geographic Township of Perry, now located in the Town of Kearney, District of Parry Sound, and as shown on the attached key map. The purpose of the Official Plan Amendment is to re-designate the above-referenced property from Rural to Townsite on Schedule 'B' of the Official Plan to facilitate future development.

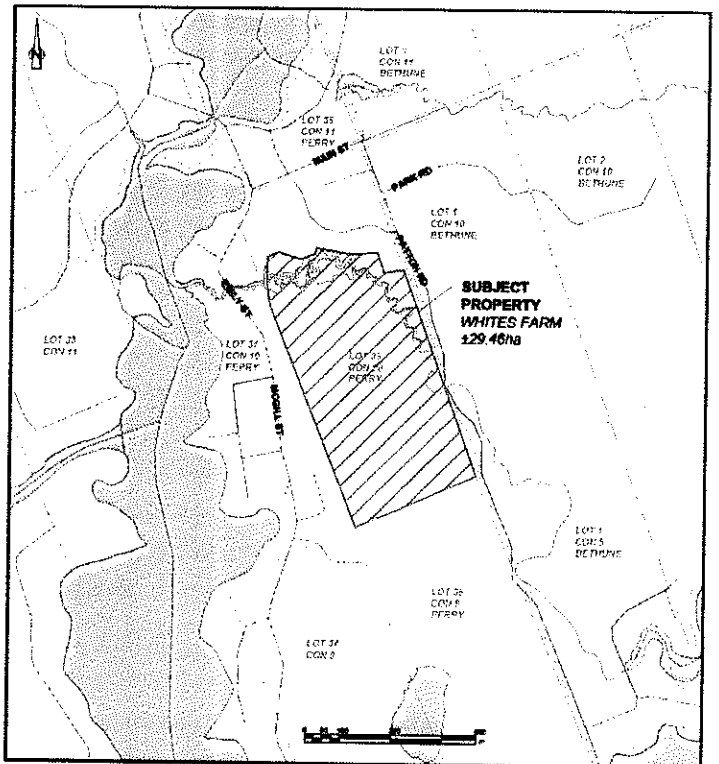
Information related to this Official Plan Amendment will be available on the Town of Kearney's website.

Any person may participate in the public meeting and/or make written or verbal representation in respect of the proposed Official Plan Amendment. At the meeting, presentations that would take longer than five minutes should be presented in written form and summarized verbally. All submissions will be considered.

If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Town of Kearney.

If a person or public body would otherwise have an ability to appeal the decision of Council of the Town of Kearney to the Ontario Land Tribunal ('OLT'), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Kearney before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Kearney before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of OLT, there are reasonable grounds to add the person or public body as a party.



For more information on this matter, including information about appeal rights, contact Brenda Fraser at the Town of Kearney:

8 Main Street, P.O. Box 38  
Kearney, ON P0A 1M0  
(705) 636-7752

[brenda.fraser@townofkearney.ca](mailto:brenda.fraser@townofkearney.ca)



# Planning Report

**To:** Mayor and Council, Town of Kearney

**From:** Kent Randall & Frances Wilbur (EcoVue Consulting), Township Planning Consultants

**Subject:** Statutory Public Meeting – Official Plan Amendment (White's Farm)

**Municipal File No.:** 2021-01-OPA-Townsite

**EcoVue File No.:** 21-2095-09

**Date:** July 27, 2021

---

## 1.0 Background

The Town has initiated an amendment to the Town of Kearney Official Plan “Schedule ‘B’ Kearney Townsite – Land Use and Transportation”. The amendment affects a 29.46-hectare property known as “Whites Farm”, legally described as PCL 19227, SEC SS; Part 1, Plan 42R-5288, Except Plan M-475, located in Lot 35, Concession 10, Geographic Township of Perry, now located in the Town of Kearney, District of Parry Sound, and as shown on the attached **key map**.

The property is currently designated Rural and Flood Plain on “Schedule ‘B’ – Kearney Townsite Land Use and Transportation” to the Town of Kearney Official Plan (KOP). The purpose of this Official Plan Amendment (OPA), undertaken by the Corporation of the Town of Kearney, is to redesignate the Rural portion of the property as Townsite. This OPA applies only to portion of the property currently designated Rural; the lands designated as Flood Plain will not be affected by the schedule change.

## 2.0 Reasons for Amendment

The Townsite designation is outlined in Part 2: Land Use Policies Section 2.0 Townsite of the KOP. As noted in the Provincial Policy Statement (2020), and the KOP, the majority of growth should be directed to settlement areas. Although the KOP identifies these lands within the Kearney Settlement Area, the property currently carries a Rural designation, which is intended to apply to lands in rural areas (outside of settlement areas).

The Townsite designation, conversely, is primarily intended to identify those lands in the settlement area where a mixture of land uses is, or are intended to be established. The designation identifies Kearney’s



existing built-up areas, as well as lands for future development. The Townsite designation permits a range of residential and commercial uses that serve the surrounding shoreline and rural areas.

Council for the Town of Kearney has identified this particular property – which is owned by the municipality – as a property with potential to accommodate future development. As such, redesignating the lands allows for future development to occur without the need for future OPAs.

That said, it is important to note that no development is proposed at this time. The property is currently zoned Rural (RU) Zone in the Town of Kearney Zoning By-Law No 2002-28. Since the zoning will not be changed as part of this OPA, future development on the property (aside from those uses permitted in the RU Zone) will require a Zoning By-law Amendment to rezone the lands to a zone that permits uses that are conducive to a settlement area (e.g. the Residential Townsite (RTS) or Commercial Townsite (CTS) Zones). Furthermore, all commercial uses and residential uses over three (3) units on the property will be subject to Site Plan Control.

### **3.0 Public Comments**

In addition to any comments received at the Statutory Public Meeting, the Town has received several public comments that have been provided as an attachment to this report. Comments will be summarized when the application is brought back to Council for the consideration of a decision.

### **4.0 Summary and Recommendation**

The purpose of the Official Plan Amendment is to redesignate the property located at "White's Farm" from Rural to Townsite. This redesignation provides flexibility for future development on the property, which is located within the Town of Kearney's primary settlement area. No development is proposed at this time. The current area shown as Flood Plain will continue to be designated as Flood Plain and not subject to the OPA as presented.

It is recommended that Council receive public comments during the Statutory Public Meeting and consider a draft Official Plan Amendment at a future Council meeting.



Respectfully Submitted,  
**ECOVUE CONSULTING SERVICES INC.**

A handwritten signature in black ink, appearing to read "J. Kent Randall", written over a horizontal line.

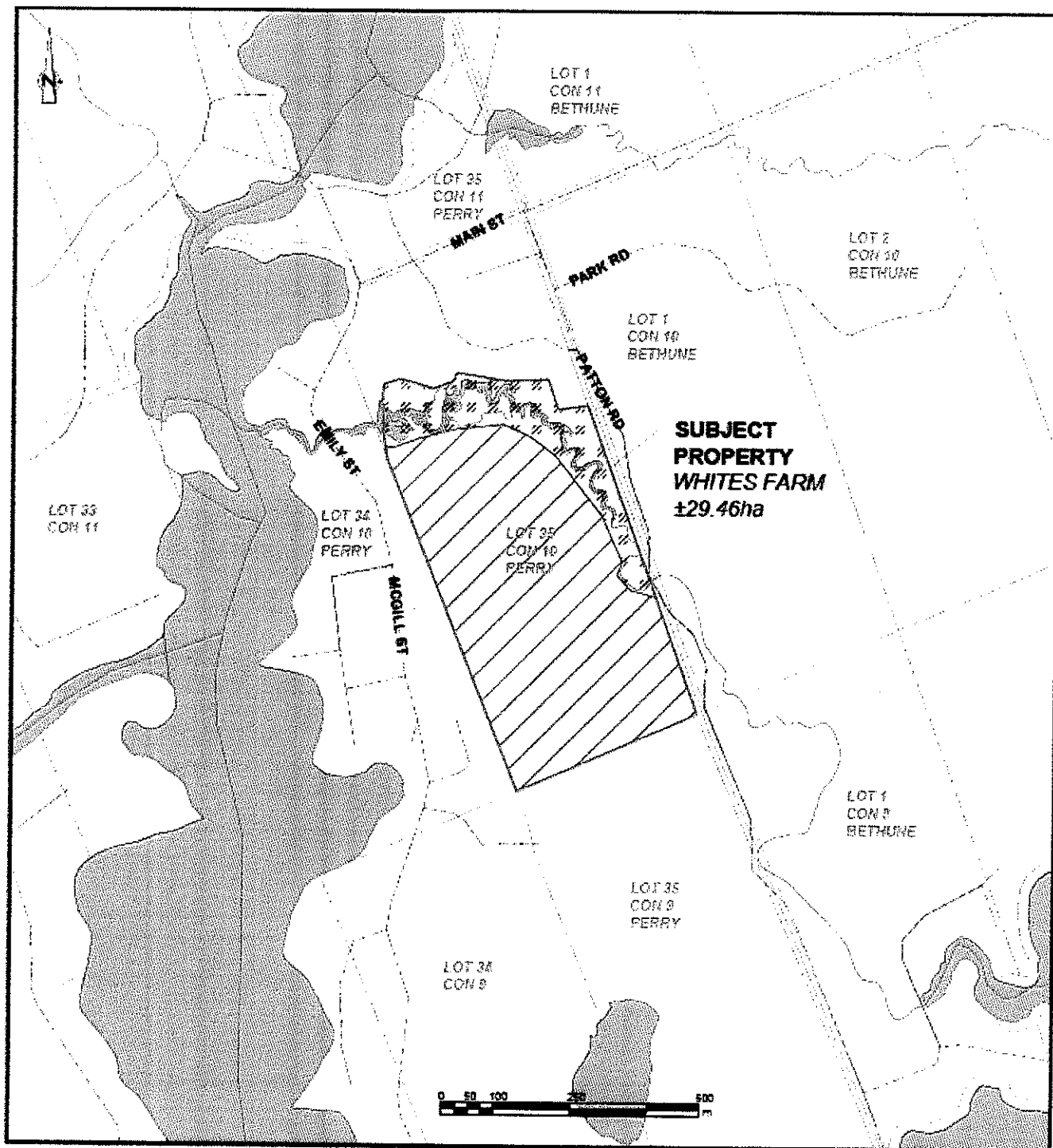
J. Kent Randall B.E.S. MCIP RPP  
Township Planning Consultant



A handwritten signature in black ink, appearing to read "FW", written over a horizontal line.

Frances Wilbur, MCIP RPP  
Township Planning Consultant

**Key Map**





## MINUTES

### SPECIAL VIRTUAL COUNCIL MEETING

Thursday, July 29<sup>th</sup>, 2021

**Council Members Present:** Mayor Carol Ballantyne  
Councillors: Cheryl Philip, Mike Rickward, Liz Stermsek and Paul Ziraldo

**Staff Present:** Brenda J. Fraser, CAO|Clerk|Treasurer  
Brian Horsman, CBO  
Cindy Filmore, Administrative Services Co-Ordinator

**Town Planners:** Kent Randall and Frances Wilbur

#### **Members of the public**

**1. Call the Meeting to Order**

**Res. No. 1/29/07/2021 Liz Stermsek, Mike Rickward**

**BE IT RESOLVED** that the Special Council meeting of the Corporation of the Town of Kearney on Thursday, July 29<sup>th</sup>, 2021 be declared open and called to order at 7:00 p.m. **CARRIED**

**2. Disclosure of Pecuniary Interest and the General Nature Thereof – None noted.**

**3. Business**

**3.1 Presentation by Town Planners Kent Randall and Frances Wilbur, EcoVue Consulting Services Inc. re:**

**3.1.1 Official Plan Amendment – Pt Lot 35, Concession 10, Perry Twp.**

Following introductions and an explanation of the reasons for this meeting, Town Planner Kent Randall began by reading the pre-requisite required to appeal a decision of Council, followed by a brief overview of the purpose of the proposed Official Plan Amendment for the property locally known as White's Farm. This Official Plan amendment initiated by the Town, applies only to the lands presently designated RURAL and is to redesignate Pt Lot 35, Concession 10 in Perry Twp. from Rural to Townsite with the purpose being to facilitate future development of these lands. The Floodplain will not be affected. Key points included were: the proposed uses will be typical of a settlement area; the land has the potential for development; any future development will require a Zoning By-law Amendment; the Zoning By-law Amendment process would require necessary public process and requisite studies; and, this application is only to redesignate the land in the Official Plan, to align with the settlement area. Council will not be making their decision tonight.

**3.1.2 Mayor Ballantyne opened the floor for Public Comments**

Comments included the following:

**Carol Adamthwaite**

- many people may not understand the difference between the role of the Official Plan and the role of the Zoning By-law which is creating a lot of the concern;
- property would be consistent with the intent of the settlement area;
- ensure the flood plane is protected and remains under the HAZARD LAND designation;
- important to maintain the existing hiking trails within the buffer zone for recreational opportunities.

**Jim Skelton**

- request to identify specific future use of this property;
- questioned why doing this now/what doing with the property. Kent Randall responded that the Town requested this amendment as Council saw an opportunity to redesignate the land for future development; that property such as this is typically not owned by the municipality; we are receiving comments and questions; Council will make their decision at a future Council meeting;
- request to reject this application at this point given that there are too many steps.

**Amanda White**

- noted points from letter sent June 23, 2021;
- adjacent property owners were not made aware of the amendment application
- comments about transparency and Town business practices;
- request if selling the property, for first right of refusal;
- information was lacking in the special notice creating confusion;
- huge difference is zoned residential versus commercial;
- Northern Heritage Grant funds spent on trails;
- request the land to be protected for future generations.

Karen Fraser

- technical difficulties resulting in no comments.

The Public Meeting for the Official Plan Amendment concluded at 7:23 p.m.

### 3.1.3 Comprehensive Zoning By-law – Update

Town Planner Frances Wilbur read the proceedings to appeal a decision of Council followed by providing background information and a brief summary of the most recent two provisions added to the Comprehensive Zoning By-law. S34(12) gives another opportunity to receive public comments. A decision will be made at a future public meeting.

### 3.1.4 Mayor Ballantyne opened the floor for Public Comments

Comments included the following:

Jen Dewar

- thank you to Council and Staff for their effort over the last two years. This update is a huge improvement over the first draft;
- the Schedule's have not been updated (confirmation given that notification will be posted when the Schedules (maps) are updated)
- submitted a written document with concerns regarding shoreline, dual designations and back lot properties. Frances Wilbur commented that they will be responding to all comments received tonight;

Carol Adamthwaite

- zoning of Islands – reasons to not zone RWF;
- reiterate setbacks for shoreline;
- provided written comments;
- overall densities regarding waterbodies;
- comments regarding backlots

Jim Skelton

- appreciate having a professional planner retained
- suggestion to take a step back and pause
- suggest a peer review as this is the people's policy.

Karen Fraser

- suggestion to consider proposal of creating specific, special zones for waterfront properties, subject to specific setbacks so property owners do not have to go through the Zoning By-law Amendment process when making changes;
- request to know who of Council is in attendance. Frances Wilbur confirmed that they have received written comments that will be considered in their update to Council.

Comments from Council included:

Councillor Mike Rickward

- concern regarding the setback changing from 20m to 30m. Kent Randall, Town Planner, noted that it is typical to see non-complying buildings and structures following document updates; this doesn't mean (people) can't reconstruct as long as they are not further encroaching; there is some flexibility built into the Zoning By-law;

Jen Dewar

- part of the problem is the 20m setback contradicts the Official Plan. Kent Randall noted that existing development at 20m would be legal, non-complying; the new draft By-law allows for reconstruction or expansion of existing structures; the 30m setback applies to new development.

Councillor Cheryl Philip

- concern every time an expansion over 20m setback, a Zoning By-law amendment would be needed. That's why looking for dual zoning. Clarification is needed for people at the 20m setback. Kent Randall responded that provisions are in place for future encroachments. As long as not further encroaching, a Zoning By-law Amendment is not needed.

Karen Fraser

- not only financial consideration – been her experience that the Council of the day did not correctly decide on some Zoning By-law Amendments/Minor Variances. There is the matter of expertise used to value the applications.

The Public Meeting for the update to the Town's Comprehensive Zoning By-law concluded at 7:56 p.m.

## 3.2 **Public Comments – Received after each presentation**

**3.3 Closed Session**

**Res. No. 3.3(a)-(b)/29/07/2021 Liz Stermsek, Mike Rickward**

**BE IT RESOLVED** that in accordance with Section 239, (1), (2), (3) and (3.1) of the Municipal Act, c. 25, S.O. 2001, as amended, the Council for the Corporation of the Town of Kearney will convene in Closed Session at 7:56 p.m. for discussion regarding:

- (a) *A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board*
- (b) *Labour relations or employee negotiations – CUPE* **CARRIED**

**Res. No. 13(c)/29/07/2021 Mike Rickward, Liz Stermsek**

**BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney reconvene in Open Session and report on matters discussed in Closed Session. Closed Session adjourned at 8:40 p.m. **CARRIED**

Mayor Ballantyne reported on matters discussed in Closed Session including the following Resolution.

**Res. No. 3.3/29/07/2021 Liz Stermsek, Paul Ziraldo**

**WHEREAS** the Negotiation Team for the CUPE 2019 – 2023 Collective Agreement has reached an agreement with the bargaining unit;

**AND WHEREAS** the Negotiation Team recommends complete acceptance of all of the terms of the Memorandum of Agreement for the renewal Collective Agreement;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney does hereby ratify the Memorandum of Agreement that will form the 2019-2023 Collective Agreement between the Corporation of the Town of Kearney and the Canadian Union of Public Employees and its Local 1813. **CARRIED**

**4. Adjournment**

**Res. No. 4/29/07/2021 Mike Rickward, Liz Stermsek**

**BE IT RESOLVED** that the Special Council Meeting of the Corporation of the Town of Kearney adjourn at 8:43 p.m. to meet again at 1:00 p.m. on August 6<sup>th</sup>, 2021 in the Council Chambers, Kearney Ontario. **CARRIED**

**THE CORPORATION OF THE  
TOWN OF KEARNEY**

\_\_\_\_\_  
Carol Ballantyne, Mayor

\_\_\_\_\_  
Brenda J. Fraser, Clerk

Date	Pick Up	Kearney	\$	Sand Lake	\$	Notes	
07-Aug		110	32	84	46	6G,10F,20C,10B	
08-Aug		98	25	79	82	12G,25F,45C	
09-Aug		96	6	67	50	50C	
10-Aug		120	16	93	30	30C	
13-Aug		181	22	109	88	8G,10F,70C	
14-Aug		184	20	89	90	10F,70C,10G	
15-Aug		146	4	102	90	50FR,30F,20C	
16-Aug		85	17	71	10	10C	
17-Aug		94	18	111	50	10F,40C	
20-Aug		184	32	113	87	12G,30F,45C	
21-Aug		121	36	69	46	6G,35C,5B	
22-Aug		124	10	95	46	6G,15F,25C	
23-Aug		114	6	86	50	50C	
24-Aug		127	10	122	53	50C,8G	
Totals			254		818		

Patron numbers remain high, recycling is constantly reaching maximum capacity. Some regular patrons are unwilling to deposit garbage into correct bins, despite being advised of the location. "COVID crankiness" is a "thing"

*Martin Filmore*

**THE CORPORATION OF THE TOWN OF KEARNEY**  
**STAFF REPORT**

TO: Mayor and Council  
FROM: Ross Gattozzi Operations Manager  
SUBJECT: Public Works ½ Ton Pickup RFP  
DATE: August 20, 2021

---

**WHEREAS** Town of Kearney sent out an RFP to Dealerships.

**And WHEREAS** The one RFP received was opened August 13<sup>th</sup> 2021 Attendance :Ross Gattozzi ,  
Cindy Filmore , Leslie Harvie .

**NOW THEREFORE BE IT RESOLVED THAT** the Council for the corporations of the Town of Kearney authorizes staff to accept Mac Lang's Chrysler Dodge RFP at the cost of \$45,517 +HST

**Background:** Town Staff had budgeted for a replacement pick up for Public Works.  
RFP was requesting: 2021 or 2022 ½ Ton Truck Extended Cab or Equivalent.

**OPTIONS:**

- Running Boards
- Back Rack
- Trailer Hitch
- Winter Tires on Steel Rims

During the date request I had quite a few dealers emailing that they could not supply a fleet truck as there are not available.

Respectfully submitted by: *Ross Gattozzi*





---

---

## REPORT TO COUNCIL

**TO:** Mayor and Council  
**FROM:** Brenda J. Fraser, CAO | Clerk | Treasurer  
**RE:** Use of Gymnasium for Federal Election – September 20, 2021  
**DATE:** August 27, 2021

---

**Recommendation:**

**WHEREAS** Elections Canada has requested the use of the Kearney Community Centre for the Federal Election on September 20, 2021;

**AND WHEREAS** our gymnasium is capable of being a segregated room to be used as a polling station for this election;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Corporation of the Town of Kearney authorizes the use of the Kearney Community Centre gymnasium for the upcoming Federal Election;

**AND FURTHER** Election Staff only, may access one of the washrooms adjacent to the gymnasium;

**AND FURTHER** all other areas of the Kearney Community Centre shall remain closed to the public.

**Background:**

- The Kearney Community Centre has long been a polling location for Federal, Provincial and Municipal Elections.
- Elections Canada has requested the use of the Community Centre for the upcoming Federal Election this September.

**Considerations:**

- The Kearney Community Centre building has been and remains, closed to the public as a result of COVID-19.
- Elections Canada is in agreement to use only the gymnasium for the polling station in the upcoming election given that there are two exterior doors allowing for ingress and egress. This would limit public use of our building to one room.
- Elections Staff would be given access to one of the washrooms adjacent to the Gym, reducing the impact on Town Staff for cleaning, monitoring, etc.
- The two exterior gymnasium doors are easily made accessible by means of portable ramps.
- Signage would be posted, directing voters from the parking lot, around the building to the voting access door.

Respectfully Submitted by:

*Brenda J. Fraser*



August 26, 2021

Town of Kearney  
P.O. Box 38  
8 Main Street  
Kearney, ON P0A 1M0

**Attn:** Brenda Fraser  
CAO/Clerk/Treasurer

**Re: Fee Proposal – Finalization of Schedules to Comprehensive Zoning By-law  
Town of Kearney  
EcoVue Reference 21-2095-01**

---

Dear Brenda,

We are pleased to provide you with the following fee proposal to complete mapping (schedules) associated with the Town of Kearney Comprehensive Zoning By-law Update. As you have noted, and as indicated in the information that you provided, much of the mapping has been completed by the previous consultant that was engaged to undertake the Zoning By-law Update. Notwithstanding, there are a number of edits and additions that must be made to the mapping prior to finalizing the schedules for approval. As such, the Town has requested that EcoVue provide a budget for completing the final schedules. As you are aware, EcoVue's design technicians have worked on a number of municipal mapping projects and are capable of providing assistance in this regard.

Based on our previous conversations and the information that was provided to us, we have determined the following tasks to be completed as part of this mapping exercise:

**1. Completion of Additional Mapping Edits – Estimated Cost: \$1,600.00**

This task involves making edits and adjustments to the schedules based on comments received by Council, staff, and the public. As you know, there have been a number of comments related to how zone categories should be applied to certain areas. Our technicians will make adjustments to those mapping categories based on staff's and EcoVue's assessment of the feedback received to date.

**2. Addition of Schedule Amendments – Estimated Cost: \$2,300.00**

EcoVue's technicians will change zoning on specific properties or sites based on Zoning By-law amendments that have not yet been included in the existing schedules. We will also undertake any administrative or housekeeping changes that have been noted from the existing or proposed schedules.

**3. Review of Overall Schedules – Estimated Cost: \$2,000.00**

We will also review the schedules for inconsistencies and errors and adjust symbology or formatting to ensure that the mapping is clear and readable. This task also includes organizing GIS mapping data so that it is easily navigable and accessible for future work.




**Budget**

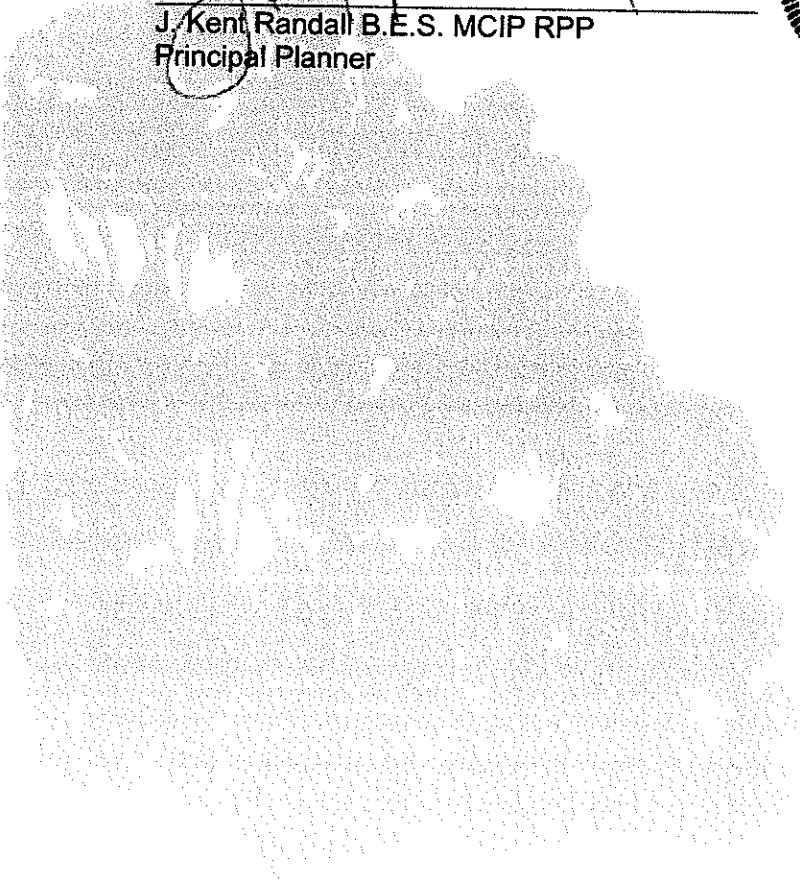
Our total budget estimate to complete this mapping exercise is **\$5,900.00 plus HST**. This budget is based on all available information that has been provided, as well as previous experience. Although the budget is subject to change based on adjustments in scope, such adjustments must first be authorized by the Town of Kearney.

We trust that this fulfills your submission requirements. Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

**ECOVUE CONSULTING SERVICES INC.**

  
\_\_\_\_\_  
J. Kent Randall B.E.S. MCIP RPP  
Principal Planner



Payment #	Date	Vendor Name	Reference	Payment Amount
<b>Bank Code: AP - GENERAL AP</b>				
Computer Cheques:				
30954	2021-08-26	DALE NOLAN	RETRO PAY	10.49
30955	2021-08-26	TIM HARRISON	RETRO PAY	22.97
30956	2021-08-26	DON WALLACE	RETRO PAY	19.02
30957	2021-08-26	A.J. Stone Co. Ltd.	Fire dept-foam & tool	1,200.73
30958	2021-08-26	ACI-Accelerated Connections	Aug/21 internet	375.58
30959	2021-08-26	Action First Aid Inc	1st Resp- Zoll AED defib	2,213.67
30960	2021-08-26	Aird & Berlis LLP	Legal fees-Cannabis site	1,305.15
30961	2021-08-26	Annex Pub. & Printing Inc	FD -officer trg book etc	311.92
30962	2021-08-26	APC Auto Parts Centres	Excavator V belt	13.96
30963	2021-08-26	Bell Canada	Aug/21 phone	714.57
30964	2021-08-26	Bowman Fuels Ltd.	P/W diesel fuel	2,611.86
30965	2021-08-26	Brandt	Grader filters	144.21
30966	2021-08-26	Brendar Environmental Inc	Aug 14/21 Haz Waste Day	12,351.98
30967	2021-08-26	Allan Bruce	2021 Employee expenses	321.99
30968	2021-08-26	Burk's Falls Building Ctr Ltd	B/ball bleachers material	1,897.84
30969	2021-08-26	Burk's Falls Home Hardware	FD door paint	110.72
30970	2021-08-26	Cupe Local 1813	Aug/21 CUPE Union dues	512.30
30971	2021-08-26	Caitlin Deevey	Kms June 30-July 26/21 BY-LAW ENFOR	534.59
30972	2021-08-26	Scott Dingman	KCC septic pumped P/W GARAGE	791.00
30973	2021-08-26	Dudley Installations Ltd	KCC LED sign install	1,582.00
30974	2021-08-26	Eastholme	Eastholme 3rd Q levy	30,814.25
30975	2021-08-26	Ecovue Consulting Services Inc	Planner fees	3,726.21
30976	2021-08-26	Fastenal Canada	McManus Beach chain etc	1,111.47
30977	2021-08-26	Fetterley's Gas & Convenience	vehicle fuel	1,268.83
30978	2021-08-26	Martin Filmore	Trans Stn Kms-M Filmore	153.12
30979	2021-08-26	Fire Marshal's Public Fire	FD-m/ship renew -July/22	100.00
30980	2021-08-26	Global Industrial Canada	Fire hall 4 bollards P/W 6 BOLLARDS	3,537.60
30981	2021-08-26	Hicks Morley	Legal fees	1,019.26
30982	2021-08-26	Huntsville Truck Repair	Tandem repairs P/W	4,055.91
30983	2021-08-26	Huronian Alarm & Fire Security	L/Park monitor & receiver	1,248.65
30984	2021-08-26	Hydro One Networks Inc.	Aug/21 hydro	1,730.00
30985	2021-08-26	Kearney/Perry Waste Management	Waste Mgmt 3 Q	21,767.74
30986	2021-08-26	LAS-Local Authority Services	new copier,cartridges BLOB DEPT	12,164.97
30987	2021-08-26	Aaron Lasby	2021 Employee allow exp	290.26
30988	2021-08-26	M&L Supply Fire & Safety	FD-2 Kore Cooler chairs BUNKER GEAR	3,651.39
30989	2021-08-26	Manulife Financial	Aug/21 Manulife	2,107.91
30990	2021-08-26	David McKean	Fire Dept-lunch Jul 21/21	110.46
30991	2021-08-26	McLellan Group Contracting	Roadside mowing	5,989.45
30992	2021-08-26	Andreas Meier	Refund for one 911 sign	50.85
30993	2021-08-26	Metroland Media	Ad-Canada Day	101.70
30994	2021-08-26	Min Of Fin-Ontario	June/21 OPP	26,747.00
30995	2021-08-26	Muskoka Auto Parts	Excavator V belt	39.62
30996	2021-08-26	North Bay/Parry Sound District	Health Unit Sept/21 levy	2,077.35
30997	2021-08-26	Olympic Printing	1000 Fire permits	288.15
30998	2021-08-26	OMERS	August/21 OMERS remittance	23,821.96
30999	2021-08-26	Leonard Peacock	Trans Stn signs	652.00

List of Accounts for Approval

Report Date  
2021-08-26 2:08 PM

As of 2021-08-26  
Batch: 2021-00038

Payment #	Date	Vendor Name	Reference	Payment Amount
31000	2021-08-26	John Purdy	Refund tax overpymt 2-7-0510	1,608.09
31001	2021-08-26	Rickwards Small Motors Inc	Fire Dept inventor	1,015.87
31002	2021-08-26	Voided by the print process	RBC	0.00
31003	2021-08-26	Royal Bank Visa	RBC Visa ALL DEPTS	3,360.11
31004	2021-08-26	Russell Christie LLP	Legal fees-bldg inquiry	136.11
31005	2021-08-26	Schaefer Paul	Supper-Dump practice	45.06
31006	2021-08-26	Smellies Copy & Print Shop	Final Tax bills-print etc	981.72
31007	2021-08-26	Jamie Smith	Kms Trans Stn	41.76
31008	2021-08-26	Spectrum Telecom Group Ltd.	FD-internet	315.78
31009	2021-08-26	Telequip Systems Limited	P/W Aug/21 airtime	169.50
31010	2021-08-26	Telizon Inc	Aug/21 phone long dist	6.47
31011	2021-08-26	Three Mile Truck	Temporary valve repair P/W VEHICLE	235.00
31012	2021-08-26	Tulloch Engineering Inc	Engin fees-Cashman Creek ECHO RIDGE	3,809.81
31013	2021-08-26	Vallen	FD-Air pak testing	1,218.95
31014	2021-08-26	Waste Connections of Canada	July/21 recycling	15,264.51
31015	2021-08-26	D.M. Wills Assoc.Ltd	July Landfill monitoring	449.18

Total for AP: 204,278.10

RETRO PAY 52.48

# 204,330.58

Moved by:

Seconded by:

Be it resolved that Council has received and have no objections to be noted for Cheque #30957 to Cheque #31015 in the amount of \$ 204,330.58.

Mayor

Clerk/CAO/Treasurer

## CHIEFS REPORT

August 26<sup>th</sup>, 2021.

### Training

Our training is ongoing following all COVID protocols. We have had a four water rescue practices, Maintenance nights, review SOG's and SOP's. we also had a performance standard training on pumping, tankers and hose stream. We are reviewing knots at every practice as well.

Firefighters are kept up to date on COVID19 protocols.

### Fire Prevention

We are keeping our Facebook page as current as possible. As well as answering public inquiries and advising of safety and smoke alarms while issuing fire permits.

### Equipment

The air compressor had its annual service and test. All air packs have been flow tested as well. We purchased the new generator and have it in service, along with a group purchase of cooling chairs. All other vehicles are in service.

We are still having our monthly Chiefs meetings and as required.

We have had two medical calls and one fire call and three auto aid fire calls.

Paint has been purchased and the town grass cutters painted the doors white, the Firefighters added a little Colour and painted red strips on the doors similar to the back of the fire trucks. New NO PARKING decals are purchased and will be installed shortly.

The Southeast Almaquin Fire Departments are holding an open house on the 20<sup>th</sup> anniversary of 911. All departments are doing their own events. We are planning a minute silence at 11 for the fallen firefighters of September 11<sup>th</sup>, then a

minute's silence for our Canadian Fallen Firefighters. Then we are having public education, static displays of equipment and gear, A BBQ, recruit drive and fund raiser event. Our main event is we are getting a stair climber from Snap Fitness to climb the 2200 steps of the world trade Centre in a relay fashion. We hope to live stream this on our Facebook page. Half of all money raised from all five departments will be donated to the Canadian Fallen Firefighters Association. This will be a touch free event; however, we will have extra hand sanitizer and wipes on hand. All firefighters for our and other departments are excited to be having an event with proper COVID protocols after a long year and a half of not being able to showcase our firehalls.

I have also been preparing the specifications for the new pumper/ tanker. These will be completed soon.

Our next NFPA practical test dates are October 3<sup>rd</sup> and October 30<sup>th</sup>.

The Officer promotional routine test has been written.

Our Officer practical date will be October 16<sup>th</sup>.

Our water system has been acting up, I inform Ross and Mike to keep it maintained.

I can be reached on my cell at 705 571 3761 or at the Firehall or via email.

Stay Safe

Sincerely;

A handwritten signature in black ink, appearing to read 'Paul Schaefer', written over a horizontal line.

Paul Schaefer

Fire Chief, Town of Kearney



KWEF  
Kearney Watershed Environmental Foundation

## Welcome to our July 2021 Newsletter

### Included in this issue:

- Living With Wildlife at the Cottage
- Shoreline Restoration
- Hazardous Waste Day - mark your calendar
- Updated Transfer Station Information - Garbage & Recycling

### Living with Wildlife at the Cottage



Enjoying wildlife at the cottage and avoiding problems with our wild inhabitants requires that you pay attention to Rule #1 - **Don't Feed The Wildlife!** Everyone likes to see wildlife around and the natural tendency is to leave them a snack so they will visit often. Being smart & resourceful they usually don't need a second invitation. Thanks to Disney and because many wild creatures are cute there is also a tendency to want to turn them into pets. Deer are favourite candidates but people do not realize that in feeding them and encouraging them to be around people you often have given them a death sentence either from a collision with a car on our busy neighbourhood roads or from a hunter in the fall.

People usually do not intentionally feed bears but when they are careless with their

garbage, feed corn to the deer or have summer bird feeders they can end up feeding bears. Once bears associate a particular area or humans as a source of free food it is almost impossible to break this association. Relocation and other techniques usually do not work and the animal eventually is shot to keep people from getting injured or killed. Because we live in bear country it is imperative that everyone learns how to co-exist with bears. To that end we have included a link (below) to a multipage brochure from MNRF about co-existing with bears that contains a lot of good advice to keep you, your family & pets and the bears safe. **Click or copy & paste the link below**

<https://drive.google.com/file/d/1L7MDVd0EL4OXC-wRTbZcj71KV8qCtcSI/view?usp=sharing>

Here are some additional tips and suggestions:

- Feed the birds in the winter by all means but stop as soon as the snow is gone. Birds are part of your insect control team and consume enormous quantities of bugs. If you make an exception for Hummingbirds then hang the feeders high so that a stepladder is required to re-fill. If you have bears in the area the hummer feeders should come down for everyone's safety.
- Garbage is a major attraction for bears. Keep it & recycled materials locked in a shed or garage or a metal bear proof container. Believe me - a wooden garbage bin with a heavy lid is NOT a bear proof container. Make frequent trips to the Dump. Clean garbage cans with Pinesol or similar cleaners to eliminate or mask odours.
- Feeding waterfowl causes all kinds of unintended problems. Word spreads and you soon have a flock waiting by the dock. Swimmers itch is caused by a parasite carried by ducks. A nice green lawn is goose heaven and they very soon consider it THEIR LAWN. Their feces will make the lawn unpleasant to use and are very rich in the nutrients that cause algae blooms and water plant growth.
- Gardners and wildlife are often in conflict because wildlife feel that Mother Nature not the gardner has provided all this wonderful food and it belongs to everyone and the gardner should willingly share the bounty. A gardners usual defence is to fortify the garden with fences including electric fences or spray the plants with something that the wildlife don't like. If you have ever tried to keep squirrels out of a bird feeder - you can appreciate the challenge. There are several books on the subject - "Deer Resistant Landscaping" and "Deer in My Garden" are a couple of examples. Check with your local garden centers for the latest repellants - two that come to mind are Plant Skydd and Bobbex that are available even at Canadian Tire. A number of the home remedies will work for a short period of time but you will need to keep changing the product as they become used to it. Some of the repellants wash off with each rain and need to be re-applied. Dealing with a beaver like the one in the picture above who is intent on removing all the deciduous trees on your waterfront can be challenging. Rather

than calling the local pest control company / exterminator, we have had good luck with chicken wire or hardware cloth wrapped around the base of the tree. It is almost invisible and seems to work well because our beaver has gone elsewhere for his midnight snacks. We also use small portable chicken wire cages to protect newly planted hosta from marauding rabbits. It seems that once the hosta has been around a while the rabbits lose interest.



If you enjoy seeing and being around wildlife you might consider what you can do to insure that we retain an environment like the wetlands pictured above near the White Farm Trail in Kearney where they can live and thrive as well.

We are fortunate in Almaguin that we still have lots of wildlife that can be seen in their own natural environment during a morning or evening walk or while paddling on our lakes or rivers. Lets try to preserve that.

### **The Benefits of Natural Shorelines & Tips for Restoration**

Ninety percent of the life on the lake is born, raised and fed in this “ribbon of life” on the shoreline of the lake. Natural shorelines transition from larger trees and shrubbery on dry land to shrubs and plants like water iris that are happy with "wet feet" and then into shallow areas where cattails, pickerelweed and various other reeds grow. In just slightly deeper water you will find plants like lily pads and underwater grasses. In a natural shoreline (as shown in the picture at right) Fallen trees are left to provide



habitat for insects, fish, reptiles and water birds and animals that live in and around the shoreline. .

Shorelines that have been cleared and altered eliminate this habitat and also allow erosion to occur which is very unhealthy for the lake and its inhabitants. The root systems of all the trees, shrubs and plants mentioned above stabilize the soil and prevent water runoff from washing the soil on the shore into the lake as well as filtering contaminants and nutrients before they reach the lake. The water plants and shrubs dampen the energy of natural wave action or boat wake and reduce shore erosion

**That is why the Town of Kearney has a Bylaw that requires that 75% of your shoreline remain in a natural state.** Lakes on the shield such as ours are particularly vulnerable because there is only a thin covering of porous soil over the bedrock.

### **To Protect Your Shoreline and Property Investment :**

- Maintain a buffer zone at least 3 metres wide on the shoreline
- Keep a pathway open to access the lake, but do not mow grass or fertilize near the lake, keeping any development 30 metres from the waterfront.
- Replant native species in areas that have been cleared. On slopes native shrubs and vines can be planted between rocks to stabilize the area from erosion. A link to suitable native plants is provided at the end of the article.
- Floating docks or pipe docks are the most fish friendly. Pressure treated materials and toxic finishes are not permitted. Check with MNR or Fisheries and Oceans Canada to see what is required before you do the work. Work done in or around the water must not result in the harmful alteration, disruption or destruction of fish habitat.

### **Tips on restoring damaged shorelines**

Shorelines that have been stabilized with rock "rip rap" or Gabion baskets can be modified & enhanced to include natural vegetation which will improve the appearance, extend the life of the retaining elements and make it more environmentally friendly..

Canada geese like short mowed grass that extends to the water's edge. In addition to erosion protection and the filtering benefits mentioned above, a vegetative buffer of tall plants that the geese cannot see through and that do not offer good sight lines for their protection against predators discourages them from visiting..

Loose rocks can be placed on gradual slopes to help stabilize the bank as will low rock walls or terraces stretching across the slope. The objective is to slow the flow of water down the slope. Combine biodegradable erosion control fabric with native plants, shrubs and mulch to help anchor the soil on the slope. If a path to the lake allows water to flow rapidly down the path acting almost like a drainage ditch - change the path so that it meanders a bit or introduce steps and landing areas to slow down the flow. Encouraging moss and other low plants to grow on the landing and steps increases resistance and helps slow the flow as well.

At the shoreline. Live pieces of willow, red osier dogwood or other native shrubs that thrive in a wet environment will help prevent further erosion once they become established. The root systems anchor all the soil, pebbles and small rocks and eventually the lower branches of the shrubs will be immersed in or almost touching the water. When waves rolling towards the shore hit all these small sturdy branches in the water the wave energy is almost totally dissipated before it strikes the land. It is quite remarkable how effective it is. If boat wake is the major cause of the damage try starting your planting just above the high water mark and allow them to spread down into the water. You can also wait until September when boat traffic has subsided to give the plants several months to become well established.

Click or copy & paste the link below to access a booklet on native plants

<https://drive.google.com/file/d/1BMHb4IJokp3Bhhbc6i1FspdPIBFNBdNw/view?usp=sharing>

Click or copy & paste the link for a copy of the **New Transfer Station Info on Garbage & Recycling** XXXXXXXXXXXXXXXXXXXX

**Mark your calendar - Kearney Hazardous Waste Day is Sat. Aug 14th**

**Water and pH** - coming next month an article on pH, lakewater and rain.