AGENDA

REGULAR COUNCIL MEETING
Council Chambers
Wednesday, March 16th, 2022 – 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 Karen Kostick-Canning.

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 – February 25th, 2022

(b) Receive Committee Minutes

(i) **Joint Waste Management Committee** – Draft Minutes, February 23, 2022; 2022 Proposed Budget

(ii) **Kearney Community Centre Building Advisory Committee** – *Draft* Minutes, March 7th, 2022

6. Committee Resolutions for Consideration - Nil

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

(a) Kent Randall, Planner re: New Comprehensive Zoning By-law (Cannabis provision and Mapping)

(b) Comments from the Public re: Comprehensive Zoning By-law

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

9. Unfinished Business - Nil

10. Reports and By-laws

(a) Building

(i) **Report and Resolution re**: Considerations for a Shared Services Agreement with the Township of McMurrich/Monteith

(b) Planning

(i) **Report and Resolution re**: Purchase of Shore Road Allowance

(ii) **Report and Resolution re**: Moore Consent

(c) Operations

(i) Transfer Station Report: Feb. 1 to March 15, 2022

(d) Administration

(i) **By-law No. 2022-xx re**: To authorize Voting by Mail for the 2022 Municipal Election and the entering into of an agreement to provide Vote by Mail services

(ii) **By-law No. 2022-xx re**: To enter into an Agreement with Central 1 Credit Union in respect of Payee accounts paid at Participating Financial Institutions

(iii) **By-law No. 2022-xx re**: To adopt a Community Safety and Well Being Plan

(iv) **By-law No. 2022-xx re**: Appointment of Weed Inspector

(v) **Resolution re**: Inclusion of Kearney / McMurrich Monteith in the physician-to-patient ratio within the Burk's Falls Family Health Team catchment area

(vi) **Resolution re**: Funding of Provincial Hospitals

(vii) **Resolution re:** Ontario Health Team

(viii) **Resolution re:** Northern Ontario School of Medicine capacity expansion

(e) Treasury

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

(f) Fire and Emergency Services

(i) **Report re**: Fire Chief, Fire Department Report for Regular Council Meeting on March 16, 2022

(g) Facilities and Buildings - Nil

(h) Council Presentations

(i) **Mayor Ballantyne, Discussion and Resolutions re**: Kearney representation on the Joint Waste Management Board; 2022 Regatta; update from Councillors regarding their committees

11. Correspondence

(a) Action Items

(i) **Town of South Bruce Peninsula re:** Municipal Accommodation Tax and Crown Campgrounds

(ii) Township of Perry re: Expansion of Northern Ontario School of Medicine

(b) Information Items

(i) **District of Parry Sound Social Services Administration Board re**: CAO Report – February 2022

12. Other Business – Nil

13. Closed Session

Council will enter into a Closed Session for discussion regarding:

(a) *litigation or potential litigation , including matters before administrative tribunals, affecting the municipality or local board*

(b) *Personal matters about an identifiable individual, including municipal or local board employees*

14. Business Arising from Closed Session

15. Confirming By-Law

By-Law 2022-xx being a By-law to confirm the proceedings of Council at its Regular Meeting held on March 16th, 2022.

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, February 25th, 2022
1:00 p.m.

Council Members Present: Mayor Carol Ballantyne
Councillors: Cheryl Philip (virtual); Liz Stermsek and Paul Ziraldo (virtual)

Regrets: Councillor Mike Rickward

Staff Present: Brenda J. Fraser, CAO|Clerk|Treasurer
Brian Horsman, Chief Building Official
Matt Clouthier, Deputy Chief Building Official
Paul Schaefer, Fire Chief (Virtual)
Caitlin Deevey, By-law Enforcement Officer (Virtual)

1. **Call the Meeting to Order**

Res. No. 1/25/02/2022 Liz Stermsek, Paul Ziraldo
BE IT RESOLVED that the Regular Council Meeting of the Corporation of the Town of Kearney on February 25th, 2022 be declared open and called to order at 1:00 p.m. **CARRIED**

2. **Approval of Agenda**

Res. No. 2/25/02/2022 Liz Stermsek, Cheryl Philip
BE IT RESOLVED that the Agenda of the Regular Council Meeting of the Corporation of the Town of Kearney on February 25th, 2022 be adopted as circulated. **CARRIED**

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

4. **Delegations/Presentations** - Nil

5. **Minutes**

(a) Adoption of Minutes

Res. No. 5(a)(i)/25/02/2022 Paul Ziraldo, Liz Stermsek
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 – February 4th, 2022 **CARRIED**

(b) Receive Committee Minutes

(i) Kearney Community Centre Building Advisory Committee – Minutes, January 12th, 2022; Draft Minutes, January 24th, 2022.

Res. No. 5(b)(i)/25/02/2022 Liz Stermsek, Paul Ziraldo
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 re: Minutes – February 7th, 2022 **CARRIED**

6. **Committee Resolutions for Consideration** - Nil

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

(i) **Report re:** Building Activity for 2021

Res. No. 10(a)(i)/25/02/2022 Cheryl Philip, Liz Stermsek
BE IT RESOLVED that the Council of the Corporation of the Town of Kearney acknowledges receipt of the Building Activity Report from DCBO Matthew Clouthier. **CARRIED**

(ii) **Report and Resolution re:** E-Permitting

Res. No. 10(a)(ii)/25/02/2022 Liz Stermsek, Paul Ziraldo

WHEREAS Local Authority Services (LAS) is the business services arm of the Association of Municipalities of Ontario (AMO) and is mandated to provide valuable programs and services to Ontario's municipalities and the broader public sector. On behalf of its partner organizations, LAS facilitates a competitive solicitation and contracting process based on the needs of municipalities;

AND WHEREAS LAS offers competitively-priced and sustainable business services to Ontario municipalities and the broader public sector;

AND WHEREAS the Municipal Property Assessment Corporation (MPAC) is an independent, not-for-profit corporation funded by all Ontario municipalities;

AND WHEREAS MPAC is responsible for ingesting building permit information in order to deliver timely new assessment to Ontario municipalities to support the generation of new tax revenue;

AND WHEREAS AMO/LAS and MPAC partnered to search for a single, digital, end to end electronic permitting (e-permitting) solution through LAS' RfP process;

AND WHEREAS AMO and MPAC are seeking expressions of interest to participate in a one-year pilot project with e-permitting provider 'Cloudpermit', to demonstrate the benefits of e-permitting in Ontario;

AND WHEREAS municipalities that are selected for the pilot project will benefit by receiving six (6) months of service with the municipality also responsible for six (6) months of costs for participating in the pilot project, using the Cloudpermit system;

AND WHEREAS the Town of Kearney is committed to digitizing processes to increase efficiencies of Kearney's administrative functions, including e-permitting;

NOW THERFORE BE IT RESOLVED that the Council of the Corporation of the Town of Kearney supports:

- continuing to support the requirements set in the Ontario Building Code Act to ensure adequate measures are in place to administer the Ontario Building Code;
  1) authorizing the Chief Building Official to proceed with involvement in the AMO/LAS/-MPAC pilot project, including the implementation of 'Cloudpermit' E-Permitting Software; and
  2) delivering a project commitment to AMO/LAS with funding dollars being committed to support this pilot project involvement.

CARRIED

(b) <u>Planning</u>

(i) **Report and Resolution re:** Echo Ridge Road deviations

Res. No. 10(b)(i)/25/02/2022 Paul Ziraldo, Liz Stermsek

WHEREAS Council has received a request from the property owner, to transfer to the Town, ownership of the portion of Echo Ridge Road that traverses his property;

AND WHEREAS there are costs associated with this request;

NOW THERFORE BE IT RESOLVED that the Council of the Corporation of the Town of Kearney directs as follows:

- ❑ Survey costs to be borne by:
  - ☐ Applicant
  - ☐ Council via our Engineer of Record
- ❑ Value of the land to be determined by:
  - ☐ By-law No. 2021-25 (Tariff of Fees)
  - ☐ Appraisal
- ❑ Legal fees to be borne by:
  - ☐ Applicant
  - ☐ Council

WITHDRAWN

(c) <u>Operations</u> - Nil

(d) <u>Administration</u>

(i) **By-law No. 2022-xx re:** To prohibit depositing snow and ice on highways within the Town

Res. No. 10(d)(i)/25/02/2022 Liz Stermsek, Cheryl Philip

By-law No. 2022-08, Being a By-law to Prohibit Deposit of Snow and Ice on Highways within the Corporation of the Town of Kearney, be read a first, second and third time and numbered 2022-08 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) **Resolution re**: Regular Council Meeting 2022 dates

Res. No. 10(d)(ii)/25/02/2022 Liz Stermsek, Cheryl Philip

WHEREAS Section 238 (2) of the Municipal Act, S.O. 2001, as amended, states that "Every council and local board shall pass a Procedure By-law for governing the calling, place and proceedings of meetings";

AND WHEREAS Section 5.2.1 of By-law No 2022-03, the Procedure By-law for the Town of Kearney, states "Regular Meetings of Council shall be held in the Council Chambers, at 8 Main Street, Kearney, every three weeks on Wednesdays;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Town of Kearney hereby gives notice that the Regular Council Meetings shall be held on the following dates in 2022:

March 16; April 6; April 27; May 18; June 8; June 29; July 20; August 10; August 31; September 21; October 12; November 2; November 23; and, December 14. **CARRIED**

(e) Treasury

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

Res. No. 10(e)(i)/25/02/2022 Paul Ziraldo, Liz Stermsek

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 #31452 to #31502 in the total amount of $271,376.88. **CARRIED**

(f) Fire and Emergency Services

(i) **Report re**: Fire Chief, Fire Department Report for Regular Council Meeting on February 25, 2022 – **Report only.**

(g) Facilities and Buildings - Nil

(h) Council Presentations

(i) **Mayor Ballantyne, discussion re**: Public Access to Municipal Buildings

Res. No. 10(h)(i)/25/02/2022 Liz Stermsek, Cheryl Philip

WHEREAS on February 17, 2022, the Provincial Government accelerated their approach to reopening the economy of Ontario;

AND WHEREAS capacity limits are being removed where proof of vaccination is required and people can maintain two metres of physical distancing;

AND WHEREAS use of masks will be optional;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Town of Kearney determines that, effective March 1, 2022, the Kearney Community Centre, Municipal Offices and Library will open to the public. **CARRIED**

11. Correspondence

(a) Action Items

(i) **Village of Burk's Falls re:** 2020 Contribution towards AHHC2020 Deficit

Res. No. 11(a)(i)(a)/25/02/2022 Paul Ziraldo, Liz Stermsek

WHEREAS Council has received an Invoice in the amount of $3,300.00 from the Village of Burk's Falls, for a 2022 contribution towards the 2020 AHHC deficit;

AND WHEREAS in 2020, Council resolved that they would determine on an annual basis, if they would contribute additional funds;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Town of Kearney determines that they will support the 2022 invoice in the amount of $3,300.00. **CARRIED**

Res. No. 11(a)(i)(b)/25/02/2022 Liz Stermsek, Cheryl Philip

WHEREAS Council has received an Invoice in the amount of $500.00 from the Village of Burk's Falls, for 2023 Ontario Telemedicine Services;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Town of Kearney authorizes the payment of this Invoice for the OTN Contribution. **CARRIED**

(ii) **Township of Perth South re:** 'Catch and Release' Justice

Res. No. 11(a)(ii)/25/02/2022 Paul Ziraldo, Liz Stermsek

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney supports the City of Sarnia's correspondence sent to the Federal and Provincial governments, requesting meaningful improvements to the current state of "catch and release" justice in the Ontario legal system. **CARRIED**

(b) Information Items

(i) **Almaguin Highlands Health Centre re**: Draft Minutes – February 4, 2022

12. Other Business – Nil

13. Closed Session

Res. No. 13(a)/25/02/2022 Liz Stermsek, Cheryl Philip

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 1:43 p.m. for discussion regarding:

(a) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

CARRIED

Res. No. 13(b)/25/02/2022 Paul Ziraldo, 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 2:10 p.m.

CARRIED

14. Business Arising from Closed Session

Mayor Ballantyne reported on matters discussed in Closed Session.

15. Confirming By-Law

Res. No. 15/25/02/2022 Paul Ziraldo, Liz Stermsek

By-law No. 2022-09, Being a By-law to confirm the proceedings of Council at its Regular Meeting held on February 25th, 2022, be read a first, second and third time and numbered 2022-09 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. 16/25/02/2022 Cheryl Philip, Liz Stermsek

BE IT RESOLVED that the Regular Council Meeting of the Corporation of the Town of Kearney adjourn at 2:12 p.m. to meet again at 1:00 p.m. on Wednesday, March 16, 2022, in the Council Chambers, Kearney, Ontario.

CARRIED

THE CORPORATION OF THE
TOWN OF KEARNEY

_____

Carol Ballantyne, Mayor

_____

Brenda J. Fraser, Clerk

JOINT WASTE MANAGEMENT COMMITTEE
MINUTES
Wednesday February 23, 2022
Electronic Meeting Hosted at
Perry Township Office

Attendance
Board Members: Gina Newhall, Paul Sowrey, Liz Stermsek, Jim Cushman

Regrets: Art Murdy, Cheryl Philip

Staff: Kim Seguin, Secretary-Treasurer

The meeting was called to order at 6:01pm by the Chairperson.

Pecuniary Interest: None were declared

The minutes of the October 27, 2021 meeting were reviewed, and it was;
Moved by: Liz Stermsek
Seconded by: Gina Newhall
Resolution 2022-001
Be it Resolved that the minutes of the October 27, 2021 meeting of the committee be approved as circulated.

Carried

Business Arising from the Minutes: N/A

The Bank Reconciliations for October, November, December 2021 and January 2022 for Kawartha Credit Union and Scotiabank accounts were reviewed, it was;
Moved by: Paul Sowrey
Seconded by: Liz Stermsek
Resolution 2022-002
Be it Resolved that the Kearney Perry Joint Waste Management Committee have received and reviewed the bank reconcillations for October, November, December 2021 and January 2022 for the Scotiabank and Kawartha Credit Union accounts.

Carried

The accounts payable list was presented for approval, it was;
Moved by: Jim Cushman
Seconded by: Paul Sowrey
Resolution 2022-003
Be it Resolved that the Accounts Payable reports as of February 14, 2022 in the amount of $56,324.20 be approved. **Carried**

DRAFT

The Financial Report 2021 year to date as of December 31, 2021 was reviewed, it was
Moved by: Gina Newhall
Seconded by: Paul Sowrey
Resolution 2022-004
Be it Resolved that the Kearney Perry Joint Waste Management Committee accept the 2021 Year to Date report as of December 31, 2021 as presented.

Carried

New Business
The 2022 draft Budget was reviewed, it was
Moved by: Paul Sowrey
Seconded by: Liz Stermsek
Resolution 2022-005
Be it Resolved that the Joint Waste Committee recommend the 2022 Proposed Budget for a total amount of $187,820.00 to the Township of Perry and the Town of Kearney for approval.

Carried

The Financial Report 2022 year to date as of February 14, 2022 was reviewed, it was
Moved by: Jim Cushman
Seconded by: Paul Sowrey
Resolution 2022-006
Be it Resolved that the Kearney Perry Joint Waste Management Committee accept the 2022 Year to Date report as of February 14, 2022 as presented.

Carried

The secretary provided an update that the Draft 2020 monitoring report will be provided to the committee for review as soon as it is received.

Being that there was no further business, it was;
Moved by: Liz Stermsek
Seconded by: Jim Cushman
Resolution 2022-007
Be it resolved that the Kearney Perry Joint Waste Management Committee does hereby adjourn at 6:16 pm until the next regular meeting or at the call of the Chair.

Carried

Gina Newhall Chairperson Kim Seguin Recording Secretary

These minutes are not official until reviewed and passed by the Committee.

DRAFT

Kearney Perry Joint Waste Management Committee
2022 Proposed Budget

	Budget 2021	Year to Date 2021	Budget 2022
REVENUE			
Kearney	$ 87,070.93	$ 87,070.93	$ 80,424.23
Perry	$ 110,316.17	$ 110,316.17	$ 101,572.13
Transfer from Reserve	$ -		$ -
Prior year surplus	$ (14,012.31)	$ -	$ 3,423.64
Miscl Revenue			
Bank Interest	$ 1,200.00	$ 3,142.81	$ 2,400.00
Total	**$ 184,574.79**	**$ 200,529.91**	**$ 187,820.00**
EXPENDITURES			
Advertising	$ 200.00	$ 178.08	$ 200.00
Audit	$ 3,260.00	$ 3,154.56	$ 3,400.00
Engineering	$ 15,294.79	$ 14,138.44	$ 16,000.00
Fuel	$ 1,800.00	$ 2,901.48	$ 3,500.00
Service Charges	$ 20.00	$ -	$ 20.00
Site/Misc.	$ 1,000.00	$ 1,127.50	$ 1,200.00
Site - Sand cover material	$ 16,000.00	$ 16,060.41	$ 16,000.00
Legal	$ -		$ -
Packer Repairs	$ 4,000.00	$ 1,472.76	$ 4,000.00
Contract Cost Per year	$ 130,000.00	$ 131,441.47	$ 130,000.00
Backhoe Rental	$ 13,000.00	$ 12,619.26	$ 13,500.00
Capital - wells	$ -		$ -
To Reserves - Equipment	$ -	$ -	$ -
To Reserves - Closure	$ -	$ -	$ -
Total	**$ 184,574.79**	**$ 183,093.96**	**$ 187,820.00**
Current Year Surplus/(Deficit)	$ -	$ 17,435.95	$ -
Prior Year Net Surplus/(Deficit)		$ (14,012.31)	
Net Surplus (Deficit) End of Period	**$ -**	**$ 3,423.64**	**$ -**

As at December 31/2021	
Equipment Reserve *	122,410.99
Monitoring Well Reserve	10,000.00
Closure Reserve **	308,125.63
2022 Budgeted Reserve transfer	-
	440,536.62

2022 ASSESSMENT		
Kearney	394,303,509	44.19%
Perry	497,987,300	55.81%
Total	892,290,809	100.00%

2022 LEVY	
Kearney	**$ 80,424.23**
Perry	**$ 101,572.13**
Total	**$ 181,996.36**

Kearney Community Centre Building Advisory Committee

MINUTES

Monday, March 7th, 2022

10:00 a.m.

REMOTE ACCESS

In Attendance: Brian Horsman; Matt Clouthier; Cathy Hare; Mayor Carol Ballantyne; John Smeets and Brenda Fraser

Regrets: Timothy Brown, Mike Rickward and Ross Gattozzi

1. Call to Order

   Resolution No. 1/07/03/2022

   Moved by: Brian Horsman **Seconded by:** Brenda Fraser

   BE IT RESOLVED that the Meeting of the Kearney Community Centre Building Advisory Committee on Monday, March 7th, 2022 be called to Order at 10:02 a.m. **Carried**

2. Agenda

   Resolution No. 2/07/03/2022

   Moved by: Brian Horsman **Seconded by:** Brenda Fraser

   BE IT RESOLVED that the Agenda of the Kearney Community Centre Building Advisory Committee on Monday, March 7, 2022 be adopted as circulated. **Carried**

3. Declaration of Pecuniary Interest – None noted

4. Delegations

   4.1 **Ruth Elder and Mitchell Martyn, Larocque Elder Architects re**: Renovations and Alteration in the KCC

   Ruth and Mitchell provided the Committee with a detailed presentation of the KCC kitchen and gymnasium renovations with the aid of the most recent architectural drawings.

5. Minutes

   Resolution No. 5/07/03/2022

   Moved by: Cathy Hare **Seconded by:** Brian Horsman

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

   - Monday, February 7th, 2022 **Carried**

6. Business

   6.1 Committee members decided to defer discussion regarding a phased approach for next steps.

6.2 As requested by Ruth Elder, a walk through of the renovation area to be scheduled with representatives of the user groups, to note which equipment will be kept for reuse, disposed of, or sold/tendered.

7. Correspondence - None

8. Discussion re: Next Meeting date/time

9. Adjourn

Resolution No. 9/07/03/2022

Moved by: Cathy Hare **Seconded by**: Brian Horsman

BE IT RESOLVED that the Kearney Community Centre Building Advisory Committee adjourns at 11:54 a.m. to meet again at the call of the Chair. **Carried**

Planning Report

To: Mayor and Council, Town of Kearney

Subject: New Comprehensive Zoning By-law (Cannabis provisions and Mapping)

Municipal File No.: N/A

EcoVue File No.: 21-2095-13

Date: March 9, 2022

1.0 Introduction

The following is an outline of the changes that have been made to the Draft Comprehensive Zoning By-law. The primary changes include the addition of provisions and regulations related to the production and processing of cannabis, and mapping updates and verification.

A final statutory public meeting is being held to review these changes and solicit public input.

2.0 Background

On December 10, 2021, Council for the Town of Kearney provided a first reading of the new Town of Kearney Comprehensive Zoning By-law that will replace the Zoning By-law 2002-28. At that time, the draft text was complete, but there were several outstanding issues related to the mapping that required attention prior to final approval. As such, staff recommended that the second and third readings of the new Zoning By-law would not take place until such time that the mapping issues were resolved.

The primary mapping issues were as follows:

1. A number of lands were "rezoned" during the Update process several years ago (e.g. changing zoning on a property from Rural (RU) to Rural Residential (RR)). Although these changes had carried over from previous drafts, the planning merits of the changes had not been verified.
2. A number of exception zones had not been captured.
3. Several placenames and labels based on Land Information Ontario (LIO) were incorrect.

In addition to the mapping changes, Council directed staff on February 4, 2022 to include additional text in the new Zoning By-law related to Cannabis Production and Processing (CPP). This decision was based on recommendations provided in a report from the undersigned that outlined various "loopholes" in the current and draft Zoning By-laws that allowed for the establishment of CPPs in various zones "as of right". Therefore, the draft Comprehensive Zoning By-law has been edited to include CPP-related language and provisions that are discussed below.

Given the scale of the above-noted changes proposed to the Comprehensive Zoning By-law, the Town must host an additional Statutory Public Meeting under Section 34 of the *Planning Act* to ensure that the public is aware of the changes, and to receive comments related to same.

3.0 Proposed Changes to Comprehensive Zoning By-law

3.1 Cannabis Provisions

As noted in our previous report to Council, a number of zones permitted cannabis production and processing (CPP) by "default". Out of the fifteen zones in the municipality, CPP is indirectly permitted in eight zones including the Residential Townsite (RTS), Residential Waterfront (RWF), Rural Residential (RR), Rural (RU), Rural Commercial (CR), Industrial (M), Mineral Aggregate (MA) and Hazard Lands (HZ) Zones. CPP is currently permitted in these zones due to the definitions (or lack of definition) associated with several permitted land uses including "home occupation", "home industry", "agricultural use", "farm", "commercial nursery or greenhouse", "warehouse", "light industrial use", etc.

Furthermore, the Town does not have any standards or regulations related to the establishment of new CPP facilities. Based on the potential for conflict between CPP and sensitive land uses, it is important that the Town's Zoning By-law provides appropriate controls for CPP.

As such, the following changes have been made to the draft Comprehensive Zoning By-law:

- Definitions for "Cannabis", "Cannabis Production and Processing", "Air Treatment Control", and "Sensitive Land Use" have been added to Section 5.
- The definitions for "Agricultural Use". "Farm", "Home Industry", "Home Occupation", "Nursery or greenhouse, commercial", and "Warehouse" have all been amended to exclude "Cannabis Production and Processing".
- "Cannabis Production and Processing" has been included as a permitted use in the Rural (RU), Rural Commercial (RC), Industrial (I), and Hazard (HZ) Zones subject to CPP specific provisions. In the HZ Zones, only outdoor CPP (excluding buildings) would be permitted, similar to the agricultural uses that are currently permitted in this zone.
- A new section titled "Cannabis Production and Processing" has been added to the General Provisions (Section 3.5), which provides a number of requirements for any new CPP facility or operation in any zone. The General Provisions are as follows:
    - Required minimum setback of 70 metres from any Residential, Institutional or Open Space Zone for any CPP **with air treatment control** located in the Industrial (I), Rural Commercial (RC) zone, or Hazard (HZ) Zones.
    - Required minimum setback of 150 metres from any Residential, Institutional or Open Space Zone for any CPP **with air treatment control** located in the Rural (RU) Zone.
    - Required minimum setback of 150 metres from any sensitive land use located on a separate lot (e.g., school daycare, park, crisis centre, etc.) for any CPP **with air treatment control** located in the Industrial (I), Rural (RU), Rural Commercial (RC), or Hazard (HZ) Zones.

- Required minimum setback of 300 metres from any sensitive land use located on a separate lot (e.g., school daycare, park, crisis centre, etc.) for any CPP that **is not equipped with air treatment control** located in the Rural (RU), Rural Commercial (RC), Industrial (I), and Hazard (HZ) Zones.
- Buildings used for security purposes are permitted within the required front yard setback.
- Outdoor storage is prohibited on properties where CPP is permitted.
- All new CPP operations are subject to Site Plan Control.

An excerpt of the added and edited text from the new Draft Comprehensive Zoning By-law is included with this report as **Appendix A.**

3.2 Schedule Changes

It was noted in late 2021 that there were several issues associated with the draft Schedules to the Comprehensive Zoning By-law. Town staff and EcoVue have been working to resolve these issues in order to ensure that the final mapping is comprehensive and accurate.

Zone Category Changes

As noted above, there were a number of changes to zone categories throughout the Town within the past four years of the Zoning By-law Update process. Typically, the Zoning By-law Update process does not include changing the zoning on a property-by-property basis for the following reasons:

1. Rezoning a property to a different zone category should be based on planning and/or technical merits. For example, if a property is to be rezoned from a residential category to a commercial category, the Town should be provided with planning and technical justification, in the form of reports/studies (e.g. traffic impact, site servicing, etc.). The same standards that apply to privately-initiated Zoning By-law amendments should also be applied to rezoning as part of the Zoning By-law Update process
2. It can be difficult to verify existing land uses on individual properties. As such, there is a risk that rezoning a property to recognize an assumed existing use might inadvertently create a non-conforming situation.

There are, however, exceptions to this approach. In some cases, it is necessary to the change a zone sub-category (e.g. Rural Residential to Waterfront Residential) on a property to more accurately reflect the size and location of the property. Furthermore, new zone categories may be introduced that are more in conformity with the overarching Official Plan designation.

Since most of these zone changes had taken place prior to EcoVue's involvement in the process, it was necessary for Town staff and EcoVue to review the planning merit of the changes. A summary of the final changes to the mapping is as follows:

- Approximately 82 properties zoned RU throughout the Town, on schedules A-D, have been rezoned as Rural Residential (RR). This reflects the size of these properties (less than 10 hectares)

and the land use (single detached dwelling). It is our opinion that these changes are generally appropriate.

- Approximately 69 properties zoned RU throughout the Town, on schedules A-D, have been rezoned as Residential Waterfront (RWF). This reflects the size of these properties and the location of the lots on the waterfront. It is our opinion that these changes are generally appropriate.
- A wide swath of land throughout the eastern portion of the Town was rezoned as the Mineral Aggregate (MA) Zone. The MA Zone permits pits and quarries, and other associated uses (e.g. asphalt plants, concrete plants, equipment storage, etc.). After reviewing the Official Plan (OP), it appears that this area was rezoned to reflect the Mineral Aggregate Reserve overlay on the OP schedules.

  The MA Zone within this portion of the Town has been changed back to the existing zoning, as the MA Zone should only apply to licensed pits and quarries, and not aggregate *reserve* areas. The Mineral Aggregate Reserve in the OP is intended to protect areas for the potential pits and quarries. However, the Town should not automatically apply the MA *Zone* to these areas, as such zoning would permit pits and quarries on those lands "as of right". Although it is important to identify and protect aggregate resources, the Zoning By-law should not provide automatic permissions within these areas, unless specific studies and documentation have been provided as part of an ARA license submission. In those cases, the Zoning By-law amendment process is more appropriate and provides the Town with the necessary planning oversight.
- Similar to the MA Zone, the Mineral Mining (MM) Zones were removed from areas where there are potential resource areas but no active mining operations.
- Within the Townsite (Schedule B), several properties have been rezoned from the Commercial Townsite (CTS) to the Residential Townsite (RTS) in order to recognize existing residential uses.
- Also within Schedule B, several properties have been rezoned from the RTS Zone to the RWF Zone as these properties are not located within the Townsite.
- A property that was rezoned from Institutional (I) to Commercial Townsite (CTS) has been reverted back to the I Zone as there was no additional information or justification for the change.

All other mapping changes and edits that occurred were clerical or minor in nature (e.g. zones that were inadvertently changed, line errors, etc.).

All landowners that had zone changes occur will be notified by the Town after the approval of CZBL.

<u>Exception Zones</u>

A previous version of the Zone Schedules did not include all of the site-specific exception zones. All exception zones have been included on the schedules, including those exceptions that were passed in 2021.

Islands

At the request of Council and the public, the undeveloped islands on the lakes within the Town have been rezoned to the Open Space (OS) Zone in order to prohibit development. It is noted, however, that this change only applies to those islands that were shown as RU.

Overall Discrepancies and Labelling Errors

Finally, EcoVue and staff reviewed the mapping for errors related to labelling and line work. Some roads and features names were incorrectly labelled, based on the base map data from Land Information Ontario (LIO). These names have been corrected and are reflected on the new mapping.

4.0 Summary

An additional Statutory Public Meeting is being held to gather comments related to additional changes to the draft Comprehensive Zoning By-law, including the inclusion provisions related to Cannabis Production and Processing, and changes to the Zoning By-law Schedules. Based on the direction from Council and the comments received to date, it is our opinion that the proposed draft Comprehensive Zoning By-law should be approved, barring any issues that arise from the Statutory Public Meeting.

5.0 Recommendation

- THAT Council receive a report from EcoVue Consulting Services outlining the proposed modifications to the draft Comprehensive Zoning By-law; and
- THAT the Comprehensive Zoning By-law be approved, subject to any issues that arise that the final statutory public meeting.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.

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

APPENDIX A

CANNABIS PRODUCTION AND PROCESSING EXCERPTS

GENERAL PROVISIONS

3.5 CANNABIS PRODUCTION AND PROCESSING

Notwithstanding any other provision of this By-law, any Cannabis Production and Processing shall be subject to the following provisions:

i) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Industrial Zone (M), Hazard Zone (HZ) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.

ii) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Rural Zone (RU) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.

iii) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Industrial Zone (M), Rural Zone (RU), or Hazard Zone (HZ) may be located closer to any dwelling on a separate lot or other sensitive land use than 150 metres.

iv) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control situated in the Rural Zone (RU), Industrial Zone (M), or Hazard Zone (HA) may be located closer to any dwelling on a separate lot or other sensitive land use than 300 metres.

v) A building or structure used for security purposes for Cannabis Production and Processing may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks.

vi) Outdoor storage is prohibited on the property in which the Cannabis Production and Processing is located.

vii) Cannabis Production and Processing shall only be permitted within the zones as explicitly indicated in this Zoning By-law.

viii) All development in relation to the establishment of or expansion to Cannabis Production and Processing shall be subject to Site Plan Control.

DEFINITIONS

AGRICULTURAL USE

Any agricultural use or uses, structures or buildings accessory thereto, including field crops, animal husbandry, horticultural nurseries and any other use customarily carried on in the field of general agriculture, including the sale on the premises, of produce grown or raised on the premises **but does not include cannabis production and processing** or specialized agricultural uses as defined herein.

AIR TREATMENT CONTROL

The functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person.

CANNABIS

A genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs [hemp milk, hemp seed, hemp oil], fiber and biofuels).

CANNABIS PRODUCTION AND PROCESSING

Lands, buildings or structures used for growing, producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the Cannabis Act, SC 2018, c 16, the Controlled Drugs and Substances Act, SC 1996, c 19 and the Food and Drugs Act, RSC 1985, as amended from time to time, or any successors thereto.

FARM

Any farming or agricultural use and includes apiaries; aviaries; berry or bush crops; breeding, raising, training or boarding of horses or cattle; commercial greenhouses; farms devoted to the hatching, raising and marketing of chickens, turkeys, or other fowl or game birds, animals, fish or frogs; farms for grazing; flower gardening; field crops; goat or cattle dairies; growing, raising, picking, treating and storing of vegetables or fruit produce produced on the premises; nurseries; orchards; riding stables; the raising of sheep or goats; the raising of swine; tree crops; market gardening; bee keeping; wood lots; such uses or enterprises as are customarily carried on in the field of general agriculture **not including cannabis production and processing** or a specialized farm as defined. "Farm" includes a dwelling and such principal or main buildings and structures as a barn or silo, as well as accessory buildings and structures which are incidental to the operation of the farm.

HOME INDUSTRY

Any occupation conducted entirely within a building or part of a building accessory to a single detached dwelling house, that includes processing, assembly, manufacturing or a workshop within an area not to exceed one hundred (100) square metres in gross floor area and **shall not include cannabis production and processing** or outdoor storage.

HOME OCCUPATION

An occupation or profession related to the provision of services, carried on by the occupant of a dwelling within his/her dwelling as an accessory use in connection with which there is no display, no stock in trade nor commodity sold upon the premises and no outdoor storage and **does not include cannabis production and processing**.

SENSITIVE LAND USE

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effect(s) from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, daycare centres, and educational and health facilities.

WAREHOUSE

A building or part of a building used for the storage and distribution of goods, wares, merchandise, substances or articles and may include facilities for a wholesale or retail commercial outlet, provided that they do not exceed ten (10) per cent of the gross floor area but **shall not include** a truck or transport terminal or yard **or cannabis production and processing**.

Town of Kearney

Comprehensive Zoning By-law

No. 2022 - xx

Prepared for:

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

Prepared with:

J.L. Richards & Associates Limited
Engineers • Architects • Planners
217-469 Bouchard Street Sudbury, ON
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EcoVue Consulting Services Inc.
311 George Street North
Suite 200
Peterborough, ON K9J 3H3

EXPLANATORY NOTE TO BY-LAW No. 2022 - xx
OF THE TOWN OF KEARNEY

Lands Affected:

By-law No. 2022 - xx is a Comprehensive Zoning By-law that applies to all of the lands within the geographic limits of the Town of Kearney.

Purpose and Effect:

By-law No. 2022 – xx will repeal Comprehensive Zoning By-law No. 2002-28 and all amendments and replace it with this document to regulate land uses within the Town. By-law No. 2022 – xx is intended to regulate the use of all lands, buildings, and structures within the Town of Kearney.

The zone boundaries, permitted uses and regulations are consistent throughout the Town and ensure conformity with the Town of Kearney Official Plan. The By-law includes the regulation of the use of land, the size and location of buildings and structures, and parking requirements in the Town of Kearney. This new By-law also addresses and regulates uses such as additional residential units, shoreline uses, tourist commercial uses and updates regulations such as setbacks adjacent to the waterfront.

By-law No. 2022 – xx permits and regulates the use of land as shown on Schedules 'A - E' to the Zoning By-law. Uses that legally existed prior to the date of adoption of this By-law will be permitted to continue. Any new use not specifically permitted by the By-law is prohibited. New development occurring after this By-law comes into effect must comply with the regulations set out in the By-law.

THE CORPORATION OF
THE TOWN OF KEARNEY

BY-LAW No. 2022 – xx

BEING A BY-LAW TO REGULATE THE USE OF LAND,
LOCATION AND USE OF BUILDINGS OR STRUCTURES WITHIN
THE TOWN OF KEARNEY

WHEREAS an Official Plan was approved for the Town of Kearney on April 20, 2016 by the Ontario Municipal Board;

AND WHEREAS Section 26 of the *Planning Act* requires that the Zoning By-law of the Town of Kearney be amended to conform to the Official Plan of the Town of Kearney;

AND WHEREAS the Town of Kearney now deems it desirable and in the public interest to rescind By-law 2002-28 and all Amendments thereto, and enact a new Comprehensive Zoning By-law under Section 34 of the Planning Act, S.O. 1990 c P. 13, as amended, which will serve to regulate the use of the land and the character, location and size of buildings and structures within the boundaries of the Town of Kearney;

NOW THEREFORE BE IT RESOLVED that the Town of Kearney enacts By-law No. 2022 - xx as follows:

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SCHEDULE 'D' – Proudfoot (Sand Lake)

SCHEDULE 'E' – Bethune (Lynx Lake)

SECTION 1 ADMINISTRATION

1.1 TITLE

This By-law may be referred to as “The Zoning By-law for the Town of Kearney.”

1.2 AREA AFFECTED BY THIS BY-LAW

This By-law applies to all lands, islands and lands under water within the geographic Town of Kearney.

1.3 BUILDING PERMITS

The requirements of this By-law must be met before a Building Permit is issued for the erection, additions to or alterations of, any building or structure.

1.4 ENFORCEMENT

Any person convicted of a violation of this By-law is liable on first conviction to a fine of not more than $25,000 and on a subsequent conviction to a fine of not more than $10,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted in accordance with *The Planning Act.*

Any Corporation convicted of violation of this By-law is liable on first conviction to a fine of not more than $50,000 and on a subsequent conviction to a fine of not more than $25,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted in accordance with *The Planning Act*.

In case any buildings or structures or any part thereof is to be erected, altered, reconstructed or extended, or any lot is being used or is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any rate-payer or of the Municipality pursuant to the provisions of *The Planning Act, 1990* as amended, and/or the Municipal Act 2001, as amended, and/or any other legislation applicable.

1.5 SEVERABILITY PROVISION

A decision of a Court stating that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.6 REPEAL OF EXISTING BY-LAWS

Upon this By-law coming into force and effect, By-law No. 2002-28 of the Town of Kearney and all amendments thereto are hereby repealed.

1.7 EFFECTIVE DATE

This By-law shall come into force the date that it was passed where there are no appeals filed or where appeals are filed, where all of the appeals are finally disposed of by the Local Planning Appeal Tribunal (LPAT).

1.8 USE OF LAND

No lands within the area covered by this By-law shall be used for any purpose unless as otherwise permitted by this By-law.

1.9 TRANSITION PROVISIONS

1.9.1 Complete Applications

a) Notwithstanding Subsection 1.3, this By-law does not apply to prevent the issuance of a building permit for a project for which a Complete Application for a:
   i) building permit;
   ii) Committee of Adjustment approval;
   iii) site plan control approval;
   iv) part lot control exemption approval; or
   v) approval of draft plan of subdivision or draft plan of condominium

   was received on or prior to the day before this By-law was passed by Council.

b) For the purposes of Subsection a), "Complete Application" means an application which could have been approved or granted on the day before this By-law was passed by Council, had it been processed or disposed of on that day as determined in accordance with the provisions of the *Planning Act,* R.S.O. 1990, c.P. 13, as amended, and the Regulations thereunder, the policies of the Town of Kearney Official Plan, and the applicable guidelines and policies of the Town of Kearney.

c) Where a project qualifies under Subsection 1.9.1(a), the building permit for that project may be issued, or the Committee of Adjustment approval, the Site Plan Control Approval, the Part Lot Control Exemption Approval, and the Approval of the Draft Plan of Subdivision or Draft Plan of Condominium may be granted if the project in question complies with the provisions of Zoning By-law 2021-xx (existing) of the Town of Kearney as it read on the day before this By-law was passed by Council.

d) Nothing in this By-law applies so as to continue the exemption provided by this Subsection beyond the issuance of the permit or to other approval under Subsection a) upon which the exemption is founded; and in no case does the exemption mentioned in Subsection c) continue beyond the repeal of this subsection.

e) Once the permit or approval under Subsection a) has been granted, the provisions of this By-law apply in all other respects to the land in question.

f) Section 1.9.1 is repealed in its entirety three years from the date of enactment of this By-law.

1.9.2 Minor Variances

a) All minor variances applied for prior to the enactment of this By-law and finally approved pursuant to Section 45 of the *Planning Act,* R.S.O. 1990, c.P. 13, as amended, or its predecessor continue to apply and remain in force as if they are variances to this By-law.

1.10 METRIC AND IMPERIAL TERMS

The metric measurements contained in this By-law are the only measurements to be used in determining compliance with the By-law. Any imperial measurements contained in this By-law are included for convenience and do not form part of the By-law.

1.11 REFERENCE TO LEGISLATION

Where this Zoning By-law makes reference to legislation, then the references shall be

deemed to mean that as presently existing, or as amended, replaced or re-enacted, from time to time by the Province, and shall be deemed to include, in addition to the statute itself, all regulations passed thereunder.

SECTION 2 ESTABLISHMENT OF ZONES

2.1 ZONES

For the purposes of this By-law, the following Zones are established and they may be referred to by the name or by the symbol set opposite the name of the Zone below:

RTS	-	Residential Townsite
RWF	-	Residential Waterfront
RR	-	Rural Residential
RU	-	Rural
CTS	-	Commercial Townsite
CR	-	Rural Commercial
CT	-	Tourist Commercial
M	-	Industrial
MM	-	Mineral Mining
MA	-	Mineral Aggregate
WD	-	Waste Disposal Industrial
I	-	Institutional
OS	-	Open Space
HZ	-	Hazard Lands
EP	-	Environmental Protection

2.2 ZONE SCHEDULE

The Zones and zone boundaries are shown on the attached Schedules ‘A - E’, which form part of this By-law. Schedules ‘A - E’ are a series of Maps.

2.3 EXCEPTIONS

Where a Zone symbol is followed by a dash and a number, (for example RU-2) there are special provisions that apply to the Zone. These special provisions are contained in the section of the By-law that applies to the primary Zone.

2.4 DETERMINING ZONE BOUNDARIES

A Zone boundary shown approximately at a lot line, street or lane is considered to be at the boundary of the lot line, street or road.

A Zone boundary shown approximately at the centre line of a street or lane is considered to be the centre line of the street or lane.

Unless the location of a Zone boundary is specified by dimensions on the Zoning Map, a Zone boundary which lies within a lot shall be fixed by the scale of the Schedule upon which it is shown.

A zone boundary shown following approximately a shoreline or the centre line of a creek, stream or channel is considered to be the shoreline or centre line and moved with any natural changes to the waterbody or watercourse.

Where lands have not been identified as being in a Zone on the Schedules, they shall be deemed to be in the Open Space (OS) Zone.

Where an Island has not been identified as being in a Zone on the Schedules, it shall be deemed to be in the Open Space (OS) Zone.

All lands below the surface of a waterbody or watercourse shall be deemed to be in the Open Space (OS) Zone.

2.5 COMPLIANCE WITH ZONING BY-LAW

No person shall change the use of any building, structure or land or erect or use any building or structure or occupy any land or building except in conformity with the provisions of this By-law.

Any use not specifically permitted by this By-law shall not be permitted in the Town of Kearney.

In addition, no person shall use any land or locate any buildings or structure such that the uses, buildings or structures on other lands would no longer comply with the provisions of this By-law.

SECTION 3 GENERAL PROVISIONS

3.1 APPLICATION

The provisions of this section of the By-law shall apply to all lands within the Town of Kearney unless otherwise specified.

3.2 ACCESSORY BUILDINGS, STRUCTURES AND USES

3.2.1 Permitted Uses

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include the following:

i) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or

ii) any building used for human habitation except in accordance with this By-law, as is specifically permitted.

Legal non-conforming uses shall be permitted to have accessory uses, buildings and structures in accordance with the provisions in this Section of the By-law and the provisions of the applicable Zone.

3.2.2 Lot Coverage and Height

Accessory buildings, structures and uses are permitted in all Zones subject to the following provisions:

i) The total lot coverage of all accessory buildings and structures on an individual lot, except swimming pools, may not exceed ten (10%) percent of the lot area unless specifically permitted by this By-law.

ii) Notwithstanding, within Commercial or Industrial Zones, the total lot coverage of all accessory buildings or structures shall not exceed fifteen (15%) percent of the lot area.

iii) The maximum height of an accessory building in a Residential Zone shall not exceed 7.5 metres, except where there is an Additional Residential Unit located as a second storey, in which case the zone provision shall apply. In Commercial or Industrial Zones accessory buildings shall not exceed the maximum height permitted in the Zone. In Rural Zones accessory buildings shall not exceed 12.0 metres in height.

3.2.3 Permitted Encroachments

Structures and ornamental features for main buildings and accessory structures may only encroach into the required yard in a zone as outlined in the following Table.

Where a required yard, structure or feature is not referred to in this Table, the minimum required yard in the applicable Zone shall apply.

Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment
STRUCTURAL AND ORNAMENTAL FEATURES:		
Bay Windows (without footings)	All Yards	May encroach 0.6 m into the required yard.
Canopies/Porticos	All yards	May encroach 1.2 m into the required yard but no closer than 1.2 m to the lot line.
Steps in Residential Zones providing access to either a basement or the ground floor of a dwelling	All yards	No closer than 1.2 m to the applicable lot line.
Uncovered Decks (0.3 m to 1.2 m in height above finished grade)	Front, Rear and Exterior Side Yards	May encroach 2.5 m into the required yard but no closer than 3 m to the lot line.
	Interior Side Yard	The setback shall not apply where a side lot line extends from a common wall dividing attached dwelling units.
Uncovered Decks (greater than 1.2 m in height above finished grade)	Front, Rear and Exterior Side Yards	May encroach 2.5 m into the required yard but no closer than 3 m to the lot line.
	Interior Side Yard	The setback shall not apply where a side lot line extends from a common wall dividing attached dwelling units.
Unenclosed Porches / Verandas (0.3 m to 1.2 m in height above finished grade)	Front, Rear and Exterior Side Yards	May encroach 2.5 m into the required yard but no closer than 3 m to the lot line.
	Interior Side Yard	The setback shall not apply where a side lot line extends from a common wall dividing attached dwelling units.
Sills, cornices, parapets, pilasters, or other similar ornamental structures	All yards	May encroach 0.6 m into the required yard.
Eaves	Front, Rear and Exterior Side Yards	May encroach 1.2 m into the required yard but not closer than 0.6 m to the lot line.
	Interior Side Yard	May encroach 0.6 m into the required yard but not closer than 0.6 m to the lot line.
Chimneys	Front, Rear and Exterior Side Yards	May encroach 0.6 m into the required yard.
Functional and ornamental roofless structures including but not limited to drop awnings, flag poles, lighting fixtures, mail boxes, signs, fountains, statues, monuments, benches, cenotaphs, memorials, planters, garden trellises, patios, walkways, retaining walls less than 1.0 m in height, or other similar accessory structures	All yards	Permitted
Fences, Clothes Lines & Poles,	Interior, side and rear yards	Permitted
Ramps and Accessible Accessways	Any required yard	Permitted

3.2.4 Boat Dock and Launching Ramp

Notwithstanding the yard provisions of this By-law to the contrary, a boat launching ramp or a dock may be erected and used in any yard, or appertaining to a lot abutting or adjacent to a navigable waterway, except where specifically prohibited in the abutting Zone subject to the following regulations:

i) The boat launching ramp or dock shall be located no closer than 3.0 metres to the side lot line or a straight line projection of the side lot line where it meets the front lot line at the water.

ii) A second dock shall be permitted where the shoreline frontage exceeds 90 metres.

iii) No dock shall extend more than 10.0 metres into a waterway except where necessary to provide 6.0 metres of dock in water not less than 0.8 metres in depth, to a maximum of 20.0 metres in total length, provided that such dock does not impede boat traffic and complies with safe boating legislation.

iv) The maximum width of a dock at any point measured parallel to the shoreline shall be 10 per cent of the shoreline frontage of a lot or 8.0 metres, whichever is less.

v) The maximum area of a dock and decks in the water within 20.0 metres of the shoreline shall be 60 square metres and provided that such dock does not impede boat traffic.

3.2.5 Garages or Other Accessory Buildings or Structures

Garages and accessory buildings or structures shall meet the required front yard for the Zone which they are located. Notwithstanding the other yard and setback provisions of this By-law to the contrary, a detached private garage or other accessory building or structure may be erected and used in an interior side or rear yard, provided that the following requirements are met.

i) **Interior Side Yard**

Where such accessory building or structure is located in an interior side yard, it shall not be closer than 1.5 m to the interior side lot line.

ii) **Rear Yard**

Where such accessory building or structure is located in a rear yard, it shall not be closer than 3.0 m to the rear lot line.

Where the rear lot line abuts a municipally maintained road, the Zone provisions shall apply.

iii) **Temporary Buildings**

For the purpose of this By-law, buildings covered with cloth, plastic or similar flexible materials shall be required to meet the same requirements as permanent buildings and structures. Temporary buildings for limited recreational purposes shall be permitted.

3.2.6 Gazebos and Saunas

Notwithstanding the yard and setback requirements of this By-law to the contrary, a gazebo or a sauna may be permitted in a yard of a lot adjacent to a waterbody provided that:

i) the gazebo is not enclosed, except for screening or glass;

ii) the maximum ground floor area is 14.0 square metres;

iii) it is setback at least 5.0 metres from the normal average or maintained high water mark;

iv) it is setback at least 3.0 metres from any side lot line; and

v) the height shall not exceed 4.0 metres.

3.2.7 Guest Cabin / Bunkie

Where a guest cabin is permitted on a lot the following provisions shall apply:

i) no cooking facilities are located in the building;

ii) the building may be connected to a sewage system or pressurized water system subject to North Bay – Mattawa Conservation Authority and Building Department approvals;

iii) the building has a maximum ground floor area of 23 square metres;

iv) the building has a height not greater than 6.0 metres; and,

v) the building complies with all of the setbacks that apply to the principal building on the lot.

3.2.8 Livestock

The keeping of livestock is permitted in the Rural (RU) Zone in accordance with the Minimum Distance Separation formulae. In any Rural Residential (RR) Zone the keeping of livestock shall be subject to having a minimum lot area of 2 hectares and shall be limited to one half nutrient unit per hectare where a nutrient unit is defined by Regulations under the *Nutrient Management Act, 2002*.

3.2.9 Metal Storage/Shipping Containers

A Metal Storage/Shipping Container shall be permitted as an accessory use on a lot within a Rural, Commercial, Industrial or Institutional Zone in accordance with the following:

i) The storage/shipping container shall only be used as a storage container; the limited use does not permit a habitable use, home industry use, other accessory uses, such as but not limited to workshops, hobby shops, farm buildings or any activity, occupation or business. Any alterations or change in use will require a building permit. Other zoning regulations and applicable law may apply.

ii) The principal building is already in existence.

iii) The storage/shipping container is located behind the principal building.

iv) The storage/shipping container shall not be closer than 10 metres from principal building.

v) The storage/shipping container is setback at least 30 metres from the front lot line.

vi) The storage/shipping container is setback at least 30 metres from any side lot line.

vii) The storage/shipping container is setback at least 30 metres from the rear lot line.

viii) The storage/shipping container is setback a minimum of 50 metres from the normal average or maintained high water mark of any watercourse or lake.

ix) The storage/shipping container shall be screened from view from the street and abutting properties by continuous fencing or landscaping at a minimum of 1.8 metres in height.

Notwithstanding the above provisions:

x) A storage/shipping container shall be permitted **in any Zone** for a period not exceeding seven (7) days and only for the purpose of the loading or unloading.

xi) A storage/shipping container shall be permitted on a construction site **in any Zone** only for the purposes of storing equipment and materials incidental to construction and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than ninety (90) consecutive days and/or the failure to maintain a current building permit.

3.2.10 Outdoor Furnaces

Outdoor furnaces used for burning wood, coal or petroleum fuel shall be setback a minimum of 10 metres from any lot line, have a minimum stack height of 4.5 metres and shall not be permitted in a front yard.

3.2.11 Swimming Pools and Hot Tubs

Swimming pools shall be constructed in accordance with the requirements of the By-law for Accessory Buildings and Structures except that no water circulating or pumping equipment shall be located closer than 3 metres to any side or rear lot line and no pool or hot tub shall be located closer to the shoreline than the required front yard for a principal building.

3.3 ACCESS TO LOTS

3.3.1 Improved Public Road

Unless otherwise permitted in this By-law, no person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon a year-round maintained improved public road, and such building or structure must comply with the setback provisions of this By-law.

Development on a public road that is not maintained year-round shall only be permitted where there is an agreement registered on the title of the land acknowledging that the municipality does not provide year-round services on the road.

The above provisions shall not apply to prevent the erection of a permitted building or structure on a lot in a registered Plan of Subdivision where a properly executed Subdivision Agreement has been entered into with the Town, notwithstanding that the street or streets will not be assumed by the Town until the end of the maintenance period, nor shall it apply to prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an existing building or structure, which is located on a lot which does not have frontage upon an improved public road, provided the use of such building or structure does not change and is permissible within the Zone in which it is located.

For the purposes of this By-law only, a common element roadway within a registered plan of condominium that is maintained by the condominium corporation in accordance with an agreement between the Corporation and the Town shall be deemed to be an improved public road.

Notwithstanding the provisions of this section to the contrary a hunt camp or trappers cabin shall be permitted in the Rural (RU) Zone in accordance with the provisions of Section 3.9 of this By-law.

3.3.2 Access on a Private Road, Private Right-of-Way, Crown Road, Original Road Allowance

Notwithstanding the provision in 3.3.1 where a lot fronts upon a private road or private right-of-way or crown road, or original road allowance, a use, building or structure permitted within the Zone shall be permitted on such lot, in accordance with the applicable provisions of the Zone and provided such private road or private right-of-way existed as of

the date of passing of this By-law or where there is an agreement in place with the municipality to address the construction standard and maintenance, liability, provision of services, etc. Municipal services may not be available to lots accessed from a private road, crown road or original road allowance.

3.3.3 Access from a Navigable Waterway

Notwithstanding the provisions of Subsections 3.3.1 and 3.3.2 above to the contrary, in a Residential Waterfront (RWF) Zone, Rural Residential (RR) Zone or a Rural (RU) Zone where a lot is only accessible by a navigable waterway, such lot may be used for any use in accordance with the applicable provisions of the Zone. Municipal services will not be available to lots accessed from a navigable waterway.

3.4 BED AND BREAKFAST

The following provisions shall apply to bed and breakfast establishments:

i) A bed and breakfast establishment shall only be permitted in an owner occupied single detached dwelling and shall be limited to a maximum of two (2) guest rooms per establishment unless expressly provided for as a permitted use.

ii) Where expressly provided for as a permitted use, the maximum number of rooms shall be limited to five (5).

iii) A bed and breakfast shall not be established or operated in an accessory building.

iv) One (1) parking space shall be provided per guest room in addition to a minimum of one (1) space for the existing dwelling.

v) A bed and breakfast establishment shall not detract from the general character of the area nor be a nuisance in terms of noise, traffic, parking, and visual character.

3.5 CANNABIS PRODUCTION AND PROCESSING

Notwithstanding any other provision of this By-law, any Cannabis Production and Processing shall be subject to the following provisions**:**

i) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Industrial Zone (M), Hazard Zone (HZ) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.

ii) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Rural Zone (RU) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.

iii) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Industrial Zone (M), Rural Zone (RU), or Hazard Zone (HZ) may be located closer to any dwelling on a separate lot or other sensitive land use than 150 metres.

iv) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control situated in the Rural Zone (RU), Industrial Zone (M), or Hazard Zone (HA) may be located closer to any dwelling on a separate lot or other sensitive land use than 300 metres.

v) A building or structure used for security purposes for Cannabis Production and Processing may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks.

vi) Outdoor storage is prohibited on the property in which the Cannabis Production and Processing is located.

vii) Cannabis Production and Processing shall only be permitted within the zones as explicitly indicated in this Zoning By-law.

viii) All development in relation to the establishment of or expansion to Cannabis Production and Processing shall be subject to Site Plan Control.

3.6 EXISTING UNDERSIZED LOTS OF RECORD

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority such smaller lot may be used and a permitted building or structure may be erected, altered and/or used on such smaller lot provided that all other applicable Zone Provisions of this By-law are complied with.

Lots which have been increased in size following passing of this By-law may also be used in accordance with this provision.

3.7 HEIGHT EXCEPTIONS

Nothing in this By-law shall apply to prevent the erection, alteration or use of a permitted barn or silo, or the following accessory buildings or structures, provided the main or principal use is permitted within the Zone in which it is located and provided all other applicable provisions of this By-law are complied with: a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a windmill, a radio, television or telephone tower or antenna, except satellite antenna in excess of 0.5 m in diameter, air conditioner duct, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment.

3.8 HOME INDUSTRY

Where a home industry is permitted as an accessory use in a building accessory to, or within, a single detached dwelling in any zone the following provisions shall apply:

ix) A maximum of four (4) persons other than an occupant of the dwelling may be engaged in the home industry at any time;

x) Such home industry may be located in part of a dwelling or in any accessory building located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of 100 square metres;

xi) There shall be no display, other than a non-illuminated sign having a maximum surface area of 1.0 square metres, to indicate to persons that any part of the dwelling or dwelling unit is being used for a purpose other than residential;

xii) There shall be no outside storage of goods, materials or articles associated with the home industry;

xiii) There shall be no goods, wares, or merchandise offered for sale or rent on the premises other than what is produced on the premises;

xiv) No more than four (4) motor vehicles associated with the home industry may be parked or stored on the lot within an interior side or rear yard. No unlicensed vehicle shall be permitted on the lot for more than sixty (60) days; and,

xv) Such home industry shall be clearly accessory to the main residential use and shall not change the residential character of the dwelling or the lot.

3.9 HOME OCCUPATION

Where a home occupation is permitted the following provisions shall apply:

i) No person, other than a person living on the premises and two (2) assistants who

are not residents of the dwelling, may be engaged in the occupation of the canvassing, delivering or distributing of merchandise to customers at any time;

ii) There shall be no display, other than a non-illuminated sign having a maximum surface area of 0.5 square metres, to indicate to persons outside that any part of the dwelling or dwelling unit is being used for a purpose other than residential;

iii) There shall be no goods, wares, or merchandise offered for sale or rent on the premises other than what is produced on the premises;

iv) There shall be no outside storage of goods, materials, containers or animal enclosures used in conjunction with the Home Occupation;

v) Not more than twenty-five (25 %) percent of the gross floor area, not including the basement of the dwelling or dwelling unit, to a maximum of 46 sq. m, shall be used for the purposes of the Home Occupation, and such Home Occupation shall be conducted entirely within the detached dwelling or dwelling unit;

vi) There shall be no mechanical or other equipment used except that which is customarily used in a dwelling or dwelling unit for domestic or household purposes or for use by a dentist, drugless practitioner, hairdresser, physician, or other professional person;

vii) A Home Occupation shall not include a boarding or lodging house, an eating establishment, or a facility offering accommodation or meals other than a Bed and Breakfast establishment;

viii) A Home Occupation shall be secondary to the principal residence and shall not change the residential character of the lot;

ix) One (1) Home Occupation only shall be permitted in conjunction with a single detached dwelling.

3.10 HUNT CAMPS

Hunt Camps (including Trappers Cabins), as defined in this By-law, are permitted in the Rural (RU) Zone subject to the following special provisions:

i) Minimum lot area – 10 hectares

ii) Notwithstanding the provisions to the contrary, a Hunt Camp shall be permitted to be located on a lot which has access onto an unimproved municipal road allowance or a private road

iii) Minimum setback from public road allowance – 100 metres

iv) Minimum setback from any lot line – 50 metres

v) Maximum floor area – 45 square metres

3.11 KENNEL

Notwithstanding the yard and setback provisions of this By-law to the contrary, no Kennel shall be erected or established, after the day of the passing of this By-law, within one hundred metres (100 m) of a lot line or three hundred metres (300 m) of a dwelling located on another lot. Notwithstanding this section, a dwelling may be constructed within three hundred metres (300 m) of an existing kennel if all other provisions of this By-law are complied with.

3.12 LOADING SPACE REQUIREMENTS

3.11.1 Loading Space

Loading spaces are required under this By-law in accordance with the Loading Space Requirement Table set forth herein. The owner of every building or structure erected for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials shall provide and maintain loading and unloading

spaces on the lot accordingly. For the purposes of this By-law, each loading or unloading space shall be 15 metres in length, 3.5 metres in width and have a vertical clearance of at least 4.3 metres. Loading Spaces shall not include any area used for required parking spaces in accordance with this By-law.

3.11.2 Loading Space Requirement Table

Gross Floor Area of Building	Loading Spaces Required
Less than 300 square metres	None
300 square metres to 2,300 square metres or less	1 space
Exceeding 2,300 square metres but not exceeding 7,400 square metres	2 spaces
Exceeding 7,400 square metres	1 space for each additional 7,400 square metres.

3.11.3 Access

Access to loading spaces shall be by means of a driveway of at least 3.5 metres in width contained on the lot on which the spaces are located and leading to an improved public road.

3.11.4 Loading Space Surface

Driveways, loading spaces and related aisles and turning areas shall be maintained with a stable surface that is treated to prevent the raising of dust.

3.11.5 Location

The loading spaces required shall be located in the interior side or rear yard unless such space or spaces are removed from the street line a minimum distance of 15 metres.

3.11.6 Additions to or Change in Use of Existing Buildings

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased by more than three hundred (300) square metres. If an addition is made to the building or structure which increases the gross floor area, then additional loading spaces shall be provided as required by this Section, in accordance with the provisions of the loading Space Requirement Table (above) for such addition.

3.12 MINIMUM OPENING ELEVATIONS AND FLOODING

No habitable building or any addition to an existing habitable building which exceeds twenty-five (25 %) per cent of the gross floor area as of the date of passing of this By-law shall be located on a lot adjacent to:

i) Sand Lake, unless the building has a minimum opening elevation of 342.2 metres Canadian Geodetic Datum;

ii) Loon & Grass Lakes, unless the building has a minimum opening elevation of 1.08 m above crest of spill wall at Pevensey Dam;

iii) Perry Lake, unless the building has a minimum opening elevation of 336.67 m above Canadian Geodetic Datum

iv) Little Beaver Lake, unless the building has a minimum opening elevation of 339.5 m above Canadian Geodetic Datum

v) Beaver Lake, unless the building has a minimum opening elevation of 339.0 m above Canadian Geodetic Datum

vi) River Between Beaver and Hassard Lakes, unless the building has a minimum opening elevation of 338.5 m above Canadian Geodetic Datum

No habitable building or sewage disposal system shall be located within 3.0 metres of an identified flood elevation or below the 1 in 100 year flood elevation.

3.13 MULTIPLE ZONES ON ONE LOT

Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of this said lot shall be used in accordance with the Permitted Uses of this By-law for the applicable Zone.

3.14 NON-CONFORMING USES

3.14.1 Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the legal use of any existing lot, building or structure for any purpose prohibited by this By-law if such existing lot, building or structure was legally used for such purposes, prior to the effective date of this By-law and provided that the lot, building or structure continues to be used for that purpose. Where the use ceases to exist for a period of one (1) year, the use will be deemed to have been discontinued. Where a non-conforming travel trailer or mobile home is removed from a lot the use shall be deemed to have been discontinued.

3.14.2 Permitted Exterior Extension, Alteration and Reconstruction

The exterior of any building or structure which was legally used prior to the effective date of this By-law for a purpose not permissible within the Zone in which it is located, shall not be enlarged, extended more than 0.25 metres, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such Zone.

3.14.3 Permitted Interior Alteration

The interior of any building or structure which was legally used for a purpose not permissible within the Zone in which it is located prior to the effective date of this By-law, may be reconstructed or structurally altered in order to render the same more convenient for the existing purpose for which such building or structure was legally used.

3.14.4 Restoration To A Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration does not increase the building height, size or volume or change the existing, legal use of such existing building or structure unless these changes are necessary to provide for floodproofing of the building.

3.14.5 Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use, for a purpose prohibited by this By-law, of any building or structure, the plans for which have, prior to the date of passing of this By-law, been approved by the Chief Building Official, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected.

3.15 NON-COMPLYING BUILDINGS AND STRUCTURES

3.15.1 Permitted Buildings or Structures

i) Where a legally existing building or structure has less than the minimum front yard, side yard or any setback required by this By-law, the said building or structure may be enlarged, reconstructed, repaired and/or renovated provided that the enlargement, reconstruction, repair and/or renovation does not:

a) further reduce a front yard, and/or side yard and/or rear yard and/or lot coverage to less than the minimum permitted by this By-law;

b) does not further increase the non-compliance;

c) the building or structure is being used for a purpose permissible within the Zone in which it is located; and

d) all other applicable Zone Provisions of this By-law are complied with.

ii) A building permit for the reconstruction of a non-complying building or structure must be obtained within twelve (12) months of the demolition and/or the removal of the building or structure.

iii) Uncovered decks may further encroach a maximum of 2.5 metres into the non-compliant front yard, but no closer than 15 metres to the front lot line;

iv) Any building or structure that legally existed as of the date of passing of this By-law that encroached on any required yard or setback a distance of 0.1 m or less or exceeds maximum lot coverage by 1.0 per cent or less shall be deemed to comply with the requirements of this By-law.

3.15.2 Reconstruction of Existing Building

Nothing in this By-law shall apply to prevent the reconstruction of any permitted building which is accidentally damaged or destroyed by causes beyond the control of the owner. Such permitted building may be reconstructed in accordance with the previously existing standards even if such did not conform with one or more of the provisions of this By-law, but the non-compliance may not be further increased provided that a building permit for the reconstruction occurs within twelve (12) months of the damage being done.

3.16 NOXIOUS TRADE

Except as may otherwise be specifically permitted under this By-law, no use shall be permitted which, from its nature or the materials used therein, is defined as a noxious trade, business or manufacture under The Health Protection and Promotion Act, as amended, and the Regulations promulgated thereunder.

3.17 NUMBER OF DWELLING UNITS ON A LOT

Unless otherwise permitted in this By-law, no more than one (1) dwelling unit shall be permitted on any lot.

3.18 PARKING AREA REGULATIONS

3.18.1 Parking Space Requirements

The owner of land or of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain parking spaces for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises, from time to time.

Parking spaces are required under this By-law, in accordance with the Parking Space Requirement Table. Where the calculation of required spaces exceeds a whole space by more than 0.25, the required spaces shall be the next whole number.

3.18.2 Parking Area Surface

Non-residential parking spaces, or multiple unit residential parking areas and driveways connecting the parking spaces or area with a street shall be maintained with a stable surface that is treated so as to prevent the raising of dust.

3.18.3 Ingress and Egress Provisions

i) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways of at least 3 metres in width but not more than 9 metres in perpendicular width.

ii) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9 metres.

iii) The minimum distance between any two driveways on one lot or between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 metres.

iv) The minimum angle of intersection between a driveway and a street line shall be sixty (60) degrees.

v) Every lot shall be limited to the following number of driveways, namely:

a) up to the first 21 metres of lot frontage, not more than one driveway;

b) greater than 21 metres of lot frontage but not more than 30 metres of frontage, not more than two driveways with a combined width not exceeding 30 percent of the lot frontage; and

c) for each additional 30 metres of lot frontage, not more than one additional driveway.

vi) Parking spaces shall have a minimum width of 3.0 metres and have a minimum area of 18.5 square metres. The length of any parking space and the width of the adjacent aisle shall be in accordance with the following:

Angle of parking space with aisle	**Minimum Length of parking space**	**Minimum Perpendicular Width of Aisle**
60 degrees to 90 degrees	6.2 metres	6.9 metres
45 degrees to 59 degrees	6.2 metres	5.2 metres
30 degrees to 44 degrees	6.2 metres	3.7 metres
0 degrees to 29 degrees	6.2 metres	3.0 metres

3.18.4 More Than One Use on a Lot

When a building or structure accommodates more than one type of use, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.

3.18.5 Parking Area Location on Lot

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback except that, where a Commercial Zone abuts a Residential Zone, parking shall not be located in the required yard between the two zones.

3.18.6 Additions to, or Changes in, The Use of Existing Buildings and Structures

The parking space requirements referred to herein shall not apply to any building or structure legally in existence on the date of passage of this By-law, so long as

the gross floor area is not increased by more than 20 square metres following approval of this By-law and the use or number of dwelling units does not change. If any addition is made to a building or structure which increases its gross floor area by more than 20 square metres, then parking spaces for the addition shall be provided as required by the Parking Space Requirement Table. Where a change in use occurs, parking spaces shall be provided for such new use in accordance with the requirements of the Parking Space Requirement Table.

3.18.7 Use of Parking Spaces and Areas

Parking spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed vehicles only and for vehicles used in an operation incidental to the permitted uses in respect of which such parking spaces and areas are required or permitted.

Notwithstanding the foregoing, the owner or occupant of any lot, building or structure in any Residential Zone may use the lot, building or structure for the parking, storing or housing of not more than one commercial motor vehicle or trailer provided that such vehicle does not have wheelbase in excess of 5.0 metres or exceed a 3500 kg capacity.

Commercial motor vehicles used in conjunction with a farm and one commercial truck or school bus are permitted in the Rural Zone provided that such vehicle must be parked in the side or rear yard unless it is parked indoors.

3.18.8 Parking in the Commercial Townsite Zone

Within the Commercial Townsite Zone, the required parking spaces may be provided on another lot within 200 metres of the boundary of the lot for which parking is required provided that there is a legal agreement between the owners of said lands providing the parking, the owner of the use requiring the parking and the Town of Kearney, that ensures that the parking will continue to be available as long as the use is in operation.

3.18.9 Parking Space Requirements

PARKING SPACE REQUIREMENT TABLE	
Non-Residential Uses	
TYPE OR NATURE OF USE	**MINIMUM OFF-STREET PARKING REQUIREMENTS**
Assembly Hall, Auditorium, Arena, Community Centre, Place of Worship, Private Club, Theater, Farmers Market or other similar places of assembly not otherwise specified herein.	1 parking space for each 4 persons that may be legally accommodated at any one time, 5 seats or 3.0 m of bench seating, whichever is greater.
Business and/or Professional Office, Financial Establishment, Retail Commercial Establishment, Personal Service Shop including a Home Occupation or Home Industry.	1 parking space for each 28 square metres of gross floor area of the building directly related to the specified permitted use.

Curling Rink	4 parking spaces for each curling sheet plus 1 parking space for each 4 persons that may be accommodated at any one time.
Eating Establishment or Tavern	1 parking space for each 9 square metres or fraction thereof, or 1 parking space for each 4 persons or fraction thereof, or legal capacity, whichever is greater.
Eating Establishment, Drive-In	1 parking space for each 2 square metres or fraction thereof, of gross floor area.
Golf Course	24 parking spaces for each 9 holes of golfing facilities.
Home for the Aged, Nursing Home, Seniors Apartments	1 parking space for each 4 beds or fraction thereof, plus 1 space per 2 staff persons
Hotel, Motel, Resort, Cottage or Cabin Establishment, Tourist Establishment or Camping Establishment	1 parking space for each guest room, cottage, cabin or campsite, plus 1 space for each 9.0 sq. m. devoted to a public use.
Liquor Licensed Premises, exclusive of an eating establishment, but including an entertainment lounge, public house or lounge licensed in accordance with The Liquor License Act, R.S.O., 1980, c.244, as amended, and the Regulations thereunder.	1 parking space for each 4 persons that may be legally accommodated at any one time.
Manufacturing, Processing, Assembling or Fabricating Plant, Wholesale Establishment or Warehouse.	1 parking space per 37 square metres of gross floor area or portion thereof.
Marina	1.5 parking spaces for every 1 boat slip and 1 parking space for every 8 square metres of gross floor area devoted to commercial use, exclusive of storage area.
Medical, Veterinary or Dental Clinic, or Offices of a Drugless Practitioner	5 parking spaces per practitioner, plus 1 parking space for each examination room exceeding 5 such rooms per office.
Post Office, Museum, Art Gallery, Public Library	1 parking space for each 35 square metres of gross floor area.
Schools - Elementary	1.5 parking spaces per classroom
Self-storage facility	1 parking space per 10 storage units
Workshop	1 parking space per 35 square metres of gross floor area.
Uses Permitted by this By-law other than those listed in this Table	1 parking space per 35 square metres of gross floor area.
RESIDENTIAL USES	
Single detached dwellings, semi- detached, duplexes, triplexes, accessory apartments, and garden suites	1 parking space per dwelling unit

Special Needs Housing	1 per required caregiver
Multiple dwellings with 4 or more dwelling units	1.25 spaces per dwelling unit

3.19 PEAT EXTRACTION, PITS AND QUARRIES

The extraction of peat, and the establishment or operation of pits or quarries is prohibited within the area covered by this By-law, except in the locations permitted by this By-law, and in accordance with the provisions of this By-law. No person shall use land or erect any building or structure for the purpose of processing, storing, washing, screening, sorting or crushing rock, sand and/or gravel and or peat except as expressly provided for in this By-law.

3.20 PLANTING STRIPS

3.20.1 Location

Where a lot in an Institutional or Commercial Zone abuts an interior side or rear lot line of a lot in a Residential Zone, a planting strip adjoining such abutting lot line, or portion thereof, shall be provided within the Institutional or Commercial Zone with a minimum width of three (3) metres, or as required in the applicable Zone, whichever is greater.

3.20.2 Contents

Such required planting strip shall be used for no other purposes than planting a continuous, unpierced hedgerow of trees, evergreens or shrubs, or solid fencing not less than 1.5 metres high, immediately adjacent to the lot line, or portion thereof, where such planting strip is required. The remainder of the planting strip shall be used for no other purpose than the planting of ornamental shrubs, flowering shrubs, flower beds, grass or a combination thereof.

3.20.3 Driveways and Walkways

In all cases where ingress and egress, driveways, launching ramps or walkways extend through a required planting strip, it shall be permissible to interrupt the planting strip within 3.0 metres of the edge of such driveway or within 1.5 metres of the edge of such walkway.

3.20.4 Landscaped Open Space

A planting/landscaping strip or buffer screen referred to in this Section may form a part of any landscaped open space required by this By-law and may form part of a required yard.

3.21 PUBLIC USES, UTILITIES

3.21.1 Public Services

Except as provided in paragraph 3.21.2. hereof, the provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of public uses provided by the Town, or any Public Authority including any Department or Ministry of the Government of Canada or Ontario or any Conservation Authority established by the Government of Ontario and, for the purposes of this Section, shall include any hydro electric company, any telephone, telegraph or cable TV company and any natural gas distribution system operated by a company distributing gas to the residents of the Town, which company possesses all the necessary powers, rights, licenses and franchises.

3.21.2 Location Restrictions

Notwithstanding any other provision contained in this By-law to the contrary, where a public use is specifically mentioned as a permitted use within a specific Zone classification,

then such Public Use shall only be permitted within that Zone or Zones and shall comply with the Zone Provisions of the Zone or Zones in which the Public Use is permitted, save and except that there shall be no minimum lot area or lot frontage requirement. This provision shall not apply to Crown agencies.

3.21.3 Provisions

i) No goods, materials or equipment shall be stored outside the building or structure located on the lot, except as may otherwise be permitted under this By-law;

ii) The Zone provisions of the Zone in which the use is located shall be complied with except as otherwise provided in this By-law;

iii) No building or structure erected in accordance with the provisions of this Section shall be used for the purposes of an office or maintenance or works depot; and,

iv) The building or structure shall be designed and maintained in general harmony with the uses permitted within the respective Zone.

3.21.4 Streets and Service Installations

Nothing in this By-law shall prevent land from being used as a street or highway, or prevent the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline, overhead or underground hydro, communication line or high voltage electrical facilities owned, operated and maintained by Hydro One or the Public Utilities Commission or their agents.

3.22 REDUCTION OF REQUIREMENTS

No person shall change the purpose for which any land, building or structure is used or erect any building, or structure, or add to any existing building or structure, or reduce the area of any lot, if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention with this By-law.

3.23 RESTRICTIONS ON DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS

Notwithstanding any other provision of this By-law to the contrary, no dwelling unit shall be located within a portion of a non-residential building which has gasoline or other flammable fluids or hazardous materials stored in bulk for commercial purposes or in conjunction therewith, and without limiting the generality of the foregoing, a dwelling unit shall not be permitted within a building used for a motor vehicle service station, a motor vehicle repair garage, a motor vehicle body shop or a marine service shop.

3.24 ADDITIONAL RESIDENTIAL UNITS

i) Additional Residential Units are permitted in any detached, semi-detached or townhouse dwelling and/or in a building or structure accessory to those building types, in any zone where that dwelling type is a listed permitted use provided:

   a) It does not change the streetscape character along the road on which it is located;

   b) It is not a stand-alone, principal unit capable of being severed;

   c) It must be located on the same lot as its principal dwelling unit; and

   d) It must meet the setback requirements of the principal dwelling if located in an accessory building.

ii) The Additional Residential Unit may be contained within the primary residential dwelling and/or in a building or structure accessory to the residential dwelling.

iii) A maximum of one Additional Residential Unit is permitted within a principal dwelling unit.

iv) A maximum of one Additional Residential Unit is permitted within a building or structure accessory to the principal dwelling unit.

v) Additional Residential Units are not permitted on a lot that is legally non-complying with respect to lot frontage or lot area.

vi) If located at or above grade, the Additional Residential Unit must not be greater in size than an amount equal to 50% of the gross floor area of its principal dwelling unit.

vii) If located in the basement, it may occupy the whole of the basement.

viii) If located in an accessory building, the Additional Residential Unit must be located above the accessory building and may not exceed the footprint of the accessory building.

ix) One (1) parking space is required for each Additional Residential Unit. Tandem parking is permitted.

x) Where Additional Residential Units are located on a lot, neither a garden suite nor any rooming units are permitted on that lot.

xi) Additional Residential Units shall not be permitted on waterfront lots.

xii) It must be demonstrated to the satisfaction of the Town, that there is sufficient capacity for the onsite servicing (water, sewage disposal) for the Additional Residential Units.

3.25 SIGHT TRIANGLES

On a corner lot fronting on two Town roads, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 9.0 metres measured along the street line from the point of intersection of the street lines, no motor vehicle, as defined in The Highway Traffic Act, shall be parked, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 1.0 metres in height. Such triangular space may hereinafter be referred to as a “sight triangle”. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

3.26 SIGNS

Unless otherwise specified, the provisions of this By-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with the By-laws of the Town.

3.27 SHORELINE ACTIVITY AREA AND VEGETATIVE BUFFER

3.27.1 Shoreline Activity Area

A shoreline activity area is the portion of a shoreline frontage of a lot located within the required setback from the shoreline where accessory shoreline structures are located and where there is access to the water for activities such as swimming or boat launching. Access should be provided via a pervious pathway.

To maintain an appropriate balance between a natural shoreline and built form within the Shoreline, structures in shoreline activity areas should be focused within a defined area of the shoreline frontage and be limited in extent. Such activity areas may be developed in more than one location on a property, where appropriate. The extent of shoreline activity areas will be as follows:

i) 25% of the shoreline frontage or up to 15 metres, whichever is the lesser, for linear shoreline residential development, and the total area of all shoreline structures shall not exceed 5% of the shoreline activity area or 22.5 square metres, whichever is the lesser;

ii) 33% of the shoreline frontage for Tourist Commercial, Institutional lots, and waterfront landings; and

iii) 50% of the shoreline frontage for marinas.

3.27.2 Vegetative Buffer

With the exception of permitted shoreline activity area(s), where there is the shoreline of a lake or watercourse on or appurtenant to a lot, a vegetative buffer of 30 metres shall be maintained from the shoreline or watercourse.

3.27.3 Storage Shed

One storage shed is permitted within the shoreline activity area subject to the following:

i) must be set back a minimum of 10 m from the water;

ii) must comply with the side yard setbacks for accessory buildings;

iii) must not exceed 3 square metres (32.29 sq. ft.) in area and 2.5 metres (8.2 ft.) in height;

iv) may not contain pumping equipment.

3.27.4 Pathways

All pathways within the shoreline activity area shall be constructed of permeable materials. Hard surfaces such as pavement, hi-bituminous and concrete shall not be permitted.

3.28 SPECIAL SETBACKS

3.28.1 Livestock Facilities

i) Notwithstanding any other yard or setback provisions in this By-law to the contrary, no residential, institutional, commercial, industrial, or recreational use, located on a separate lot and otherwise permitted by this By-law shall be erected or altered unless it complies with the Minimum Distance Separation (MDS 1) Formula as determined by the Ministry of Agriculture Food and Rural Affairs.

MDS 1 formula shall not apply to:

a) existing lots of record as of the date of passing of this By-law;

b) proposed non-agricultural uses within the Townsite designation; and,

c) where there are four or more, existing non-farm uses closer to the subject livestock facility and in immediate proximity to the development.

ii) Notwithstanding any other yard or setback provision in this By-law to the contrary, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) calculation as determined by the Ministry of Agriculture Food and Rural Affairs.

3.28.2 Industrial Uses

i) The minimum separation distance from a sensitive land use to a Class I Industry shall be 20 metres measured from an industrial use to a sensitive land use.

ii) The minimum separation distance from a sensitive land use to a Class II Industry shall be 70 metres measured from an industrial use to a sensitive land use.

iii) The minimum separation distance from a sensitive land use to a Class III Industry shall be 300 metres measured from an industrial use to a sensitive land use.

3.28.3 Original Shore Road Allowances

Notwithstanding the Zone requirements of this Section to the contrary, where the front lot line abuts an Original Shore Road Allowance of 20 metres or more in width, the required front yard shall be reduced by the width of the Original Shore Road Allowance above the normal original, present or existing controlled highwater mark.

3.28.4 Street Centre Lines

Where a lot abuts a road allowance less than 20 metres in width, the minimum setback from the street line shall be 10 metres from the centre line of the street plus the required front yard or exterior side yard within the zone.

3.28.5 Waste Disposal Areas

No building or structure shall be located closer than 30 metres to any land zoned Waste Disposal Industrial (WD).

No buildings or structures shall be permitted within 500 metres (1,640 feet) to any land zoned Waste Disposal Industrial (WD) unless supported by an appropriate study(s) that confirms there will be no negative impacts on the proposed development related to the adjacent waste management site.

3.28.6 Watercourses

Unless otherwise permitted by this By-law, no building or leaching bed for a sewage system shall be located within 30 metres of the original, normal or controlled highwater mark of any lake or watercourse.

3.29 STORAGE/USE OF TRAVEL TRAILERS, MOTOR HOMES AND CAMPERS

3.29.1 Storage

i) Travel trailers, motor homes, campers or recreational vehicles shall be stored in the rear or interior side yard and must meet the yard and setback requirements for an accessory building.

ii) A maximum of one (1) travel trailer, motor home or camper may be stored in Residential and Rural Zones. Travel trailers, motor homes and campers may be parked in parking spaces that comply with the provisions of Section 3.18 of this By-law.

3.29.2 Use

i) One (1) travel trailer, motor home or camper may be used in the yard of a Residential or Rural Zone, where the camper meets the required setbacks for an accessory building unless otherwise permitted by special exemption.

ii) A travel trailer, motor home or camper parked or stored on a property for more than fourteen (14) days in any calendar year and used for human occupation must have a Camper License issued by the Town of Kearney in compliance with the current Camper Licensing By-law, unless it is located in a Camping Establishment.

3.30 STORAGE OF BOATS

i) Boats shall be stored in the rear or interior side yard and must meet the yard and setback requirements for an accessory building.

ii) Notwithstanding Section 3.30 i), boats may be stored in the front yard of a waterfront lot.

3.31 TEMPORARY USES PERMITTED

A tool shed or construction trailer having a maximum area of 20 sq. m., scaffold or other building or structure incidental to construction, is permitted in all Zones within the Town on the lot or in the case of a dock, appurtenant to where it is situated but only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than ninety (90) consecutive days and/or the failure to maintain a current building permit.

Notwithstanding any other provision of this By-law to the contrary, where a dwelling is destroyed, and a Building Permit for reconstruction of the dwelling has been issued by the Town for the subject lands, the owner and family may occupy a trailer on a temporary basis but only during the period which the dwelling is being reconstructed.

SECTION 4 ZONES

4.1 RESIDENTIAL TOWNSITE (RTS) ZONE

4.1.1 General Prohibition

No person shall within a Residential Townsite (RTS) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.1.2 and 4.1.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.1.4 of this By-law.

4.1.2 Permitted Uses

- dwelling, apartment
- dwelling, duplex
- dwelling, semi-detached
- dwelling, single detached
- dwelling, townhouse
- dwelling, triplex
- home-based daycare
- home occupation
- park
- retirement home

4.1.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.4 ha
Lot Frontage (minimum) (applies to both road and water frontage where applicable)	20.0 m
Yard Requirements (minimum)	
Front (abutting municipally maintained road)	7.5 m
Front (abutting a navigable waterway)	30.0 m
Rear	7.5 m
Interior Side	1.2 m
Exterior Side	7.5
Lot Coverage (maximum)	30%
Landscaped Open Space (minimum)	20%
Building Height (maximum)	9.0 m

4.1.4 Special Provisions

i) Within the RTS Zone, an apartment dwelling, retirement home and townhouse dwelling will be subject to the following zone provisions:

Lot Area (minimum)	0.8 ha
Lot Frontage (minimum) (applies to both road and water frontages where applicable)	60.0 m
Yard Requirements (minimum)	
Front (abutting municipally maintained road)	10.0 m
Front (abutting a navigable waterway)	30.0 m
Rear	10.0 m
Interior Side	7.5 m
Exterior Side	10.0 m
Lot Coverage (maximum)	30%
Landscaped Open Space (minimum)	30%
Building Height (maximum)	11.0 m

4.1.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.1.2 to 4.1.4 shall apply.

1. RTS-1 (32 Ayres St., Lot 35, Conc. XI, Kearney Townsite; By-law No 2005-06)

Notwithstanding the provisions of Section 4.1.3, to the contrary on the lands zoned RTS-1, the following provisions shall apply:

Lot Area (minimum)	2,281 m^2

2. RTS-2 (1819 Hwy 518, Lot 35, Conc. XI, Kearney Townsite; By-law No 2005-05)

Notwithstanding the provisions of Section 4.1.3, to the contrary on the lands zoned RTS-2, the following provisions shall apply:

Lot Area (minimum)	2,520 m^2

3. RTS-3 (Part Lot 35, Conc. XI, Kearney Townsite; By-law No 2007-52)

Notwithstanding the provisions of Section 4.1.3, to the contrary on the lands zoned RTS-3, the following provisions shall apply:

The minimum lot area and lot frontage shall be that which existing on the 30th day of November 2007.

4. RTS-4 (Main Street, Part Lot 34, Conc. X, Kearney Townsite; By-law No 2013-61)

Notwithstanding the provisions of Section 4.1.2 and 4.1.3, to the contrary on the lands zoned RTS-4, the following provisions shall apply:

a) The following uses shall be permitted in addition to the uses permitted under Section 4.1.2:
   i) Townhouses

b) The setback for all buildings, structures and septic facilities shall be 30 metres from the top bank of the stream.

5. RTS-5

Not in effect.

6. RTS-6
Not in effect.

7. RTS-7 (Part Lot 35, Conc. XI, Pt. Lots 1 & 2, Plan 93, Perry; By-law No 2016-43)

Notwithstanding the provisions of Section 4.1.3 of this By-law to the contrary, on lands within the Residential Townsite Exception Seven (RTS-7) Zone, the following provisions shall apply:

1. The Minimum Required Exterior Side Yard for the proposed covered porch shall be 2.1 metres.

8. RTS-8 (Part Lot 35, Conc. XI, Pt. 1-3, 42R-9340, Perry; By-law No 2017-01)

Notwithstanding the provisions of Section 4.1.3 and 3.28.5 of this By-law to the contrary, on lands within the Residential Townsite Exception Eight (RTS-8) Zone, the following provisions shall apply:

1. The Minimum Required Exterior Side Yard for the proposed addition to the existing cottage shall be 13.1 metres.
2. The Minimum Required Rear Yard Setback for the proposed addition to the existing cottage shall be 1.35 metres.
3. The Minimum Required Rear Yard Setback for the covered porch shall be 1.35 metres.

9. RTS-9 (Part Lot 34, Conc. 10, Lot 66, Plan M-20, Perry; By-law No 2019-32)

Notwithstanding the provisions of Section 3.2.5 and 3.28.6 and 4.1.3 of this By-law to the contrary, on lands within the Residential Townsite Exception Nine (RTS-9) Zone, the following provisions shall apply:

1. The Minimum Required Front Yard Setback for the existing shed shall be 11.65 metres.
2. The Minimum Required Side Yard Setback for the existing shed shall be 0.48 metres.

4.2 RESIDENTIAL WATERFRONT (RWF) ZONE

4.2.1 General

No person shall within a Residential Waterfront (RWF) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.2.2 and 4.2.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.2.4 of this By-law.

4.2.2 Permitted Uses

- accessory guest cabin/bunkie, one only
- dwelling, single detached
- home occupation
- park

4.2.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.4 ha
Lot Frontage (minimum)	60.0 m
Yard Requirements (minimum)	
Front (abutting a navigable waterway)	30.0 m
(abutting a municipally maintained road)	15.0 m
(abutting unmaintained public/private roads)	7.5 m
Rear	7.5 m
Interior Side	5.0 m
Exterior Side	10.0 m
Lot Coverage (maximum)	30%
Building Height (maximum)	9.0 m

4.2.4 Special Provisions

i) Lot coverage within 60 m of the shoreline shall be based on the area of the lot within 60 m of the shoreline.

ii) A minimum of seventy-five (75 %) per cent of the front yard of any waterfront lot shall be maintained as a natural vegetation area and shall be used and maintained only for the maintenance and preservation of indigenous trees, shrubs and other vegetation.

iii) Notwithstanding the Zone requirements of this Section to the contrary, where the front lot line abuts an Original Shore Road Allowance of 20 metres or more in width, the required front yard shall be reduced by the width of the Original Shore Road Allowance above the normal original, present or existing controlled highwater mark.

4.2.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.2.2 to 4.2.4 shall apply.

1. RWF-1 (PCL 24011 SS, Lot 8, Conc. VI, Bethune Twp; By-law 2005-46)

Notwithstanding the zone requirements of Section 4.2.3 to the contrary, on lands within the RWF-1 Zone the following conditions shall apply prior to the issuance of building permits:

i) The lowest finished floor elevation shall be no less than 77 cm above the highwater mark of Big Clam Lake as established by a Legal Survey for the front property line at the water's edge.

ii) All existing cut slopes that have a slope of 2:1 or steeper shall be covered with at least 11 cm of top soil and vegetation for erosion protection.

2. RWF-2

Not in Effect.

3. RWF-3 (Lawson Dr.; Lot 4, Conc. VIII, Bethune Twp; By-law 2006-35; By-law 2007-42)

Notwithstanding the zone requirements of Section 4.2.3 to the contrary, on the land zoned RWF-3, the following standards shall apply:

Lot Area (minimum)	1.2 ha
Lot Frontage (minimum)	131.0 m

4. RWF-4 (Ostick Rd.; Lots 4 and 5, Conc. VIII, Bethune Twp; By-law 2006-35)

Notwithstanding the zone requirements of section 4.2.3 to the contrary, on the land zoned RWF-4, the following standards shall apply:

Lot Area (minimum)	0.7 ha
Lot Frontage (minimum)	88.0 m

5. RWF-5 (Ostick Rd.; Lot 4, Conc. VIII, Bethune Twp; By-law 2006-35)

Not in effect.

6. RWF-6 (Lawson Dr., Lot 4, Conc. VII, Bethune Twp; By-law 2006-34)

Notwithstanding the zone requirements of Section 4.2.3 to the contrary, on the land zoned RWF-6, the following standards shall apply:

Lot Area (minimum)	1.5 ha
Lot Frontage (minimum)	142.0 m
Setback from Hazard (HZ) zone (minimum)	30.0 m

7. RWF-7 (Loon Lake, Lot 9, Conc. VIII, Proudfoot Twp; By-law 2007-41)

Notwithstanding the zone requirements of Section 4.2.3 to the contrary, on the land zoned RWF-7, the following standards shall apply:

Lot Area (minimum)	Existing on 28/ 09/2007
Lot Frontage (minimum)	Existing on 28/09/2007

In addition, the following provisions apply:

i) 75% of the yard between the dwelling and the highwater mark shall be maintained in a naturally vegetated state. A minimum of one tree or shrub per 16.0 m^2 shall be maintained.

ii) All septic related facilities including septic bed and tank shall be setback a minimum of 300.0 m from the highwater mark or such that drainage from the tile fields would flow at least 300 metres to the lake (or an inflowing tributary).

8. RWF-8 (Friedland Subdivision, Lots 2 and 3, Conc. X11, Bethune Twp. By-law 2004-30)

Notwithstanding the zone requirements of Section 4.2.3 to the contrary, on the land zoned RWF-8, the following standards shall apply:

Lot Area (minimum)	0.7 ha
Lot Frontage (minimum)	75.0 m
Setback from High Water Mark (minimum)	30.0 m

9. RWF-9 (Lynx Lake; Lot 7, Conc. VIII, Bethune Twp.; By-law 2008-26)

Notwithstanding the provisions of Section 4.2.2 to the contrary, on lands within the RWF-9 zone, the only permitted uses shall be:

i) seasonal dwelling
ii) guest cabin
iii) home occupation

Notwithstanding the provisions of Section 4.2.3 to the contrary, for the permitted uses above, the following standards shall apply:

Lot Area (minimum)	Existing on 26/06/2008
Lot Frontage (minimum)	55.0 m Existing on 26/06/2008

In addition, the following provisions apply:

i) 75% of the yard between the dwelling and the highwater mark shall be maintained in a naturally vegetated state. A minimum of one tree or shrub per 16.0 m^2 shall be maintained.

ii) Access to the lots located in the RWF-9 Zone shall be provided by the private road.

10. RWF-10 (Lynx Lake; Lot 7, Conc. VIII, Bethune Twp.; By-law 2008-26)

Notwithstanding the provisions of Section 4.2.3 to the contrary, for the permitted uses above, the following standards shall apply:

Lot Area (minimum)	Existing on 26/06/2008
Lot Frontage (minimum)	55.0 m Existing on 26/06/2008

In addition, the following provisions apply:

i) 75% of the yard between the dwelling and the high water mark shall be maintained in a naturally vegetated state. A minimum of one tree or shrub per 16.0 m^2 shall be maintained.

11. RWF-11 (North Shore Road; Lot 14, Conc. IV, Proudfoot Twp.; By-law 2009-24)

Notwithstanding the provisions of Section 4.2.3 to the contrary, for the permitted uses above, the following standards shall apply:

Lot Area (minimum)	0.3 ha
Lot Frontage (minimum)	35.0 m
Yard Requirements (minimum)	
Front for Existing Dwelling	1.5 m
Front for Existing Deck	0 m
Front from Lake for Existing Guest cabin	10.7 m
Front for Existing Accessory Shed	15.4 m
Interior Side from east property line for Existing Dwelling	5.2 m
Interior Side from west property line for an Existing Guest Cabin	0.6 m

The provisions only apply to the referenced structures as they existed as of March 26, 2009. The only permitted expansion in volume or area to a building or structure shall be an expansion that complies with the zone provisions of Section 4.2.3.

The provisions of Sections 3.14.2 and 3.15.1 of this By-law shall not apply.

12. RWF-12

Not in effect.

13. RWF-13

Not in effect.

14. RWF-14 (60 Beaver Lake Lane; Lot 3, Con. 12, Bethune Twp.; By-law 2009-46)

Notwithstanding the provisions of Sections 3.2 and 4.2.3 to the contrary, on the lands zoned RWF-14, the following provisions shall apply:

Accessory Building Coverage (maximum)	157.0 m^2
Permitted Gazebo Size in the Front Yard (maximum)	19.0 m^2
Permitted Guest Cabin Size (maximum)	24.0 m^2

15. RWF-15 (Lawson Rd.; Lots 4 and 5, Conc. VIII, Bethune Twp.; By-law 2010-37)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-15, the following provisions shall apply:

Lot Area (minimum)	0.88 ha
Lot Frontage (minimum)	66.7 m
Setback for Septic System from High Water Mark (minimum)	30.0 m

In addition, the following provisions apply:

i) The lot line abutting Ostick Rd. shall be the rear lot line. The lot line abutting Lawson Dr. shall be the exterior side lot line.

16. RWF-16 (Ostick Rd.; Lots 4 and 5, Conc. VIII, Bethune Twp.; By-law 2010-37)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-16, the following provisions shall apply:

Lot Area (minimum)	0.79 ha
Lot Frontage (minimum)	124.0 m
Setback for Septic System from High Water Mark (minimum)	30.0 m

In addition, the following provisions apply:

i) The lot line abutting Ostick Rd. shall be the rear lot line.

17. RWF-17 (Ostick Rd.; Lot 4, Conc. VIII, Bethune Twp.; By-law 2010-37)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-17, the following provisions shall apply:

Lot Area (minimum)	0.8 ha
Lot Frontage (minimum)	120.0 m
Setback for Septic System from High Water Mark (minimum)	30.0 m

In addition, the following provisions apply:

i) The lot line abutting Ostick Rd. shall be the rear lot line.

18. RWF-18

Not in effect

19. RWF-19 (Hillside Dr.; Lot 12 and 13, Con. VIII, Proudfoot Twp.; By-law 2011-37)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-19, the following provisions shall apply:

Lot Area (minimum)	0.261 ha
Lot Frontage on Loon Lake (minimum)	30.9 m
Lot Frontage on Hillside Dr. (minimum)	29.9 m
Yard Requirements (minimum)	
Front for Existing Dwelling	11.86 m
Front for Existing Deck	9.78 m

20. RWF-20 (Rock Point Road; Part Lot 15, Conc. II, Proudfoot Twp.; By-law 2012-14)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-20, the following provisions shall apply:

Lot Area (minimum)	1.1 ha
Lot Frontage on Sand Lake (minimum)	32 m
Yard Requirements (minimum)	
Front Yard Setback from the lake for the existing dwelling	12.2 m
Front Yard Setback from the lake for the existing seasonal room	12.8 m
Interior Side Yard Setback from the garage	0 m
Rear Yard Setback for the garage	0.53 m
Front Yard Setback from the lake for new Septic Systems	30.0 m

21. RWF-21 (Rock Point Road; Part Lot 15, Conc. II, Proudfoot Twp.; By-law 2012- 14)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-21, the following provisions shall apply:

Lot Area (minimum)	0.24 ha
Lot Frontage on Sand Lake (minimum)	36.4 m
Lot Frontage on Rock Point Road	24.4 m
Yard Requirements (minimum)	
Front Yard Setback from the lake for Septic Systems	30.0 m

22. RWF-22 (Part of Lot 22, Conc. IX, Proudfoot Twp.; By-law 2012-20)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-22, the following provisions shall apply:

Maximum area of guest cabin	23.78 m^2
Minimum Required Front Yard Setback from the lake for the existing guest cabin	18.5 m
Minimum Required Front Yard Setback from the lake for the existing deck on the guest cabin	17.56 m
Minimum Required Front Yard Setback from the lake for the existing dwelling	8.66 m
Minimum Required Front Yard Setback from the lake for the deck on the existing dwelling	6.86 m
Minimum Required Front Yard Setback from the lake for the existing shed	0.30 m
Minimum Required Front Yard Setback from the lake for the deck on the existing shed	0.17 m
Minimum Required Front Yard Setback from the lake for the existing wood deck	0.12 m

23. RWF-23 (North Shore Road, Part Lot 13, Conc. III, Proudfoot Twp.; By-law 2013-42)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-23, the following provisions shall apply:

Minimum Required Lot Frontage on North Shore Road	30.28 m
Minimum Required Lot Frontage on Sand Lake	30.78 m
Minimum Required Front Yard Setback from the lake for the existing dwelling	17.69 m
Minimum Required Side Yard Setback for the existing dwelling	1.4 m

24. RWF-24 (North Shore Road, Part Lot 13, Conc. III, Proudfoot Twp.; By-law 2013-42)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-24, the following provisions shall apply:

Minimum Required Lot Frontage on North Shore Road	30.28 m
Minimum Required Lot Frontage on Sand Lake	31.53 m
Minimum Required Front Yard Setback from the lake for the existing dwelling	4 m
Minimum Required Side Yard Setback for the existing dwelling	4.3 m

25. RWF-25 (Part Lot 7, Conc. VI, Proudfoot Twp.; By-law 2013-52)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-25, the following provisions shall apply:

Minimum Required Lot Area	.174 ha
Minimum Required Lot Frontage on Mason Lake	59.44 m

26. RWF-26 (North Shore Rd, Part Lot 14, Conc. IV, Proudfoot Twp.; By-law 2014-07)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-26, the following provisions shall apply:

Minimum Required Lot Area	.3 ha
Minimum Required Lot Frontage	35 m
Minimum Required Front Yard Setback	8.5 m

27. RWF-27 (Part Lots 1 & 2, Conc. VIII, Bethune Twp.; By-law 2014-16)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-27, the following provisions shall apply:

Minimum Required Lot Frontage on the road	45.7 m

28. RWF-28

Reserved.

29. RWF-29

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RWF-29, the following provision shall apply:

i) Tile fields on each lot shall be set back at least 300 m (984 ft.) from the shoreline of the lake or inflowing tributary, or the drainage from the tile fields will flow in a path that is longer than 300 m. (984 ft.).

30. RWF-30

Notwithstanding the provisions of this By-law to the contrary, on lands zoned RWF-30, the following provision shall apply:

i) Tile fields on each lot shall be set back at least 300 m (984 ft.) from the shoreline of the lake or inflowing tributary, or the drainage from the tile fields will flow in a path that is longer than 300 m. (984 ft.).

31. RWF-31 (Part Lot 19, Conc. II, Proudfoot Twp.; By-law 2014-53)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-31, the following provisions shall apply:

Minimum Required Lot Area	.75 ha
Minimum Required Lot Frontage on Sand Lake	69 m
Minimum Required Front Yard Setback from the lake	30 m

32. RWF-32 (Part Lot 19, Conc. II, Proudfoot Twp.; By-law 2014-53)

Notwithstanding the provisions of Section 4.2.3 to the contrary, on the lands zoned RWF-32, the following provisions shall apply:

Minimum Required Lot Area	.85 ha
Minimum Required Lot Frontage on Sand Lake	69 m
Minimum Required Front Yard Setback from the lake	30 m

33. RWF-33 (Part Lot 3, Conc. XII, Bethune Twp.; By-law 2014-60)

Notwithstanding the provisions of Section 3.2.7 and 4.2.3 to the contrary, on the lands zoned RWF-33, the following provisions shall apply:

i) Maximum permitted area of the existing guest cabin is 40.2 sq. m.;

ii) The existing guest cabin shall not be permitted to have cooking facilities or be connected to a sewage system and pressurized water system.

Minimum Required Front Yard Setback for the existing guest cabin	14.49 m
Minimum Required Interior Side Yard Setback for the existing guest cabin	1.34 m

34. RWF-34 (Part Lots 1 & 2, Conc. XII, Bethune Twp.; OMB APPROVED

The lands are subject to the OMB Minutes of Settlement dated January 21, 2015 as follows:

i) Notwithstanding the provisions of Section 3.2.2 and 3.2.6 of this By-law to the contrary, on the lands zoned RWF-34, the following provisions shall apply:

Maximum height for a gazebo in the front yard	8.4 m
Maximum area of a gazebo in the front yard	38.8 m^2
Maximum combined ground floor area for all accessory buildings	291 m^2

ii) Site Plan Agreement between Lawrence Victor Renaud and Iris Audrey Renaud and the Corporation of the Town of Kearney.

35. RWF-35 (Part Lot 9, Conc. I, Proudfoot Twp.; By-law 2015-13)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on the lands zoned within the Residential Waterfront Exception Thirty-Five (RWF-35), Zone the following provisions shall apply:

Minimum Required Front Yard Setback from the lake for buildings	20 m
In areas of Type 1 Habitat, as identified in the EIS and addendum prepared by Fri Ecological Services, the Minimum Required Front Yard Setback for buildings shall be 30 metres from the location of the Type 1 habitat; **Alternatively for Units 1 & 2**, the setback from the Type 1 habitat for buildings shall be 20 m where: i) the effective slope length has been increased using a continuous wattle staked in front of the clearing for the structure; and, ii) Any additional storm water from the roof of the proposed structure is diverted to the back of the structure into a soak-away pit beyond 30 metres from the water's edge.	30 m **Units 1 & 2** 20 m with mitigation measures
Minimum Required Front Yard Setback from the lake for Sewage Systems	30 m

36. RWF-36 (Part Lot 8, Conc. I, Part 4, PSR-238, Proudfoot Twp.; By-law 2015-39)

Notwithstanding the provisions of Section 4.2.3 and Section 3.2.3 of this By-law to the contrary, on the lands zoned RWF-36, the following provisions shall apply:

Minimum Required Front Yard Setback from the lake for the existing deck	13.7 m

37. RWF-37 (Part Lot 25, Plan 178, Part 4, 42R-12071, Proudfoot Twp.; By-law 2016-24)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on the lands zoned RWF-37, the following provisions shall apply:

Minimum Required Interior Side Yard Setback for the proposed addition	2 m

38. RWF-38 (Part Lot 8, Conc. VI, Part Lots 15 & 16, Plan M-87, Parts 5 & 6, 42R-11067, Bethune Twp.; By-law 2016-29)

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned RWF-38, the following provisions shall apply:

Minimum Required Setback from the Hazard Lands Zone for the proposed cottage	17 m
Minimum Required Setback from the Hazard Lands Zone for the Sewage Disposal System	23 m

39. RWF-39 (Part Lot 9, Conc. I, Part 1, PSR-1347, Proudfoot Twp.; By-law 2017-65)

Notwithstanding the provisions of Section 4.2.2 and 3.17 of this By-law to the contrary, on the lands zoned RWF-39, the following provisions shall apply:

A second single detached dwelling shall be permitted	Size 81 m^2

40. RWF-40 (Part of Lot 15, Conc. VIII, Lot 12, Plan M-126, Proudfoot Twp.; By-law 2017-04)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on the lands zoned RWF-40, the following provisions shall apply:

i) Lot 12, Plan M-126 and Part 3, 42R-20665 shall be considered to be one parcel of land for Planning Act purposes.

41. RWF-41 (Part of Lot 14, Conc. II, Part 3, PSR-29 and Part 1, Plan 42R-7620, Proudfoot Twp.; By-law 2017-05)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on the lands zoned RWF-41, the following provisions shall apply:

Minimum Required Lot Frontage	13.07 m
Minimum Required Lot Area	0.1 ha
Minimum Required Interior Side Yard Setback for the existing dwelling	2.13 m

42. RWF-42 (Part of Lot 14, Conc. II, Part 3, PSR-29 and Part 1, Plan 42R-7620, Proudfoot Twp.; By-law 2017-05)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on the lands zoned RWF-42, the following provisions shall apply:

Minimum Required Lot Frontage	13.07 m
Minimum Required Lot Area	0.1 ha
Minimum Required Interior Side Yard Setback for the existing deck	0.6 m
Minimum Required Interior Side Yard Setback for the existing dwelling from the west lot line	3.85 m
Minimum Required Interior Side Yard Setback for the existing dwelling from the east lot line	1.09 m

43. RWF-43 (Part Lot 7, Conc. VIII, Part 5, Plan 42R-18118, Bethune Twp.; By-law No. 2017-52)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on the lands zoned RWF-43, the following provisions shall apply:

Minimum Required Lot Frontage	55 m
Minimum Lot Area and Frontage	As of July 14, 2017

In addition, the following provisions apply:

i) 75% of the yard between the dwelling and the highwater mark shall be maintained in a naturally vegetated state. A minimum of one tree or shrub per 16.0 m^2 shall be maintained.

44. RWF-44 (Part Lots 17 & 18, Conc. IX, Proudfoot Twp., Parts 1 & 5, 42R-18843 and Parts 2 & 4, 42R-18843, By-law No 2019-49)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on the lands zoned RWF-44, the following provisions shall apply:

i) The Minimum Required Front Yard Setback from the lake for buildings shall be 20 m (65.6 ft.).

ii) That Parts 1 and 5 on Plan 42R-18843 be dealt with as one parcel of land for land use purposes.

iii) That Parts 2 and 4 on Plan 42R-18843 be dealt with as one parcel of land for land use purposes.

iv) Sewage tile fields or any portion of the sewage system that discharges effluent into the environment shall be located not less than 300 metres from the shoreline of Grass Lake or as otherwise approved by the Province.

45. RWF-45 (Part Lot 17, Conc. IX, Proudfoot Twp., Parts 1 & 2, 42R-17918, Parts 3 & 4, 42R-17918)

Notwithstanding the provisions of Sections 4.2.2 and 4.2.3 of this By-law to the contrary, on the lands zoned RWF-45, the following provisions shall apply:

i) The permitted uses shall be limited to:
   a) single detached dwelling
   b) home occupation

ii) Parts 1 & 2 on Plan 42R-17918 shall be dealt with as one parcel of land for land use purposes.

iii) Parts 3 & 4 on Plan 42R-17918 shall be dealt with as one parcel of land for land use purposes.

iv) The private sanitary sewage disposal system:

   a) shall be setback 40 m from the highwater mark of Grass Lake with the use of a Waterloo EC-P system and B-Horizon soils laid down or such other comparable system as can be demonstrated, to the satisfaction of Council, that the technology will remove at least 98% of phosphorous, and a permit is issued by the NBMCA; or

   b) should the Waterloo EC-P System or approved equal system not be used, any other private sanitary sewage disposal system will be setback 300 m from the highwater mark of Grass Lake.

46. RWF-46 (Pt Lot 8, Conc. 6, Pt. Lots 5 & 6, M-87, Bethune Twp.; By-law No. 2017-70)

Notwithstanding the provisions of Section 4.2.3 and 3.28.5 of this By-law to the contrary, on lands within the Residential Waterfront Exception Forty-six (RWF-46) Zone:

Minimum Required Front Yard Setback for the proposed addition to the existing dwelling	13.3 m

47. RWF-47 (Part Lot 9, Conc. 5, Lot 3, Plan M-452, Pts. 3 & 4, 42R-18014, Bethune Twp.; By-law No. 2018-23)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on lands within the Residential Waterfront Exception Forty-seven (RWF-47) Zone:

Minimum Required Front Yard Setback for the proposed addition to the existing dwelling	17.47 m
Minimum Required Front Yard Setback for the proposed addition to the existing deck	14.86 m

48. RWF-48 (Part Lots 1 & 2, Conc. 8, Pts 4 & 7, 42R-15733 & Parts 1 - 8, 42R-20991; Bethune Twp.; By-law No. 2018-30)

Notwithstanding the provisions of Sections 4.2.3 and 3.28.6 of this By-law to the contrary, on lands within the Residential Waterfront Exception Forty-eight (RWF-48) Zone:

Minimum Required Front Yard Setback from the lake for all buildings and sewage disposal systems	30 m

In addition, the following provisions apply:

i) A 30 metre vegetative buffer from the shoreline must be maintained with the exception of limited shoreline structures and a pervious pathway to access the water.

49. RWF-49 (Part Lots 2 & 3, Conc. 12, Lot 2, 42M-647; Bethune Twp.; By-law No. 2018-32)

Notwithstanding the provisions of Sections 3.2.1, 3.2.2, 3.17, 3.24 4.2.2 and 4.2.3 of this By-law to the contrary, on lands within the Residential Waterfront Exception Forty-nine (RWF-49) Zone:

A Secondary Dwelling Unit above an accessory building (garage) is permitted.	
Minimum Required Lot Area	0.7 ha
Maximum height of the accessory building with a dwelling unit	7.92 m
Minimum Required Lot Frontage	75 m
Minimum Required Setback from the Highwater Mark	30 m

50. RWF-50 (Part Lot 16, Conc. 8, Part 7, 42R-5736 and Part 1, 42R-17265; Proudfoot Twp.; By-law No. 2018-50)

Notwithstanding the provisions of Sections 3.28.6 and 4.2.3 of this By-law to the contrary, on lands within the Residential Waterfront Exception Fifty (RWF-50) Zone:

Minimum Required Front Yard Setback for proposed addition to existing cottage	10.06 m

51. RWF-51

Reserved.

52. RWF-52 (Part Lot 11, Conc. 2, Lot 2A, M-219; Proudfoot Twp.; By-law No. 2020-33)

Not in effect.

53. RWF-53 (Part Lot 17, Conc. 4, Lot 19, Plan 178, Part 6, 42R-8289; Proudfoot Twp.; By-law No. 2020-42)

Notwithstanding the provisions of Section 4.2.3 of this By-law to the contrary, on lands within the Residential Waterfront Exception Fifty-three (RWF-53) Zone:

i) The Minimum Required Interior Side Yard Setback is 2.5 m.

In all other respects the provisions of the Residential Waterfront (RWF) Zone shall apply.

54. RWF-54 (Part Lot 17, Conc. 9, Part 3, Plan 42R-18843; Proudfoot Twp.; By-law No. 2019-42)

Notwithstanding the provisions of this By-law to the contrary, on lands within the Residential Waterfront Exception Fifty-four (RWF-54) Zone:

i) The Minimum Required Front Yard Setback from the lake for buildings and sewage disposal systems shall be 20 m (65.6 ft.).

In all other respects the provisions of the Residential Waterfront (RWF) Zone shall apply.

55. RWF-55

Not in effect.

56. RWF-56 (Part Lot 13, Conc. VIII; BethuneTwp.)

Notwithstanding the provisions of Sections 4.2.2 and 4.2.3 of this By-law to the contrary, on lands zoned Residential Waterfront Exception Fifty-Six (RWF-56), the following provisions shall apply:

i) The permitted uses shall be limited to a hunt camp only.

ii) Any development or site alteration within 120 metres of the critical fish habitat shown on Schedule 'C' of the Official Plan is prohibited unless supported by an environmental impact assessment prepared by a qualified professional in the values being assessed which demonstrates that there will be no negative impact on the critical fish habitat.

4.3 RURAL RESIDENTIAL (RR) ZONE

4.3.1 General

No person shall within a Rural Residential (RR) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.3.2 and 4.3.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.3.4 of this By-law.

4.3.2 Permitted Uses

- dwelling, single detached
- group home
- home industry
- home occupation

4.3.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.8 ha
Lot Frontage (minimum)	60.0 m
Yard Requirements (minimum)	
Front (Abutting a municipally maintained road)	15.0 m
Front (abutting a navigable waterway)	30.0 m
Rear	7.5 m
Interior Side	7.5 m
Exterior Side	10.0 m
Lot Coverage (maximum)	15 %
Building Height (maximum)	9.0 m

4.3.4 Special Provisions

Reserved.

4.3.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.3.2 to 4.3.4 shall apply.

4.4 RURAL (RU) ZONE

4.4.1 General

No person shall within a Rural (RU) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.4.2 and 4.4.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.4.4 of this By-law.

4.4.2 Permitted Uses

- agricultural use
- animal care establishment
- animal hospital
- artist studio
- bed and breakfastcannabis production and processing
- cemetery
- commercial nursery or greenhouse
- dwelling, single detached
- equestrian establishment
- environmental preserve and educational area
- farm
- forestry operation
- golf course
- group home
- home industry
- home occupation
- home-based day care
- hunting or fishing camp (private)
- kennel
- mobile home
- portable saw mill
- resource management use

4.4.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	10 ha
Lot Frontage (minimum)	100.0 m
Yard Requirements (minimum)	
Front	30.0 m
Front (abutting a navigable waterway)	30.0 m
Rear	15.0 m
Interior Side	15.0 m
Exterior Side	30.0 m
Lot Coverage (maximum)	10 %
Building Height (maximum)	12.0 m

4.4.4 Special Provisions

Reserved.

4.4.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By- law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.4.2 to 4.4.4 shall apply.

1. RU-1

Not in effect.

2. RU-2 (Stoneway Rd.; Lot 6, Conc. XII, Bethune Twp; By-law 2005-24)

Notwithstanding the provisions of section 4.4.2 to the contrary, within the RU-2 zone, the following use shall be permitted, in addition to the uses permitted under section 4.4.2:

- A maximum of four single detached dwellings.

3. RU-3 (Lawson Rd.; Lot 4, Conc. VII, Bethune Twp.; By-law 2006-34)

Notwithstanding the requirements of section 4.4.3 to the contrary, within the RU- 3 zone, the following provisions shall apply:

Lot Frontage (minimum)	21.0 m

4. RU-4 (Woodland Lane; Lots 1 and 2, Conc. IX, Bethune Twp.; By-law 2006-01)

Notwithstanding the provisions of section 4.4.2 to the contrary, on lands within the RU-4 zone, the only permitted uses shall be:

- Single detached dwelling
- Guest cabin
- Home occupation

Notwithstanding the provisions of section 4.4.3 to the contrary, for the permitted uses above, the following standards shall apply:

Lot Area (minimum)	4,000 m^2
Lot Frontage (minimum)	60.0 m
Yard Requirements (minimum)	
Front	20.0 m
Rear	7.5 m
Interior Side	5.0 m
Exterior Side	10.0 m
Lot Coverage (maximum)	30 %
Building Height (maximum)	9.0 m

5. RU-5 (Lawson Dr.; Part of Lots 3 and 4, Conc. VIII, Bethune Twp.; By-law 2008-27)

Notwithstanding the provisions of Section 4.4.2 to the contrary, on lands within the RU-5 zone, the only permitted uses shall be:

i) Conservation use
ii) Farm
iii) Home industry
iv) Home occupation
v) Outdoor recreation
vi) Portable saw mill
vii) Public park

viii) Resource management activities
ix) Single detached dwelling including a mobile home

Notwithstanding the provisions of section 4.4.3 to the contrary, for the permitted uses above, the following standards shall apply:

Lot Area (minimum)	3.0 ha
Lot Frontage (minimum)	90 m
Yard Requirements (minimum)	
Front	15.0 m

6. RU-6 (593 Ahola's Rd.; Lot 24, Conc. X, Bethune Twp.; By-law 2009-61)

Notwithstanding the provisions of section 4.4.2 to the contrary, on lands within the RU-6 zone, the only permitted uses shall be:

Principle Uses

- Conservation Uses
- Farm
- Portable saw mill
- Private park
- Private Recreational Camp
- Private Sporting Camp
- Resource management Use

Accessory Uses

- Accessory Kennel
- Accessory Target Range

For the purpose of the RU-6 Zone, a Private Sporting Camp means a property that is privately owned and used for hunting, fishing by the owner and invited guests. A maximum of one dwelling unit is permitted. Ammunition for use on the property may only be sold to invited guests, provided the appropriate regulatory approvals are in place. The commercial sale of other goods or services is not permitted from the site.

For the purposes of the RU-6 Zone a Target Range shall mean a location for the sighting in of firearms.

7. RU-7 (Lawson Dr.; Part of Lot 4, Conc. IX, Bethune Twp.; By-law 2008-45)

Notwithstanding the provisions of section 4.4.2 to the contrary, on lands within the RU-7 zone, the only permitted uses shall be:

a. Conservation uses
b. Farm
c. Home industry
d. Home occupation
e. Outdoor recreation
f. Public park
g. Resource management activities
h. Single detached dwelling including a mobile home

Notwithstanding the provisions of section 4.4.3 to the contrary, for the permitted uses above, the following standards shall apply:

Lot Area (minimum)	5.8 ha
Lot Frontage (minimum)	115 m
Yard Requirements (minimum)	
Front	15.0 m

8. RU-8 (Lot 24, Conc. IV, Proudfoot Twp.; By-law 2011-59)

Notwithstanding the provisions of Section 4.4.2 to the contrary, within the RU-8 zone, the following use shall be permitted, in addition to the uses permitted under Section 4.4.2:

a. A maximum of two single detached dwellings.

9. RU-9

Reserved**.**

10. RU-10 (Hwy 518, Part Lot 20, Concession II, Proudfoot Twp.; By-law 2014-31)

Notwithstanding the provisions of section 4.4.3 to the contrary, on lands within the RU-10 Zone, the following standards shall apply:

Minimum Required Front Yard Setback for the dwelling and garage	1.93 m
Maximum permitted Lot Coverage	12.5 %

11. RU-11 (Part Lot 1, Concession XIII, Bethune Twp.; By-law 2014-50)

Notwithstanding the provisions of this By-law to the contrary, on lands within the RU-11 Zone, the following standards shall apply:

Minimum Required Setback from the Hazard Zone for the existing building and the proposed addition only.	0 m

12. RU-12 (Rain Lake Road, Part Lot 6, Concession XI, Bethune Twp.; By-law 2014-61)

Notwithstanding the provisions of 4.4.2 to the contrary, the following uses shall be permitted in addition to the uses of Section 4.4.2:

i) A multi-unit dwelling to a maximum of 3 Dwelling Units within the existing principle building

ii) A Business, Professional and Administrative Office within the existing accessory building.

13. RU-13 (Part of Lot 15, Concession 8 (Part 1, 42R-13562), Proudfoot Twp.; By-law 2017-02)

Notwithstanding the provisions of Section 4.4.3 of this By-law to the contrary, on lands within the Rural Exception Thirteen (RU-13) Zone:

i) The tile fields for the sewage disposal systems shall be located such that the flow path is longer than 300 metres (984 ft.) to the shoreline of Grass and Loon Lakes as identified in the March 16, 2016 letter report prepared by GHD Limited.

14. RU-14 (Part of Lot 15, Concession 8 (Part 1, 42R-13562), Proudfoot Twp.; By-law 2017-03)

Notwithstanding the provisions of Section 4.4.3 of this By-law to the contrary, on lands within the Rural Exception Fourteen (RU-14) Zone:

i) Part 3, 42R-20665 and Lot 12, Plan M-126 shall be considered to be one parcel of land for Planning Act purposes.

ii) No buildings or structures shall be permitted.

15. RU-15 (Part Lot 6, Concession 11, Bethune Twp.; By-law 2017-21)

Notwithstanding the provisions of this By-law to the contrary, on lands within the Rural

Exception Fifteen (RU-15) Zone:

i) All openings to habitable buildings and driveways shall be located above the 359.32 m ASL contour elevation and any portion of the structure or driveway below this elevation, must be flood proofed.

ii) The Minimum Required Setback from the Hazard Zone shall be 0 metres.

16. RU-16 (Part Lots 1, 2 & 3, Concession 6, Bethune Twp.; By-law 2017-41)

Notwithstanding the provisions of Section 4.4 of this By-law to the contrary, on lands within the Rural Exception Sixteen (RU-16) Zone:

i) The tile field for the sewage disposal system shall be located such that it is set back at least 300 metres (1,000 feet) from the shoreline of Emsdale Lake, or such that drainage from the tile field will flow at least 300 metres (1,000 feet) to the lake.

17. RU-17 (Part Lots 12 & 13, Concession 5, Proudfoot Twp.; By-law 2018-13)

Notwithstanding the provisions of Section 4.4.3 of this By-law to the contrary, on lands within the Rural Exception Seventeen (RU-17) Zone:

i) The Minimum Required Lot Frontage shall be 30 metres.

18. RU-18 (Part Lot 13, Con VIII, Bethune Twp.)

Notwithstanding the provisions of Section 4.4.2 and 4.4.3 of this By-law to the contrary, on lands zoned RU-18, the following provisions shall apply:

i) The permitted uses shall be limited to a hunt camp only.

ii) Any development or site alteration within 120 metres of the critical fish habitat shown on Schedule ‘C’ of the Official Plan is prohibited unless supported by an environmental impact assessment prepared by a qualified professional in the values being assessed which demonstrates that there will be no negative impact on the critical fish habitat.

4.5 COMMERCIAL TOWNSITE (CTS) ZONE

4.5.1 General

No person shall within a Commercial Townsite (CTS) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.5.2 and 4.5.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.5.4 of this By-law.

4.5.2 Permitted Uses

- amusement centre
- animal care establishment
- animal hospital
- artist studio
- bakery
- bank, bank machine or financial institution
- banquet hall
- bar
- building supply and outlet store
- catering establishment
- clinic
- commercial school
- community centre
- convenience store
- crisis centre
- day care
- dwelling unit, accessory, on a floor above the first storey or on the first floor beside or behind the commercial use
- emergency services
- funeral home
- garden centre
- hotel
- laundromat
- library
- light equipment sales and rental establishment
- instructional facility
- marine facility
- medical facility
- motor vehicle fuel bar
- motor vehicle repair garage
- motor vehicle sales dealership
- motor vehicle service station
- motel
- nursing home
- office
- parking lot
- personal service business
- pharmacy
- place of assembly
- place of worship
- post office

- printing or publishing establishment
- private club
- recreational and athletic facility
- residential care facility
- restaurant
- retail store
- retail food store
- retirement home
- school
- service or repair shop
- theatre
- tavern
- taxi or bus depot
- tourist information centre

4.5.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.4 ha
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
Front (abutting a municipal road)	6.0 m
Front (abutting a navigable waterway)	30.0 m
Rear	10.0 m
Interior Side	6.0 m
Exterior Side	6.0 m
Lot Coverage (maximum)	60 %
Building Height (maximum)	10.5 m

4.5.4 Special Provisions

1. It should be noted that certain uses may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
2. Where a Commercial use abuts a Residential Zone, a planting strip in accordance with Section 3.20 shall be required.
3. Required front and corner side yards to be landscaped, except for driveways crossing the front or exterior side yard leading to a parking area.
4. Outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones.

4.5.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.5.2 to 4.5.4 shall apply.

1. CTS-1 (Main St.; Lot 35, Conc. X, Perry Twp.; By-law 2005-21)

Notwithstanding the provisions of Section 4.5.2 to the contrary, on those lands zoned CTS-1, the following use shall be permitted in addition to those uses permitted under Section 4.5.2:

- A Microbrewery

2. CTS-2 (Main St.; Lot 35, Conc. X, Perry Twp (Town of Kearney); By-law 2004-38)

Notwithstanding the provisions of Section 4.5.2 to the contrary, on those lands described as Lot 3, Plan 116 and zoned CTS-2, the following use shall be permitted:

- Single detached dwelling

3. CTS-3

Reserved.

4. CTS-4 (15 Main St.; Lot 34, Conc. XI, Perry Twp. (Town of Kearney); By-law 2011-77)

a) Notwithstanding the provisions of Section 4.5.2 to the contrary, on those lands zoned CTS-4, the following uses shall be permitted in addition to those uses permitted under Section 4.5.2:

i) Outfitters Store
ii) Dwelling Unit
iii) Tourist Establishment with a maximum of two accommodation units

In addition, the following provisions apply:

i) The maximum number of parking spaces will be 10.
ii) Parking spaces, areas and driveways connecting the parking space or area with a street shall be maintained with a stable surface.
iii) The privacy fence on the abutting lands is permitted between the subject lands and the property to the east, instead of a 3 metre planting strip. It is the owner's responsibility to ensure that a privacy fence is maintained or is replaced with a planting strip as per Section 3.21.

4.6 RURAL COMMERCIAL (CR) ZONE

4.6.1 General

No person shall within a Rural Commercial (CR) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.6.2 and 4.6.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.6.4 of this By-law.

4.6.2 Permitted Uses

- animal care establishment
- animal hospital
- artist studio
- auction barn
- building supply and lumber outlet
- commercial greenhouse/nursery sales
- convenience store
- dwelling, accessory (one only)
- farm-related commercial uses
- equipment sales/rental establishment
- golf course
- light manufacturing uses (such as pottery, repairs, or cabinet- making)
- hotel
- kennel
- marine or small engine sales and service establishment
- motel
- motor vehicle fuel bar or service station
- public storage facilities
- real estate sales offices
- recreational vehicle sales and service operation
- restaurant or tavern
- warehouse
- workshop

4.6.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.4 ha
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
Front (abutting a municipal road)	10.0 m
Front (abutting a navigable waterway)	30.0 m
Rear	7.5 m
Interior Side	6 m
Exterior Side	6.0 m
Lot Coverage (maximum)	30%
Building Height (maximum)	11.0 m

4.6.4 Special Provisions

1. It should be noted that certain uses may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
2. In any yard abutting a residential zone, a landscaping strip of 30 metres or a 15 metre land scaping strip along with a row of shrubs, trees or other natural vegetation or a board fence having a minimum height of 1.5 metres shall be required.
3. Outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones.
4. Required front and corner side yards to be landscaped, except for driveways crossing the front or exterior side yard leading to a parking area.

4.6.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.6.2 to 4.6.4 shall apply.

1. CR-1 (Hwy 518; Lot 12, Conc. XIV, Bethune Twp; By-law 2004-24)

Notwithstanding the permitted uses in Section 4.6.2 to the contrary, in the CR-1 zone, the following uses shall be permitted:

- Antique and collectable sales
- Meeting Room
- Retail Store

2. CR-2 (4290 Chetwynd Rd.; Lot 16, Conc. V, Proudfoot Twp; By-law 2011-29)

Notwithstanding the permitted uses in Section 4.6.2 to the contrary, in the CR-2 zone, the following uses shall be permitted:

- Accessory Dwelling Unit
- Service Shop
- Convenience Store
- Mini Storage Commercial Units
- Outfitters Store

4.7 TOURIST COMMERCIAL (CT) ZONE

4.7.1 General

No person shall within a Tourist Commercial (CT) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.7.2 and Section 4.7.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.7.4 of this By-law.

4.7.2 Permitted Uses

- accessory convenience store
- accessory marina
- assembly hall
- accessory retail sales
- cabin establishment
- camping establishment
- dwelling, accessory (one only)
- golf driving range
- hotel
- marina
- miniature golf
- motel
- motor vehicle service station
- outdoor recreation
- recreational establishment
- resort
- restaurant
- tourist establishment
- tourist information centre

4.7.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	1.6 ha
Lot Frontage (minimum)	60.0 m
Yard Requirements (minimum)	
Front	30.0 m
Front (abutting a navigable waterway)	30.0 m
Rear	15.0 m
Interior Side	15.0 m
Exterior Side	15.0 m
Lot Coverage (maximum)	25.0 %
Building Height (maximum)	12 m

4.7.4 Special Provisions

1. Density of tourist commercial developments must be 8 metres of frontage on the waterbody, per accommodation unit and a maximum density of 5 units per net hectare.
2. In any yard abutting a residential zone, a planting/landscaping strip of 30 metres or a 15 metre landscaping strip along with a row of shrubs, trees or other natural vegetation or a board fence having a minimum height of 1.5 metres shall be required.

The planting/landscaping strip may form part of the required yard.

3. Outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones.
4. Required front and corner side yards to be landscaped, except for driveways crossing the front or exterior side yard leading to a parking area.

4.7.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.7.2 to 4.7.4 shall apply.

1. CT-1 (North Shore Rd.; Lot 15, Conc. IV, Proudfoot Twp)

Notwithstanding the provisions of Section 4.7.2 of this By-law to the contrary, on lands within the Tourist Commercial Exception One (CT-1) Zone the following shall be permitted:

- a maximum of 53 accommodation units

2. CT-2 (Hwy 518; Lot 20, Conc. III, Proudfoot Twp)

Notwithstanding the provisions of Section 4.7.2 of this By-law to the contrary, on lands within the Tourist Commercial Exception Two (CT-2) Zone the following shall be permitted:

i) a maximum of 130 accommodation units

3. CT-3 (Hwy 518; Lot 19, Conc. III, Proudfoot Twp)

Notwithstanding the provisions of Section 4.7.2 of this By-law to the contrary, on lands within the Tourist Commercial Exception Three (CT-3) Zone the following shall be permitted:

i) a maximum of 10 accommodation units

4. CT-4 (Part Lot 19, Concession 3, Proudfoot Twp., Part 1 PSR1636; LPAT amended By-law No. 2017-27)

Notwithstanding the provisions of Section 4.7 of this By-law to the contrary, on lands within the Tourist Commercial Exception Four (CT-4) Zone the following shall be permitted:

i) For the purposes of this By-law, the use “Recreational Accommodation Unit” shall be defined as:

   a) Recreational Accommodation Unit – Shall include any one of the following:
      i) a Camp Site
      ii) a rental cottage or condominium; or
      iii) a room in a hotel, motel, or resort

ii) For the purposes of this By-law, the use “Camp Site” shall be defined as:

   a) Camp Site – A parcel of land that is maintained as a site for the temporary location and human occupation of a tent, tent trailer, travel trailer, motor home, recreational vehicle or truck camper, but not a mobile home.

iii) On the lands shown on Schedule “A” to By-law No. 2017-27, a maximum of 10 Recreational Accommodation Units are permitted. In addition to the 10

Recreational Accommodation Units, an additional 4 Camp Sites are permitted.

iv) Of the maximum 10 Recreational Accommodation units permitted on the lands shown on Schedule “A” to By-law No. 2017-27, a maximum of 6 Recreational Accommodation Units are permitted to be located on the lands shown as hatched on Schedule “B” to By-law No. 2017-27.

v) Camp Sites are only permitted on the lands shown as cross-hatched on Schedule “B” to By-law No. 2017-27 and prohibited on the lands shown as hatched on Schedule “B” to By-law No. 2017-27.

vi) A buffer of 15 metres or a buffer of 3 metres with a 6 ft. high fence shall be maintained along the southerly property line as indicated on Schedule “B” of By-law No. 2017-27. The buffer shall consist of native/natural vegetation in its natural state and no tree removal is permitted within the buffer, with the exception of dead or hazardous trees.

In all other respects the provisions of the Tourist Commercial (CT) Zone shall apply.

5. **CT-5 (Part Lots 19 & 20, Con 14, Bethune Twp. By-law No. 2020-45)**
Notwithstanding the provisions of Sections 4.6.1 and 4.6.2 of this By-law to the contrary, on lands within the Tourist Commercial Exception Five (CT-5) Zone only the following uses shall be permitted:

i) A maximum of 10 rental cottages
ii) A maximum of 10 Tent sites
iii) Accessory dwelling (one only)
iv) Assembly hall
v) Accessory retail sales
vi) Outdoor recreation
vii) Tourist Establishment

In all other respects the provisions of the Tourist Commercial (CT) Zone shall apply.

4.8 INDUSTRIAL (M) ZONE

4.8.1 General

No person shall within an Industrial (M) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.8.2 and 4.8.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.8.4 of this By-law.

4.8.2 Permitted Uses

- animal hospital
- automobile body shop
- automobile dealership
- automobile service station
- building supply and lumber outlet
- cannabis production and processing
- dwelling unit, accessory
- gas bar
- hardware, home furnishings, office supply or wholesale sales
- heavy equipment sales, rental and servicing
- kennel
- light industrial uses
- manufacturing or processing within an enclosed building
- outside storage accessory to a permitted use
- retail sales accessory to a permitted use not exceeding 35 % of the total floor area
- sawmill
- service and repair shop
- self-storage facility
- transportation depot
- warehouse including self-storage
- workshop

4.8.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.8 ha
Lot Frontage (minimum)	90.0 m
Yard Requirements (minimum)	
Front	15.0 m
Front (abutting a navigable waterway)	30.0 m
Rear	15.0 m
Interior Side	30.0 m
Exterior Side	15.0 m
Lot Coverage (maximum)	50.0 %
Building Height (maximum)	12.0 m
Landscaped Open Space	20.0 %

4.8.4 Special Provisions

1. All yards except those yards abutting a Residential zone shall contain a planting strip of at least 15 m in width. In yards abutting a Residential Zone, the planting strip shall

be at least 30 m in width.

2. Only uses that generate less than 4,500 litres per day of wastewater shall be permitted.
3. Outside storage is not permitted within any required front yard or exterior side yard.
4. Outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade.

4.8.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.8.2 to 4.8.4 shall apply.

Reserved.

4.9 MINERAL MINING (MM) ZONE

4.9.1 General

No person shall within a Mineral Mining (MM) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.9.2 and 4.9.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.9.4 of this By-law.

4.9.2 Permitted Uses

- mining
- mining-related uses
- mineral exploration
- peat extraction
- pits
- portable asphalt processing plant
- quarries
- smelting and refining uses
- wayside pits and quarries
- a business office, accessory to another MM use
- an equipment storage building, accessory to another MM use
- a maintenance garage, accessory to another MM use
- an open storage area, accessory to another MM use
- a private fuel pump island, accessory to another MM use
- a warehouse, accessory to another MM use

4.9.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	2.0 ha
Lot Frontage (minimum)	90.0 m
Yard Requirements (minimum – from limit of extraction or buildings or structures)	
Front	30.0 m
Rear	30.0 m
Interior Side	30.0 m
Exterior Side	30.0 m
Lot Coverage (maximum – buildings and structures)	10.0 %
Building Height (maximum)	20.0 m
Landscaped Open Space	10.0 %
Setback from a Residential Lot (minimum)	120.0 m

4.9.4 Special Provisions

1. All yards except those yards abutting a Residential zone shall contain a planting strip of at least 15 m in width. In yards abutting a Residential Zone, the planting strip shall be at least 30 m in width.
2. Required yards to be landscaped, except for driveways crossing the front or exterior side yard leading to a permitted use.

3. Notwithstanding the above yard requirements, no mineral mining activity will be established within 1,000 m of a sensitive use unless studies demonstrate no adverse impacts.

4.9.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.9.2 to 4.9.4 shall apply.

Reserved.

4.10 MINERAL AGGREGATE (MA) ZONE

4.10.1 General Provisions

No person shall within a Mineral Aggregate (MA) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.10.2 and 4.10.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.10.4 of this By-law.

4.10.2 Permitted Uses

- agricultural use excluding buildings
- asphalt plant
- concrete plant
- pit
- quarry
- a business office, accessory to another MA use
- an equipment storage building, accessory to another MA use
- a maintenance garage, accessory to another MA use
- an open storage area, accessory to another MA use
- a private fuel pump island, accessory to another MA use
- a warehouse, accessory to another MA use

4.10.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	2.0 ha
Lot Frontage (minimum)	90.0 m
Yard Requirements (minimum – from limit of extraction or buildings or structures)	
Front	30.0 m
Rear	30.0 m
Interior Side	30.0 m
Exterior Side	30.0 m
Lot Coverage (maximum – buildings and structures)	10.0 %
Building Height (maximum)	20.0 m
Landscaped Open Space	10.0 %
Setback from a Residential Lot (minimum)	120.0 m

4.10.4 Special Provisions

1. All yards except those yards abutting a Residential zone shall contain a planting strip of at least 15 m in width. In yards abutting a Residential Zone, the planting strip shall be at least 30 m in width.
2. Required yards to be landscaped, except for driveways crossing the front or exterior side yard leading to a permitted use.
3. Notwithstanding the above yard requirements, no mineral aggregate uses will be established within 1,000 m of a sensitive use unless studies demonstrate no adverse impacts.

4. Notwithstanding, mineral aggregate uses/operations shall not be permitted within the following distances:

   i) within 150.0 m of a sensitive use on another lot (i.e. dwelling) when pit operation is above the water table;

   ii) within 300.0 m of a sensitive use on another lot when pit operation is below the water table; or

   iii) within 500.0 m of a sensitive use when a quarry operation is proposed.

4.10.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.10.2 to 4.10.4 shall apply.

Reserved.

4.11 WASTE DISPOSAL INDUSTRIAL (WD) ZONE

4.11.1 General

No person shall within a Waste Disposal Industrial (WD) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.11.2 and 4.11.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.11.4 of this By-law.

4.11.2 Permitted Uses

- recycling facility
- salvage yard
- sewage facility
- waste management facility

4.11.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	2.0 ha
Lot Frontage (minimum)	90.0 m
Yard Requirements (minimum)	
Front	30.0 m
Rear	30.0 m
Interior Side	30.0 m
Exterior Side	30.0 m
Lot Coverage – building (maximum)	50%
Building Height (maximum)	10.0 m
Landscaped Open Space	20.0 %

4.11.4 Special Provisions

1. Fill Area Location:
   No dumping or disposal of any waste material in a fill area of a landfill site shall be permitted within 30.0 m of any lot line.

2. Waste Stabilization Pond Location:
   No storage or treatment of any waste material in a waste stabilization pond of a sewage treatment facility shall be permitted within 150.0 m of any lot line.

3. Separation Distance from Residential Uses:
   Notwithstanding the above yard requirements, no Waste Management Zone will be established within 500.0 m of a sensitive use (i.e. dwelling unit).

4.11.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.11.2 to 4.11.4 shall apply.

Reserved.

4.12 INSTITUTIONAL (I) ZONE

4.12.1 General

No person shall within a Institutional (I) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.12.2 and 4.12.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.12.4 of this By-law.

4.12.2 Permitted Uses

- ambulance station
- arena
- art gallery
- assembly hall
- cemetery
- community centre
- community facility
- daycare centre
- emergency service facility
- fitness centre
- fire station
- government office
- group home
- hospital
- library
- long term care facility
- medical clinic
- municipal or provincial maintenance and storage yard
- museum
- nursing home
- place of worship
- private club
- professional and administrative offices
- retirement home
- school
- school, commercial
- tourist information centre

4.12.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.4 ha
Lot Frontage (minimum)	50.0 m
Yard Requirements (minimum)	
Front	7.5 m
Front (abutting a navigable waterway)	30.0 m
Rear	7.5 m
Interior Side	7.5 m
Exterior Side	7.5 m
Lot Coverage (maximum)	40.0 %
Building Height (maximum)	12.0 m
Landscaped Open Space	10.0 %

4.12.4 Special Provisions

1. Where an Institutional use abuts a Residential Zone, a planting strip in accordance with Section 3.20 shall be required.

4.12.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.12.2 to 4.12.4 shall apply.

Reserved.

4.13 OPEN SPACE (OS) ZONE

4.13.1 General

No person shall within an Open Space (OS) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.13.2 and 4.13.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.13.4 of this By-law.

4.13.2 Permitted Uses

- boat dock and launching ramp
- conservation uses including forestry, reforestation and other activities connected with the conservation of soil or wildlife
- docks
- parks, public and private
- recreation fields
- recreation trails
- resource management without any building or structure

4.13.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.8 ha
Lot Frontage (minimum)	45.0 m
Yard Requirements (minimum)	
Front	6.0 m
Rear	7.5 m
Interior Side	3.0 m
Exterior Side	4.5 m
Lot Coverage (maximum)	25 %
Building Height (maximum)	12.0 m
Landscaped Open Space	50.0 %

4.13.4 Special Provisions

Reserved.

4.13.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.13.2 to 4.13.4 shall apply.

1. OS-1 (Lawson Dr.; Lots 3 and 4, Conc. VIII, Bethune Twp.; By-law 2007-43)

Notwithstanding the provisions of Section 4.13.2 to the contrary, on the lands zoned OS-1, the permitted uses shall be limited to:

- Outdoor recreation

4.14 HAZARD LANDS (HZ) ZONE

4.14.1 General

No person shall within Hazard Lands (HZ) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.14.2 and 4.14.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.14.4 of this By-law.

4.14.2 Permitted Uses

- agriculture use, excluding buildings
- cannabis production and processing, excluding buildings
- conservation use, excluding buildings
- outdoor recreation
- recreational trail
- resource management activities

4.14.3 Zone Provisions for Permitted Uses

No buildings or structures including accessory buildings or structures with the exception of marine facilities, pumphouses, and buildings and structures for flood and erosion are permitted in the Hazard Lands (HZ) Zone.

4.14.4 Special Provisions

Reserved.

4.14.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.14.2 to 4.14.4 shall apply.

1. HZ-1 (Part of Lot 1, Conc. VIII, Proudfoot Twp.; By-law 2012-19)

In addition to the provisions of Section 4.14.3 of this By-law on lands within the Hazard Lands Exception One (HZ-1) Zone:

1. No vegetation shall be removed within the river valley except for pruning for safety purposes.

2. HZ-2 (Part of Lot 19, Conc. 2, Part 1, 42R-3432, Proudfoot Twp.; By-law 2016-35)
Notwithstanding the provisions of Section 4.14 of this By-law to the contrary, on lands within the Hazard Lands Exception Two (HZ-2) Zone:

1. An addition 55.74 m^2 in size shall be permitted to the existing dwelling.

4.15 ENVIRONMENTAL PROTECTION (EP) ZONE

4.15.1 General

No person shall within Environmental Protection (EP) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure other than as permitted in Section 4.15.2 and 4.15.3 of this By-law and in accordance with the standards contained in the General Provisions contained in Section 3 and the Special Provisions of Section 4.15.4 of this By-law.

4.15.2 Permitted Uses

- conservation use without any building or structure
- environmental preserve and education area
- recreational trail
- resource management activities without any building or structure

4.15.3 Zone Provisions for Permitted Uses

NIL

4.15.4 Special Provisions

Reserved.

4.15.5 Exceptions

Notwithstanding the Permitted Uses and Zone Requirements of this Section of the By-law to the contrary, within the Exception Zones listed below the following special provisions shall apply. In all other respects the provisions of Sections 4.15.2 to 4.15.4 shall apply.

Reserved.

4.16 HOLDING PROVISIONS AND TEMPORARY USES

4.16.1 Holding Provisions

Holding zones are created by adding a upper-case “H” and a number to the zone code on the zoning maps, and that have the effect of allowing uses set out in the corresponding text of the By-law at some time in the future, when the holding symbol is removed by an amendment to the Zoning By-law once specified conditions, which are identified in the exception provisions, are met (i.e. such as conditions related to environmental, transportation, servicing matters). For the purposes of this By-law, holding provisions will be set out in the following table.

Table 1: Holding (H-) Provisions

Symbol	Application	Property/Legal Description	Conditions for Removal	Date Enacted	Date Removed

4.16.2 Temporary Uses

Where on Schedules to this By-law, a symbol “T” and a number, identify a property that is subject to a temporary use permission, one or more additional but temporary uses are permitted on the lands noted, until the permission granted by the site specific Temporary Use By-law expires, in accordance with the policies of the Official Plan and Section 39 of the Planning Act, R.S.O. 1990, c.P.13, as amended. For the purposes of this By-law, Temporary Use Zones will be set out in the following table.

Table 2: Temporary Uses

Symbol	Zone Designation	Property/Legal Description	Temporary Use Permitted	Date Enacted	Expiry Date

SECTION 5 DEFINITIONS

ACCESSORY

A use, separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.

ACCOMMODATION UNIT

Shall include any of the following whether occupied or not;

i) a tent site,
ii) a trailer site,
iii) a rental cottage or condominium or
iv) a room in a hotel, motel, or resort.

AGRICULTURAL BUILDING

Any building or structure customarily used in connection with a farm other than a residence.

AGRICULTURAL USE

Any agricultural use or uses, structures or buildings accessory thereto, including field crops, animal husbandry, horticultural nurseries and any other use customarily carried on in the field of general agriculture, including the sale on the premises, of produce grown or raised on the premises but does not include cannabis production and processing or specialized agricultural uses as defined herein.

AIR TREATMENT CONTROL

The functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person.

AIRPORT

The use of lands, buildings or structures for the purposes of air transportation services.

AMUSEMENT CENTRE

A family entertainment centre, often abbreviated FEC in the entertainment industry, (also known as indoor amusement park or indoor theme park) is a small amusement park marketed towards families with small children to teenagers, and often entirely indoors or associated with a larger operation.

ANIMAL SHELTER

Lands and buildings used for the keeping of animals, birds or other livestock and may include the premises of a veterinary surgeon.

ART GALLERY

A building, place or area where paintings, sculptures or other works of art are exhibited or sold.

ASSEMBLY HALL

A building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a bingo hall, a banquet hall, private club or fraternal organization.

ATTACHED

A building otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings. This includes any structural or physical attachments or structures appertaining to adjacent buildings, but does not include decks, porches, breezeways, porticos, etc.

BACKLOT

An individual lot which is physically separated from the shoreline by a legally conveyable parcel of patented land that has development potential. Backlots are usually located in a linear fashion along a road which generally is parallel to the shoreline, but backlots may also be located on a road which runs perpendicular to the shore.

BALCONY

A structure projecting from a building at a level above the first storey.

BASEMENT

That portion of a building below the first floor and which is partly underground.

BED AND BREAKFAST

A home occupation within a single detached dwelling wherein not more than two (2) rooms are rented and meals are served to overnight guests for commercial purposes.

Where expressly provided for as a permitted use, the maximum number of rooms shall be limited to five (5).

BOARDING HOUSE

A dwelling in which the proprietor supplies for a fee sleeping accommodation with board for at least three (3) persons and not more than ten (10) persons exclusive of the proprietor, members of the proprietor's family and servants of the establishment but does not include a hostel.

BOAT SLIP

A single parking space of at least 185 sq. m. for a boat or other marine vessel forming part of a dock, boathouse or other mooring facilities.

BUILDING

A structure consisting of walls, roof and floor, or any of the preceding elements, or a structural system serving the same purpose and including carports but does not include awnings.

BUILDING SUPPLY AND LUMBER OUTLET

A building or structure in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvements.

BULK FUEL DEPOT

Lands, buildings and structures for the storage, distribution of fuels and oils but not including retail sales except key lock operations.

BUSINESS, PROFESSIONAL OFFICE OR ADMINISTRATIVE OFFICE

A building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment

and may include the administrative offices of a non-profit or charitable organization.

CAMP SITE

A parcel of land within a camping establishment that is maintained as a site for the location and temporary occupation of a tent, travel trailer, motor home, recreational vehicle or truck camper, but not a mobile home.

CAMPING ESTABLISHMENT

Lands used for the parking and temporary use for at least five (5) campsites occupied by tents, trailers, motor homes, truck campers and recreational vehicles and accessory uses and facilities such as administrative offices, sanitary facilities, recreational facilities and an accessory convenience store.

CANNABIS

A genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs [hemp milk, hemp seed, hemp oil], fiber and biofuels).

CANNABIS PRODUCTION AND PROCESSING

Lands, buildings or structures used for growing, producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the Cannabis Act, SC 2018, c 16, the Controlled Drugs and Substances Act, SC 1996, c 19 and the Food and Drugs Act, RSC 1985, as amended from time to time, or any successors thereto.

CAR PORT

A covered structure projecting from a building, used to shelter a vehicle, with at least sixty (60%) per cent open sides

CELLAR

A portion of a building below the first storey floor which is partly or wholly underground and which has more than one-half of its height, from finished floor to finished ceiling or to the underside of the floor joints of the first floor, the average finished grade level adjacent to the exterior walls of the building and having a floor to ceiling height of less than 1.8 m. (6.0 ft.).

CEMETERY

The land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

CHIEF BUILDING OFFICIAL

The official employed by the Town appointed under the Building By-law or pursuant to the provisions of The Building Code Act, R.S.O., 1992 c.23 as amended, and shall include any Inspector who has the same powers and duties as the Chief Building Official.

CLINIC

An establishment used by two or more qualified health practitioners including physicians, dentists, chiropractors, physiotherapists and their staff for the purposes of consultation, diagnosis and office treatment.

COMMERCIAL SCHOOL

Premises used for the purpose of teaching, training or imparting of knowledge or skill.

COMMUNITY CENTRE

Any tract of land or building, or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof and may include an auditorium, swimming pool, arena and fitness centre.

COMMUNITY FACILITY

Any facility, place or building which is maintained and operated to provide services for the residents of the community.

CONSERVATION

The preservation, protection and improvement of the components of the natural environment through a comprehensive management and maintenance program administered by a public authority for individual or public use.

CONTRACTOR'S YARD

A yard of any general contractor or builder where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

CONVENIENCE STORE

A retail commercial establishment, not exceeding two hundred (200) square metres of gross floor area, supplying groceries and other daily household necessities to the surrounding area, whether or not such store is open for business seven (7) days a week or not.

CORPORATION

The Corporation of the Town of Kearney.

COUNCIL

The Council of the Corporation of the Town of Kearney

CRISIS CENTRE

Crisis centre shall mean a single housekeeping unit licensed or funded by the Province of Ontario for the short term (averaging thirty (30) days or less) accommodation of three (3) to nine (9) persons, exclusive of staff, living under supervision and who, by reason of either emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

DAY NURSERIES

A day nursery operated for pre-school age children within the meaning of the Day Nurseries Act, R.S.O., 1980, c.111 as amended.

DECK

Deck shall mean a structure above the ground cantilevered from a building or supported by the ground and open to the sky.

DOCK

A structure for the mooring of boats, attached to or forming part of the mainland or used in conjunction with a use on the mainland.

DWELLING

A building or part of a building occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place of one or more persons either continuously,

permanently, or temporarily/seasonally.

DWELLING, ACCESSORY

A use, separate building, or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.

DWELLING, APARTMENT

A separate building containing three (3) or more dwelling units sharing a common corridor or stair well.

DWELLING, DUPLEX

The whole of a two-storey building divided horizontally into two separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

DWELLING, SEMI-DETACHED

The whole of a building divided vertically into two separate dwelling units.

DWELLING, SINGLE DETACHED

A detached building containing one dwelling unit either year round or seasonal.

DWELLING, SINGLE DETACHED SEASONAL

A single detached dwelling that is not used for continuous habitation or as a permanent residence for the occupants.

DWELLING, TOWNHOUSE

A dwelling unit in a building divided vertically into no less than three (3) nor more than eight (8) dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade.

DWELLING, TRIPLEX

The whole of a building divided horizontally into three (3) separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

DWELLING UNIT

A combination of rooms in which a kitchen, living quarters and sanitary conveniences are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway inside. It may include a modular home constructed in accordance with the Building Code and C.S.A. A-277 Regulations.

DWELLING UNIT, ACCESSORY

A dwelling unit accessory to and located within or attached to a main building used for a permitted non-residential use on the same lot and occupied either by the owner of such lot or by a person employed thereon.

DWELLING UNIT, SECONDARY

A self-contained residential unit with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings.

EQUESTRIAN ESTABLISHMENT

An *equestrian* establishment is created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, riding hall, and may include commercial operations described by terms such as a boarding stable, livery yard, or livery stable.

ERECT

To build, construct, reconstruct, alter or relocate including any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, or structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

ESTABLISHED BUILDING LINE

The average distance from the road line to existing adjacent buildings measured on either side of the lot where the frontage has been built upon, as of the date of passing of this By-law.

EXISTING

Legally existing, being a reality or an actuality as of the date of passing of this By-law. To be legal, the use must have been permitted on the lands in accordance with the previous Zoning By-laws for the Municipality.

FARM

Any farming or agricultural use and includes apiaries; aviaries; berry or bush crops; breeding, raising, training or boarding of horses or cattle; commercial greenhouses; farms devoted to the hatching, raising and marketing of chickens, turkeys, or other fowl or game birds, animals, fish or frogs; farms for grazing; flower gardening; field crops; goat or cattle dairies; growing, raising, picking, treating and storing of vegetables or fruit produce produced on the premises; nurseries; orchards; riding stables; the raising of sheep or goats; the raising of swine; tree crops; market gardening; bee keeping; wood lots; such uses or enterprises as are customarily carried on in the field of general agriculture **not including** cannabis production and processing or a specialized farm as defined. "Farm" includes a dwelling and such principal or main buildings and structures as a barn or silo, as well as accessory buildings and structures which are incidental to the operation of the farm.

FINISHED GRADE

The lowest elevation of the natural surface of the ground at ground level measured on any side of a building or structure.

FIRST STOREY

The storey with its floor closest to grade and having its ceiling more than 1.8 metres above grade.

FLOOR AREA, GROSS

The total floor area, as hereinafter defined, exclusive of any portion of the building or structure below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, or verandah.

FLOOR AREA, GROUND

The maximum ground floor area of a building measured by the outside walls, excluding, in the case of a single detached dwelling, any private garage, carport, porch, or verandah.

FUNERAL HOME

A building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

GARAGE, PRIVATE

A detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed and excludes a carport or other open shelter.

GAZEBO

A freestanding roofed accessory structure which is not enclosed, except for screening or glass and which is an accessory use to a residential dwelling but shall not include any other use or activity otherwise defined or classified in this By-law.

GOLF COURSE

A public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges and miniature golf courses, and similar uses.

GROUP HOME

A single housekeeping unit in a residential dwelling in which three (3) to nine (9) unrelated residents excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents and includes a home licensed or approved under the Provincial statute as a Special Care Residential Home, Supportive Housing Program, Adult Community Mental Health Program, Children's Residence, Accommodation Services for the Developmentally Handicapped, Satellite Residences for Seniors and Halfway Houses for the Socially Disadvantaged, in compliance with Municipal By-laws.

GUEST CABIN

A single storey accessory structure which is not attached to the main dwelling on a lot which is maintained for the accommodation of an individual or individuals where facilities for cooking are not provided.

HEAVY EQUIPMENT SALES AND RENTAL

A building or part of a building or structure in which heavy machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

HEIGHT OF BUILDINGS

The vertical distance between the average grade around the perimeter of the building and

i) the highest point of the roof surface, if a flat roof;
ii) the deck line if a mansard roof;
iii) the midpoint between the eaves and the ridge, if a hip, gable, shed or gambrel roof; or
iv) the highest point of the building or structure in all other cases.

Accessory roof constructions, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the height of a building.

HIGH WATER MARK SETBACK

The setback will be measured from the normal controlled highwater mark of the lake or river.

HOME FOR THE AGED

A Home for the Aged as defined by the *Home for the Aged Act*.

HOME INDUSTRY

Any occupation conducted entirely within a building or part of a building accessory to a single detached dwelling house, that includes processing, assembly, manufacturing or a workshop within an area not to exceed one hundred (100) square metres in gross floor area and shall not include cannabis production and processing or outdoor storage.

HOME OCCUPATION

An occupation or profession related to the provision of services, carried on by the occupant of a dwelling within his/her dwelling as an accessory use in connection with which there is no display, no stock in trade nor commodity sold upon the premises and no outdoor storage and does not include cannabis production and processing.

HOSPITAL

Any institution, building or other premises or place established for the maintenance, observation, medical and dental care and supervision and skilled nursing care of persons afflicted with or suffering from sickness, disease or injury or for the convalescent or chronically ill persons.

HOTEL

A building or part of a building that contains a general kitchen and dining room and other public rooms, the remaining rooms of which contain no provision for cooking, and are usually hired by transients as places of abode; and includes a hostel for men or women.

HUNT CAMP

A building or structure having a maximum area of forty-five (45) square metres consisting of one (1) or more rooms and may include facilities for the preparation of food and overnight accommodation on a temporary basis only during hunting or fishing seasons but shall not include any other establishment or use as may be defined or classified in this By-law.

IMPROVED PUBLIC ROAD

A road or highway under the jurisdiction of the Province of Ontario or the Town or a private road within a registered Plan of Condominium which is maintained so as to allow normal vehicular access to adjacent properties and which, in the case of a municipal road is a road which has been constructed to municipal standards.

INSTRUCTIONAL FACILITY

A building or structure where instruction, training or certification in a specific trade, service or skill are provided.

KENNEL

An establishment for the keeping, breeding and raising of domesticated animals for profit or gain but shall not apply to the keeping of animals in a veterinary establishment for the purpose of observation and or recovery necessary to veterinary treatment.

LANDSCAPED OPEN SPACE

The open space from ground to sky at grade on a lot accessible by walking and which is suitable for the growth and maintenance of grass, flowers, trees, bushes, natural vegetation and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

LAUNDROMAT

A building or structure where the service or coin-operated laundry machines, using only

water, detergents and additives, are made available to the public for the purpose of laundry cleaning.

LIGHT EQUIPMENT SALES AND RENTAL ESTABLISHMENT

A building or structure or part of a building or structure in which light machinery and equipment such as air compressors and related tools and accessories; augers; automotive tools; cleaning equipment; light compaction equipment; concrete and masonry equipment; electric tools and accessories; fastening devices such as staplers and tackers; floor and carpet tools; gasoline generators; jacks and hydraulic equipment; lawn and garden tools; ladders; moving equipment; painting and decorating equipment; pipe tools and accessories; plumbing tools and accessories; pumps; hoses; scaffolding; welding equipment; and, other similar tools and appurtenances are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

LOADING SPACE

An off-street space on the same lot as the building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane or other appropriate means of access.

LOT

A parcel or tract of land described in a deed or other legal document which is legally capable of conveying title and:

i) which is a whole lot within a Registered Plan of Subdivision, or lot within a Plan of Condominium other than a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act, S.O., 1990, Cp.13, as amended; or

ii) which is a legally separated parcel of land in existence on the date of passing of this By-law without the owner holding the fee or the equity or redemption in, or power or right to grant, assign or exercise a power of appointment with respect to any abutting land; or

iii) the description of which is the same as in a deed which has received final consent to a conveyance pursuant to Section 53 of The Planning Act, S.O., 1990, Cp.13, as amended;

iv) which is the whole remnant retained by an owner or owners after a conveyance is made with final consent pursuant to Section 53 of The Planning Act, S.O., 1990, Cp.13, as amended, but for the purpose of this paragraph no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Town of Kearney, Her Majesty in the Right of Ontario or Her Majesty in the Right of Canada; or,

v) which is the subject of an order of The Minister of Municipal Affairs pursuant to the provisions of Section 57 of The Planning Act., S.O., 1990, Cp.13, as amended.

LOT AREA

The total horizontal area within the lot lines of a lot or if an island, the area of land above the normal highwater mark.

LOT, CORNER

A lot situated at the intersection of two (2) or more streets, or at the intersection of a street and a railway right-of-way or navigable waterway, or a lot abutting on one (1) or more parts of the same street, in which an interior angle of less than one hundred and thirty-five (135°) degrees is contained, between the front and side lot lines abutting by the said street or streets.

LOT COVERAGE

The percent of the lot area covered by buildings or structures containing a roof excluding parking areas, driveways, decks and walkways but including structures and buildings constructed appertaining to the lot.

LOT FRONTAGE

Lot Frontage means the horizontal straight line distance between the two lot lines which intersect at the front lot line of a lot, except:

i) where the front lot line is not perpendicular to the side lot lines and the side lot lines are parallel, lot frontage means the horizontal perpendicular distance between the side lot lines measured at the front yard setback; or

ii) where the front lot line is not a straight line or the side lot lines are not parallel, the lot frontage shall be measured perpendicular to the line joining the midpoints of the front and rear lot lines measured at the front yard setback for the zone; or

iii) where there is no rear lot line, the lot frontage shall be measured perpendicular to the line joining the midpoint of the front lot line to the apex of the triangle formed by the side lot lines measured at the front yard setback for the zone; or

iv) where there are no side lot lines, such as in the case of a peninsula, the greatest distance between any point on the front lot line and any point on the rear lot line.

LOT, INTERIOR

A lot other than a corner lot.

LOT LINE

Any boundary of a lot. Where a lot line changes direction by less than 45° it shall be considered as one (1) line. Where a lot line changes direction by more than 45° it shall be considered a separate line.

LOT LINE, EXTERIOR

The side lot line which abuts the road on a corner lot.

LOT LINE, FRONT

The lot line that abuts the road, but in the case of any lot having water frontage or water access only, the front lot line shall be the lot line abutting the highwater mark of the navigable waterway.

Where a lot abuts a municipally maintained road and a navigable waterway, the lot line abutting the navigable waterway shall be deemed the front lot line. The lot line abutting the navigable waterway shall be the normal highwater mark as defined by an Ontario Land Surveyor.

In the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a road shall be deemed an exterior side lot line, but, in the case of a corner lot or through lot with two (2) lot lines of equal length abutting roads, the lot line that abuts the wider street shall be deemed to be the front lot line, but where the roads are of equal width, both road lines shall be considered the front lot line.

In the case where a lot abuts only a road cul-de-sac, all of the frontage on the road cul-de-sac shall be deemed to be the front lot line.

LOT LINE, REAR

The lot line farthest from or opposite to the front lot line.

LOT LINE, SIDE

A lot line other than a front or rear lot line.

LOT, THROUGH

A lot bounded on opposite sides by streets or bounded on one (1) side by a street and on the other side by a waterbody

MANUFACTURING, LIGHT

The assembly or repair or fabrication of goods and materials utilizing materials which have been manufactured in another location and which does not produce waste water in excess of forty-five hundred (4500) litres per day, chemical by-products or utilize an area for outdoor storage of goods or materials except for equipment or vehicles which are for sale, lease or hire.

MARINA

A commercial establishment or premises, containing docking facilities or mooring facilities where boats or boat accessories are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales and a taxi and/or barging service are provided and where waste water pumping facilities may be provided.

MARINE FACILITY

An accessory building or structure which is used to take boats into or out of a navigable waterway, or to moor boats. This definition includes a launching ramp, boat lift, or dock but does not include any building used for human habitation.

MEDICAL FACILITY

A place where sick or injured people are given care or treatment (as a hospital, urgent care center, or a clinic.

METAL STORAGE / SHIPPING CONTAINERS

An enclosed metal container designed for storing and transporting cargo via ship, rail or truck, whether or not it is actually being used for such a purpose.

MICROBREWERY

A commercial operation where beer is produced at a small scale. A microbrewery may be permitted to sell the product that is produced on-site provided that there is no consumption of the purchased product on-site. A bar, pub or brewpub shall not be considered a microbrewery. A microbrewery may also sell retail items directly related to the operation onsite.

MINI STORAGE COMMERCIAL UNITS

A building containing separate, individual self-storage units divided from the floor to the ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, household items, materials and equipment and seasonal, recreational or commercial vehicles, boats, trailers, etc.

MOBILE HOME

Any dwelling that is designed to be mobile and constructed or manufactured to provide a

permanent residence for one (1) or more persons in accordance with CSA Z240 or Z241 but does not include a motor home, travel trailer or tent trailer or trailer otherwise designed.

MOBILE HOME SITE

A parcel of land within a mobile home park which is serviced and used for the exclusive purposes of one (1) mobile home.

MOBILE HOME PARK

A lot under single management for the placement of three (3) or more mobile homes.

MODULAR HOME

Any dwelling that is designed in more than one (1) unit and is designed to be made mobile on a temporary basis and constructed or manufactured to provide a permanent residence for one (1) or more persons, but does not include a mobile home, recreational travel trailer or recreational motor vehicle as defined herein. A modular home shall meet C.S.A. A-277 standards.

MOTEL

A structure containing a series of living or sleeping units with individual interior sanitary conveniences, including motor courts or tourist courts. All required parking is at grade and direct access is available from the parking area to the individual units.

MOTOR VEHICLE

An automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road building machine within the meaning of The Highway Traffic Act, R.S.O., 1980, c.198, as amended.

MOTOR VEHICLE, COMMERCIAL

Any commercial motor vehicle within the meaning of The Highway Traffic Act, R.S.O., 1980, c.198, as amended.

MOTOR VEHICLE BODY SHOP

A building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while the motor vehicle is under repair, but shall not include any other establishment otherwise defined or classified in this By-law.

MOTOR VEHICLE DEALERSHIP

A building or structure where a franchised dealer displays motor vehicles for sale or rent and in conjunction with which there may be used motor vehicle sales or rentals, a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gasoline bar or a motor vehicle body shop, but shall not include any other establishment otherwise defined or classified in this By-law.

MOTOR VEHICLE FUEL BAR

One (1) or more pump islands, each consisting of one (1) or more motor vehicle fuel pumps, and a shelter, which shall include the sale of oils, antifreeze, gasoline additives, propane, natural gas and small accessories required for the operation of motor vehicles, boats and snowmobiles and shall not be used for repairs, oil changes or greasing.

MOTOR VEHICLE REPAIR GARAGE

A building or structure where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of exhaust system, repair of the electrical system, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired, but shall not include any other establishment otherwise defined or classified in this By-law.

MOTOR VEHICLE SERVICE STATION

A building or structure where gasoline, propane, natural gas, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs, batteries and automotive accessories for motor vehicles and new retail goods are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, and where mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed. Such shall require public washrooms.

MUNICIPAL, DISTRICT OR PROVINCIAL MAINTENANCE AND/OR STORAGE YARD

Any land, building and/or structure owned by the Corporation of the Town of Kearney, Public Utilities Commission or the Province of Ontario and used for the storage, maintenance and/or repair of material, equipment, machinery and/or motor vehicle used in connection with civic works.

MUSEUM

An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

NON-COMPLYING

A lot, building or structure that does not fulfill the requirements of the zone provisions for the zone in which the lot, building or structure is located.

NON-CONFORMING

An existing use or activity of any land, building or structure which does not conform with the permitted uses or activities permitted by this By-law for the Zone in which such existing land, building or structure is located.

NURSERY OR GREENHOUSE, COMMERCIAL

A building or structure, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening tools and implements which are sold at retail from such building or lot to the general public, but does not include cannabis production and processing.

NURSING HOME

Any premises maintained and operated for persons requiring nursing care, and which is licensed under The Nursing Homes Act, R.S.O., 1980, c.302, as amended.

OUTFITTERS STORE

A retail establishment that deals primarily with sports, leisure time and other customary recreational type merchandise which is offered for sale, rented or sold to the public and may include the maintenance and serving of such goods and merchandise.

OUTSIDE STORAGE

Any accessory storage outside of a principal or main building or structure on the lot.

PARK, PRIVATE RECREATIONAL

An open space or recreational area, other than a public park, operated on a commercial and/or private member basis, and which includes one (1) or more of the following facilities or activities:

a) areas for walking, riding and cross-country skiing, snowmobiling, but does not include the racing of animals, motor vehicles, motor cycles or snowmobiles;

b) accessory recreational or playground areas such as picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields but shall not include facilities, structures or equipment for outdoor performances of amplified music.

c) an accessory club house or storage building of a maximum of seventy-five (75) square metres; and,

d) parking lots accessory to the foregoing.

PARK, PUBLIC

Any open space or recreational area, owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include therein neighbourhood, community, regional and special parks or areas and may include one (1) or more athletic fields, field houses, community centres, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, bathing stations, curling rinks, refreshment rooms, fair grounds, arenas, or similar uses.

PARKING AREA

An area or areas of land or a building or part thereof which is provided and maintained upon the same lot or lots upon which the principal use is located for the purpose of storing motor vehicles.

PARKING LOT

A parking area forming the principal use of a lot.

PARKING SPACE

An area having a minimum width of three (3) metres and a minimum area of eighteen and one half (18.5) square metres, exclusive of any aisles, ingress or egress lanes, for the parking or storage of motor vehicles.

PATIO

A platform or surfaced area without a roof, the surface of which is not more than 0.3 metres above finished grade, which is designed and intended for use as an accessory to a dwelling or a commercial use.

PERSON

Any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executor or other legal representatives of a person to whom the context can apply according to law.

PERSONAL SERVICE BUSINESS

A business which is associated with the grooming or health of persons or the maintenance or repair of personal wardrobe accessories and may include a barber shop, beauty salon, shoe repair shop, dry cleaning depot or similar uses.

PIT

A place where unconsolidated gravel, stone, sand, earth, clay, fill, peat or other material is being or has been removed by means of an excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit.

PLACES OF WORSHIP

Churches, chapels, temples, parish halls and synagogues including offices for the administration of the religious institution, convents, seminaries, monasteries, rectories, parsonages and parish houses.

PLACE OF AMUSEMENT

Any building or separate part of a building wherein for profit or gain, two (2) or more amusement machines are provided for use by the public.

PLANTING STRIP

An open space free of buildings or structures which is used for the growing and maintenance of an unpierced row of shrubs, trees or other natural vegetation having a minimum height of one and one half (1.5) metres.

PORCH/VERANDA

A covered structure projecting from the first storey of a building, with at least one (1) side that is open and unenclosed.

PORTABLE PROCESSING PLANT

Any equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a concrete batching plant or an asphalt plant, which equipment is capable of being readily drawn or readily propelled by a motor vehicle and which equipment is not considered permanently affixed to the site.

PORTICO

A structure consisting of a roof supported by columns or piers, usually attached to a building as a porch.

PRINCIPAL OR MAIN BUILDING

Any building which is carried on the principal purpose for which the building lot is used and shall include a barn or silo used in conjunction with a farm.

PRIVATE CLUB

A non-profit, non-commercial organization, which carries on social, cultural, athletic and/or recreational activities.

PRIVATE RECREATIONAL CAMP

A non-profit, non-commercial organization, which carries on social, cultural, athletic and/or recreational activities on lands where camp sites, sleeping cabins, dining halls and other accessory buildings and structures may also be included.

PRIVATE ROAD

A private right-of-way over private property or a forest access road over Crown Land which affords access to abutting lots and is not maintained by a public body.

PROVINCIAL HIGHWAY

A public improved road under the jurisdiction of the Ministry of Transportation.

PUBLIC AUTHORITY

Any Federal, Provincial, District or Municipal agency and includes any commission, board, authority or department established by such agency and shall include Ontario Hydro and Bell Canada.

QUARRY

A place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.

RECREATION, OUTDOOR

The use of lands for recreational activities that do not require buildings, structures or major alteration of the landscape, including trails, private camp sites, horseback riding hunting and fishing.

RECREATIONAL ESTABLISHMENT

Premises where entertainment is offered for gain or profit such as a motion picture or other theatre, public hall, billiard or pool rooms, an establishment offering three (3) or more electronic games for public use, bowling alley, ice or roller skating rink, miniature golf course and all other similar places of amusement.

RESIDENTIAL CARE FACILITY

A Facility that provides custodial care to persons who, because of physical, mental, or emotional disorders, are not able to live independently.

RESIDENTIAL UNIT, ADDITIONAL

A self-contained residential unit with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings.

RESORT

A tourist establishment that provides accommodation throughout all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or recreational purposes and may include a Liquor Licensed Premises and accommodation facilities for staff.

RESOURCE MANAGEMENT USE

The preservation, protection and improvement of the natural environment through comprehensive management and maintenance for both the individual and society's uses, both in the present and the future. Resource Management Uses also means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods and erosion, the protection and production of water supplies and the preservation of the recreational resource.

RESTAURANT

A building or part of a building where food is offered for sale or sold to the public primarily for immediate consumption.

RETAIL STORE

A building where goods, wares, merchandise, substances or articles, are offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, or articles sufficient only to service such stores but does not include any retail outlet otherwise classified or defined in this By-law.

RETIREMENT HOME

A retirement home – sometimes called an old people's home or old age home – is a multi-residence housing facility intended for senior citizens. Typically, each person or couple in the home has an apartment-style room or suite of rooms.

RIDING SCHOOL OR BOARDING STABLE

An area of land which is used as an educational centre for horse training, handling, care, or for the lodging of horses.

SALVAGE OR WRECKING YARD

A place where motor vehicles are wrecked or disassembled and resold; a place where second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and a place where used lumber and used building materials are stored for sale or resale.

SCHOOL

A public school, a separate school, a university, a community college or a private school authorized by the Province of Ontario.

SERVICE SHOP

A building or part of a building, not otherwise defined or classified in this By-law, for the servicing or repairing of articles, goods or materials, as well as facilities for accessory retail sales.

SENSITIVE LAND USE

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effect(s) from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, daycare centres, and educational and health facilities.

SETBACK

The horizontal distance from the centre line of the street right-of-way, or defined physical feature measured at right angles to such centre line, to the nearest part of any building or structure on the lot.

SEWAGE

The waste water and matter from any use.

SEWAGE SERVICES OR FACILITY

Any works by a public authority for the collection, transmission, storage, treatment and disposal of sewage.

STOREY

A storey is that part of a building between the surface of one (1) floor and the ceiling above. However, a cellar does not count as a storey.

STREET LINE

The limit of the street or road allowance and is the dividing line between a lot and street or road.

STRUCTURE

Anything man-made that is fastened to or into the earth or another structure or rests on the earth by its own mass.

TAVERN

A tavern or public house as defined by The Liquor License Act, but does not include a hotel or restaurant.

TANDEM PARKING

A parking space that is only accessed by passing through another parking space from a street, lane or driveway.

TENT

Any kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved and is not considered a structure.

TOURIST ESTABLISHMENT

Any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, but does not include:

i) A camp operated by a charitable corporation approved under *The Charitable Institutions Act, R.S.O., 1980*, c.64, as amended;

ii) A summer camp within the meaning of the regulations made under The Health Protection and Promotion Act, S.O., 1983, as amended;

iii) A club owned by its own members and operated without profit or gain; or

iv) A tent and trailer park.

TRAILER

A vehicle not designed to transport people, which is drawn by a motor vehicle, which is licensed and capable of being mobile.

TRAVEL TRAILER / CAMPER

A travel trailer, truck camper, recreational vehicle, motor home and tent trailer which is capable of being used for human occupation but does not include a mobile home.

TRANSPORTATION DEPOT

Any building or land where buses, trucks or tractor-trailers are rented, leased, kept for hire, stored or parked for commercial purposes.

USE

Any purpose for which a building or other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or,

Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.

VEHICLE

A motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include the cars of electric or steam railways running only upon rails.

VESSEL

A craft designed to float on the water including a boat, a barge or a ship.

VETERINARY HOSPITAL

The premises of a veterinary surgeon where animals are treated or kept.

WAREHOUSE

A building or part of a building used for the storage and distribution of goods, wares, merchandise, substances or articles and may include facilities for a wholesale or retail commercial outlet, provided that they do not exceed ten (10) per cent of the gross floor area but shall not include a truck or transport terminal or yard or cannabis production and processing.

WASTE DISPOSAL AREA

A site where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.

WATERCOURSE

A waterbody or the natural channel for a perennial or intermittent stream of water including a river or stream.

WATER SERVICES OR FACILITY

Any works by a public authority for the treatment, storage, supply or distribution of water.

WAYSIDE PIT OR QUARRY

A temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WORKSHOP

A building or structure where manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a plumbing and electrical contractor's or a heating/air conditioning contractor's shop, a commercial welder's shop, or similar uses.

YARD

Any open unoccupied space appurtenant to a building measured from the closest supporting structure of the building to the lot line.

YARD, EXTERIOR SIDE

A side yard immediately adjacent to an exterior lot line.

YARD, FRONT

A yard extending across the full width of the lot between the front lot line and the nearest wall of any building or structure or the nearest open storage use on the lot, or the edge or rim of an excavation on the lot for which the yard is required.

On islands where there is only one (1) lot, all yards shall be considered as the front yard.

On lots having frontage on a navigable waterway and a maintained municipal or unassumed municipal road, the front yard for building setbacks is the front on the navigable water.

Where there is a Crown Reserve or Shoreline Road Allowance the front yard requirement shall include the abutting Crown Reserve or Shoreline Road Allowance.

On lands abutting a waterway, lake or river, the required front yard shall be measured from the normal high water mark as defined by an Ontario land Surveyor.

YARD, REAR

A yard extending across the full width of the lot between the rear lot line and the nearest wall of any building on the lot for which the yard is required.

YARD, REQUIRED

The minimum yard required by the provisions of the By-law.

YARD, SIDE

A yard extending from the front yard to the rear yard between the side lot line and the nearest wall of any building on the lot for which the yard is required.

YARD, SIDE EXTERIOR

A side yard immediately adjoining a public street.

YARD, SIDE INTERIOR

A side yard other than an exterior side yard.

YARD, SIDE

The least horizontal distance between the side lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot, or edge or rim or excavation on the lot.

YURT

Yurt means a circular domed dwelling that is portable and self-sufficient, usually consisting of a wooden frame covered by felt or canvas.

ZONE

The category of use or activity of land, buildings, structures or activities permitted by this By-law.

ZONE PROVISIONS

The permissible uses, the minimum area and dimensions of lots, the minimum dimensions of yards, the maximum lot coverage, the minimum setback, gross floor area, the minimum landscaped open space, the maximum height of buildings, minimum parking requirements, and all other Zone provisions as set out within the By-law for the respective Zones.

SECTION 6 ENACTMENT

FORCE AND EFFECT

This By-law shall come into force and effect on the date it is passed by the Council of the Corporation of the Town of Kearney subject to the applicable provisions of The Planning Act, R.S.O. 1990, c P.13, as amended.

READINGS BY COUNCIL

THIS BY-LAW READ A FIRST TIME ON THE _____ DAY OF _____, 2022.

THIS BY-LAW READ A SECOND TIME ON THE _____ DAY OF _____, 2022.

THIS BY-LAW READ A THIRD TIME AND FINALLY PASSED ON THE _____ DAY OF _____, 2022.

MAYOR: _____

(MUNICIPAL SEAL)

CLERK: _____

CERTIFICATION

I hereby certify that the foregoing is a true copy of Zoning By-law No. 2022-xx as enacted by the Council of the Corporation of the Town of Kearney, on the _____day of _____, 2022.

CLERK: _____

Town of Kearney

Email: admin@townofkearney.ca
Website: http://townofkearney.ca
Phone: 705 636 7752
Fax: 705 636 0527

P.O. Box 38
8 Main Street
Kearney, Ontario
POA 1M0

Report to Council

TO : Mayor and Council

FROM : Brian Horsman CBO

RE: Considerations for a Shared Service Agreement with the Township of McMurrich/Monteith

DATE: February 9, 2022

We have investigated some options to provide the most efficient and effective method to share the services of the Kearney Building Department.

Upon review of our recent shared service agreement with another municipality and our experience with the short term alliance with McMurrich/Monteith (M/M) I believe the best approach would be to:

1) Create a Central Office: from a practical perspective Kearney has an existing office space and the resources to operate a central office, M/M has no current space available to offer any new services.

2) Both M/M and Kearney have an administrative assistant to provide support for a central office while providing their individual communities with a site specific service portal in addition to a five days a week electronic site.

3) A designated time (to be determined) could be allocated to M/M to provide a presence and to deal with administrative issues as well as providing a more functional & supportive role in the community and with staff.

4) Inspection Services: this service would be available five days a week to both municipalities, to be scheduled through the central office and coordinated between the two administrative assistance personnel.

5) M/M may wish to negotiate the use of the Kearney vehicle for inspection service.

6) In order for this to work effectively and efficiently I am of the opinion that an equally shared cost (including administrative costs)is the best approach. Upon review of other options it became clear that there were too many variables to consider. Trying to establish a set cost for each component of a service program would be too time consuming to manage and would hamper the level of service that both municipalities are trying to achieve.

I would recommend a Central Office approach as listed above.

THE CORPORATION OF THE TOWN OF KEARNEY

STAFF REPORT

TO: Mayor and Council

FROM: Cindy Filmore, Deputy Clerk

SUBJECT: Purchase of Shore Road Allowance

DATE: March 16, 2022

Recommendation:

WHEREAS a request to purchase a portion of adjacent Shore Road Allowance has been received;

AND WHEREAS this request does not appear to impact adjoining landowners or municipal access points

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Town of Kearney hereby supports in principle the Shore Road Allowance purchase of Clifton and Shirley Dyke _____

Background

Staff received a request to purchase a portion of the Shore Road Allowance on Grass Lake Road from the adjacent land owners.

Considerations

Mr. & Mrs. Dyke wish to purchase the useable portion of the shore road allowance in front of their property at 804 Grass Lake Road.
While we typically receive requests to purchase the entire Shore Road Allowance adjacent to a property, Mr. & Mrs. Dyke have requested to only purchase a portion of the road allowance to ensure access to the more level area of their lot. Mr. Dyke advised that the remained of the SRA is quite steep in nature, and not useable as water access due to the steep bank.



Council may wish to consider selling this portion or stipulating that the purchaser should purchase the entire SRA to retain integrity of title and prevent issues in the future.

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: Kent Randall & Jessica Rae Reid (EcoVue Consulting), Township Planning Consultants

Subject: Application for Consent C-01-21 (Moore)

Property Location: Part of Lots 1 & 2, Concession 12, Town of Kearney (Bethune) 120 Gray Jay Lane

EcoVue File No.: 21-2095-16

SPSDPB File No.: B-055/21

Date: March 9, 2022

1.0 Recommendation

It is recommended that Council receive the report dated March 9, 2022 from EcoVue Consulting Services regarding application C-01-21 (Moore)

It is recommended that Council **defer** the proposed Consent application until the property owner is able to provide proof of access to the proposed lot.

In the event that Council approves the proposed consent application, the following Conditions are recommended:

1. Proof of ownership of the Right of Way directly in front of the proposed lot; and
2. An updated survey be undertaken depicting sufficient access to the subject property.

2.0 Subject Lands

The lands subject to this application are located in Part of Lots 1 and 2, Concession 14, in the Geographic Township of Bethune, now in the Town of Kearney. The lands are known municipally as 120 Gray Jay Lane.

The subject property is approximately 2.1 hectares (5.2 acres) with approximately 149 metres of road frontage on Gray Jay Lane (Please note: a portion of this road frontage is located on the unopened road allowance of Gray Jay Lane). The property contains an existing mobile home.

3.0 Purpose of Application

The purpose of the application is to create a residential lot with frontage on Gray Jay Lane, a private road. The proposed severance is located approximately 0.8 kilometers from the intersection of Gray Jay Lane and Highway 518.

The proposed severed lot will be approximately 0.8 hectares (1.97 acres) with 89 metres of frontage on Gray Jay Lane and will be located to the east of the retained lands. As stated above, a portion of the 89 metres of frontage is located along the municipal unopened road allowance of Grey Jay Lane. The proposed severed lot will be vacant. The proposed retained lot contains the existing mobile home.

The retained lands will be approximately 1.24 hectares with 60 metres of frontage on Gray Jay Lane. The retained lands will contain the existing mobile home.

The applicant is proposing that the severed parcel will be accessed via the existing privately-maintained Gray Jay Lane via an existing right-of-way over adjacent properties.

4.0 Analysis

4.1 Provincial Policy Statement (2020)

The subject property is not located within a settlement area and is therefore subject to Section 1.1.4 (Rural Areas in Municipalities) and Section 1.1.5 (Rural Lands in Municipalities) of the Provincial Policy Statement (PPS).

Section 1.1.4.1 states "*healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets*". Additionally, Section 1.1.5.2 states "*on rural lands located in municipalities, permitted uses are: c) limited residential development*".

The proposed severed parcel is similar to other severed parcels located on the opposite side of Gray Jay Lane.

The subject property is located within 120 metres of the Magnetawan River – a key hydrologic feature with the potential to contain fish habitat. As per Section 2.1.8 of the PPS, development and site alteration are not permitted "*on lands adjacent to […] areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions*".

The proposed severed lot is currently vacant and will maintain a minimum setback of 80 metres from the shoreline of the Magnetawan River. This exceeds the 30 metre shoreline setback usually imposed on waterfront and other rural lots. Additionally, there are other residential uses located between the Magnetawan River and the subject property, providing a buffer between the two.

As such, it is our opinion that the severance conforms to the Provincial Policy Statement.

4.2 Town of Kearney Official Plan

The subject property is designated as Shoreline, with a small portion to the north designated Rural Lands, according to Schedule 'A' – Land Use and Transportation in the Town of Kearney Official Plan (TKOP). The Shoreline

designation seeks to ensure that the natural heritage features and areas be preserved and protected long-term. The Rural Lands designation intends to protect and maintain rural character while promoting limited development in areas deemed appropriate.

Section 3.0 of the TKOP addresses policies related to the Shoreline designation. Section 3.3 subsection 2.a) (Shoreline – Policies) states that "*limited low density residential uses*" are permitted within the Shoreline designation. Therefore, the proposed lot creation to accommodate a single detached residential dwelling would be considered a limited low density residential use.

Section 3.3.1 subsection 1 (Shoreline – Policies – Lot Requirements) states that all new lots shall be of a sufficient size and dimension to properly accommodate the proposed use. In addition this requirement, the Town lists various items to consider when developing within the Shoreline designation. Specifically, subsection 1d) states that the existence of "*appropriate access and a safe road entrance*" should be evaluated.

As stated previously in this Report, the subject property is located on Gray Jay Lane, a private right-of-way which is maintained by various owners. Currently, the proposed severed lot does not have direct frontage on Gray Jay Lane. At the time of writing this Report, safe and appropriate access to the newly-severed lot has not been demonstrated.

The Town has also received a written comment from a neighbour who states that they do not approve the opening of the right-of-way to permit an additional residential dwelling. Given the issues related to access, the Town requires authorization/confirmation from all benefitting landowners on Gray Jay Lane that the existing right-of-way can be used for the proposed severed lot. Until such time that this information is produced, the proposed severance does not conform to Section 3.1.1.1d) of the TKOP.

Section 3.3.1 subsection 5 states that *"[n]ew residential back lots will have a minimum lot area of 1 hectare (2.47 acres) with a minimum of 60 metres (197 feet) of lot frontage on a year round maintained public road, unless supported by a hydrogeological study. In no event shall a new lot in the Shoreline designation have a lot area of less than 0.8 hectares (2 acres)".* This requirement is reiterated by Section 3.3.4 (Shoreline – Road Frontage/Access), which requires that *"[n]ew shoreline lots shall generally front on a road maintained throughout the year by the municipality".* It should be noted that Gray Jay Lane is not a year-round, municipally-maintained road. It is also noted a Hydrogeological Study was not prepared in support of the proposed consent.

However, Section 3.3.4 notes that new shoreline lots will *generally* front on a road maintained by the municipality. It is understood that there are situations where it is appropriate to permit the creation of a new lot without municipal road frontage, if the subject lands can support such development; particularly, if it can be demonstrated that the proposed lot will have appropriate access and a safe road entrance. As mentioned above, the applicant has not demonstrated that the property can be legally accessed via a private right-of-way.

Furthermore, it is our opinion that a hydrogeological study would be required if the lot was smaller than 0.8 hectares. Given that the proposed severance meets this minimum lot area, the consent application conforms to 3.3.4 of the TKOP.

Section 6.4.4.1 (5) of the TKOP states that "*development and site alternation shall be set back a minimum of 30 metres from a waterbody or watercourse*." As stated above, the proposed lot will maintain a minimum setback of 80 metres from the Magnetawan River, which conforms to the above-noted policy. Although there are no existing

structures currently on the severed lands, all proposed structures will have a minimum setback of 80 metres from the shoreline.

Therefore, it is our opinion that the proposed Consent application, at this time, does **not** conform to the policies of the Town of Kearney Official Plan, unless the applicant can produce documentation demonstrating legal access over the adjacent right-of-way.

4.3 Zoning By-law No.2002-28 Town of Kearney

According to Schedule 'A' of the Town of Kearney Zoning By-law (TKZBL), the retained parcel is zoned Rural (RU). The severed parcel will be zoned Rural (RU) with a very small portion of the lands zoned Hazard Lands (HZ).

As the proposed severed lot will not meet the minimum lot area or frontage requirements of the Rural (RU) Zone as established in Section 4.3 (1 hectare and 50 metres, respectively), the severed parcel must be rezoned from the Rural (RU) Zone to a site-specific Residential Waterfront Exception (RWF-XX) Zone. The RWF-XX zone requires a minimum lot area of 4,000 square metres with 60 metres of frontage. The proposed lot will have a lot area of 0.8 hectares (1.97 acres) and 89 metres of frontage on Gray Jay Lane (Please note: a large portion of the 89 metres of frontage is within the unopened municipal road allowance).

Retained Lands

According to the application, after completing the severance, the retained parcel will be approximately 1.24 hectares (3.06 acres) with ±60 metres of frontage on Gray Jay Lane. Therefore, the retained lands exceed the requirement for lot area and frontage of the RU Zone.

5.0 Recommendations

That the consent application to create one new lot on Grey Jay Lane by Alex Moore within the Town of Kearney, as set out in application C-01-21, be **deferred** subject to:

1. The applicant providing proof of ownership of the portion of Grey Jay Lane directly in front of the retained lands;

2. The applicant determining the exact location of the road allowance via a Legal Plan of Survey;

3. The applicant coordinating the process required to extend Gray Jay Lane; and

4. The applicant entering into agreement with the Town of Kearney to maintain the Right of Way.

Respectfully Submitted,

ECOVUE CONSULTING SERVICES INC.



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

Date Feb 1	Bin Pick Up	Kearney	$	Sand Lake	$	Notes
Feb 1		38		19		
Feb 4		24	~~14~~ 30	14	35	
Feb 5		22		16	27	
Feb 6		46		19	50	
Feb 7		28		13	25	
Feb 8		41		16	35	
Feb 11		37		10		
Feb 12		24		7	10	
Feb 13		31		22	30	
Feb 14		27		5	10	
Feb 15		29	2	17	12 40	
Feb 18		32		13	10	
Feb 19		17		7	45	
Feb 20		38		19	130	
Feb 22		32		16		
Totals						

- Garbage bin picked up @ town site & Kalio site on Feb. 3rd.
- Both recycle bins @ town site emptied Feb. 10th
- Cardboard bin emptied @ Kalio Rd Feb. 10
- Garbage bin emptied @ town site feb. 17
- Recycle bin emptied @ kaliosite Feb. 17

- Recycle, cardboard, garbage bins emptied @ Kearney transfer station Feb. 24th

Josh Dresser, Transfer Stn. Attendant

- Cardboard, garbage, furniture bin emptied @ Kalio Rd Feb 24th

Date Feb 25	Bin Pick Up	Kearney	$	Sand Lake	$	Notes
Feb25		33		14	20	
Feb 26		30 ~~33~~ 25		8		
Feb 27		29	4			
Feb 28		32	2	9	10	
MaR 1		37	5	11	125	
MaR 4		37	6	10		
Mar 5		30	~~12~~ 50	12	45	
Mar 6		38	2	10	15	
Mar 7		21	6	6		
Mar 8		23		15	60	
Mar 11		40		8		
Mar 12		20		7		
Mar 13		28		10		
Mar 14						
Mar 15						
Totals						

Garbage emptied @ town site March 10th

Josh Dresser, Transfer Stn. Attendant

THE CORPORATION OF THE TOWN OF KEARNEY

By-law No. 2022 –

Being a By-law to authorize Voting by Mail for the 2022 Municipal Election and to authorize the entering into of an agreement to provide Vote By Mail services

---

WHEREAS Section 42 of the Municipal Elections Act, 1996, provides that a municipal council may pass a By-law authorizing an alternative voting method;

AND WHEREAS Council deems it appropriate and in the public interest to conduct the 2022 Municipal Election using a vote by mail method and to contract with an outside agency to provide election services;

NOW THEREFORE BE IT RESOLVED that the Council of The Corporation of the Town of Kearney hereby enacts as follows:

1. The alternative voting method of "Vote by Mail" is hereby authorized for the Municipal Election to be held in 2022.

2. A vote by Mail Kit will be provided to every person who qualifies to be an elector. The Kit will either be mailed or directly provided to each qualified elector.

3. The Vote by Mail Kit shall consist of:
   - A voting instruction sheet
   - A composite ballot
   - An inner ballot envelope
   - A security slip
   - An outer return envelope
   - Such other necessary material as the Municipal Clerk determines

4. A Ballot Return Station shall be established at the Municipal Administrative Office on the following dates and times:
   - 4.1 Monday, October 3rd, 2022 to Friday, October 21st, 2022 from 8:30 a.m. to 4:30 p.m.;
   - 4.2 Monday, October 24th, 2022 from 8:30 a.m. to 10:00 a.m.; and
   - 4.3 Monday, October 24th, 2022 from 10:00 a.m. to 8:00 p.m. at the Kearney Community Centre - Gym

5. Ballot Return Station means a voting place under the supervision of a Deputy Returning Officer where electors, who prefer to deliver or have delivered their completed ballots may deposit their ballots directly into the care of the Municipal Clerk rather than forwarding their ballot by mail.

6. Every elector has the responsibility of completing the ballots in accordance with the Municipal Elections Act, 1996, as amended, and the procedures authorized by this By-law and returning the completed ballots to the Municipal Clerk by mail or by deposit at a Ballot Return Station on or before 8:00 p.m. on Voting Day.

7. No proxy voting provisions or advance voting provisions other than Ballot Return Stations are applicable at Municipal Elections conducted in accordance with this By-law.

8. The Municipal Clerk shall prepare procedures and rules for the Vote by Mail municipal election and provide these procedures and rules to each Candidate no later than June 1, 2022.

Draft

9. Any person, corporation or trade union guilty of corrupt practices or contravening the provisions of the Municipal Elections Act, 1996, as amended or the procedures and rules as established in paragraph 8 of the By-law may be prosecuted pursuant to the provisions of the Municipal Elections Act, 1996, as amended.

10. The Mayor and Municipal Clerk are herewith authorized to sign the necessary agreement with an outside agency to provide Vote by Mail services.

11. This By-law shall take effect on the date of final passing thereof.

12. All By-laws inconsistent with this By-law are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME, passed, signed and the Corporate Seal attached hereto, this 16th day of March, 2022.

THE CORPORATION OF THE
TOWN OF KEARNEY

_____

Carol Ballantyne, *Mayor*

_____

Brenda J. Fraser, *Clerk*

Draft



Community Safety and Well-Being Plan

Almaguin Highlands

2021 - 2025



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INTRODUCTION

This Community Safety and Well-Being Plan has been developed on behalf of the communities located within Almaguin Highlands region. It is intended to guide local partners involved in the community safety plan and well-being planning process. It summarizes the work that has been undertaken in the development of this plan.

This plan is a living document and will be updated as communities move forward in their work in continuing its commitment to the safety and well-being of its communities. While this plan is in and of itself valuable, the most important part is for planning partners to stay organized and inform collaborating communities of identified area priorities. The most valuable outcomes from this process is to continue improved coordination of services, collaboration, information sharing and partnerships between local government, agencies and organizations and an improved quality of life for community members.

Municipalities involved in this plan throughout Almaguin Highlands:

Township of Armour
Village of Burk's Falls
Township of Joly
Township of Kearney
Municipality of Magnetawan
Township of McMurrich/Montieth
Township of Perry
Municipality of Powassan
Township of Ryerson
Township of South River
Township of Strong
Village of Sundridge

Coordinator(s):

Nicky Kunkel, Clerk Administrator, Village of Burk's Falls
Melinda Torrance, Deputy Clerk, Township of Perry

COMMUNITY BACKGROUND

The community of Almaguin Highlands has a combined population of 15,866, the largest population is the age group between 15 and 64 years old, and the least populated age group is 85+ years old. 61.2% of the population are in the working age group between 15 to 64 years old.

Most residents in Almaguin Highlands are married, with the remainder of the population being single or in common-law relationships; there is also a presence of divorced and widowed households. Most of the land is residential, while other land is seasonal cottages. There is a smaller portion with several retail businesses in downtown cores. Households in Almaguin Highlands have an average annual income of $54,120.

Stats Canada 2016 Census			
Municipality	**Population**	**Median Total Income of Households**	**Age %**
Township of Armour	1,414	59,648	27.6% (65 yrs + older)
Village of Burk's Falls	981	40,288	60.7% (15-64 yrs)
Township of Joly	304	50,816	63.9% (15-64 yrs)
Town of Kearney	882	56,661	62.1% (15-64 yrs)
Municipality of Magnetawan	1,390	54,336	59.4% (15-64 yrs)
Township of McMurrich/Monteith	824	54,272	65.5% (15-64 yrs)
Township of Perry	2,454	58,069	65.4% (15-64 yrs)
Municipality of Powassan	3,455	66,133	59.2% (15-64 yrs)
Township of Ryerson	648	57,344	60% (15-64 yrs)
Township of South River	1,114	40,576	62.8% (15-64 yrs)
Township of Strong	1,439	60,672	59.4% (15-64 yrs)
Village of Sundridge	961	50,624	54.7% (15-64 yrs)

1. WHY A COMMUNITY SAFETY AND WELL BEING PLAN?

The Province's *Police Services Act* was amended January 1, 2019 to mandate every municipality in Ontario have a "community safety and well being plan". The Plan was created using a collaborative multi-sectoral approach recognizing that it is more than crime that sets the safety and well being in a community. The ultimate goal is to address root causes to circumstances creating the emergency response for residents. This achievement would then focus on enhancing social development and prevention tools and mitigating risks before they become emergencies. It is an ambitious goal that all stakeholders aspire to achieve. The creation of this document and the continuing update and work that will result from it will be a great step in realizing true community safety and well being in Almaguin.

Social Development Chart and Well Being Matrix



The Plan had been in the process prior to legislative changes as Almaguin communities and agencies realized early that change in service delivery and working in a more unified manner would assist all residents.

Impact of COVID 19

COVID 19 is a global pandemic that resulted in the Province of Ontario declaring a state of emergency and throughout this period has placed restrictions on gatherings and public meetings for the safety of all Ontarians.

The pandemic will have a direct long-term affect on Almaguin and services as well. There is increased anxiety, widespread community closures, job losses and social disruptions including on-line learning, limits on gatherings, and a new sense of caution for everyone's health.

The agencies and communities working to create this Plan all adjusted their service delivery to continue providing the necessary resources to Almaguin residents. However, it has also increased workloads and affected abilities for contributions to non-urgent assignments. Each partner does recognize the importance of the document and has done their best to ensure their voice is heard and will continue to be heard as the implementation of recommendations and relationships between agencies grow.

2. COMMUNITY ENGAGEMENT

Early Consultations

To support the identification of local risks, partners involved in the development of the Almaguin Highlands Community Safety and Well Being Plan hosted community engagement sessions within their own municipalities. The Village of Burk's Falls hosted a community action stakeholders team meeting in 2015. The main issues identified by the school board were learning behaviours, violent outbursts, broken homes and parenting conflicts, as well as not enough funding for after school programs or high school programs. In addition, the team meeting identified an increase in drug addiction, a shortage of affordable housing, and poverty and hunger in families.

The Township of Perry hosted two meetings one in 2015 with community involvement and a secondary meeting in 2016 with agency stakeholders. The first session had approximately 40 participants that included representation from a variety of agencies/organizations across a wide range of sectors and members of the public. The open discussion revealed concerns of risk areas as being, email/telephone scams and cybercrime, underemployment in the vulnerable sector, assistance for victims of male abuse and community patrol/neighbourhood watch. The secondary session with stakeholder agencies held in 2016 was not open to the public. It was initiated to better understand how municipalities can assist in the needs of the various agencies and to encourage more communication and collaborate on identified matters within each agency.

There was a lot of discussion surrounding mental health and the effects it has on the number of calls the OPP and Huntsville Hospital handle. Representatives from the OPP also disclosed the need for community mobilization and working together with other agencies to identify issues and develop strategies for long term solutions for those with mental health issues or those who experience victimization.

Service Provider Consultation

While it is the municipalities steering the development of the Plan, our role is to facilitate as we do not provide direct services. However, as you will see further along, there is a role for councils to mitigate risks moving forward.

In 2019 as the Almaguin municipalities began to work together to create the full Community Safety and Well Being Plan. A survey was sent to all agency stakeholders to update the issues and concerns they are experiencing to find common themes and identify emerging issues. A summary of the results is attached in the appendix.

Public Consultation

What the community depicts as concerns is equally as important as the municipalities and the agencies who are addressing the known and on-going issues in the region.

The survey asked questions regarding: safety, security and crime; physical and mental health; experience with substance abuse; opinions on quality of life and employment information. A copy of the survey is available in the Appendix.

The survey was available to every resident in Almaguin. There was an on-line component through Survey Monkey as well as hard copies available for pick up/completion in each municipality. The survey, while anonymous, asked each participant to identify where they live, their gender, age and other demographic information. From this we know the majority of the respondents at 73% were married females aged between 36 and 55 and 86% of the respondents were permanent residents.

Residents provide a different perspective and can highlight where people are struggling or when plans and policies are already working to mitigate issues. The agency results does include areas that the residential survey does not include and vice versa. However, there are some common themes identified as well and that will be the focus of the Plan.

3. PRIORITY RISKS

The risks identified throughout this Plan were selected through the stakeholder and community surveys. Seven agency stakeholders submitted statistics, emerging trends, current programs and problems they viewed as needing assistance with.

The community survey resulted in a total of 444 responses. There were 34 multiple choice questions where some questions allowed for written comments. The surveys were sorted by municipality along with the top safety and well-being items the communities felt were of the most important.

The top three (3) community concerns that closely related to agency stakeholder concerns will be a focus in this first four year plan.

Top 3 Community Safety and Well-Being Priorities

1. *Physical Health, Access to Healthcare*

- 49.04% respondents rated the most important safety and well-being priority was the lack of healthcare physicians and services within the Almaguin region. There was an outstanding amount of concern with the fact that there are not enough doctors in our areas. Quite a number of individuals do not have a family doctor that is close or do not have a family doctor

at all. Other responses included having no access to walk in clinics or health resources such as nurse practitioners, optometrists, dentists, therapists, labs, etc.).

2. *Access* to Services

- A majority of responses were related to the lack of access to healthcare services and supports. 123 responses out of 444 represented 32.63%, indicating that program and clinic location has impacted their ability to receive proper physical or mental health supports. Lack of local mental health support or long wait times to get into counselling services were also expressed. There were a minimal number of responses for access to a gym, summer/camp activities for children and indoor recreational programs.

3. *Employment Opportunities*

- The majority of answers regarding employment were either full time workers or retired. Of those that are currently unemployed, lack of opportunity and location were the most prominent factors that were preventing people from finding a job. Precarious employment and insufficient opportunities are also a concern. Opportunities for youth employment were also reported as lacking.

Further priority risk factors that are common between stakeholders with a stronger rating from agencies are;

4. *Affordable Housing*

- Comments from both agency and the community surveys in 2019 expressed concerns regarding affordable housing. Whether the housing is rental or ownership, shelter is clearly a necessary item that improves many of the social development and community well being.

5. *Services to Youth and Education Institutions*

- In discussions, it is clearly evident that youth are affected by the factors of social development from an early age. These factors may affect ability to learn and to focus in class. It is important to identify youth who need assistance early to provide them with the best opportunities for success.

There are common social denominators, Province wide, that are widely known to effect one's development and quality of life. These are mental health, substance abuse, and violence. It Is interesting to note that while agencies in Almaguin placed these among the higher rated issues that they respond to, the community survey results did not rank them high. Out of 27 issues asked to be ranked in the survey the community ranked personal safety as 9th and mental health and substance abuse as 15th and 22nd with domestic violence as 19th overall.

It is suggestive that as the top 5 priorities become addressed and people are finding security when those factors are resolved, that the response for mental health and protective services will be relatively reduced.

4. ALMAGUIN ADVISORY COMMITTEES

An Almaguin Advisory Committee was formed to delve into the issues and concerns of various stakeholders within our communities. Meetings will continue to be held to address new and continuous concerns and collaborate on ideas to assist each other. The advisory committee membership consisted of:

- Dominic Lalonde, Ontario Provincial Police
- Megan Wagué, Local Health Integration Network
- Jayme Young, District of Parry Sound Social Services Administration Board
- Laurie Macdonald, Canadian Mental Health Association, Muskoka Parry Sound
- Al Bottomley, Near North School Board, Trustee (representing Almaguin)
- Gisele Hebert, Children's Aid Society of the District of Nipissing and Parry Sound
- Nicky Kunkel, Village of Burk's Falls
- Melinda Torrance, Township of Perry

5. TASK FORCE AND MEMBERS

In addressing the top community priorities identified by the survey the Advisory Committee also established two task forces to gain more insight into the issues of Almaguin. These two task forces met as needed to identify needs with the community and provide recommendations on how to mitigate the concerns as they were expressed.

A. Physical Health, Access to Healthcare (Priority 1 and 2)

Health Advisory Task Force

- **Purpose**: to discuss priority one (1) and two (2) regarding how to attract and retain physicians within Almaguin Highlands and to address healthcare issues with a regional approach.

- **Membership**: the healthcare task force included representation from various sectors within the health field. Specifically, the taskforce consisted of:
  - Kevin MacLeod, Burk's Falls Family Health Team
  - Megan Wagué, Local Health Integration Network
  - Dr. Dan Pessotto, South River
  - Marianne Stickland, Almaguin Ontario Health Team, Sundridge Medical Centre
  - Councillor Rod Ward (Armour Township), Almaguin Highlands Health Council
  - Jeanette Smith, Almaguin Community Economic Development
  - Dominic Lalonde, Ontario Provincial Police

Employment Opportunities (Priority 3)

Employment Advisory Task Force

- **Purpose**: to discuss the lack of employment opportunities and collaboratively approach ideal solutions for the Almaguin Highlands community.
- **Membership**: this group includes representation from various stakeholder and agency groups whose mandate aligns with this group's purpose. Specifically, membership consisted of:
  - Jessica Busch, Women's Own Resource
  - Stacey Fidler, Labour Market Group
  - Romano Marchi, Agelic
  - Jennifer Farquhar, Almaguin Chamber of Commerce
  - Dave Gray and Jeanette Smith, Almaguin Community Economic Development
  - Jeff Degagne, Ontario Works
  - Luke Preston, Employment North - Sundridge
  - Dominic Lalonde, Ontario Provincial Police
  - Nicky Kunkel, Village of Burk's Falls
  - Melinda Torrance, Township of Perry

6. PLANS TO ADDRESS PRIORITY RISK

Priority Risk #1: Physical Health, Access to Healthcare Providers

A large amount of the population within Almaguin Highlands is without access to primary healthcare physicians and healthcare services. As a result, individuals have been on long waiting lists to obtain a family physician in the limited areas where physicians are located. Additionally, the Almaguin Highlands has not attracted several other healthcare services that are provided in larger centers. Residents have to travel long distances for specialist consultations, treatments, nurse practitioners and even walk-in clinics.

Vulnerable Group: infants, children, young families and seniors

Risk Factors: undiagnosed ailments, lack of primary care

Protective Factors: positive medical outcomes, healthcare support services, transportation service increases

Activities:

- Broker partnerships between healthcare professionals within Almaguin Highlands
- Expansion of services for after hours
- Engagement sessions involving agency stakeholders
- Meetings held every three months with healthcare committees, physicians, local health networks
- Review outcomes of physician recruitment process to consider amending and enhancing procedures
- Implement transportation services

Immediate Outcomes:

- Community is better informed of issues faced related to community safety and well-being (healthcare and employment specifically)
- Impacts of not receiving immediate healthcare, all age groups affected, continued communication with service providers, agencies and stakeholders
- Increased access to healthcare and transportation
- A coordinated approach to supporting the efforts of the advisory groups who are helping to bring primary care to our region

Intermediate Outcomes:

- Increase access to physicians

Long-Term Outcomes:

- Increase community safety and well-being through an increase in healthcare services

Priority Risk #2: Access to Services

The lack of transportation continues to affect all age groups within Almaguin Highlands. Seniors do not have the ability to leave their houses to do simple everyday tasks. Youth, young and middle age citizens are at risk of not gaining employment. There is no access to healthcare services for those that may need to travel to different centers (for OTN or to obtain specialist appointments).

Vulnerable Group: infants, children, young families and seniors

Risk Factors: poor mental health, loneliness, low self-esteem, impulsivity

Protective Factors: self-esteem, adaptability, access to/availability of resources, professional services and social supports

Activities:

- Broker partnerships between municipal and ride-hailing companies (Uber, Lyft)
- Engage local businesses to commence a ride-share committee. Possible to have volunteers pick up new or existing employees/residents requiring transportation
- Participating municipalities promote Carpool Almaguin parking lots – consider digital options for promotion and ride sharing linking, etc.
- Communicate with busing companies inquiring about the use of school buses outside of start and end times for school
- Continued support in economic development
- Create a website for ride-share options

Immediate Outcomes:

- Job employability increases
- Individuals are able to get the healthcare services they require
- Seniors will be provided opportunities to be independent and socialize

Intermediate Outcomes:

- The level of service availability meets the needs of the population

Long-Term Outcomes:

- Increase community safety and well-being through an increase in healthcare and employment services. Will also greatly increase social interaction and provide an avenue for independence

Priority Risk #3: Employment Opportunities

There is a disconnect between employers and people seeking employment in and around Almaguin Highland region. The current COVID-19 pandemic is inhibiting job seekers as the government supplies CERB and Employment Insurance which strengthens the lack of motivation. There is a declining population with not enough people to fill job vacancies and larger centers have larger projects thereby bringing in more people. The lack of transportation is also a defining factor for people not being able to commute between home and job sites.

Vulnerable Group: teens, young to middle income families

Risk Factors: lack of opportunities for young people possibly leading them to addictions or crime, not knowing whether bills can be paid can lead to emotional instability/stress/anxiety

Protective Factors: self-esteem, positive relationship with family and friends, stability of the family unit, opportunities for youth and young families

Activities:

- Engage multiple business meetings seeking what employers are looking for and assisting them with job applicant opportunities
- Implementation of settlement and retention strategy – integrate immigration into placements and assist in finding housing
- Implement strategies for advertising and promoting outside the Almaguin Highlands region
- Engage high school students asking them what they are seeking and how employment services can assist

Immediate Outcomes:

- Increase in self-awareness and pride
- Ability to self-sustain
- Connecting individuals with skills to appropriate jobs

Intermediate Outcomes:

- Job seekers are provided with the support they require to obtain gainful employment with the assistance of employment programs

Long-Term Outcomes:

- Increase community safety and well-being with job stability and housing

7. STAKEHOLDERS CALL TO ACTION

There are several actions that all stakeholders can do to improve the safety and well being of Almaguin communities. Only by working together can the activities and goals outlined be realized.

1. Advocate
   Having an understanding of what the community and the service agencies consider to be the issues in Almaguin better prepares each stakeholder to advocate for change. Chronic underfunding and staffing issues are identified as issues actively affecting Almaguin.

   Municipal councils can advocate and support increased funding when meeting with senior levels of government for health care services. There are several existing groups in the region who are working toward increasing access to services such as the East Parry Sound Community Service (Eastholme), Almaguin Highlands Health Council, and doctors and Family Health Teams. When councils are deciding policies, they can consider the priorities listed to ensure they are being proactive in the resolution. For instance, when reviewing official plans they can create policies regarding affordable housing, secondary units, where growth will be focused to mitigate transportation barriers and when developers approach to build subdivisions or multi-residential units agreements can be created to ensure some affordable units are made available. Creating and supporting volunteer programs/organizations and opportunities can provide residents with new skills that can be transferred to employment positions. Supporting businesses and new start-up companies and ensuring they have access to regional resources improves the overall economy.

2. Communication and Awareness
   Open and two-way communication is necessary to informing advocacy as well as ensuring efforts are collaborative and not duplicating efforts. While it may be inevitable, like minded groups working toward the same goals can share notes/minutes with councils and other agencies to augment efforts instead of straining limited resources. This could be the creation of quarterly or semi-annual meetings between similar organizations (health committees, education services) to discuss new trends and emerging issues. Some such communities exist, such as HOME, the AHHC, and the OPP/Mental Health Protocols. Only by championing additional collaboration can better mitigation and prevention be obtained.

   Equally important is the ability for residents to have open dialogue with all stakeholders. Transparency, accountability and creating the awareness for residents to become involved and have a voice will garner trust and with intention allow people to seek assistance.

Just as the local well being services and agencies will develop more collaboration opportunities, it is important to ensure all municipal officials and stakeholders know there are resources available to them now. While Almaguin may be underserviced, it is not void of services. In the Appendix is a list of services within the region. It is important to know who to call. When it is urgent with an active crisis call 911. If the situation allows, call 211 for the right service contacts. The awareness of what assistance is available is a critical step to improving everyone's safety and well being.

3. Data Collection

It was evident in the preparation of this Plan that Almaguin specific data is not well kept by all agencies. Many local services are based regionally and have statistics for the head-office but not at the local levels that are easily obtainable. It is time consuming to track responses that become consumed in larger reporting requirements. It is important that any local office also keep statistics and bench marking tools for the Almaguin area. In trying to determine what affordable housing looks like, agencies do not keep a list of area rental rates to gauge market values in Almaguin. Canadian Mortgage and Housing Corporation does not have a figure for affordable rent between Parry Sound, Nipissing and Muskoka. Almaguin is combined, yet a very different community than the rest. This, then means, any developer has to complete their own study which may be a deterrent to providing affordable housing. When sitting on agencies, boards and communities, council members can advocate for better data collection opportunities.

4. Cooperation

The safety of Almaguin can be gauged by the calls for service by the Almaguin OPP Detachment. It will be necessary to implement key strategies to mitigate victimization. Speeding, impaired and distracted driving on roadways and ATV/Snowmobile trails is a concern and education programs are in place to prevent these occurrences. Municipalities can assist by sharing information on social media platforms, really from all agencies that service Almaguin.

The Almaguin OPP works with the Muskoka Health Centre to streamline intake protocols, the Canadian Mental Health Association through co-response and intervention teams and they participate in a program with the District of Parry Sound Social Services for homelessness. The Almaguin Detachment Commander is required to draft a three (3) year action plan and posts an annual update on OPP.ca. The local statistics on calls-for-service identify the priorities and action steps to mitigate the most urgent of matters in Almaguin.

Community Policing Boards are being creating by the Province and the Almaguin Detachment will have a Board as already determined by the municipalities to the Solicitor General. The next step for this initiative is expected early 2022. It will take this cooperation

among the OPP, municipalities, and the social agencies to bring meaningful change to Almaguin residents.

8. COMMUNITY SAFETY AND WELL-BEING PLANNING GOVERNANCE STRUCTURE

Almaguin Highland Municipalities

↓

Coordinator(s)

↓

Multi-sectoral Advisory Committee

↓ ↓

Implementation Team Implementation Team

- Commitment from local governance
- Obtained multi-sectoral buy-in
- Community is engaged
- Advisory Group formed
- Healthcare and Employment Task Forces formed
- Risks are identified and prioritized
- Key stakeholders meet
- Plan is reviewed
- Plan is finalized and released publicly

9. CONCLUSION

The Almaguin Highlands Community Safety and Well-being Plan (CSWB) Plan establishes a framework and coordinated approach to working alongside system partners to continue promoting safety and well-being for all residents within our region. As agencies and stakeholders move into implementation, progress will be tracked with monitoring and evaluation through continuous meetings with the advisory groups and municipal partners. Throughout the 4-year course of the plan and in future iterations, we will continue to be responsive to emerging needs in our communities and create ongoing opportunities for community engagement and involvement.

With the combined efforts of our community stakeholders, we would like to thank the following:

- Megan Wagué, Local Health Integration Network
- Jayme Young, District of Parry Sound Social Services Administration Board
- Gisele Hebert, Children's Aid Society of the District of Nipissing and Parry Sound
- Dominic Lalonde, Ontario Provincial Police
- Kevin MacLeod, Burk's Falls Family Health Team
- Megan Wagué, Local Health Integration Network
- Dr. Dan Pessotto, South River
- Marianne Stickland, Almaguin Ontario Health Team
- Councillor Rod Ward (Armour Township), Almaguin Highlands Health Centre
- Jessica Busch, Women's Own Resource
- Stacey Fidler, Labour Market Group
- Romano Marchi, Agelic
- Jennifer Farquhar, Almaguin Chamber of Commerce
- Dave Gray and Jeanette Smith, Almaguin Community Economic Development
- Jeff Degagne, Ontario Works
- Luke Preston, Employment North - Sundridge
- Nicky Kunkel, Clerk, Village of Burk's Falls
- Melinda Torrance, Deputy Clerk, Township of Perry

Community Agency Survey Results – Almaguin Community Safety and Well-being Plan 2020

District of Parry Sound Social Services Administration Board (DSSAB)		
Overview of Services	Top 5 Issues	Other
• Community Housing • Housing Allowance • Rent Supplements • Homelessness Prevention • Ontario Works • Child Care Fee Subsidy • Early Learning & Child Care Centres • Home Child Care • Inclusion Support Services • EarlyON • High Five • Violence Against Women	• Lack of housing • Lack of mental health and addictions services • Lack of primary health care services • Lack of transportation • Precarious employment	Coordination and collaboration between communities and agencies to appropriately support clients Low-cost recreation programming for everyone Access to health/addition services without having to leave the community Improving internet access to everyone Implementation of a "no wrong door" approach that encourages collaboration between communities and service providers to ensure that clients are accessing all necessary supports
Ontario Provincial Police (OPP)		
Overview of Services	Top 5 Issues	Other
• Protecting citizens • Upholding the law and preserving public safety	• Increase in reported violent crimes, including sexual assaults and human trafficking • Domestic disturbances	Encourage collaboration with other agencies to the full extent of their services

• Responding to emergencies, investigating crime and patrolling highways, trails and waterways • Building relationships with communities and support victims of crime	• Mental health (supporting people in crisis) • Impaired operation of motor vehicle • OPIOID crisis	

Muskoka Algonquin Healthcare (MAHC)		
Overview of Services	Top 5 Issues	Other
• X-ray, lab services, physiotherapy through Health Centre • Emergency and IP care through acute care facilities	• Ontario Health Team development – changing roles of providers and institutions in evolving healthcare model • Funding challenges • Capital Redevelopment project-working on local share planning • Capital equipment – capital needs far exceeds ability of foundations to raise enough funds annually • Aging infrastructure	Encourage Almaguin to work with Muskoka and Area Ontario Healthcare Team to advance the safety and wellbeing of residents in Almaguin Almaguin residents based on the following residence codes (4-year comparison 2016-2019): - Armour (4510) - Machar (4520) - Ryerson (4526) - Burk's Falls (4505) - Magnetawan (4546 & 4551) - South River (4508) - Joly (4519) - McMurrich/Monteith (4552) - Strong (4527) - Kearney (4501)

		- Perry (4525) - Sundridge (4509)
Women's Own Resource Centre		
Overview of Services	Top 5 Issues	Other
• Life Skills Training • Entrepreneurial Skills Training • 1:1 consults • Crisis • Donation network • Referral services • Computer access and assistance • Business luncheons and services	• Lack of funding- same since 2000 • Transportation – barrier to participant access • Clients seeking out opportunities for social inclusion and networking	More regional opportunities for networking and social inclusion Clients are predominately female between the ages of 18-70
Burk's Falls and District Food Bank		
Overview of Services	Top 5 Issues	Other
• Food bank • Christmas Basket Program	• Location – not accessible, landlord issues • Staffing – require treasurer • Increased usage – 2019 – 6% increase	
Food Bank – Sundridge		
Overview of Services	Top 5 Issues	Other
• Food bank	• Affordable food – prices high in rural areas • Employment - Insufficient opportunities	Appears that when clients find employment they do not utilize food bank

Agency/Provider	Street/Unit
COMMUNITY BUILDING	
Parry Sound Friendship Centre	13 Bowes Street
Alanon	150 Huston Street
Emotions Anonymous	150 Huston Street
Women's Own Resource Centre	105 Ottawa Ave
EDUCATION	
Land of Lakes Public School	92 Ontario Street
Evergreen Public School	2510 Hwy 592
Magnetawan Central School	31 Sparks Street
South River Public School	137 Ottawa Ave
Sundridge Centennial Public School	118 Main Street
Almaguin Highlands Secondary School	21 Mountain View Rd
Almaguin Adult Learning Centre	324 Hwy 124
Near North District School Board	963 Airport Road
Canadore College	100 College Drive
Nipissing University	100 College Drive
EMERGENCY SERVICES	
Burk's Falls and District Fire Department	172 Ontario Street
Perry Fire Department	1695 Emsdale Rd
Magnetawan Fire Department	81 Albert Street
Kearney Fire Department	111 Main Street
Sundridge and Strong Fire Department	10486 Highways 124
South River Machar Fire Department	148 Ottawa Ave
Emergency Medical Services	99 Bowes Street
EMPLOYMENT SERVICES	
Employment North	104 Main Street
Agilec	108 Ontario Street
JUSTICE	
Almaguin OPP	46 Highway 520
Correction, Probation and Parole	72 Church Street
Nippising Community Legal Clinic	107 Shirreff Ave Suite 214
FAMILY CHILDREN AND YOUTH	
CAS- Nippising Parry Sound location	25 Church Street
CAS- North Bay location	433 McIntyre Street W
One Kids Place Treatment Centre Parry Sound loc	86 Gibson Street
One Kids Place Treatment Centre North Bay locat	400 McKeown Ave
Hands the Family Help Network Sundridge locatio	37 Main Street
Hands the Family Help Network North Bay locatio	391 Oak Street E
Simcoe Muskoka Family Connexions	49 Pine Street
Early ON	92 Ontario St
HOMELESSNESS AND HOUSING	
District of Parry Sound Social Services Administrat	1 Beechwood Dr
MENTAL HEALTH AND SUBSTANCE ABUSE	
CMHA- Opioid Treatment	201-60 James Street

CMHA- Muskoka Parry Sound Branch	173 Manitoba Street
CMHA- Nippising Regional Branch	176A Main Street West
CMHA- Adult and youth out patient counselling	87 Main Street
NUTRITION	
Burk's Falls & District Food Bank	150 Huston Street
Sundridge Food Bank	78 Ontario Street
Good Happenings Food Bank	Hunter Street S
East Parry Sound Community Support Services- M	8 King Street
PHYSICAL HEALTH	
Burk's Falls Family Health Team	150 Huston Street
South River Medical Centre	140 Ottawa Ave
Powassan Medical Centre	507 Main Street
Sundridge Medical Centre	
Near North Health & Wellness	50 College Drive
Huntsville District Memorial Hospital Site	100 Frank Miller Drive
West Parry Sound Health Centre	6 Albert Street
North Bay Regional Health Centre	50 College Drive
Helping Hands Support Services- Personal Support	
Diabetes Education Centre of Parry Sound and Ar	6 Albert Street
NBPSD Health Unit	345 Oak Street W
SENIORS	
Young at Heart Seniors Centre	136 Yonge Street
Sundridge Happy Gang	Community Centre
Sprucedale Senior Friendship Club	2609 Highway 518
The Friends	27 Forest Street
TRANSPORTATION	
East Parry Sound Community Support Services	8 King Street
VICTIM SERVICES	
Esprit Place	3A Beechwood Dr
Muskoka Victim Services	29 Manitoba Street
Victim Crisis Assistance	25 Church Street

Almaguin Community Safety and Well-being Plan- Contact List

Municipality and Postal Code	Mailing/Head Office	Contact Name
Parry Sound, ON P2A 2K7		
Burk's Falls, ON P0A 1C0		
Burk's Falls, ON P0A 1C0		
South River, ON P0A 1X0		Jessica Busch
Burk's Falls, ON P0A 1C0	Box 538	Liz Simser
Emsdale, ON P0A 1J0	Box 149	Pam Marshall-Gray
Magnetawan, ON P0A 1P0	Box 100	Wade Burrows
South River, ON P0A 1X0	Box 370	Laurie Forth
Sundridge, ON P0A 1Z0	Box 419	Steve Krause
South River, ON P0A 1X0		Susan Fawcett
South River, ON P0A 1X0	Box 280	Deb Kurtzer-Johnston
North Bay, ON P1B 8H1	Box 3110	Craig Miles
North Bay, ON P1B 8K9	Box 5001	
North Bay, ON P1B 8L7	Box 5002	
Burk's Falls, ON P0A 1C0	Box 160	Dave McNay
Emsdale	Box 70	Dan Marshall
Magnetawan		
Kearney		Paul Schaefer
Sundridge, ON P0A 1Z0		Andrew Torrance
South River, ON P0A 1X0		Risto Maki,
Parry Sound, ON P2A 2L8		Dave Thompson
Sundridge, ON P0A 1Z0	Box 9	Luke
Burk's Falls, ON P0A 1C0	Box 609	
Burk's Falls, ON P0A 1C0		Dominic Lalonde
Parry Sound, ON P2A 1Y9		
North Bay, ON P1B 7K8		
Parry Sound, ON P2A 1Y2		
North Bay, ON P1B 2Z3		
Parry Sound, ON P2A 1X5		
North Bay, ON P1B 9S5		
Sundridge, ON P0A 1Z0	Box 596	
North Bay, ON P1B 1A3		
Bracebridge, ON P1L 1K8		
Burk's Falls, ON P0A 1C0		
Parry Sound, ON P2A 1J2		
Parry Sound, ON P2A 1T5		

Bracebridge, ON P1L 1S3		
North Bay, ON P1B 2T5		
Sundridge, ON P0A 1Z0		
Burk's Falls, ON P0A 1C0	Box 694	
Sundridge, ON P0A 1Z0	Box 355	
South River, ON P0A 1X0		
Powassan, ON P0H 1Z0	Box 58	Leslie Price
Burk's Falls, ON P0A 1C0	Box 550	Kevin MacLeod
South River, ON P0A 1X0		
Powassan, ON P0H 1Z0		Anna Gibson-Olajos
		Sarah MacKinnon
North Bay, ON P1B 5A4	Box 2500 North Bay Regional He	Paul Heinrich
Huntsville, ON P1H 1H7		Natalie Bubela
Parry Sound, ON P2A 3A4	West Parry Sound Health Centre	Donald Sanderson
North Bay, ON P1B 5A4	Box 2500	Paul Heinrich
Emsdale, ON P0A 1J0	Box 58	
Parry Sound, ON P2A 3A4		
North Bay, ON P1B 2T2		Dr. Chirico
Burk's Falls, ON P0A 1C0	Box 4	
Sundridge, ON P0A 1Z0	Box 949	
Sprucedale , ON P0A 1Y0		
Parry Sound, ON P2A 2R2		Marliese Gause
Powassan, ON P0H 1Z0	Box 58	Leslie Price
Parry Sound, ON P2A 1J2		
Bracebridge, ON P1L 1S4		
Parry Sound, ON P2A 1Y2		

Position	Phone Number	Email
	705-746-5970	
	705-382-3138	
	705-382-3548	
Program Manager	705-386-9672	info@womensownresource.org
Principal	705-382-2277	Elizabeth.Simser@nearnorthschools.ca
Principal	705-636-5955	Pamela.MarshallGray@nearnorthschools.ca
Principal	705-387-3939	Wade.Burrows@nearnorthschools.ca
Principal	705-475-2325	Laurie.Forth@nearnorthschools.ca
Principal	705-472-5101	Stephen.Krause@nearnorthschools.ca
Principal	705-472-5563	Susan.Fawcett@nearnorthschools.ca
Executive Director	705-386-0764	
Director of Education		
	705-474-7600	
	705-474-3450	
Chief	705-382-4010	chiefbfdfd@gmail.com
Chief	705-636-5311	dan.marshall@townshipofperry.ca
	705-387-4442	
Chief	705-636-7402	fire@townofkearney.ca
Chief	705-384-7378	firechief@sundridge.ca
Fire Chief	705-386-0066	
EMS Chair	705-746-8440	dthompson@townofparrysound.com
Site Coordinator	1-800-461-5541 705-382-6086	info@employmentnorth.com
Staff Sergeant	705-382-2015	Dominic.Lalonde@opp.ca
	705-746-5809	
	705-476-7532	
	705-746-9354	
	705-746-6287	
	1-866-626-9100	
	705-384-5225	INFO@HANDSTFHN.CA
	705-645-4426 (Bracebridge)705-726-6587 (Barrie - Head Office)	
	705-382-2924	eyc@communitylivingnorthbay.org
1-877-767-6060	705-746-7777 x 5236	jbray@psdssab.org
	1-800-245-5036	

	705-645-2262	
	705-474-1299	
	705-384-5392	
	705-380-4669	burksfallsanddistrictfoodbank@gmail.com
	705-384-7017	doreenmram@gmail.com
	705-386-2615	
Program Coordinator	705-724-6028	lprice@eastholme.ca
Executive Director	705-382-4018	kevin.macleod@bffht.ca
	705-386-0512	
Executive Director	705-724-1020	
Physician	705-384-1277	dr.mackinnon@smc@gmail.com
President & CEO	705-474-8600	paul.heinrich@nbrhc.on.ca
CEO	705-789-2311	natalie.bubela@mahc.ca
		dsanderson@wpshc.com
President & CEO	705-474-8600	paul.heinrich@nbrhc.on.ca
	705-787-8482	helpinghands@live.ca
	705-746-5461	
Medical Officer of Health	705-474-1400	
	705-382-2526	
	705-384-7351	happygang@vianet.ca
	905-615-4780	
Chief Executive Officer	1-888-746-5102	info@thefriends.on.ca
Program Coordinator	705-724-6028	lprice@eastholme.ca
	705-746-4800	espritplace@psdssab.org
	1-800-762-9945	
	705-746-0508	

Website
https://psfc.ca/
https://www.northeasthealthline.ca/displayservice.aspx?id=163779
https://search.helpseeker.org/canada/ontario/burks-falls/emotions-anonymous-almaguin-highlands-h
https://www.womensownresource.org/
https://www.nearnorthschools.ca/land-of-lakes/
https://www.nearnorthschools.ca/evergreen-heights/
https://www.nearnorthschools.ca/magnetawan/
https://www.nearnorthschools.ca/south-river/
https://www.nearnorthschools.ca/sundridge-centennial/
https://www.nearnorthschools.ca/almaguin/
https://www.almaguinadultlearning.org/
https://www.nearnorthschools.ca/
https://www.canadorecollege.ca/
https://www.nipissingu.ca/
https://www.burksfalls.net/my-services/emergency-services/fire-department
https://townshipofperry.ca/fire-services/
https://magnetawan.com/residents/fire-department
https://townofkearney.ca/your-government/administration/fire-emergency-services/
https://www.sundridge.ca/en/living-here/fire-and-emergency-services.aspx
https://www.srmfd.com/
https://www.parrysound.ca/en/live-here/emergency-services.asp
https://employmentnorth.com/
https://agilec.ca/contact/burks-falls/
https://parrysounddistrict.cioc.ca/record/PSD0157
https://www.nipissingcommunitylegalclinic.ca/
https://www.parnipcas.org/
https://www.parnipcas.org/
https://thefamilyhelpnetwork.ca/
https://thefamilyhelpnetwork.ca/
https://familyconnexions.ca/
https://www.psdssab.org/early-years-services/resources-for-families-2/earlyon-child-and-family-centr
https://www.psdssab.org/housing-services/
https://mps.cmha.ca/types-programs-services/addictions-services/

https://mps.cmha.ca/
https://nbd.cmha.ca/
https://mps.cmha.ca/

https://www.northeasthealthline.ca/displayservice.aspx?id=166455
https://www.northeasthealthline.ca/displayservice.aspx?id=186630
https://www.northeasthealthline.ca/displayService.aspx?id=111522
https://eastholme.ca/community-services/

https://www.almaguin-health.org/
https://www.northeasthealthline.ca/displayservice.aspx?id=144632
https://paafht.ca/
https://www.northeasthealthline.ca/displayservice.aspx?id=144632

https://www.mahc.ca/en/index.aspx
https://www.wpshc.com/
https://nbrhc.on.ca/
https://www.northeasthealthline.ca/displayservice.aspx?id=173657
https://www.wpshc.com/index.php/programs/diabetes-education-centre
https://www.myhealthunit.ca/en/index.asp

https://centraleastontario.cioc.ca/record/PSD0406
https://www.northeasthealthline.ca/displayservice.aspx?id=151865
https://fourinfo.cioc.ca/record/PSD0428?

https://eastholme.ca/community-services/

https://www.espritplace.ca/
https://muskokavs.ca/
https://www.psvs.ca/

THE ALMAGUIN HIGHLANDS HEALTH CENTRE COUNCIL

Resolution No: _____
Date: December 3rd, 2021

Moved By: _____
Seconded By: _____

WHEREAS the current agreements between the Ministry of Health, the physician group in Burk's Falls and the Burk's Falls Family Health Team list the Burk's Falls catchment area to include Burk's Falls, Armour, Magnetawan, Perry and Ryerson; and

WHEREAS the physicians represented by these agreements can, technically, only take on patients within that catchment area; and

WHEREAS the Town of Kearney and the Township of McMurrich-Monteith are not part of this catchment area, nor are they part of any other agreement or catchment area; and

WHEREAS the inclusion of Kearney and McMurrich-Monteith population numbers would change the physician-to-patient ratio and may allow for an additional physician resource within the Burk's Falls Family Health Team,

THEREFORE BE IT RESOLVED THAT The Township of _____ supports inclusion of the Town of Kearney and the Township of McMurrich-Monteith and asks that the Ministry of Health update the required agreements to reflect this change.

Recorded Vote requested by: _____

Cathy Still	*for / opposed*	*Norm Hofstetter*	*for / opposed*
Delynne Patterson	*for / opposed*	*Carol Ballantyne*	*for / opposed*
Lyle Hall	*for / opposed*	*Dennis Banka*	*for / opposed*
Tom Bryson	*for / opposed*	*Brad Kneller*	*for / opposed*
Marianne Stickland	*for / opposed*	*Rod Ward*	*for / opposed*

_____ _____ _____
Carried *Defeated* *Deferred*

Pecuniary Interest declared by:

_____

Pecuniary Interest Declared: _____
Chairman: _____

RE-EXAMINING THE LOCAL FUNDING OF PROVINCIAL HOSPITALS

WHEREAS healthcare funding is a provincial and federal responsibility;

AND WHEREAS from 2009 to 2020 a total of $415.4 million has been transferred from municipal operations to fund and build provincial hospitals:

AND WHEREAS remaining long-term commitments to hospitals stand at $117.5 million (as of 2020), which will also be financed from municipal operations;

AND WHEREAS a hospital is one of many public services that contributes to healthy communities;

AND WHEREAS municipal contributions to provincial hospitals takes away from the resources available for other municipal services that contribute to the health and well-being of residents;

AND WHEREAS a community's total contribution to local hospitals also includes the donations made by benevolent individuals, groups, and businesses along with municipal contributions;

AND WHEREAS a community's required local share is to pay 10% of capital construction costs and 100% of the cost of equipment, furniture, and fixtures, which includes medical equipment with big ticket prices: MRI machines, CT scanners, and x-ray machines:

AND WHEREAS this translates to a 70% provincial share and 30% local share (individuals, groups, businesses, and municipalities) of the overall cost of provincial hospital operations and capital projects;

AND WHEREAS the adoption of the "design-build-finance" hospital construction model (also known as alternative financing and procurement or P3 projects), has increased local share amounts because they now include the costs of long-term financing;

AND WHEREAS equipment replacement needs are increasingly frequent and increasingly expensive with average equipment lifespan of just ten years;

AND WHEREAS the Association of Municipalities of Ontario has highlighted the "local share" of hospital capital contributions as a major issue in its 2022 Pre-Budget Submission to the Standing Committee on Finance and Economic Affairs;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of _____does hereby call for a provincial re-examination of the "local share" hospital capital calculation methodology, to better reflect the limited fiscal capacity of municipalities, and the contributions to health care services they already provide to a community;

AND THEREFORE BE IT RESOLVED THAT a copy of this resolution be hereby circulated to the Minister of Finance, the Minister of Health, the Minister of Municipal Affairs and Housing, and the Association of Municipalities of Ontario.

28 Municipal Lane,
P.O. Box 1120, Sundridge, Ontario P0A 1Z0
705-384-5819 Fax 705-384-5892
www.strongtownship.com

Township of Strong Council Resolution
March 8, 2022 Council Meeting
10.0 Council Member Reports

10.2 Councillor Stickland – Ontario Health Team
R2022-093
Moved By: Marianne Stickland Seconded by: Jody Baillie

WHEREAS The Ontario Government announced the formation of new Ontario Health Teams in Ontario. These Teams, once established, will be required to coordinate integrated and seamless primary healthcare services for residents within a geographically defined area, in which they reside;

AND WHEREAS decisions are made on local data including the experience of the patients, clients, caregivers, residents, health care practitioners, families and other stakeholders, for local funding;

AND WHEREAS our local autonomy will be preserved, supported, strengthened and guided by the larger OHT structure;

AND WHEREAS residents will continue to access hospital care at a facility of their choice in Ontario;

AND WHEREAS the Township of Strong wishes to retain our Rural Northern Ontario status, its benefits, and funding formulas;

AND WHEREAS the supported Health Hub model will build and grow a responsive primary healthcare continuum locally, in our communities, for our residents; of the people, by the people, for the people;

AND WHEREAS current primary care linkages will be maintained regardless of Ontario Health Team affiliation;

AND WHEREAS the Nipissing Wellness Ontario Health Team supports the development and operation of the Almaguin Highlands Health Hub by providing Human Resource administrative resources;

AND WHEREAS two years of life are added when good primary care is provided with preventative care supports; our residents deserve equitable access to health care, as all other Ontarians;

THEREFORE BE IT RESOLVED THAT the Corporation of the Township of Strong hereby supports the creation of a local primary care Almaguin Highlands Health Hub, in partnership with the North Bay Wellness Ontario Health Team, funded by

the Ministry of Health. We champion the Health Minister's vision and Ontario Health Team strategies; and

FURTHER THAT a copy of this resolution be circulated to the Honourable Christine Elliot, Minister of Health; Parry Sound-Muskoka MPP, Norm Miller; Wendy Smith, CEO NWOHT; Almaguin Highlands Municipalities; and the Almaguin Highlands Health Council.
Carried

THE ALMAGUIN HIGHLANDS HEALTH COUNCIL

Resolution No: *2022-64*
Date: *February 4, 2022*

Moved By:
Seconded By:

WHEREAS the life expectancy of Northern residents is more than two years lower than the Ontario average and one person in eight across the North do not have access to a family doctor,

AND these Northern Ontario communities advocate for equitable health care, especially for underserved rural, Indigenous and Francophone communities in Northern Ontario,

AND finding ways to encourage more family physicians and health care professionals to stay and work in Northern communities will contribute to reducing the crisis for citizens in the North,

AND the Northern School of Medicine graduates far fewer health care professionals than the need requires and it would take five existing graduating classes at sixty-four physicians per year from NOSM just to address the current shortage,

THEREFORE BE IT RESOLVED THAT the Almaguin Highlands Health Council supports the Village of Sundridge Resolution #2021-381 and requests that the Provincial Government and the Ontario Medical Association expand NOSM's capacity for physician candidates to meet the needs of Northern Ontario,

AND find ways to bring additional health care support from other areas of the Province,

AND FURTHUR that a copy of this resolution be distributed to the Almaguin Highlands Health Council member Councils asking for support.

Pecuniary Interest Declared: None_____
Chairman: _____

Date Printed
2022-03-09 11:27 AM

Town of Kearney
List of Accounts for Approval
Batch: 2022-00010 to 2022-00012

Bank Code: AP - GENERAL AP

COMPUTER CHEQUE

Payment #	Date	Vendor Name		Payment Amount
31503	2022-02-18	Brenda Fraser	O/S Vacation	10,128.30
31504	2022-03-07	ACI-Accelerated Connections	Internet March	375.58
31505	2022-03-07	Aird & Berlis LLP	General legal Matters	1,943.60
31506	2022-03-07	Almaguin Highlands	Telemachicare Network	500.00
31507	2022-03-07	Bell Mobility Inc.	P/W cell phones	84.73
31508	2022-03-07	Bell Canada	Monthly Telephone	734.30
31509	2022-03-07	BELL CANADA	Monthly Internet Hubs	199.62
31510	2022-03-07	Bickley Ford Sales	Oil change Vehicle F550	206.53
31511	2022-03-07	Bowman Fuels Ltd.	P/W Vehicles Diesel	7,422.13
31512	2022-03-07	Gloria Bowers-Botham	Reimburse for Seniors Club Expenses	409.92
31513	2022-03-07	CRA - Receiver General	February Payroll Remittance	25,152.83
31514	2022-03-07	CGIS Spacial Solutions	April-June Contracted Services	3,098.34
31515	2022-03-07	Cupe Local 1813	February Union Remittance	582.26
31516	2022-03-07	DJ's Bar & Grill	Gift Certificates for Seniors Club	1,600.00
31517	2022-03-07	Caitlin Deevey	Jan-Feb Mileage	568.77
31518	2022-03-07	Josh Dresser	Jan-Feb Mileage (Transfer Stns)	254.98
31519	2022-03-07	Eastholme	1st Qtr levy	32,405.50
31520	2022-03-07	Edmonds	F/D Vehicle annual Inspection	484.58
31521	2022-03-07	Minister Of Finance (EHT)	2021 Annual Return	19,445.97
31522	2022-03-07	Fetterley's Gas & Convenience	All Vehicles Fuel February	1,111.33
31523	2022-03-07	Fowler Construction	HWY 518 Winter Maintenance	3,929.67
31524	2022-03-07	Shawn Hayes	Reimburse Meal After Fire	74.58
31525	2022-03-07	Hicks Morley	General legal Matters	5,590.68
31526	2022-03-07	Hydro One Networks Inc.	February Hydro	4,830.34
31527	2022-03-07	Jessop, Billy	F/D Reimburse Uniform Costs	102.12
31528	2022-03-07	LAS-Local Authority Services	Administrative Office Supplies	466.86
31529	2022-03-07	Lundy, Adam	P/W Reimburse licence Medical	210.00
31530	2022-03-07	M&L Supply Fire & Safety	F/D Supplies	94.23
31531	2022-03-07	Min Of Fin-Ontario	January OPP MSR Billing	25,870.00
31532	2022-03-07	Mitson, Marilyn J	Reimburse Tax Overpayment	556.00
31533	2022-03-07	Moore Propane Ltd.	Propane Gas Nov-Feb - All Depts	13,570.61
31534	2022-03-07	Muskoka Auto Parts	P/W Vehicle Repairs	179.83
31535	2022-03-07	Near North Business Machines	Library - Monthly Photocopier	39.55
31536	2022-03-07	Nicholls Truck Repair	F/D Vehicle Safety + Service	342.00
31537	2022-03-07	Novexco Inc	Administrative Office Supplies	86.38
31538	2022-03-07	Olympic Printing	Administration - Envelopes	655.40
31539	2022-03-07	OMERS	February Pension Remittance	11,599.50
31540	2022-03-07	Purolator Inc.	P/W Delivery of Road Signage	7.22
31541	2022-03-07	Spectrum Telecom Group Ltd.	F/D Monthly Tower Rental Fees	320.86
31542	2022-03-07	Three Mile Truck	P/W Vehicle Repair	792.10
31543	2022-03-07	Waste Connections of Canada	Blue Box Recycling	7,646.02
31544	2022-03-07	Wurth Canada Ltd	KCC Maintenance Supplies	266.41
			Total Computer Cheque:	183,939.63

Total AP: 183,939.63

Moved by:

Seconded by:

Town of Kearney
List of Accounts for Approval
Batch: 2022-00010 to 2022-00012

Be it resolved that Council has received and have no objections to be noted for
Cheque #31503 to Cheque #31544 in the amount of $183,939.63.

Mayor

Clerk/CAO/Treasurer

Administrator

CHIEFS REPORT TO COUNCIL

March 10th, 2022.

Training

Our training for this report period has been, SP 103 forest fire practical, truck check plus hall cleaning and a medical training. Recruit training, and hazmat training as well.

Fire Prevention

Ongoing safety messages on our Facebook page. Sign at Community center. Availability of a limited supply of free smoke alarms at the firehall for residents.

Equipment

Equipment is working well. Regular truck and equipment checks are performed.

We have had nine medical calls several requiring the side by side to get patients out. Five fire calls; one was an Automatic aid call to Burks Falls.

Gear has been sent to be cleaned, gear picked up.

A PIAR was conducted for the structure fire.

I have also attended our regular Chief's meeting.

Medical supplies have been restocked.

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

Stay safe

Sincerely;

Paul Schaefer



Fire Chief

Town of Kearney

Town of
SOUTH BRUCE PENINSULA

Box 310, 315 George Street, Wiarton, Ontario N0H 2T0 Tel: (519) 534-1400 Fax: (519) 534-4862
1-877-534-1400

February 25, 2022

The Honourable David Piccini, Minister
Ministry of Environment Conservation and Parks
College Park 5th Floor, 777 Bay St.
Toronto, ON M7A 2J3

Re: Municipal Accommodation Tax and Crown Campgrounds

On January 1st, 2022, the Town of South Bruce Peninsula implemented a Municipal Accommodation Tax (MAT). The tax equates to a 4% fee Levied on short term accommodations including, hotels, motels, rooming houses, bed & breakfast, cottage rentals and campgrounds, for all bookings of 30 days or less.

The Town of South Bruce Peninsula is the first jurisdiction in Ontario to levy the MAT on campgrounds. There are approximately 14 campgrounds within the Town of South Bruce Peninsula. Of those, one is a municipally owned campground, and one is a provincially owned campground, known as the Sauble Falls Provincial Park.

The Town recently amended the MAT program to confirm that our Town owned campground will contribute to MAT in the same manner as all of our privately owned campgrounds.

The Municipal Act states that "the Crown, any agency of the Crown in right of Ontario or any authority....." Is exempt from MAT. As such, the Sable Falls Provincial Park is not participating in the MAT program.

Several campground owners within the Town recently attended a Council meeting and stated their concerns and objections pertaining to the MAT exemption for the Sauble Falls Provincial Park. Town Council and private campground owners believe that this exemption creates an unfair competitive advantage for the provincially operated campground.

Council fully supports the position of our local campground owners and has passed the following resolution

"And further that the Town sends a letter to the Ministry of Environment Conservation and Parks as well as to MPP Bill Walker requesting the removal of the Municipal Accommodation Tax exemption for all Crown owned campgrounds and that this letter is sent to all Ontario municipalities to seek their support"

By way of this letter, we are asking the province to remove exemptions listed within section 400.1 (1) of the Municipal Act pertaining to Crown owned facilities, specifically campgrounds.

Sincerely,

Janice Jackson – Mayor
Town of South Bruce Peninsula
Janice.jackson@southbrucepeninsula.com
519-534-1400 ext. 200

cc. MPP Bill Walker

Township of Perry

PO Box 70, 1695 Emsdale Road, Emsdale, ON P0A 1J0

PHONE: (705)636-5941
FAX: (705)636-5759
www.townshipofperry.ca

March 4, 2022

Via Email: premier@ontario.ca

Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Honourable Premier Ford,

RE: Township of Perry – Resolution of Support – Expansion of Northern Ontario School of Medicine

Please be advised that at their last regular meeting on Wednesday, March 2, 2022, the Council of the Corporation of the Township of Perry supported the following resolution:

"**Resolution #2022-91**
Moved by: Paul Sowrey
Seconded by: Jim Cushman

Whereas the life expectancy of Northern residents is more than two years lower than the Ontario average and one person in eight across the North do not have access to a family doctor;

And Whereas these Northern Ontario communities advocate for equitable health care, especially for underserved rural, Indigenous and Francophone communities in Northern Ontario;

And Whereas finding ways to encourage more family physicians and health care professionals to stay and work in Northern communities will contribute to reducing the crisis for citizens in the North;

And Whereas the Northern School of Medicine graduates far fewer health care professionals than the need requires, and it would take five existing graduating classes at sixty-four physicians per year from NOSM just to address the current shortage;

...2

Be it resolved that the Council of the Corporation of the Township of Perry hereby supports the Almaguin Highlands Health Council Resolution #2022-64 requesting that the Provincial Government and Ontario Medical Association expand NOSM's capacity for physician candidates to meet the needs of Northern Ontario and find ways to bring additional health care support from other areas of the Province;

And Further That the Council of the Corporation of the Township of Perry directs staff to forward this resolution to the Premier of Ontario Honourable Doug Ford, Minister of Health Honourable Christine Elliott, Scott Aitchison, MP Parry Sound-Muskoka, Norm Miller, MPP Parry Sound-Muskoka, Almaguin Highlands Health Council, and the 10 Municipalities within the district of the Almaguin Highlands Health Council.

Carried."

Your attention to this matter is greatly appreciated.

Sincerely,

Beth Morton
Clerk-Administrator

BM/ec

cc: Honourable Christine Elliott, Minister of Health
Scott Aitchison, MP Parry Sound-Muskoka
Norm Miller, MPP Parry Sound-Muskoka
Almaguin Highlands Health Council (AHHC)
Municipalities within the District of the AHHC

District of Parry Sound

Social Services Administration Board

Chief Administrative Officer's Report

February 2022

Mission Statement

To foster healthier communities by economically providing caring human services that empower and enable the people we serve to improve their quality of life.

COVID-19

We continue to be vigilant in our COVID-19 screening, cleaning, and tracking. As the Province starts to open again, it is important that we continue to meet our obligations as an employer under the *Occupational Health & Safety Act* and ensure every reasonable precaution is being taken to keep our employees safe. Most of our staff, in compatible positions, continue to work from home. We will re-evaluate this arrangement in the coming weeks.

As our programs fall under several different Ministries, we continue to juggle the testing and reporting requirements of each. Employees have been diligent in testing and providing results as required. We are also keeping an eye on COVID-19 isolations of staff to ensure we can meet staffing requirements across the agency, thus far, we have not had any issues.

2022 Provincial Budget

As Ontario's government prepares the 2022 Ontario Budget, on February 2nd the Parliamentary Assistant to the Minister of Finance along with MPP, Norman Miller hosted a virtual discussion to hear directly from the businesses, organizations, and municipalities in our district. The DSSAB was very pleased to be invited to participate.

Not surprisingly the themes of housing, broadband, supports for residents with mental health and addiction issues and for seniors to stay in their homes came through loud and clear.

OPP & CMHA Meeting

On January 26th we held our leaders meeting with our two local OPP detachments and CMHA. We discussed local issues related to the opiate crisis and how this is affecting our district. We also discussed the CMHA crisis line and how helpful this is in supporting our community in the moment.

ROMA

NOMA, FONOM, and NOSDA met jointly with government officials at ROMA to discuss the Mental Health, Addictions, and Homelessness Crisis in the North (see Appendix A). The three organizations shared with government officials a research paper written by the Northern Policy Institute titled "Solving the Homelessness, Mental Health and Addictions Crisis in the North". This paper provided 8 recommendations (see Appendix B).

Ontario Works Employment North Initiative - Interim Report February 2022

Beginning in November 2021, the DSSAB has been partnering with Employment North in Sundridge to provide intensive employment supports to Ontario Works clients furthest away from the labour market. The goal is to assist our multi-barriered Ontario Works clients as well as supporting economic recovery by assisting and supporting employers to find qualified employees.

Participants have completed 3 weeks of pre-employment and life stabilization workshops and they have received several certifications that will boost their marketability to employers. These certifications include Food Handlers, Working from Heights, CanSell and First Aid/CPR. The two teams meet regularly to discuss client's progress and address barriers in a coordinated fashion. There is currently one individual employed and on placement, with two other individuals job searching with the job developer and project coordinator. They have submitted their cover letters and resumes to employers for consideration and are working on securing an interview. See Appendix C for the interim report.

Recent Media Coverage

- January 24, 2022 – Sundridge Council approves rezoning for 50-unit seniors complex
- January 31, 2022 – Sundridge Hits Pause Button on Heritage Designation
- February 2, 2022 – District of Parry Sound releases Homelessness Enumeration results

Social Media

Twitter Stats

Link to the DSSAB's Twitter page - https://twitter.com/psdssab

District of Parry Sound Social Services Administration Board – Twitter Page	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022
Total Tweets	21	8	1	6
Total Impressions	564	164	51	170
Total Profile Visits	667	275	123	68
Total Followers	7	8	10	10

LinkedIn Stats – used primarily for HR recruitment & RFP/Tender Postings

Link to the DSSAB's LinkedIn page – https://bit.ly/2YyFHlE

District of Parry Sound Social Services Administration Board – LinkedIn	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022
Total Followers	11	20	22	27
Search Appearances (in last 7 days)				224
Total Page Views	29	43	10	55
Post Impressions				109
Total Unique Visitors	12	10	5	22

District of Parry Sound Social Services Administration Board - Facebook	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022
Total Page Followers	268	279	283	289
Post Reach this Period (# people who saw post)	3,284	2,068	511	4,487
Page Views this Period	94	73	48	122
Post Engagement this Period (# reactions, comments, shares)	334	305	24	566

Esprit Place Family Resource Centre - Facebook	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022
Total Page Followers	93	98	105	110
Post Reach this Period (# people who saw post)	67	222	104	46
Page Views this Period	11	4	28	14
Post Engagement this Period (# reactions, comments, shares)	3	18	22	1

The Meadow View (NOAH) - Facebook	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022
Total Page Followers	325	349	364	380
Post Reach this Period (# people who saw post)	4,374	389	4,460	9,098
Page Views this Period	974	591	374	379
Post Engagement this Period (# reactions, comments, shares)	1,307	31	1,776	2,139

Licensed Child Care Programs

Total Children Utilizing Directly Operated Child Care in the District
December 2021

Age Group	Fairview ELCC	First Steps ELCC	Highlands ELCC	Waubeek ELCC	HCCP	Total
Infant (0-18m)	N/A	N/A	N/A	2	17	19
Toddler (18m-30m)	13	10	14	24	16	77
Preschool (30m-4y)	19	16	18	32	37	122
School Age (4y-12y)	N/A	N/A	N/A	N/A	22	22
# of Active Children	32	26	32	58	92	240

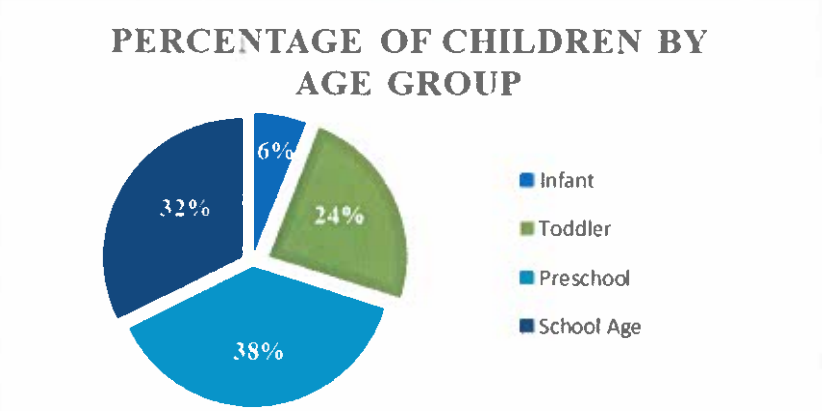
Enrollment has remained stable although there is an increase in absenteeism with the Omicron variant and EarlyON Facilitators and Inclusion Support Services Resource Consultants are being redeployed as needed to support the Early Learning and Child Care Centres in meeting Ministry of Education ratios. Staff are continuing to wear face masks and goggles during program hours and all children and staff are screening daily before they enter any of the child care programs. All staff were offered Rapid Antigen Tests to use during the Christmas break and asked to ensure they tested negative before returning to work January 4th.

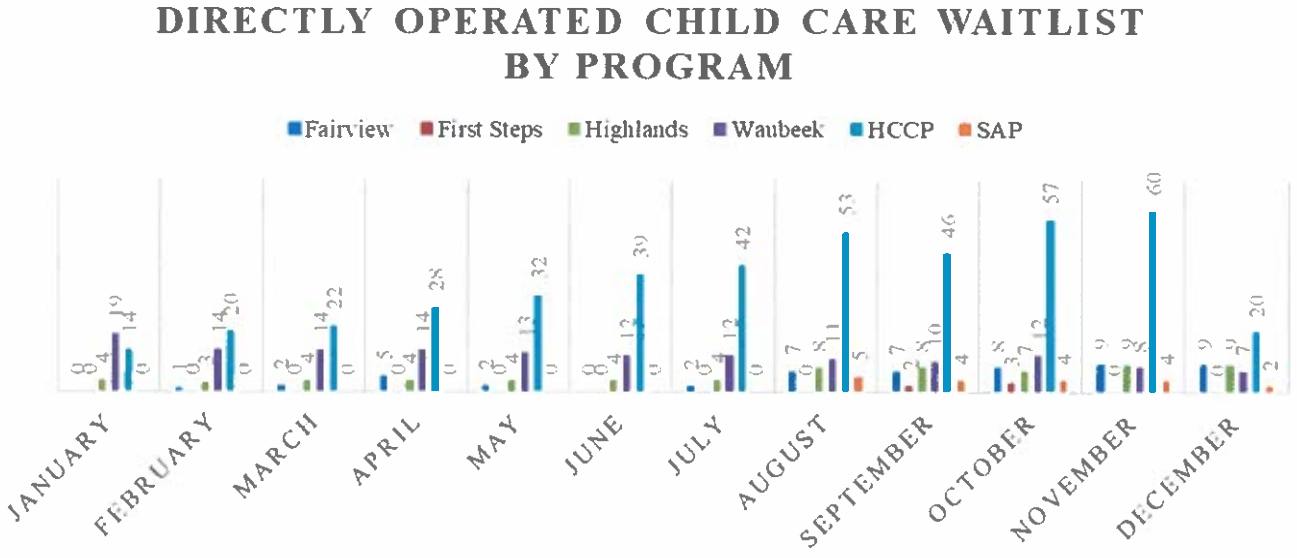
School Age Programs

December 2021

Location	Enrollment	Waitlist
Mapleridge After School	12	2
St. Gregory's After School	17	0
St. Gregory's Before School	12	0
Sundridge Centennial After School	11	0
Sundridge Centennial Before School	5	0
Magnetawan Central After School	17	0
Land of Lakes After School	8	0
# of Active Children	82	2

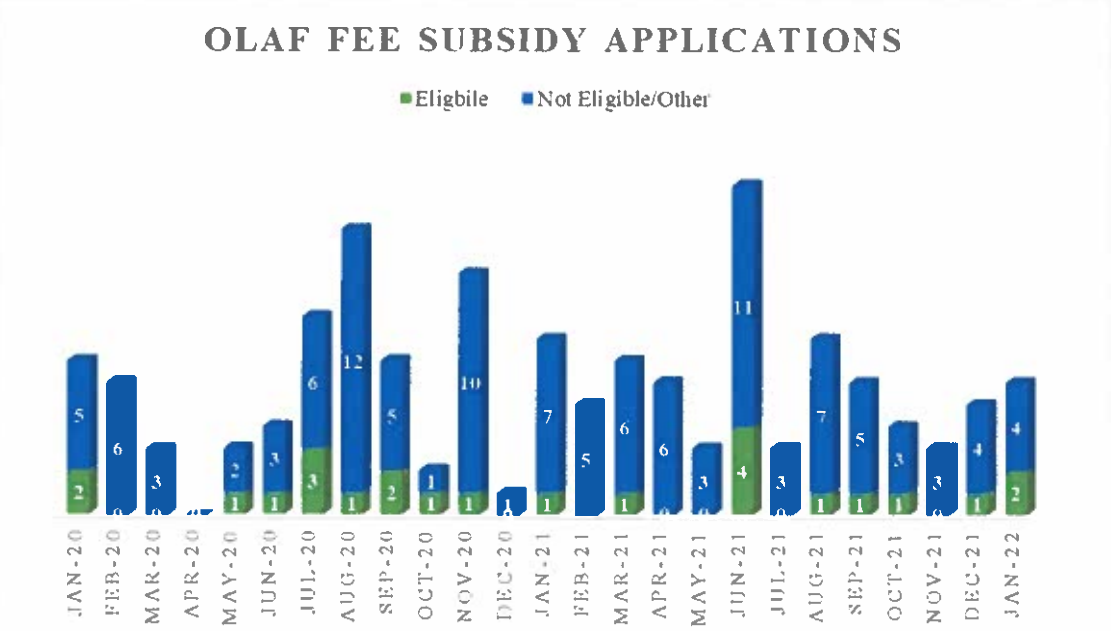
Most programs have seen a steady increase in enrollments and are viable. We will be working with the Near North District School Board in the new year to assess the existing programs and evaluate the viability for September 2022. Securing qualified staff and creating a casual staff roster is an ongoing difficulty and we are reaching out to other districts to see what models they are currently having success with. We were able to support School Age Emergency Child Care for the first week in January 2022 offering full-day programs at Sundridge Centennial and Mapleridge in Powassan.



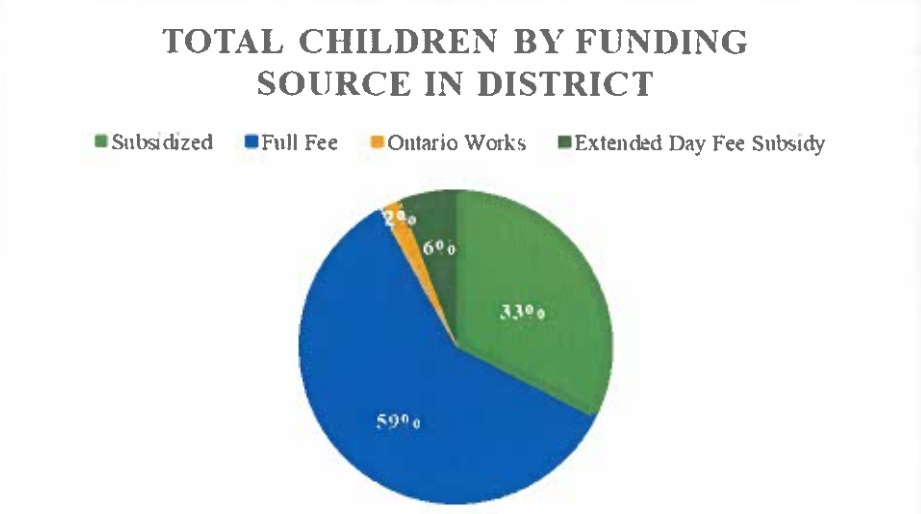


The significant drop in the Home Child Care waitlist numbers from the previous month is due to a concerted effort on the part of the Home Visitor to connect with families on wait for home child care to confirm their current need. The majority had found care in an alternate setting or requested their name be removed from the list.

OLAF



Child Care Fee Subsidy Statistics for December 2021



A total of **350** families and **371** children accessed care in December

Inclusion Support Services

December 2021

Age Group	EarlyON	Licensed Early Learning & CCC's	Monthly TOTAL	Year-to-Date TOTAL	Waitlist	New Referrals	Discharges
Infants (0-18m)	0	0	0	2	0	0	0
Toddlers (18m-30m)	1	6	7	10	2	0	0
Preschool (30m-4 y)	4	29	33	58	3	2	0
School Age (4y+)	10	12	22	45	0	0	9
Monthly TOTAL	15	47	62	-	5	2	9
Year-to-Date TOTAL	37	72	-	115	42	59	61

Resource Consultants are able to visit children in licensed child care programs offering direct support. Most community therapeutic programs continue to operate virtually which is challenging but many therapists are hoping to begin visiting in-person and return to offering clients direct therapeutic supports in January. We are anticipating an increase in referrals as families prepare for a September entry to school. We will begin offering free school readiness screenings as COVID restrictions allow.

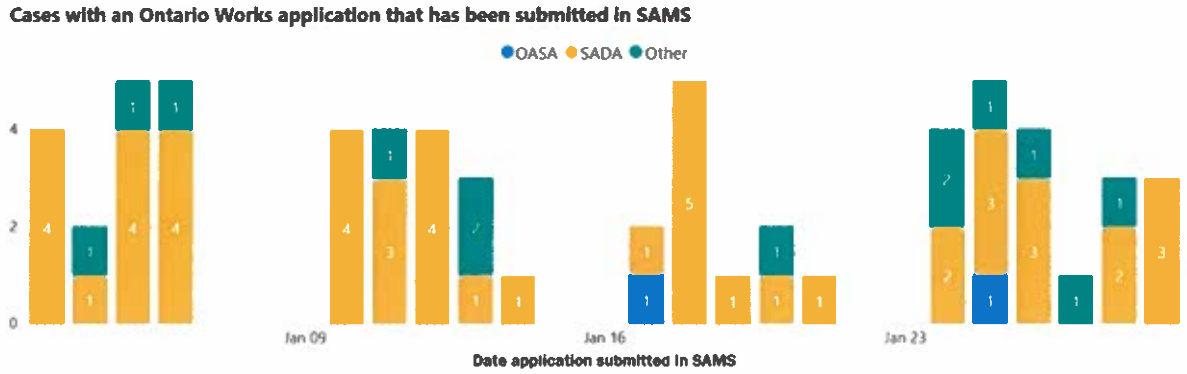
EarlyON Child and Family Programs

December 2021

Activity	December	Year-to-Date
Number of Children Attending	138	1,071
Number of New Children Attending	20	186
Number of Families Visiting	96	729
Number of New Families Visiting	17	142
Number of Virtual Programming Events	27	98

EarlyON Child and Family Centres have returned to virtual programming only and suspended all in-person programs for the foreseeable future.

Social Assistance Digital Application (SADA) & Centralized Intake - January 2022



***Yellow bars represent applications completed by the Intake and Benefits Administration Unit. Blue and green bars represent applications completed by local staff. Data from Tracking the Impacts of COVID-19 report and Centralized Intake Report.*

Ontario Works applications

3 ▲ Average received per business day

60 Received Jan 2022

Emergency Assistance applications

2 ▲ Average received per business day

41 Received Jan 2022

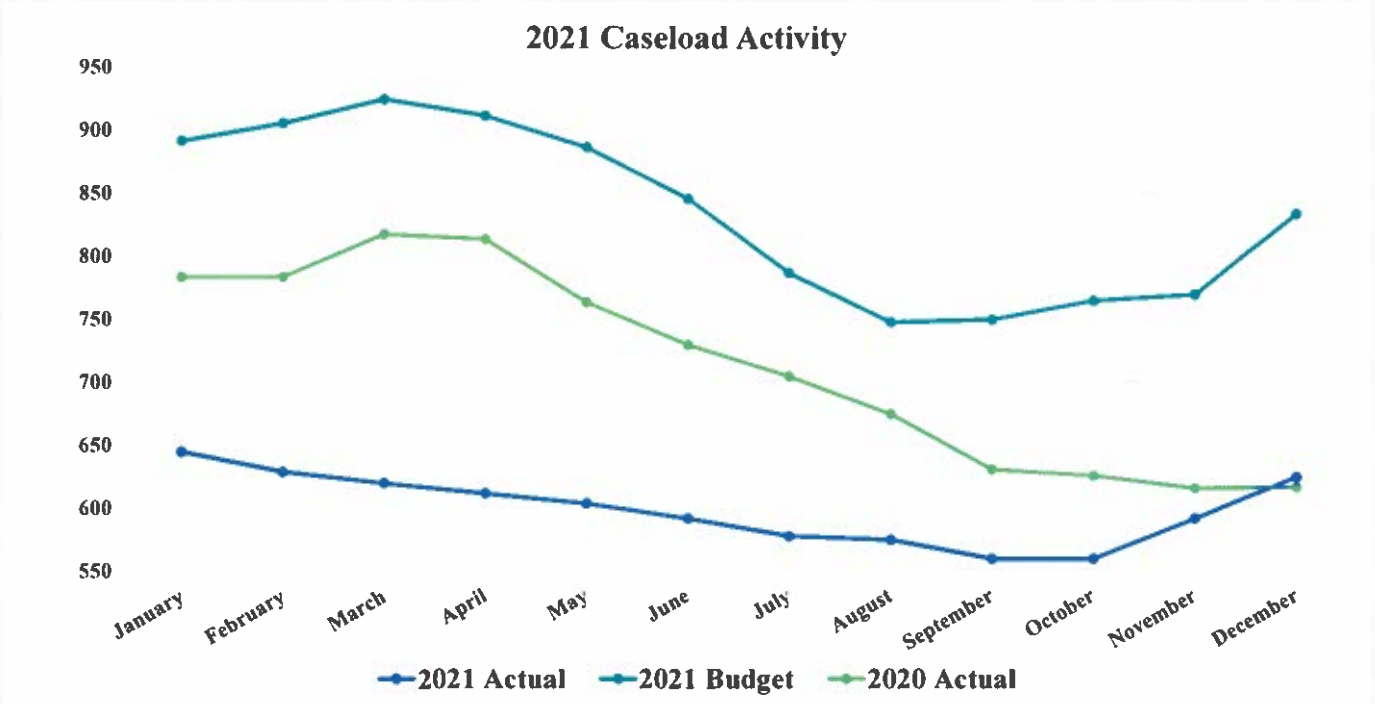
Average number of business days from screening to grant

4.9 - Ontario Works

0.4 ▼ Emergency Assistance

Intake for Ontario Works and Emergency Assistance remains busy through IBAU and our local offices. We received 60 OW applications in January, which is on par with our 2020 levels. Additionally, we received 41 applications for Emergency Assistance, this is 4 times what we saw in January 2020. Emergency Assistance provides short term support to individuals that would not qualify for Social Assistance. Emergency Assistance was expanded from a total of 16 days to 48 days at the onset of the pandemic. Staff also utilize other supports for applicants, such as our Homelessness Prevention Program or the Ontario Electricity Support Program to promote sustainability.

Ontario Works Caseload

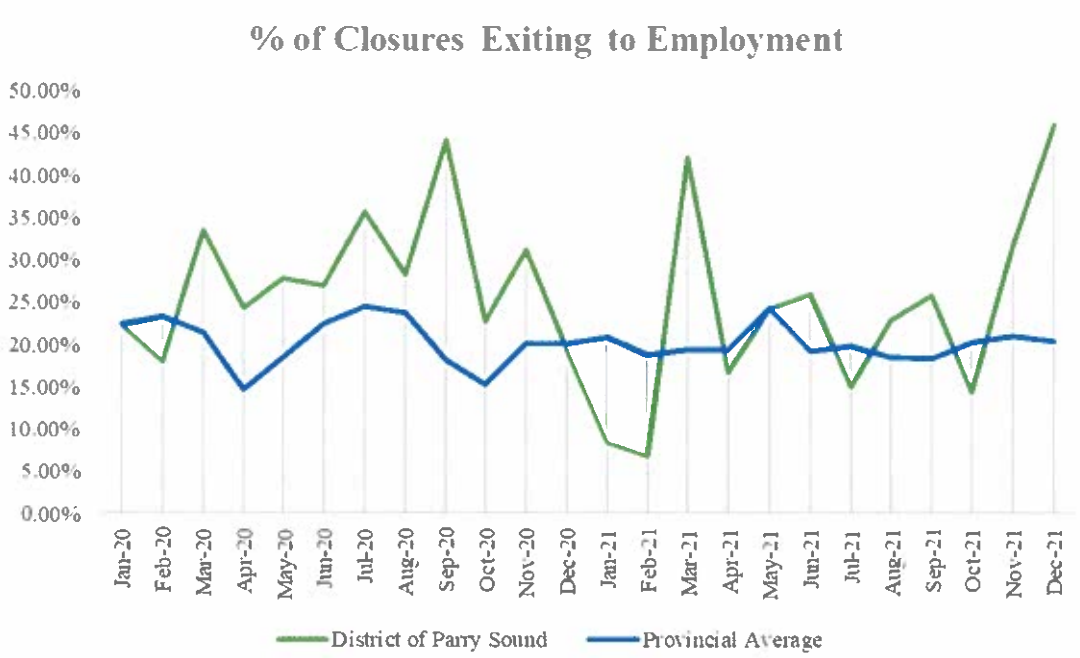


LEGEND	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2021 Actual	644	628	619	611	603	591	577	574	559	559	591	624
2021 Budget	891	905	924	911	886	845	786	747	749	764	769	833
2020 Actual	783	783	817	813	763	729	704	674	630	625	615	616

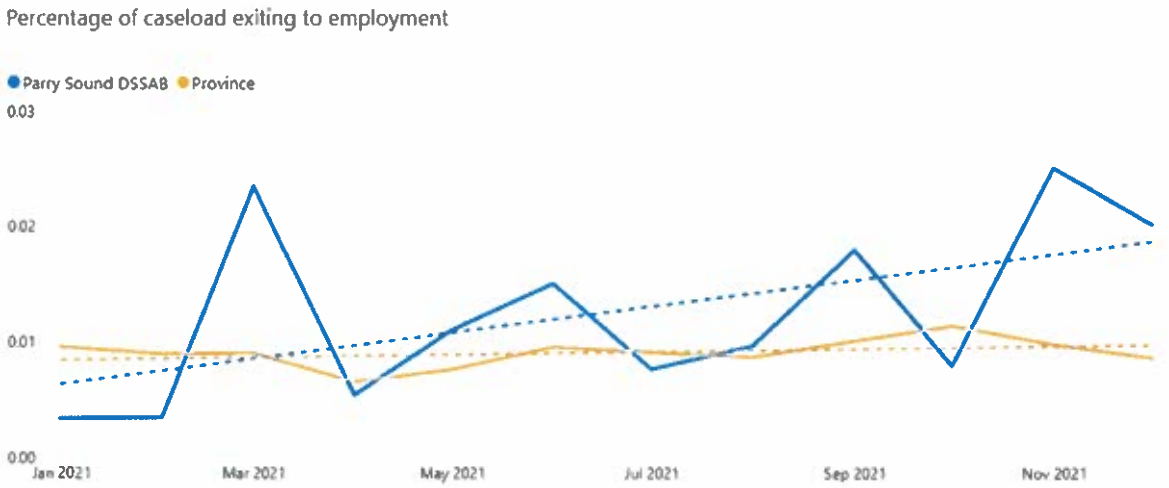
MyBenefits

We now have **30.13 %** of the caseload registered with the MyBenefits web service.

Employment



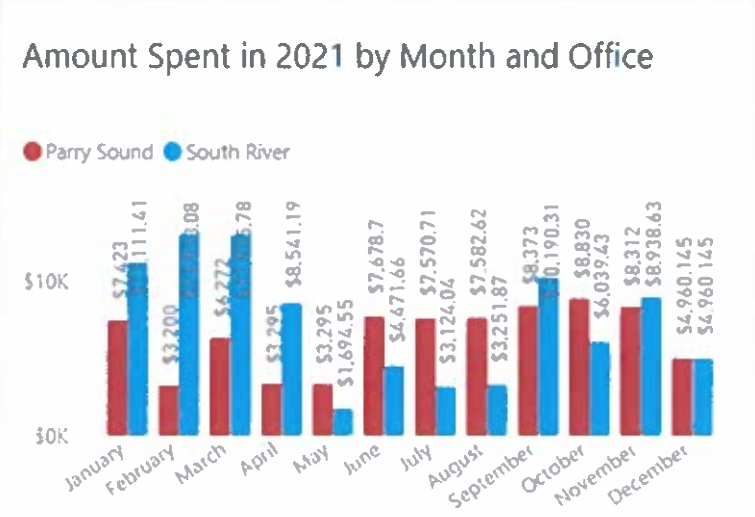
Social Assistance Interactive Performance Report - Ontario Works

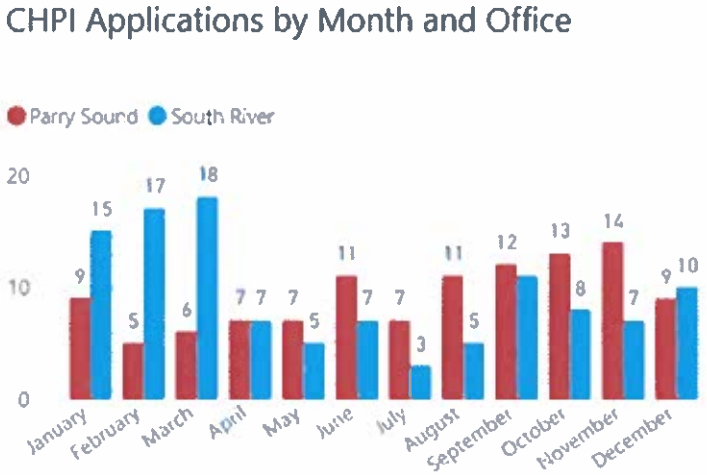


Performance Outcomes - Various Metrics
December 2021

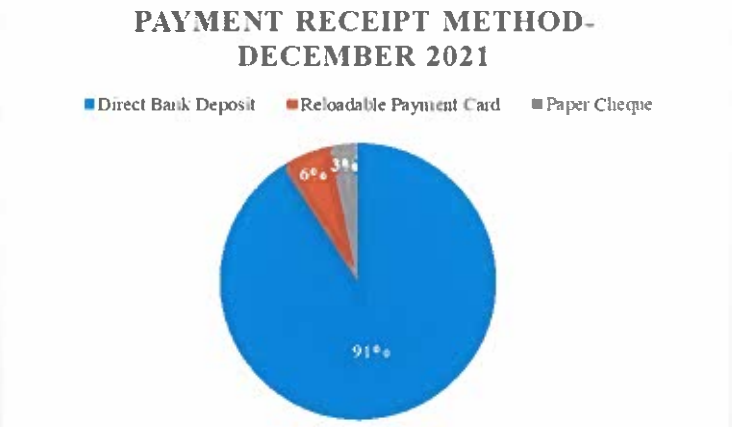
CMSM/DSSAB	Percentage of caseload with employment earnings	Average monthly employment earnings per case	Percentage of caseload exiting to employment	Percentage of terminations exiting to employment	Percentage of caseload terminated	Average number of business days from screening to financial eligibility decision
Parry Sound DSSAB	9.2%	$913.55	2.0%	45.8%	4.4%	3
Province	9.7%	$904.00	0.9%	20.3%	4.3%	4

Community Homelessness Prevention Initiative (CHPI) Spending - Social Assistance





Direct Bank Deposit Enrollment



Homelessness Prevention Program - Community Relations Workers

For the month of December 2021

Support

All services performed, provided, or arranged by the Homelessness Prevention Program staff to promote, improve, sustain, or restore appropriate housing for individuals active with the Homelessness Prevention Program, periodically within the month, not requiring intense case management.

Income Source	East	West
Senior	4	5
ODSP	7	22
Ontario Works	3	9
Low Income	8	16

Intense Case Management

Intense Case Management involves the coordination of appropriate services and the provision of consistent and on-going weekly supports, required by the individual to obtain and sustain housing stability.

Income Source	East	West
Senior	10	5
ODSP	7	22
Ontario Works	1	5
Low Income	5	9

Contact/Referrals

December	East	West	YTD
Homeless	2	3	84
At Risk	1	4	48

Short Term Housing Allowance

Month	Active	YTD
December	5	24

Household Income Sources and Issuance from CHPI

Income Source	Total	CHPI
ODSP	1	$470.00
Ontario Works	1	$100.00
Low Income	2	$1,400.00

Reason for Issue	Total
Food/Household/Misc.	$1,500.00
Rental Arrears	$470.00

Hotel Project

January to December 2021	MidTown	Caswell
Total Participants Including Children	79	27
Single	43	17
Couple	3	3
Families	8	2
Male	42	13
Female	37	14
Participants Housed*	44	16

* 14 participants remain active in the hotel project

Housing Programs Centralized Waitlist

Social Housing Centralized Waitlist Report - December 2021

	East Parry Sound	West Parry Sound	Total
Seniors	22	100	122
Families	143	401	544
Individuals	402	215	617
Total	567	716	1,283
Total Waitlist Unduplicated			456

Community Housing Centralized Waitlist (CWL) 2020 - 2021 Comparison
Applications and Households Housed from the CWL

Month 2020	New App	New SPP	Cancelled	Housed	SPP Housed	Month 2021	New App	New SPP	Cancelled	Housed	SPP Housed
Jan	6	1	6	5		Jan	4		5	5	1
Feb	15		11	3		Feb	12	3	3	2	
Mar	10					Mar	8		4	1	1
Apr	3		5	4		Apr	9		6	1	
May	1		8	2		May	8	1	3	1	
June	1		3			June	8	1	4	1	1
July	5		13	2		July	7			1	
Aug	10		6	2		Aug	9		1	2	
Sept	4	2	6	3	1	Sept	22		5		
Oct	7	1	11	3		Oct	16	1	6	1	
Nov	4	1	1	2		Nov	9		16	2	
Dec	6	1	2	1		Dec	9		2	2	
Total	72	6	72	27	1	Total	121	6	55	19	3

SPP = Special Priority Applicant

- We had 9 new applications this month bringing the annual total to 121 for 2021, up from 72 in 2020.
- We were able to house 2 applicants from the waitlist in December
- 2 applications were cancelled; 1 was due to not providing requested documentation and 1 requested to be taken off the CWL

Parry Sound District Housing Corporation

Activity for Tenant and Maintenance Services December 2021

Action	Current	Year-To-Date
Move outs	1	17
Move ins	1	17
L1 Forms	0	0
N4 – notice of eviction for non payment of rent	3	11
N5 – notice of eviction for disturbing the quiet enjoyment of the other occupants	3	5
N6 - notice of eviction for illegal acts or misrepresenting income for RGI housing	0	0
N7 –notice of eviction for willful damage to unit	0	0
Repayment Agreements	0	52
No Trespass Order	0	1

Tenant Services for December 2021

Wellness Check-ins	57	Regular well-being check-ins with our most vulnerable tenants
Paramedicine	7	Wellness checks @ 7 buildings
Tenant Home Visits	10	Tenants requiring assistance with annual review packages, well-ness checks, filing income tax, health & safety, life skills, service coordination
Tenant Education & Engagement	4	Holiday decorating contest, spreading Christmas cheer across the district
Mediation/Conflict Resolution/Referrals	21	Tenant complaints, tenant vs. tenant conflict, referrals to outside agencies

Maintenance for December 2021

Pest Control	8	8 buildings monitored monthly
Vacant Units	10	family (5); single (5)
Work Orders	75	work orders created for maintenance work and related materials
After Hours Calls	2	types of calls: alarm reset and half power due to outage in building 5 staff participate in the weekly on call rotation
Fire Inspections	8	Monthly fire checks at 8 of 8 buildings and 1 fire drill
Incident Reports	0	

Capital Projects - December 2021

Local Housing Corporation:

- Awaiting quotes for asbestos remediation, and unit repair for two family units on East side
- Mapleview renovation (Road to Recovery), encountered more deficiencies this month, from previous contractor; the new contractor is working through to ensure a move in mid January-February

DSSAB Buildings:

- Beechwood Custodial contract signed, and will begin on January 1st, 2022
- Obtaining quotes for the interface for the Beechwood building HVAC system
- Replacement of Beechwood parking lot light on center pole
- Emsdale water testing underway to determine the eroding pipe issue, resulting in constant/ spontaneous leaking throughout the building

Current Challenge

Difficulty securing contractors/labourers as well as materials since they are often backordered. Obtaining quotes, as per our Procurement Policy, from contractors is presenting a challenge.
We continue to complete capital projects; however, this is taking longer then typically expected.

Esprit Place Family Resource Centre

Emergency Shelter Services	December 2021	Year-to-Date (2021)
Number of women who stayed in shelter this month (may be duplicated within the month or year)	10	47 Number of women who stayed in the shelter this year who were unique to the shelter (unduplicated)
Number of children who stayed in the shelter	4	18
Direct service hours to women (shelter & counselling)	51	1,267
Resident bed nights (women & children)	192	1,954
Occupancy rate	62%	53%
Days at capacity	0 (COVID capacity)	12
Days over-capacity	0	0
Phone interactions (crisis/ support)	25	552

Outreach Services

	December 2021	Year-to-Date 2021
Number of women served this month	14	137
Number of women registered in the program	4	64

Transitional Support

	December 2021	Year-to-Date 2021
Number of women served this month	3	83
Number of women registered in the program	1	34

Child Witness Program

	December 2021	Year-to-Date 2021
Number of children served this month	12	134
Number of children registered in the program	2	42
Number of public ed/groups offered	0	3

Appendix A

NOMA, FONOM, and NOSDA met jointly with government at ROMA to discuss the Mental Health, Addictions, and Homelessness Crisis in the North

For release: January 26, 2022

The Northwestern Ontario Municipal Association (NOMA), the Federation of Northern Ontario Municipalities (FONOM), and the Northern Ontario Service Deliverers Association (NOSDA) jointly discussed the crisis of Homelessness, Mental Health, and the Opioid Crisis with the Provincial Government yesterday at the ROMA Conference. NOMA President Wendy Landry, FONOM President Danny Whalen, and NOSDA Chair Michelle Boileau shared with the six Provincial Ministers, Associate Minister, and two Parliamentary Assistants the experiences in our communities. Danny Whalen commented, **"having the three organizations coming together today with over 20 individuals represented on the call shows just how important this is and the need to address these issues in the North."**

The three organizations shared with government a research paper written by the Northern Policy Institute titled "Solving the Homelessness, Mental Health and Addictions Crisis in the North". This paper provided 8 recommendations: provide long-term funding for capital repairs on community-housing units, amend the Health Protection and Promotion Act, 1990 to define a 'Northern Service Hub' and provide additional funding to these hubs, establish a joint taskforce to collect data and intelligence on the underlying and systematic retention issues of healthcare professionals in Northern Ontario, support new and existing 'Housing First' programs, support new and existing Indigenous culturally sensitive community-housing facilities, establish a 'Northern Mental Health and Addictions Centre of Excellence' to address the unique challenges of service and program delivery in Northern Ontario, contract a third-party operator for interfacility patient transfers to relieve the workload of paramedics, and establish mandated Mobile Crisis Intervention Teams in municipalities throughout Northern Ontario.

President Wendy Landry commented **"it is important to take an all of government approach, to manage and find made in the North solutions to the Mental Health and Addictions Crisis".** Michelle Boileau commented, "we want to work with this government to ensure the right resources are put in the right communities to reach people who need the resources where they live", further **"above all, we ask that this government recognize municipalities and NOSDA as a partner in our collective efforts to address the growing mental health and addiction challenges.**"

The three organizations shared personal experiences from their own communities to paint a picture of what the mental health, addicitons, and homelessness crisis looks like and how it is affecting people in every community across Northern Ontario. We are greatly appreciative of all the hard work and funding the government has given to help those in the North get the support they need but much more work is needed to ensure every person is receiving the best level of service regardless of where they live.

FONOM President
Danny Whalen
705-622-2479

NOMA President
Wendy Landry
807- 626-6686

NOSDA Chair
Michelle Boileau
705-465-5026

Appendix B

Executive Summary

Urgent action is required to address the homelessness, addiction, and mental health crisis in Northern Ontario. 2021 homeless enumeration data shows that Sault Ste. Marie, and the Districts of Kenora, Nipissing, and Cochrane have larger homeless populations than the five largest municipalities in Ontario. In fact, Thunder Bay and the District of Cochrane have more than double the homeless populations of Ottawa, Hamilton, and Waterloo, respectively. More astonishing is the growing number of people struggling with opioid addiction in Northern Ontario. Extreme spikes in opioid-related emergency department (ED) visits and deaths in most northern Public Health Units shows 2020 to be the most tragic and deadliest year yet of the opioid crisis. The growing number of people struggling with homelessness and addiction in Northern Ontario strongly indicates that there is also a mental health crisis amongst vulnerable populations. This paper also finds that the mental health crisis is not merely restricted to vulnerable populations in the North, but rather that Northern Ontarians in general are experiencing poorer mental health than Ontarians in the rest of the province.

As the homelessness, addiction and mental health crisis worsens in Northern Ontario, it is clear that current services and programs are not adequately meeting the needs of northern communities. As the ones 'on the ground', municipal governments face tremendous pressure from their tax-bases to solve homelessness, addiction, and mental health issues in their community but are restricted by tight budgets. A collaborative approach ought to be taken by the federal, provincial, and municipal governments in order to solve these issues. In particular, there is opportunity for the provincial government to support existing community-led services and programs which align with commitments already made by the provincial government in the 'Roadmap to wellness'. Provincial support for existing services and programs is an 'easy win' for all levels of government against the homelessness, addiction, and mental health crisis.

This paper identifies eight strategies governments can take to improve the homelessness, addiction, and mental health crisis in Northern Ontario. Those strategies are:

1. Provide long-term funding for capital repairs on community-housing units
2. Amend the *Health Protection and Promotion Act, 1990* to define a 'Northern Service Hub' and provide additional funding to these hubs
3. Establish a joint taskforce to collect data and intelligence on the underlying and systematic retention issues of healthcare professionals in Northern Ontario
4. Support new and existing 'Housing First' programs
5. Support new and existing Indigenous culturally sensitive community-housing facilities
6. Establish a 'Northern Mental Health and Addictions Centre of Excellence' to address the unique challenges of service and program delivery in Northern Ontario
7. Contract a third-party operator for interfacility patient transfers to relieve the workload of paramedics
8. Establish mandated Mobile Crisis Intervention Teams (MCIT) in municipalities throughout Northern Ontario

This paper provides evidence that these strategies are highly effective and economically viable ways to reduce the number of people struggling with homelessness, addiction, and mental health issues in Northern Ontario.

Solving the Homelessness, Addiction and Mental Health Crisis in the North

Introduction

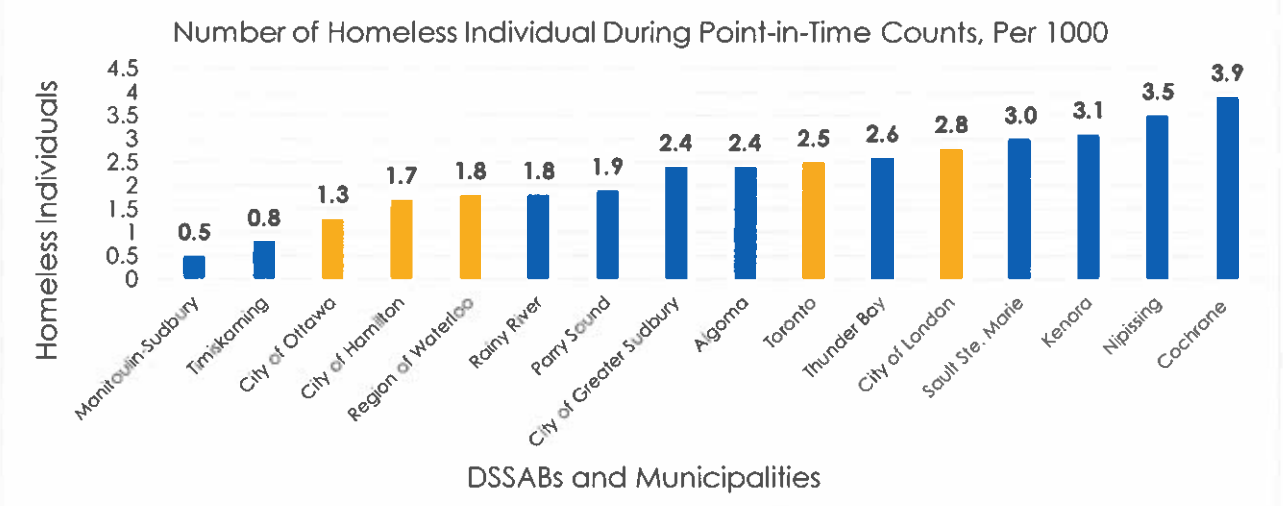
Northern Ontario is experiencing a homelessness, addiction, and mental health crisis. While these issues are not new in the North, significant gaps in health services around homelessness, addiction, and mental health have exacerbated the crisis. The growing number of Northerners suffering from homelessness, addiction, and mental health issues have ignited robust discussions at the provincial and municipal level around strategies to address service gaps. In 2019, the Association of Municipalities Ontario (AMO) published three detailed reports on homelessness, addiction, and mental health in Ontario, outlining recommendations for all levels of government. In March 2020, Ontario's provincial government published the *Roadmap to wellness*, introducing a new plan for the mental health and addiction service system (Government of Ontario, 2021c). Not long after, Ontario's Big City Mayors (OBCM) published a report calling on provincial and municipal governments to act boldly to address service gaps and vocalized their support for the *Roadmap to wellness* (OBCM, 2021). Later in 2021, Northern Ontario Municipal Association (NOMA), the Federation of Northern Ontario Municipalities (FONOM) and Northern Ontario Service Delivery Association (NOSDA) collaborated with municipal governments to draft a multi-ministry delegation package for mental health, addictions, and housing. This flurry of coordinated activity from municipal actors is indicative of the seriousness of the homelessness, addiction, and mental health crisis in the North.

This commentary seeks to further the coordinated efforts of municipal actors by offering timely data that supports highly effective strategies that governments can take to address this crisis. This commentary will start with an overview of the homelessness, addiction, and mental health crisis, followed by a brief explanation of the role and responsibilities of provincial and municipal governments. Roles and responsibilities of provincial and municipal governments will be discussed to provide context for the recommended strategies provided in the third section of this commentary.

The Homelessness, Mental Health and Addiction Crisis in the North

Section 19.1 of the *Housing Services Act, 2011* requires service managers – or District Social Service Administration Boards (DDSABs) in the North – to conduct detailed enumerations of their homeless populations every two years beginning in 2018. Homeless enumerations offer important insight on the characteristics and needs of homeless populations in specific communities and regions. Figure 1 shows that Sault Ste. Marie and the Districts of Kenora, Nipissing, and Cochrane[1] have higher homeless populations than the five largest municipalities in Ontario. With the largest homeless population in Northern Ontario, the District of Cochrane has more than double the homeless populations in Ottawa, Hamilton and the region of Waterloo.

Figure 1. Homeless Population per 1000 people, 2021[2]



Source: Author's calculations from 2021 enumeration reports from DSSABs and municipalities, and Statistics Canada census district population projections.

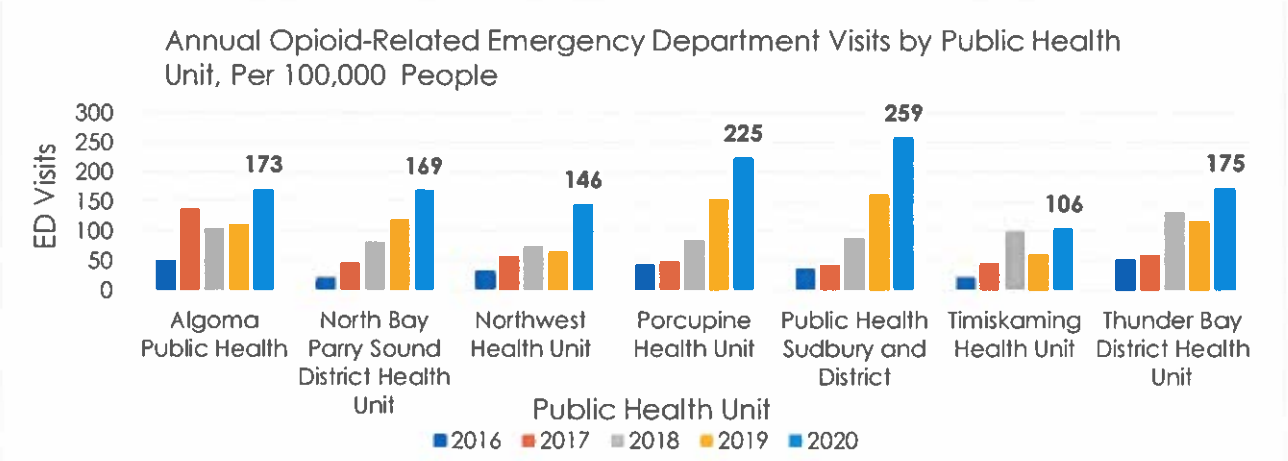
[1]Raw homeless enumeration data was provided by DSSABs and the City of Greater Sudbury. This data did not specify the communities in which homeless enumerations were conducted. Thus, it is assumed that homeless enumeration data represents entire DSSAB service areas. Where DSSAB service boundaries align with Census District boundaries – Cochrane, Kenora, Nipissing, Parry Sound, Rainy River, Thunder Bay and Timiskaming – DSSAB service areas will be referred to as 'the District of'. The service area of Sault Ste. Marie DSSAB will be referred to as simply 'Sault Ste. Marie'. The service area of Sudbury-Manitoulin DSSAB will be referred to as simply 'Sudbury-Manitoulin'. The service area of Algoma DSSAB will be referred to 'the District of Algoma', but notably and unlike the Census District of Algoma, this paper excludes the City of Sault Ste. Marie when referring to 'the District of Algoma'. As Greater Sudbury is a single-tier municipality with a Consolidated Municipal Service Manager, it is referred to as simply 'the City of Greater Sudbury'.

[2] Southern Ontario cities and regions included in Figure 1 were chosen based on available data from 2021 Enumeration Reports at the time of the publication of this paper. 2021 Homeless Enumeration data was unavailable for the district of Thunder Bay.

Moreover, Sault Ste. Marie and Thunder Bay DSSABs – the only two DSSABs that completed a point-in-time (PiT) count in a previous year[3] – reported an astonishing growth of homeless populations within their service area boundaries. Between 2016 and 2018, Sault Ste. Marie reported a 70 per cent increase in the city's homeless population, with a 58 per cent increase between 2018 and 2021 alone. In the District of Thunder Bay, the homeless population increased by 50 per cent between 2016 and 2018.

There is also a growing number of people struggling with addiction in Northern Ontario. As seen in Figures 2 and 3, 2020 was the most tragic and deadly year of the opioid crisis in the last five years. Between 2016 and 2020, opioid-related ED visits increased by an astonishing 695 per cent in the Porcupine Health Unit; 616 per cent in the North Bay Parry Sound District Health Unit; 522 per cent in the Public Health Sudbury and District, and 355 per cent in Thunder Bay District Health Unit (Public Health Ontario, 2021)[4]. At the lower end of the spectrum, all other northern Public Health Units still more than doubled their 2016 amounts in 2020[5].

Figure 2. Opioid-Related ED Visits, 2016-2020



Source: Public Health Ontario Interactive Opioid Tool, 2021.

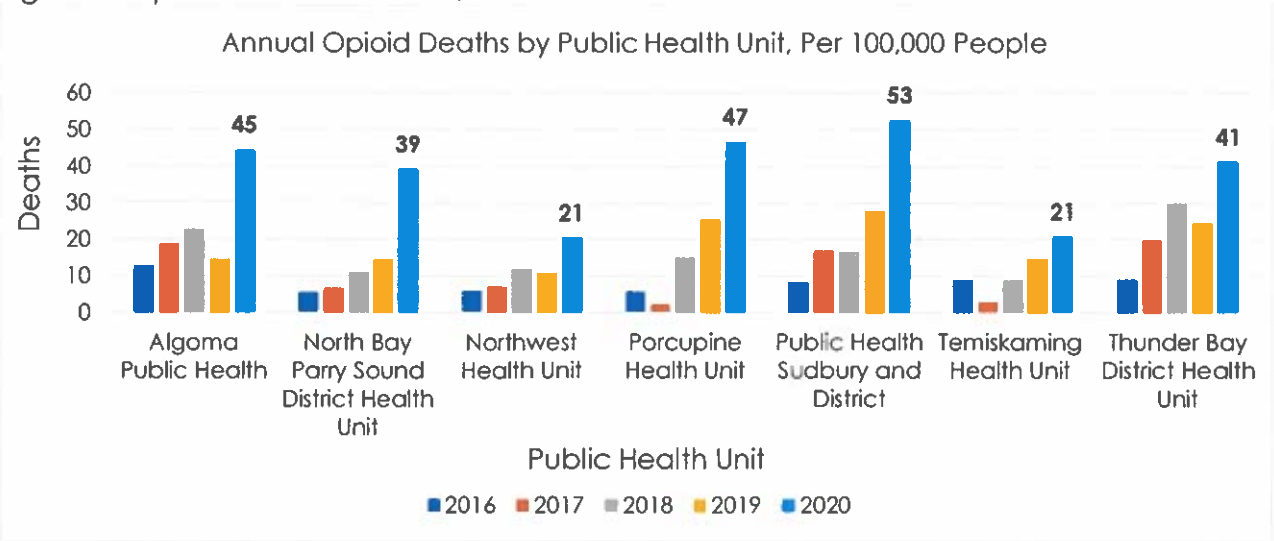
[3] Prior to 2020, municipalities could choose from three methods to conduct their homelessness enumerations: a PiT count, a period prevalence count, or a combination of the two. Due to the logistical challenges of conducting homelessness enumerations in large, sparsely populated districts, most DSSABs opted to conduct period prevalence counts or a combination of the two. According to Employment and Social Development Canada, "results from various communities show that period prevalence counts enumerate between 3 and 10 times as many people as point-in-time counts". Therefore, data collected by period prevalence counts in 2018 is inconsistent with data collected by PiT counts in 2021.

[4] N.B. Public Health Unit have custom service area boundaries that do not align geographically with DSSAB boundaries

[5] While Renfrew County and District Health Unit partially covers territory in Ontario's central, western and northern regions, it has been omitted from this commentary as the majority of the population within this public health unit is situated on territory outside of the political borders of Northern Ontario as defined by the Province of Ontario.

Corresponding with opioid-related ED visits, opioid-related deaths increased significantly in every northern Public Health Unit between 2015 to 2020. Importantly, Figure 3 shows an extreme spike in opioid-related deaths in 2020 compared to 2019. Opioid-related deaths increased by 200 per cent in Algoma Public Health Unit and 168 per cent in North Bay Parry Sound District Health Unit **in a single year.**

Figure 3. Opioid-Related Deaths, 2016-2020

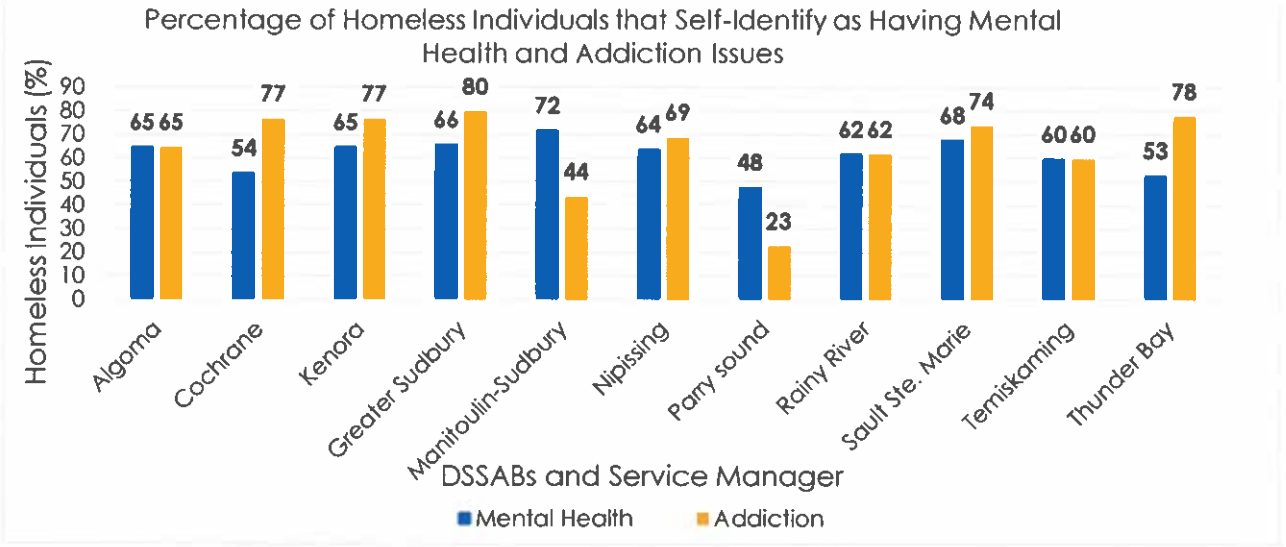


Source: Public Health Ontario Interactive Opioid Tool, 2021.

The growing number of people struggling with homelessness and addiction in Northern Ontario are strong indicators that there is also an ongoing mental health crisis. While mental health issues do not always lead to homelessness or addiction, or vice-versa, an abundance of research literature from organizations such as the Canadian Mental Health Association (CMHA) and the World Health Organization shows homelessness, addiction, and mental health to be interconnected, and part of a larger, multifaceted socio-economic issue. As such, homeless populations are disproportionally affected by mental health and addiction. Figure 4 shows that a staggering 72 per cent of homeless individuals in Manitoulin-Sudbury suffer from mental health issues, followed by 68 per cent in Sault Ste. Marie, and 66 per cent in the City of Greater Sudbury. In the City of Greater Sudbury, 80 per cent of the homeless population suffer from addiction, followed

by 78 per cent in the District of Thunder Bay, and 77 per cent in the Districts of Cochrane and Kenora.

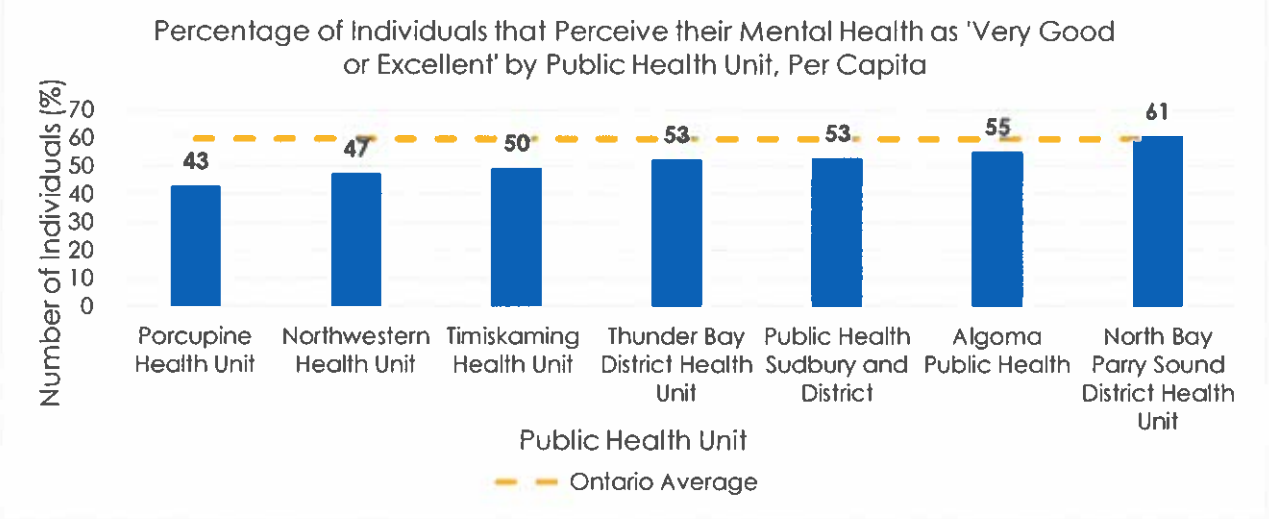
Figure 4. Homeless Individuals Struggling with Mental Health and Addiction Issues, 2021



Source: 2021 enumeration reports from DSSABs and City of Greater Sudbury.

Of course, it must be noted that mental health issues are not merely restricted to homeless individuals, but rather, affect the general population in Northern Ontario. CMHA found that Northern Ontarians self-reported higher rates of depression than the provincial average (CHMA 2009, 2), while Figure 5 shows that the number of Northern Ontarians who perceived their mental health as 'very good or excellent' is below the provincial average, except in North Bay Parry Sound District Health Unit. This data suggests there is a need from many community members in the North for mental health services and programs.

Figure 5. Perceived Mental Health of Individuals, 2017-2018



Source: Author's calculations from Statistics Canada health characteristics, two-year period estimates, and Census Profiles, Public Health Units, 2016 Census.

The Role and Responsibility of Government

The Constitution Act, 1867, as well as federal and provincial legislation and jurisprudence, define the role and responsibilities of all levels of governments regarding homelessness, addiction, and mental health issues. In terms of homelessness, the *Housing Services Act, 2011* states that the role of the provincial government is to provide general oversight and policy direction for "community-based planning and delivery of housing and homelessness services" (Government of Ontario, 2021b). More specifically, the provincial government is required to "assess current and future local housing needs, plan for local housing and homelessness services to address needs, and measure and report on progress" (Government of Ontario, 2021d). Furthermore, Article 92, Section 7 of the *Constitution Act, 1867* assigns the responsibility of public health to provincial governments. As homelessness, addiction and mental health **all** fall within the domain of public health, provincial governments are responsible for "developing and enforcing legislation, regulation, standards, policies and directories" to solve these issues (Public Health Ontario, 2020).

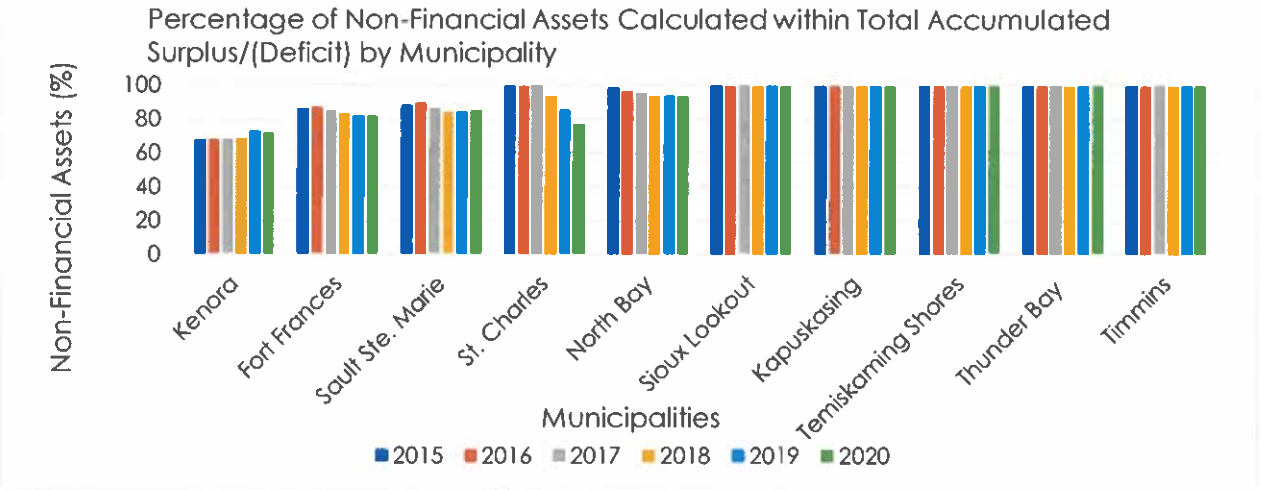
Municipal governments in Ontario play a unique role in community-housing – housing that is owned, operated and subsidized by non-profit organizations, municipal governments or DSSABs for low-income individuals or families (Government of Ontario, 2021a) – compared to the rest of the country. Since community-housing was downloaded from the province in 2001 and 2002, municipal governments act as local planning authorities, administrators of local community housing systems, and funders of housing benefits and rent (Government of Ontario, 2021d). In Northern Ontario, DSSABs – and Consolidated Service Manager in the City of Greater Sudbury – are responsible for the development of housing stock and the delivery of homelessness prevention programs (AMO 2019c, 10). DSSABs must outline their housing strategy in a ten-year housing and homelessness plan, and this plan must include strategies that address the housing needs of communities and that are in-line with provincial priorities (AMO 2019c, 11).

For health care and public health services, the role of municipal governments is as the employer for health services and funding partners to the provincial government (AMO 2019b, 15). Under the *Health Protection and Promotion Act, RSO, 1990*, provincial and municipal governments are required to cost-share the financial burden of health services, with the provincial government covering 75 per cent of service fees and municipal governments covering the remaining 25 per cent (AMO 2019b, 15). Municipal governments also support Public Health Units by providing a local lens to view policies and services (AMO 2019b, 15).

Despite well-defined roles of governments in Canada, as the ones 'on the ground', municipal governments face extraordinary pressure from their tax-bases to solve homelessness, addiction, and mental health issues in their community. Some municipalities have contributed additional funds to address homelessness, addiction, and mental health, but many more municipalities in Northern Ontario do not have the fiscal capacity to do so. Tight budgets leave little – or nothing – left-over for municipalities to spend on additional services and programs.

Figure 6 shows the percentage of non-financial assets accounted for within municipal budget surpluses. Where the percentage of non-financial or physical assets such as hospitals, schools, and community-housing are equal to 100, the municipality is experiencing a major cash deficit as 100 per cent of their surplus represents their physical assets rather than available cash funds. Importantly, Figure 6 shows that many municipalities in Northern Ontario do not have the available cash – despite budget surpluses on paper – to spend appropriately on homelessness, addiction, and mental health.

Figure 6. Percentage of Non-Financial Assets[6], 2015-2020



Source: Author's calculations of Net Financial Assets, end of year, total non-financial assets, and total accumulated surplus/(deficit) from municipal Financial Information Returns.

Budget shortfall is part of a complex economic issue for many municipalities in Northern Ontario. Rural and remote municipalities do not have the fiscal capacity to generate large amounts of municipal revenue due to small tax bases, nor do they benefit from the efficiency of scale. Furthermore, important factors such as population totals, population density, diminishing subsidies for rural areas and the number of service providers impact the cost-of-service delivery (Rizzuto 2020, 18).

[6] Municipalities represented in Figure 6 were chosen as a representative sample size to describe the general fiscal capacity of municipalities in Northern Ontario

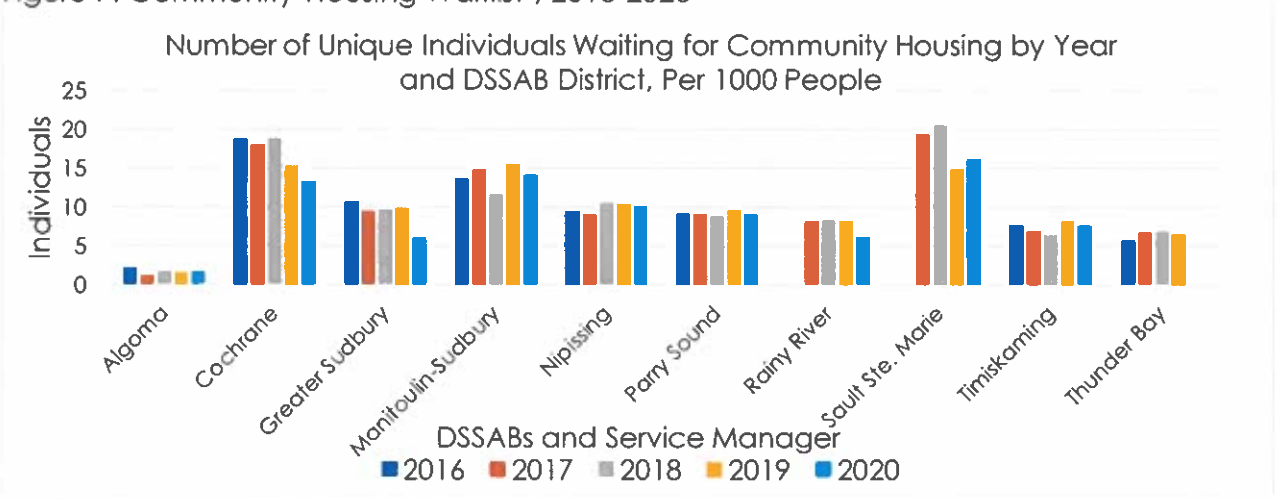
Service Gaps and Policy Strategies

The current – and worsening – homelessness, addiction, and mental health crisis in Northern Ontario indicates that existing policies, services, and programs do **not** meet the needs of northern communities. The following section identifies eight evidence-driven strategies that governments can take to improve the homelessness, addiction, and mental health crisis in Northern Ontario.

1. Community-Housing Waitlists

A shortage of community-housing has contributed to the growth of the homeless population in Northern Ontario (AMO 2019c, 5). Figure 7 shows long and stagnated waitlists for community-housing in the North.

Figure 7. Community-Housing Waitlist[7], 2016-2020



Source: Author's calculations from direct outreach to DSSABs and the City of Greater Sudbury, and Statistics Canada Census Division Population Projections for the corresponding years.

Much of the community-housing shortage can be attributed to the depletion of existing stock that is between 40 and 60 years old, and overdue for routine maintenance and repair (AMO 2019c, 23). As DSSABs struggle financially to keep up with the growing

[7] Community-housing waitlist data not available for the District of Kenora.

backlog of capital repairs, much needed community-housing units are left vacant despite the growing demand (AMO 2019c, 24).

The most time-effective and financially responsible way to address the shortage of community-housing in Northern Ontario is by maintaining and repairing the existing housing stock (AMO 2019c, 23). When the province downloaded community-housing to municipalities, however, the transfer was completed without a corresponding transfer of adequate reserve funds for current and projected future capital repairs (AMO 2019c, 24). While DSSABs do not have the fiscal capacity to properly address the backlog of capital repairs, federal and provincial governments do *and should*. Long-term funding for capital repair should be delivered from the federal and provincial governments to DSSABs to address this long-standing problem. Ideally, funding should span over a 10-year period so DSSABs can incorporate their strategy in their 10-year housing and homelessness plans, and provide an update on progress in their 5-year review report (AMO 2019c, 24).

2. Migration to Service Hubs

Service hubs in Northern Ontario face unique challenges in terms of their homeless population: the in-migration of people from surrounding rural and remote communities to access employment, education, and social and health services that do not exist in their community. Removed from their familiar environments and support systems, migrants often find themselves without the financial means to support themselves or return to their communities and, thus, become dependent on emergency shelters and other social services. This in-migration of vulnerable people applies pressure to "the housing stock, the homeless shelters, and the social services as a whole" in service hub communities (KDSB 2014, 8). The Districts of Kenora and Cochrane are particularly impacted by this migration trend as the District of Kenora includes 40 First Nations and a large unincorporated area, while the District of Cochrane includes seven First Nations, three unincorporated areas, and the only railway connection to the James Bay coast. In 2018, Thunder Bay DSSAB reported that 62 per cent of their homeless population within their service boundaries were migrants from surrounding areas (TBDSSAB 2018, 5).

Case Study: Sioux Lookout

Sioux Lookout, also known as "the Hub of the North", is a major service hub in the District of Kenora. Sioux Lookout Meno Ya Win Health Centre, a regional hospital and extended care facility, services the towns of Sioux Lookout, Pickle Lake, Savant Lake and 28 First Nations (Meno Ya Win Health Centre, 2021a). Collectively, Meno Ya Win provides health services for a population of 30,000, dispersed over 385,000 square kilometers (Meno Ya Win Health Centre, 2021b). Meno Ya Win and Sioux Lookout's Out of the Cold Emergency Shelter, both which services roughly the same area and communities, are significantly under-resourced for the population size they serve (Municipality of Sioux Lookout 2021, 20). Currently, the William "Bill" George Extended Care Unit operates with 20 beds, amounting to one bed per 1,500 people. In 2019, 768 unique individuals slept at the Out of the Cold Emergency Shelter – amounting to 15 per cent of Sioux Lookout's population – for a total of 5,000-person night stays annually (Municipality of Sioux Lookout 2021, 20). If this ratio was true for Toronto, it would mean 439,500 unique individuals stayed at an emergency shelter in one year, compared to the *actual* amount of 3,876 unique individuals (City of Toronto 2018, 7). Of course, it's not accurate to say 15 per cent of Sioux Lookout's population stayed at the emergency shelter, but rather it was mix of migrants from within the District of Kenora and residents of the town.

To ensure service hubs in Northern Ontario have adequate resources for their service area, an amendment could be made by the provincial government to the *Health Protection and Promotion Act, 1990*. This amendment should define a 'Northern Service Hub' and mandate the provincial government to provide additional support to these communities through reserve funds or the like.

3. Medical Professionals

According to a report from CMHA, titled 'Rural and Northern Community Issues in Mental Health', Northern Ontarians are disadvantage by "limited availability and access to primary health care, specialists, hospitals and community services and supports" (CMHA 2009, 3). In 2010, the publication date of this report, CMHA identified 34 northern

communities considered by the Ministry of Health and Long-Term Care (MOHLTC) to be 'an area of high physician need'. As of December 2021, this list has grown to **163** northern communities, encompassing the **entirety** of Northern Ontario (MOHLTC, 2021). The MOHLTC bases this list on a variety of compelling factors including "long-standing challenges in recruiting and retaining physicians, low health care provider-to-population ratios, travel time to reach service providers, and local demand for services" (CHMA 2009, 3). The scarcity of general physicians in the North acts as a major barrier to the establishment of necessary addiction and mental health services, such as medical detox centres and treatment facilities (Turner, 2021). Northerners struggling with addiction are often sent to treatment facilities in Thunder Bay, Winnipeg or Southern Ontario, separating them from their support systems and setting them up to fail (Turner, 2021).

The European Union faces many similar challenges to Northern Ontario and Canada when it comes to the shortage of health care workers. All member-states expressed serious concern around the sustainability and robustness of their health sectors due to demographic shifts, increased demand for services, an aging workforce, and recruitment and retention of health care workers (JAHWF 2016, 2). To enable strategic planning and informed decision making, the EU established the 'Joint Action Health Workforce Planning and Forecasting' (JAHWF). JAHWF is a three-year project mandated to collect intelligence and data of health sectors in the EU by "monitoring timely data, identifying mobility trends, estimating future skills and competencies that health workers will need, encouraging cooperation to find possible solution on expected shortages, and health workforce planning and forecasting on policy decision making" (Nordic Council of Ministries 2014, 36). By conducting research on the most advanced planning methodologies, JAHWF has enabled two pilot-programs in Italy and Portugal, and a feasibility study in Germany (Health Workforce EU, 2021). The Canadian Federation of Nurses Union have called on the federal government to lead a similar taskforce in Canada to investigate "new staffing models and other pilot projects", and address underlying and systematic retention issues (Yun, 2021).

Additionally, there is opportunity for government and others to support the work of the Northern Ontario School and their work around physician recruitment in Northern Ontario. The Physician Workforce Strategy has the goal of "linking human health resources to Northern Ontario's needs" (NOSM, n.d.). According to data collected in June 2021, 325 physicians are in demand across Northern Ontario – particularly for family physicians and rural generalists (NOSM, n.d.).

4. Housing-First Programs

'Housing First' is a multidisciplinary homelessness strategy that prioritizes the rapid placement of the most vulnerable individuals and families into housing with no preconditions (Gaetz, Scott and Gulliver 2013, 18). Since gaining popularity in the 1990s, Housing First is now described as a 'best practice' for ending homelessness in Canada, the United States and around the world (Homelessness Hub, 2021). In 2008, the federal government committed $110 million to conduct a four-year, five-city research project on Housing First – the world's most extensive study on Housing First programs at that time (Mental Health Commission of Canada 2014, 6). Each of the five cities – Vancouver, Winnipeg, Toronto, Montreal, and Moncton – focused on specific sub-populations such as individuals struggling with substance abuse in Vancouver and the urban Indigenous population in Winnipeg. Shockingly, the study found that 80 per cent of the 1,000 randomized participants remained housed after one year (Homelessness Hub, 2021). Moreover, a study published by Canadian Homelessness Research Network, the Homeless Hub, and the Government of Canada in 2013 that examined eight Housing First programs in Vancouver, Hamilton, Lethbridge, Victoria, Fredericton, Edmonton, and two in Calgary reported similar findings. The case study in Vancouver found no participants of the program were discharged to the streets within a four-year period (Gaetz, Scott and Gulliver 2013, 67), while the case study in Hamilton found 74 per cent of participants remained housed after six months and 90 per cent of this group remained housed after 12 months (Gaetz, Scott and Gulliver 2013, 80). The case study in Lethbridge revealed 90 per cent of participants remained housed within a 12-month period (Gaetz, Scott and Gulliver 2013, 95), while the case study in Victoria found 73 per cent of participants

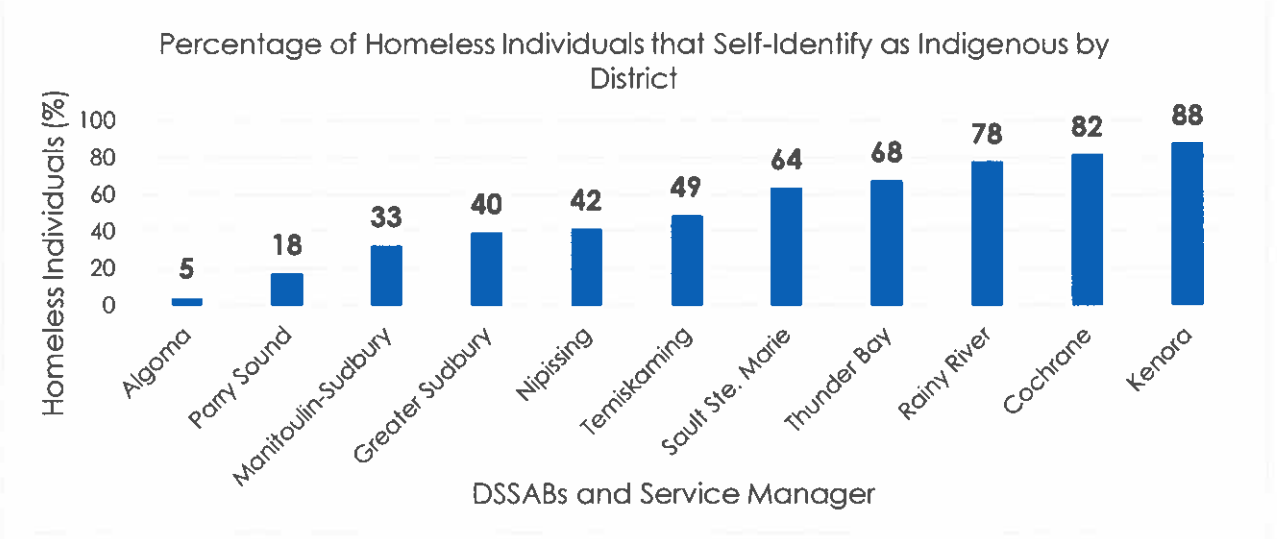
remained housed within a two-year period (Gaetz, Scott and Gulliver 2013,106). In Fredericton, 93.5 per cent of participants remained housed after 6 months, while 86 per cent of participants remained housed within a 3-year period (Gaetz, Scott and Gulliver 2013, 132). In Calgary, one case study found 92 per cent of participants within a 5-year period remained housed, while the other found 80 per cent of participants remained housed for at least 12 months (Gaetz, Scott and Gulliver 2013, 52).

In October 2020, the federal government launched the Rapid Housing Initiative (RHI) through Canada Housing and Mortgage Corporation (CMHC) to support Housing First programs. The federal government committed $1 billion in 2020 for 3,000 affordable housing units, with a second round of funding in the 2021-22 federal budget of $1.5 billion for a minimum of 4,500 affordable housing units. Seven First Nations in Northern Ontario have received $21 million collectively in funding from the RHI to build 85 new homes, but more communities can be supported. Moreover, RHI funding should support existing Housing First programs in the North, such as Housing Now, a new program established in 2020 by Cochrane DSSAB, in partnership with the Canadian Mental Health Association.

5. Culturally Sensitive Community-Housing

A significant proportion of the homeless population in Northern Ontario self-identify as Indigenous. Figure 8 shows Indigenous people account for over 60 per cent of the homeless population in four Northern Districts and in Sault Ste. Marie. In the District of Kenora, 88 per cent of the homeless population self-identify as Indigenous, followed by 82 per cent in the District of Cochrane, 78 per cent in the District of Rainy River, 68 per cent in the District of Thunder Bay, and 64 per cent in Sault Ste. Marie. Despite Indigenous people accounting for an overwhelming proportion of the homeless population in the North, there is limited culturally-sensitive services and programs to address their specific needs.

Figure 8. Homeless Individuals that Self-Identify as Indigenous, 2021



Source: 2021 Enumeration Reports from DSSABs and City of Greater Sudbury.

To tackle this problem, Kenora District Service Board (KDSB), Ontario Aboriginal Housing Services, North West Local Health Integration Network, Meno Ya Win Health Centre and Nishnawbe-Gamik Friendship Centre collaborated to lead a project that opened a 20-unit community-housing facility in Sioux Lookout. The facility offers culturally sensitive and easily accessible programs and services for Indigenous people (KDSB 2018, 21). This facility has reduced 911 calls to Ontario Provincial Police (OPP) in Sioux Lookout by 90 per cent (Helwig, 2021). A similar project is underway for a new 30-unit facility in the City of Kenora, while discussion between the District of Sault Ste. Marie Social Services Administration Board and OAHS have recently begun for another 30-unit facility in Sault Ste. Marie (Helwig, 2021).

These facilities align with the commitments made by the provincial government in the *Roadmap to wellness* to continue to work with Indigenous people and communities to co-developed services and programs that "enable Indigenous clients to access high-quality, culturally appropriate mental health, addictions and well-being services" (Government of Ontario, 2020c). They *also* align with the goals of the RHI. As such, supporting the existing facilities and the expansion of similar facilities across Northern

Ontario is an 'easy win' for the provincial and federal government in supporting Indigenous people struggling with homelessness, addiction, and mental health issues.

6. 'Northern' Mental Health and Addictions Centre of Excellence

In March 2020, the provincial government announced a new action plan to address mental health and addiction in Ontario with a more coordinated approach. The plan, outlined in the *Roadmap to wellness*, introduces the establishment of the 'Mental Health and Addictions Centre of Excellence'. As the "central point of accountability and oversight for mental health and addictions care" in Ontario, the Mental Health and Addiction Centre of Excellence will strive to **standardize** and monitor service delivery, report on performance, and provide support to health professionals (Government of Ontario, 2021c).

Northern Ontario, however, faces unique challenges compared to the rest of the province which must be considered by the provincial government before the establishment of a new standardized and centralized system of care for the province. While the *Roadmap to wellness* addresses many addiction and mental health issues in Northern Ontario, the implementation and delivery of these services must look different in the North for them to be effective. In recognition of the challenges of service delivery due to sparse populations within a large geographical region, there is robust support in Northern Ontario for the establishment of a '*Northern* Centre of Excellence for Mental Health and Addiction'. An engagement process conducted by the Centre for Rural and Northern Health Research and the Thunder Bay Drug Strategy, found that 95 per cent of the 216 participants from within six engagement areas – social services, education, peer, health care, policy and justice – and 65 Indigenous organizations, support the establishment of a 'Northern Centre of Excellence' (Lakehead University 2018, 4). As the *Roadmap to wellness* remains in the development phase, there is an opportunity for the provincial government now to consult with Northern decision makers and reassess the benefits to establishing a 'Northern Centre of Excellence'.

7. Inter-Facility Transportation

The opioid crisis is putting severe strain on municipal paramedic services. In the third quarter of 2021, Superior North EMS answered 187 opioid overdose calls – the highest amount ever recorded in the District of Thunder Bay (Public Health Ontario, 2021a). Similarly, the District of Cochrane is projected to surpass last year's total of 269 emergency medical services calls, with a total of 259 call recorded by the end of October 2021 (Porcupine Health Unit, 2021). To add to their workload, paramedics in Northern Ontario are uniquely required to assist in "non-urgent transfers of low-acuity patients between health facilities", often delaying their response time for emergency calls as resources are extremely limited (AMO 2019a, 6). Inter-facility transfers are a costly expense for municipal governments, and are avoided in other areas of the province through private contracts with private and non-profit operators that are funded by the province (AMO 2019a, 6)

To alleviate the workload of paramedics and solve a long-standing issue in the North, this commentary supports the recommendation made by AMO in their report, 'A Compendium of Municipal Health Activities and Recommendations', to include the provision of a third-party operator for inter-facility patient transfers in Northern Ontario provided and funded by the provincial government. Importantly, this commentary seconds the additional recommendation that only in situations where there is no alternative, should municipal paramedic services be used, and when this occurs, the cost should be reimbursed from the provincial government to municipalities from LHINs (AMO 2019a, 6).

8. Mobile Crisis Intervention Teams (MCIT)

Police officers are ill-equipped to handle an increasing number of service calls involving individuals experiencing mental health crises, resulting in a 'revolving door' phenomenon "where police have frequent contact with the same individuals who are often unable to access long-term, appropriate care" (Semple et al 2021, 3). These calls drain police resources due to their frequency and time-consuming nature as police

officers are typically required to remain in ED with individuals apprehended under the *Mental Health Act* until they have been seen by a physician (Semple et al 2021, 4).

The MCIT model, which pairs an experienced mental health professional with a police officer, has been implemented with tremendous evidence-based success in many cities across Ontario and Canada. MCIT models have proven to relieve pressure on police officers and provide better support to people in crisis. A study conducted on the Crisis Outreach and Support Team (COAST) by South Simcoe Police Service (SSPS) in partnership with CMHA and York Support Services Network found the implementation of COAST contributed to fewer apprehensions and significantly more resources provided to people in crisis (Semple et al 2021, 4). Moreover, the study found COAST provided significant economic benefits for SSPS. Reduced call times of patrol officers responding to mental health calls saved $47.43 **per call** and SSPS also saved on calls where COAST responded compared to patrol officers (Semple 2021, 14). A similar study conducted on the Joint Mobile Crisis Response Team Pilot Project (JMCRT) by Thunder Bay Police Services, Thunder Bay Regional Health Sciences Centre and CMHA also found a reduction in the number of apprehensions and less time spent by officers in ED. Since 2018, JMCRT has been successful in diverting 661 people from ED and 131 from police custody (Human Services & Justice Coordinating Committee, 2021).

As part of the $18.3 million commitment made by the provincial government in 2019 to support Ontario's first responders in the *Roadmap to wellness*, a pilot project for four new mobile mental health and addictions clinics were announced, with one set to open in Northern Ontario on Manitoulin Island. In June 2021, OBCM called on the federal government to establish "a consistent program to be mandated province-wide with the necessary funding" as a viable solution for solving the mental health crisis that has been "tried and tested" with success – a position supported by this paper (OBCM, 2021). Federal, provincial and municipal governments should work collaborative to introduce MCIT in communities across Northern Ontario.

Conclusion

It is clear that current efforts made by governments are not enough to address the worsening homelessness, addiction, and mental health crisis in Northern Ontario. Thus, all levels of government musts commit to new strategies for Northern Ontario. The strategies identified in this paper have been proven to be successful in reducing homeless populations and those struggling with addiction and mental health issues with evidence-based data. This data also shows the economic benefits of the suggested strategies. Importantly, the eight strategies align with commitments already made by the federal and provincial government, and therefore, should be supported whole-heartedly and without reservation.

Appendix A

Association of Municipalities of Ontario (AMO)

Canadian Mental Health Association (CHMA)

Canadian Mortgage and Housing Corporation (CMHC)

Crisis Outreach and Support Teams (COAST)

District Social Service Administration Board (DSSAB)

Emergency Department (ED)

Federation of Northern Ontario Municipal Association (FONOM)

Joint Action Health Workforce Planning and Forecasting (JAHWF)

Joint Mobile Crisis Response Team Pilot Project (JMCRT)

Kenora District Services Board (KDSB)

Ministry of Health and Long-Term Care (MOHLTC)

Mobile Crisis Intervention Teams (MCIT)

Northern Ontario Municipal Association (NOMA)

Northern Ontario School of Medicine (NOSM)

Northern Ontario Service Delivery Association (NOSDA)

Ontario's Big City Mayors (OBCM)

Ontario Provincial Police (OPP)

Point-in-Time (PiT) Counts

Rapid Housing Initiative (RHI)

South Simcoe Police Service (SSPS)

Thunder Bay District Social Service Administration Board (TBDSSAB)

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Appendix C

EMPLOYMENT NORTH

District of Parry Sound Social Services Administration Board

Ontario Works Project Interim Report - Synopsis



In partnership with Employment North, the objective of this project is to support Ontario Work clients who are farthest removed from the labour market into employment in the fastest and most efficient way possible using techniques not available through existing employment services programs. This program would assist both the harder to serve clientele as well as promote economic recovery by assisting employers to hire qualified individuals for job vacancies.

Interviews were conducted with ten individuals currently on Ontario Works that were chosen by their caseworkers who they felt we suitable for the program. From the ten that were interviewed, five were chosen to move forward with the program and begin the 3 weeks of pre employment and life stabilization workshops conducted by the project coordinator. Four females and one male were chosen, all from various areas throughout the Almaguin Highland between Trout Creek and Burk's Falls. Some of the participants knew what they wanted to work towards in terms of career goals and some needed to explore their career options. All participants were actively engaged in the workshops, and completed all 90 hours of the workshops. The feedback from participants was very encouraging as they found the content helpful, useful and practical in terms of providing information that was relevant and not only relating to employment supports but to all aspects of life stabilization. Many of the participant commented that although the workshops seemed slow at the start, because some of the content was a repeat of what they already knew, they were surprised to learn as much as they did throughout the course of the workshops. One participant commented that she learned a lot, built more confidence in herself and she has more knowledge of important life skills than she had before. Of the five participants, one of them, a younger male, expressed at his first da of workshops that he did not feel he was a good fit for the program and he wanted to quit the program. With some coaching and mentoring, the young man seemed more willing to move forward with the program, completed the workshops and expressed that he was very happy that he continued with the program - over the course of the workshops he made great connections and felt like he learned a lot he did not know.

Referrals to community partners and organizations is a key component to life stabilization and the overall well-being of the client and is an important part of this project. Each participant was asked if they felt they needed any assistance with any other aspects of their life and then be referred to the appropriate party. Each participant felt for the most part that they did not require any referrals for additional support and were told that if they ever did that they can speak to the project coordinator and their caseworker.

A large part of the program was attendance and participation, and every participant as was stated above, completed the 90 hours of workshops. If there was something that came up where they were going to be late or could not attend the workshop that day, they would contact the program coordinator and let them know. The participants kept in constant communication with the program coordinator throughout the workshops and continue to wor with the program coordinator and Employment North's job developer to secure placements as we move into the next phase of this project. The participants are now actively engaging in job searching and with the assistance of Employment North's job developer are being marked to employers in the area - with the program; these five people have an improved opportunity for better jobs locally.

The current labour market has many more jobs than it does job seekers. Especially those in the skilled trades. Initially, through career exploration and job searching techniques, the project coordinator worked with the participants to narrow down their interests and what their career goal, if they have one, would be. Those who did not have a career goal continued to explore and through discussion and working with the job developer and project coordinator, were able to look at the labour market and the opportunities available and see if any of these interested the participant. And through Employment North's vast network and connection wit local employers in the area, placements will be arranged with the employer. The purpose of the placement is to assist the participant with transition into the work world and transition off social assistance, so the placements are setup with a maximum amount of weeks so that the employer is subsidized for a lengthy period to help offset training costs but also to encourage continued employment post placement. There is currently one individual employed and on placement, with two other individuals job searching with the job developer and project coordinator and have submitted their cover letters and resumes to employers for consideratio and are working on securing an interview. The job developer and project coordinator will continue to market the participant to employers ongoing until placement is secured with an employer.

Those that may have not had a clear idea of what job or career they were interested in, were encouraged to further their skills set and knowledge through education and further training. One of the participants is very interested in obtaining her PSW certification, so the job developer and project coordinator have approached a local assisted living home about a resident care position where she can work and work towards getting the certifications require to become a PSW. Another participant, who is very interested in becoming an electrician, has had discussions with Employment North staff regarding the apprenticeship program and is working with the project coordinator and the job developer to look for an employer that would be interested in participating in the apprenticeship program. All participants are encouraged to increase their skills sets and obtain further certifications that may assist them in employmen and have obtained or are registered for such certifications as Food Handler's Course, Working from Heights, CannSell, as well as First Aid/CPR.

Throughout the project, the project coordinator, the Ontario Works caseworker and the participant have maintained consistent communication and have addressed any concerns tha any of the parties involved had. There also have been updates provided to the Ontario Works group through the staff meetings as well as meetings with the caseworkers and supervisors to ensure that the project is performing to each parties expectations and that the clients are progressing in a satisfactory manner. We feel that this partnership between Ontario Work's an Employment North has truly benefitted those individuals that are the farthest removed from th labour market and have challenges and barriers that this project assists with overcoming. The participants have refined or defined their career goals and the path to get them towards their career goals and through this project are in a better position to be marketed for in-demand jobs in the labour market.