

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

PRESENT: MAYOR: Kevin BURKE
COUNCILLORS: Casimir BURNS; Harold CRABS; Edith FAIRBURN; Merri-Ann HOBBS; Mike MERCIECA, Cheryl PHILLIPS
CLERK-ADMINISTRATOR: Anne WHALEN

Motion No: 2024-214
Moved By: M. HOBBS
Seconded By: E. FAIRBURN
WHEREAS there is a quorum of Council present and the time is 6:30 p.m.;
BE IT RESOLVED THAT this Regular Meeting be open for business;
AND THAT the minutes of the Regular meeting of June 12, 2024 be approved.
CARRIED

The Mayor called for the disclosure of pecuniary interest. None declared.

Agenda Motion No. 2024-215
Addition Moved By: H. CRABS
Seconded By: E. FAIRBURN
BE IT RESOLVED THAT the following be added to the regular agenda:
• E3 – Parks & Recreation Committee Meeting Report of June 19, 2024.
CARRIED

Memorial Motion No. 2024-216
Park Moved By: M. MERCIECA
Playground Moved By: H. CRABS
Purchase Seconded By: H. CRABS
Approval BE IT RESOLVED THAT Council approves the purchase of a "gravity rail" system for the Memorial Park
playground at a cost of \$56,935.86 including taxes;
AND THAT this purchase be funded by the Recreation Reserves.
CARRIED

Public Motion No. 2024-217
Meeting Moved By: H. CRABS
Open Seconded By: E. FAIRBURN
BE IT RESOLVED THAT the Council meeting is now adjourned for the purpose of a Public Meeting.
CARRIED

Zoning Motion No. 2024-218
Bylaw Moved By: C. BURNS
Amendment Seconded By: M. HOBBS
BE IT RESOLVED THAT pursuant to Section 34 of the Planning Act, the Public Meeting is now officially
open for the purpose of hearing comments regarding proposed amendment to the Zoning Bylaw;
File ZBA 24-02 as applied for by Chris Tatarnuk, and Sandy Crites for property in Salter Township, Section
13, Part of Parcel 8309, Part of Part 1 of Plan 53R21398, West Lake Road.
CARRIED

Public Motion No. 2024-219
Meeting Moved By: E. FAIRBURN
Closed Seconded By: C. PHILLIPS
BE IT RESOLVED THAT the Public Meeting is now officially closed, and the Council meeting is
reconvened.
CARRIED

ZBA24-02 Motion No. 2024-220
Tatarnuk/ Moved By: M. HOBBS
Crites Seconded By: M. MERCIECA
WHEREAS Council is satisfied that the notices were given in accordance with the Planning Act respecting
Zoning Bylaw Amendment File No. ZBA24-02, as applied for by Chris Tatarnuk and Sandy Crites for
property in Salter Township, Section 13, Part of Parcel 8309, Part of Part 1 of Plan 53R21398, West Lake
Road, Massey;
AND WHEREAS sufficient information has been made available for the public to understand generally the
proposal being considered:
BE IT RESOLVED THAT due consideration of the proposed bylaw has been given and Council hereby
concludes this application shall be approved.

Effect of public submission(s):
None received.
CARRIED

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

Bylaw
2024-35
1st & 2nd
Reading

Motion No. 2024-221
Moved By: E. FAIRBURN
Seconded By: H. CRABS

BE IT RESOLVED THAT Bylaw 2024-35 being a bylaw to amend the Comprehensive Zoning Bylaw 2003-15, as amended, for property located on West Lake Road as it relates to File ZBA24-02, be read a first and second time.
CARRIED

Bylaw
2024-35
3rd & Final
Reading

Motion No. 2024-222
Moved By: C. PHILLIPS
Seconded By: M. HOBBS

BE IT RESOLVED THAT Bylaw 2024-35 being a bylaw to amend the Comprehensive Zoning Bylaw 2003-15, as amended, for property located on West Lake Road as it relates to File ZBA24-02, be read a third and final time and passed in open council.
CARRIED

Consent
File
C-24-09

Motion No. 2024-223
Moved By: C. BURNS
Seconded By: H. CRABS

BE IT RESOLVED THAT Consent Application File No. C-24-09 as applied for by Chris Tatarnuk and Sandy Crites be Provisionally approved this 26th day of June, 2024:

The land in subject application is composed of land in Salter Township, Section 13, Part of Part 1 of Plan 53R21398, Part of Parcel 8309, West Lake Road, Massey.

The purpose of this consent is to allow for a new lot in the Rural zone. It is hereby provisionally approved with the schedule of conditions attached hereto.

CARRIED

Closed
Session

Motion No. 2024-224
Moved By: M. HOBBS
Seconded By: E. FAIRBURN

BE IT RESOLVED THAT we move into closed session at 6:52 p.m., pursuant to Section 239(2) of the Municipal Act to consider the following:

- a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position of a person, group of persons or organization.

CARRIED

Open
Session

Motion No. 2024-225
Moved By: E. FAIRBURN
Seconded By: M. HOBBS

BE IT RESOLVED THAT this closed session be adjourned at 7:37 p.m. and the regular meeting resumed.
CARRIED

Interim
Public
Information
Officer
2024

Motion No. 2024-226
Moved By: C. PHILLIPS
Seconded By: H. CRABS

BE IT RESOLVED THAT Tiffany Goodchild be appointed Interim Public Information Officer effective January 1, 2024.
CARRIED

C. Poissant
Volunteer
Firefighter

Motion No. 2024-227
Moved By: M. HOBBS
Seconded By: E. FAIRBURN

BE IT RESOLVED THAT Connor Poissant be appointed as volunteer fire fighter, subject to the usual terms and conditions.
CARRIED

EDCS
Committee
Meeting
Report

Motion No. 2024-228
Moved By: M. HOBBS
Seconded By: E. FAIRBURN

BE IT RESOLVED THAT the EDCS committee meeting report of June 18, 2024 be accepted.
CARRIED

MyCatch
Fishing
Tournament
2024

Motion No. 2024-229
Moved By: H. CRABS
Seconded By: C. PHILLIPS

BE IT RESOLVED THAT Council approves the Economic Development & Community Services Committee to pursue option #3 with Anglers Atlas at a cost of \$5,000+ taxes and 20% entry fees, as budgeted, to host a Township MyCatch Fishing Tournament from August 16 to September 2, 2024.

CARRIED

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

Parks & Rec Committee Report Motion No. 2024-230
 Moved By: C. PHILLIPS
 Seconded By: M. MERCIECA
 BE IT RESOLVED THAT the Parks & Recreation committee meeting report of June 19, 2024 be accepted.
CARRIED

Crown Shoreline Reserve Disposition Motion No. 2024-231
 Moved By: C. PHILLIPS
 Seconded By: M. HOBBS
 BE IT RESOLVED THAT with respect to the proposed sale of Crown shoreline reserve fronting on Parcel 19181, Summer Resort Location A.B.201, Gough Township, we advise the Ministry of Natural Resources that we would interpret this as a minor adjustment to the land use boundaries as per Section 1.4 of our Official Plan and have no concerns with the proposed sale to adjacent landowner:
 AND THAT if consolidated with the adjacent Parcel 19181 this shoreline reserve would be required to conform to the same municipal zoning bylaw requirements as the adjacent land designated as Resource Recreation.
CARRIED

Consent File C24-10 Motion No. 2024-232
 Moved By: C. BURNS
 Seconded By: H. CRABS
 BE IT RESOLVED THAT Consent Application File No. C-24-10 as applied for by Patricia Ryan on behalf of the PPSC 1 Co. be Provisionally approved this 26th day of June, 2024;

The land in subject application is composed of land in Salter Township, PT NE ¼ Section 36, Parcel 2530, Lee Valley Road, Massey.

The purpose of this consent is to allow for a lot addition in the Rural zone. It is hereby provisionally approved with the schedule of conditions attached hereto.
CARRIED

Bylaw 2024-36 & 2024-37 1st & 2nd Reading Motion No. 2024-233
 Moved By: C. PHILLIPS
 Seconded By: M. HOBBS
 BE IT RESOLVED THAT the following Bylaws be read a first and second time:
 - Bylaw 2024-36 – Being a bylaw to enter into an agreement with AMO for the Canada Community Building Fund.
 - Bylaw 2024-37 – Being a bylaw to adopt the 2024-2028 Strategic Plan for the Township of Sables-Spanish Rivers.
CARRIED

Bylaw 2024-36 & 2024-37 3rd & Final Reading Motion No. 2024-234
 Moved By: E. FAIRBURN
 Seconded By: C. PHILLIPS
 BE IT RESOLVED THAT the following Bylaws be read a third and final time and passed in open council:
 - Bylaw 2024-36 – Being a bylaw to enter into an agreement with AMO for the Canada Community Building Fund.
 - Bylaw 2024-37 – Being a bylaw to adopt the 2024-2028 Strategic Plan for the Township of Sables-Spanish Rivers.
CARRIED

Bylaw 2024-38 1st & 2nd Reading Motion No. 2024-235
 Moved By: M. HOBBS
 Seconded By: E. FAIRBURN
 BE IT RESOLVED THAT Bylaw 2024-38 being a bylaw to Provide for Fees and Charges respecting Planning Applications, be read a first and second time.
CARRIED

Bylaw 2024-236 3rd & Final Reading Motion No. 2024-236
 Moved By: M. HOBBS
 Seconded By: E. FAIRBURN
 BE IT RESOLVED THAT Bylaw 2024-38 being a bylaw to Provide for Fees and Charges respecting Planning Applications, be read a third and final time and passed in open council.
CARRIED

Bylaw 2024-237 1st & 2nd Reading Motion No. 2024-237
 Moved By: E. FAIRBURN
 Seconded By: H. CRABS
 BE IT RESOLVED THAT Bylaw 2024-39 being a bylaw to Abandon the McInnis Drain, be read a first and second time.
CARRIED

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

Bylaw 2024-238
3rd & Final
Reading
Motion No. 2024-238
Moved By: C. BURNS
Seconded By: M. HOBBS
BE IT RESOLVED THAT Bylaw 2024-39 being a bylaw to Abandon the McInnis Drain, be read a third and final time and passed in open council.
CARRIED

Closed Session
Motion No. 2024-239
Moved By: E. FAIRBURN
Seconded By: C. PHILLIPS
BE IT RESOLVED THAT we move into closed session at 8:19 p.m., pursuant to Section 239(2) of the Municipal Act: to consider the following;
- personal matters about identifiable individuals, including municipal or local board employees.
CARRIED

Resolution 2024-240 was dealt with in closed session and is in a sealed envelope and filed in the office of the Clerk.

Open Session
Motion No. 2024-241
Moved By: C. PHILLIPS
Seconded By: E. FAIRBURN
BE IT RESOLVED THAT this closed session be adjourned at 9:48 p.m., and the regular meeting resumed.
CARRIED

Lacey Hobbs
Resignation
Motion No. 2024-242
Moved By: E. FAIRBURN
Seconded By: C. BURNS
BE IT RESOLVED THAT Council accepts, with regret, Lacey Hobbs' resignation as Clinic Janitor;
AND THAT we wish her well in her future endeavours.
AND FUTHER THAT this position be advertised, and a suitable candidate be selected by the Clinic Office Manager.
CARRIED

Connor St. Michel
Resignation
Motion No. 2024-243
Moved By: M. HOBBS
Seconded By: E. FAIRBURN
BE IT RESOLVED THAT Council accepts, with regret, Connor St. Michel's resignation as Coordinator of Infrastructure, effective July 6, 2024;
AND THAT we wish him well in his future endeavours.
CARRIED

Confirmatory Bylaw 2024-40
Motion No. 2024-244
Moved By: C. PHILLIPS
Seconded By: M. HOBBS
BE IT RESOLVED THAT Bylaw 2024-40 being a bylaw to confirm the proceedings of the regular council meeting of June 26, 2024 be read a first, second, third and final time and passed in open council.
CARRIED

Adjourn
Motion No. 2024-245
Moved By: C. PHILLIPS
Seconded By: M. HOBBS
BE IT RESOLVED THAT the time is 9:53 p.m. and this meeting be adjourned until the next regular meeting or call of the Chair.
CARRIED

Gravity Rail

- All Tracks
- Attach to a freestanding square 48" deck
 - Barriers and enclosures must be added to the landings, based on the configuration, to close any open areas
 - Roof optional

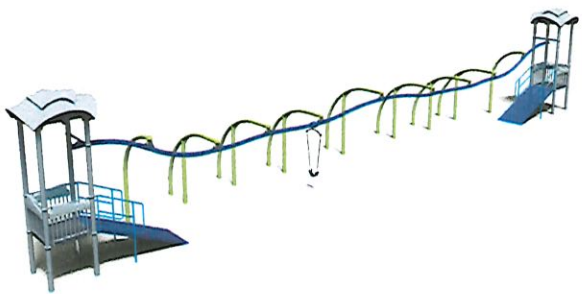
Gravity Rail - Track 1
714-685-1 | Ages: 5 - 12 |

Decks, deck posts, and other necessary components sold separately. Contact your local sales representative for pricing.



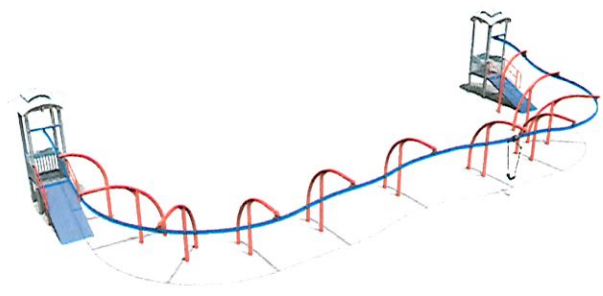
Gravity Rail - Track 2
714-685-2 | Ages: 5 - 12 |

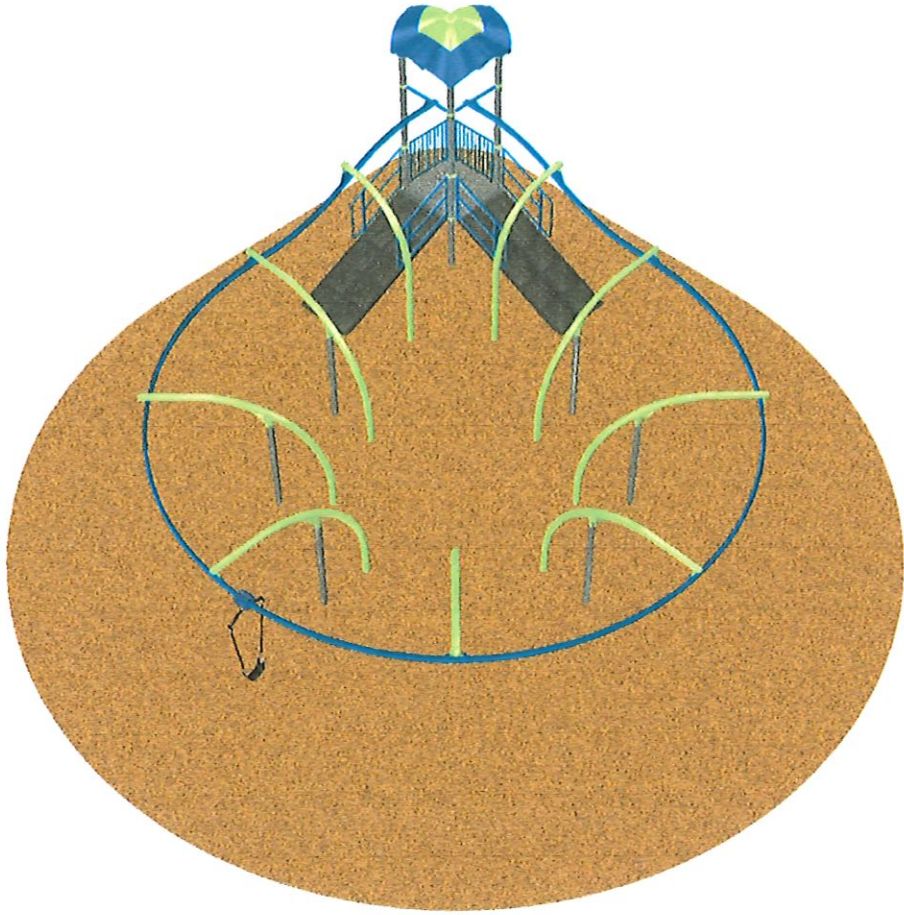
Decks, deck posts, and other necessary components sold separately. Contact your local sales representative for pricing.



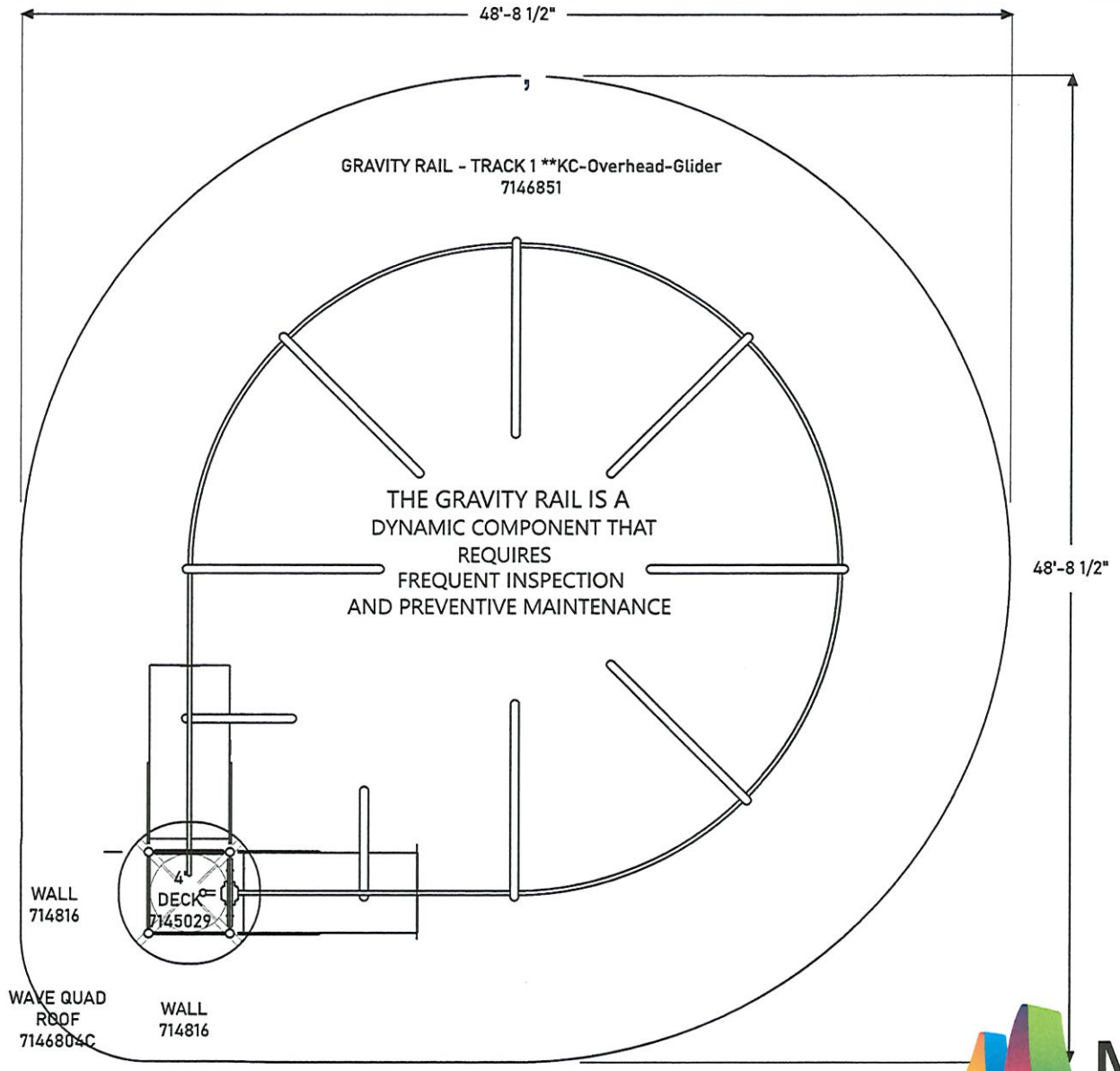
Gravity Rail - Track 3
714-685-3 | Ages: 5 - 12 |

Decks, deck posts, and other necessary components sold separately. Contact your local sales representative for pricing.





FOR KIDS AGES
5-12
YEARS



CRCS RECREATION
2531 Ida Street
Sudbury, ON

PHONE NO: (800) 633-4398
FAX NO: (705) 522-4444

GROUND SPACE: 37'-0" x 35'-0"
PROTECTIVE AREA: 49'-0" x 49'-0"

DRAWN BY: Melissa Sheridan DATE: 2024-06-12

10003_45455484980

COMPLIES TO CSA

To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF CSA-Z614

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

**PLANNING APPLICATION
STAFF REPORT**

| | |
|--------------------------------|---|
| File No(s): | Consent: C-24-09 Zoning Bylaw: ZBA 24-02 |
| Owner(s)/ Applicant(s): | Chris Tataruk & Sandy Crites |
| Date Rec'd by Twsp. | May 27, 2024 |
| Date of Public Meeting: | June 26, 2024 |

Proposal:

The purpose of consent application C-23-09 is to provide for a new lot in the Rural zone. It is submitted along with a zoning bylaw amendment application ZBA 24-02 to allow for a reduced frontage of 75m on West Lake Road. The proposed new lot would be approximately 1.5 ha in size and the remainder 12.5 ha.

Municipal Plan Review:OMAFRA (Ontario Ministry of Agricultural, Food & Rural Affairs)

- The application indicates that there is no agricultural activity within 500 m of the subject property.

MOE (Ministry of the Environment)

- There is no municipal servicing for water supply; private sewage disposal services are required. Proposal is compatible with adjacent residential uses.

MC (Ministry of Culture)

- Screening of questions and MC mapping relating to known archaeological sites and built heritage resources indicate no features to protect.

MTO (Ministry of Transportation)

- N/A

MNDMNR (Ministry of Northern Development, Mines, Natural Resources and Forestry)

- Township mapping illustrates mine hazards on this property. Pursuant to Section 3.20.1 of the Official Plan, the Township is to consult with the Ministry of Northern Development and Mines to determine whether a technical study related to a mine hazard is required prior to approving any development.
- The Ministry was contacted regarding the identified hazards on this property for previous consent applications C-20-05 & C-20-06. As a result of their review the Ministry determined that the identified hazards were trenches that fell within 1km of the property, and there were no concerns.

OP Designation:Section 3.7.2.4 Subdivision and Consent Review Criteria

- "Up to three consents may be granted for a lot existing as of the approval of this Plan (February 3, 2003) (excluding the retained lot)".
- Should this application be approved, the property would reach the maximum number of consents permitted.

Section 4.9 Rural District – Residential Uses

- Permitted uses include rural residential development, both seasonal or permanent occupancy. The proposed lot size conforms to the OP.

Zoning:Section 5.18 Rural

- Residential use is permitted; access by year-round maintained municipal road: West Lake Road. The Public Works Supervisor has verified that the curved frontage does not impede sightlines for ingress/egress but noted there is a steep incline onto the property.
- Established minimum lot frontage on a public road is 80m-application is for 75m.

Circulation / Agency Consultation:

- Around & About – June 4th, 2024
- Adjacent landowners; 120 metres
- applicable agencies

Draft Resolution and Schedule of Conditions:

Provisional Approval – Consent Application File No. C-24-09

Schedule of Conditions:

1. Road Allowance – That if a survey is required, the road allowance(s) deemed to be approximately 33 ft. from the centre of the existing road(s) in front of the land to be severed to be surveyed, and together with other road allowances that may be on this or existing surveys be conveyed to the Township of Sables-Spanish River at the applicant’s expense and appropriately certified that the Township’s title is free and clear of all encumbrances and the Township has a good and marketable title.

2. No deviation - The official survey must not deviate substantially from the application. The applicant must provide a copy of the draft reference plan to the Municipality.

3. Administration fee – That a \$100.00 administration fee per lot be paid to the Municipality.

4. No arrears - That there be no arrears owing to the Municipality by the applicant unless payment is guaranteed by the applicant's solicitor upon closing.

5. That a zoning bylaw amendment be in effect to provide for a reduced lot frontage on a public road.

Note to Approval:

A) That pursuant to Section 3.7.2(4) of the Official Plan, it shall be acknowledged that the property has reached its maximum number of consent approvals permitted.

FOR OFFICE USE ONLY:

| | | | | |
|--|---------------------|------------------------|----------------------------------|-----------------------|
| Date Complete Application Received: May 27 2024 | Fee Paid: \$ 500 | Receipt No. : 55428 | Roll No. : 5218-000-003-06200 | File No. : C-24-09 |
|--|---------------------|------------------------|----------------------------------|-----------------------|

SUBMISSION OF THE APPLICATION:

- In this form the term "subject" land means the land to be severed and the land to be retained.
- The information in this form must be provided by the applicant to ensure a quick and complete review. If information is not provided that is necessary, the application may be deferred or refused or may be returned to the applicant.
- One application form, including sketch is required for each parcel to be severed.
- The fee is \$500.00 per application.
- Measurements are to be in metric units.

Please Print and Complete or Check Appropriate Box(es)

1. Application Information

1.1 Name of Owner(s). An owner's authorization is required in Section 11 & 12, if the applicant is not the owner.

| | | |
|--|------------------------------------|------------------------|
| Name of Owner(s) SANDY VIRGINIA NICOLE CRITES CHRISTOPHER ALLAN TATARNUK | Home Telephone No. 905-894-8880 | Business Telephone No. |
| Address 35 WEST LAKE ROAD MASSEY ON. | Postal Code R0P 1P0 | |

1.2 Agent / Applicant: Name of the person who is to be contacted about the application, if different than the owner.

This may be a person or firm acting on behalf of the owner.

| | | |
|------------------------------|--------------------|------------------------|
| Name of Contact Person/Agent | Home Telephone No. | Business Telephone No. |
| Address | Postal Code | E-Mail |

2. Location of the Subject Land (Complete applicable boxes in 2.1)

| | | | |
|-----------------------------------|----------------------------|---------------------|--------------------------------------|
| 2.1 Geographic Township SALTER | Parcel No. 8309 | Lot / Section 18 | Concession No. |
| Registered Plan No. 53R-21398 | Lot(s)/Block(s) P448309 | Reference Plan No. | Part No. 1 |
| | | | Civic/Street Address 35 WEST LAKE |

2.2 Are there any easements or restrictive covenants affecting the subject land?
 No Yes If Yes, described the easement or covenant and its effect.

3. Purpose of this Application

3.1 Type and purpose of proposed transaction (check appropriate box)

- Transfer: Creation of a new lot Addition to a lot An easement Other purpose
Other: A charge A lease A correction of title

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.

3.3 If a lot addition, identify the lands to which the parcel will be added.

4. Description of Subject Land and Servicing Information (complete each subsection)

| | | | | | |
|--|---|---------------|-------------------------------------|--------------------|-------------------------------------|
| 4.1 Description | Frontage (m) | severed 75 | <input checked="" type="checkbox"/> | Retained 300 | <input checked="" type="checkbox"/> |
| | Depth (m) | 250 & 200 | <input checked="" type="checkbox"/> | 340 | <input checked="" type="checkbox"/> |
| | Area (ha) | 1.5 | <input checked="" type="checkbox"/> | 10 12.5 | <input checked="" type="checkbox"/> |
| 4.2 Use of Property | Existing Use(s) | RESIDENTIAL | | RESIDENTIAL | |
| | Proposed Use(s) | RESIDENTIAL | | RESIDENTIAL | |
| 4.3 Buildings or Structures | Existing (date of construction) | | | 2018 | |
| | Proposed | | | | |
| 4.4 Access (check approp. space) | Provincial Highway | | | | |
| | Municipal road, maintained all year | YES | | YES | |
| | Municipal road, seasonally maintained | | | | |
| | Other public road (specify below) | | | | |
| | Right of way (specify below) | | | | |
| <p>If access is by private road, or "other public road" or "right of way", indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.</p> | | | | | |
| <p>Water Access (if so, indicate the location of the parking and boat docking facilities to be used)</p> | | | | | |
| 4.5 Water Supply (check approp. space) | Publicly owned and operated piped water system | NO | | NO | |
| | Privately owned and operated individual well | | | YES | |
| | Privately owned and operated communal well | | | | |
| | Lake or other water body | | | NO | |
| | Other means | | | YES | |
| 4.5.1 | If existing, is the supply and quality of water adequate? | | | | YES |
| | If proposed, is there any reason to expect there would not be an adequate supply of quality water? | | NO | | |
| 4.6 Sewage Disposal (check approp. space) | Publicly owned and operated sanitary sewage system | NO | | NO | |
| | Privately owned and operated individual septic tank | | | YES | |
| | Privately owned and operated communal septic system | | | NO | |
| | Privy | | | | |
| | Other means | | | NO | |
| 4.6.1 | If existing, is there any known deficiency in the system? | | | | NO |
| | If proposed, is there any reason to expect that a Certificate of Approval may not be issued by the Health Unit? | | NO | | |
| 4.7 Other Services (check if the service is available) | Electricity | YES | | YES | |
| | School bussing | YES | | YES | |
| | Garbage collection | YES | | YES | |

5. Land Use

5.1 What is the current official plan designation(s) of the subject land? RURAL

5.2 What is the current zoning of the subject land? RURAL

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.

| Use or Feature | On the Subject Land | Within 500 metres of Subject Land, unless otherwise specified (indicate approximate distance) |
|--|---------------------|---|
| An agricultural operation, incl. livestock facility or stockyard | | |
| A landfill site | | |
| A sewage lagoon | | |
| Hazard land | | |
| Any mine site - active or abandoned (please specify) | | |
| An industrial or commercial use, specify the use(s) | | |
| An active railway line | | |
| An airport or airstrip | | |
| Utility corridors | | |

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?
 No Yes Unknown If Yes and if known, provide the application file number and the decision made on the application.
C-20-05, C-20-06, BOTH APPROVED

6.2 Has the subject land ever been severed from the parcel originally acquired by the owner of the subject land?
 No Yes Unknown If Yes, provide the date of the transfer, the name of the transferee and the land use of the severed land.

7. Current Applications

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval? No Yes Unknown If Yes and if known, specify the Ministry file number and the status of the application.

7.2 Is the subject land the subject of an application for a zoning bylaw amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision? No Yes Unknown If Yes, and if known, specify the appropriate file number and status of the application.

7.3 Is the application consistent with policy statements issued under subsection 3(1) of the Planning Act? YES

OFFICIAL PLAN AMENDMENT
 APPLIED TO HIGHWAY 4040
 10000 10000 10000

8. Sketch

8.1 This application shall be accompanied by a sketch showing the following, in metric units:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- the location and type of wells and/or septic tanks and the distance from the proposed severance line, if less than 50 metres
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas
- the existing use(s) on adjacent lands
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- the location and nature of any easement affecting the subject land

9. Other Information

Is there any other information that you think may be useful for the review of this application? If so, explain below or attached on a separate page.

MINE HAZARD CLEARANCE ISSUED 2020

10. Affidavit or Sworn Declaration

I, CHRIS TATARNOW of the TOWN OF SABLE SPANISH
 in the DISTRICT OF SUDBURY make oath and say (or solemnly declare) that the information contained in this
 application is true and that the information contained in the documents that accompany this application are true.

Sworn (or declared) before me
 at the Township of Sables - Spanish Rivers
 in the District of Sudbury
 this 27 day of May 2024

A. St. Michel
 Commissioner of Oaths

[Signature]
 Applicant

**AMANDA ST. MICHEL
 COMMISSIONER OF OATHS
 TWP OF SABLES-SPANISH RIVERS**

11. Consent of the Applicant / Owner(s)

11.1 Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Owner(s) to the Use and Disclosure of Personal Information

I/we, CARIS TATARUWA / SANDY CATES, am/are the applicant / owner(s) of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

date May 27, 2024

[Signature]
signature of Owner

[Signature]
signature of Owner

12. Authorization for Agent

12.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be attached to this application, or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

I/we, _____, am/are the owner(s) of the land that is the subject of this application and I/we authorize _____ to make this application on my/our behalf.

date _____

signature of Owner

signature of Owner

THE TOWNSHIP OF SABLES-SPANISH RIVERS

Application for a Zoning Bylaw Amendment
Under Section 34 of the Planning Act

FOR OFFICE USE ONLY:

| | | | | |
|--|---------------------------|------------------------------|---|-------------------------------|
| Date Complete Application Received: <u>May 27, 2024</u> | Fee Paid: <u>\$500</u> | Receipt No.: <u>55428</u> | Roll No.(if applicable): <u>5218-000-003-06200</u> | File No.: <u>ZBA 24-01</u> |
|--|---------------------------|------------------------------|---|-------------------------------|

INSTRUCTIONS TO APPLICANTS:

This application is to be used for all requests for approval for Zoning Bylaw amendments within the Township of Sables-Spanish Rivers. The application form requests information that will assist the Township and others in their planning evaluation of the proposal. To ensure the quickest and most complete review, this information shall be submitted at the time of application.

In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be deferred or refused.

Any measurements are to be in metric units. The applicable application fee must accompany the application. If the application is not complete and/or the fee not provided, the Township may return the application.

Please Print and Complete or Check Appropriate Box(es)

1. Applicant Information

1.1 Name of Owner(s). An owner's authorization is required in Section 10 & 11, if the applicant is not the owner.

| | | |
|---|--------------------------------------|--|
| Name of Owner(s) <u>CHRIS TATARNUK/SANDY CRIBS</u> | Home Tel. No. <u>905-894-8880</u> | Business Tel. No. |
| Mailing Address <u>35 WEST LAKE RD. MARY</u> | Postal Code <u>POPIPO</u> | E-Mail <u>HOME ON THE RIDGE@LIVE.CA</u> |

1.2 Applicant / Agent: Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner).

| | | |
|------------------------------|---------------|-------------------|
| Name of Contact Person/Agent | Home Tel. No. | Business Tel. No. |
| Mailing Address | Postal Code | E-Mail |

2. Location of Subject Land

| | | | |
|--|--------------------------------------|---------------------------|--------------------------------------|
| 2.1 Geographic Township <u>SALTER</u> | Parcel No. <u>8309</u> | Lot/Section <u>13</u> | Concession |
| Registered Plan No. <u>53 R 21398</u> | Lot(s) / Block(s) <u>PCL 8309</u> | Reference Plan No. | Part No. <u>1</u> |
| Lot Area (m ² or ha) <u>1.05 a</u> | Frontage (m) <u>75 a</u> | Depth (m) <u>200 a</u> | Civic Address <u>35 WEST LAKE</u> |

2.2 Are there any mortgages, charges or other encumbrances in respect of the subject land?
Yes No If Yes, indicate the names and addresses of the holders.

2.3 If known, what was the date that the subject land was acquired by the current owner? 2017

3. Land Use

3.1 What is the current Official Plan designation of the subject land and how does this application conform to the Official Plan? (maps are available at the municipal office for verification) RURAL

3.2 What is the current zoning of the subject land? (maps are available at the municipal office for verification) RURAL

3.3 If known, what are the existing uses of the subject land, and how long have these uses continued? RESIDENTIAL

3.4 Are there any buildings or structures on the subject land? NO
 If yes and known, provide the following for each building or structure;

| Type and Use of Bldg/Structure | Lot Line Setbacks (m) | | | Height (m) | Floor Area | Date Constructed |
|--------------------------------|-----------------------|------|-------|------------|------------|------------------|
| | Front | Rear | Sides | | | |
| | | | | | | |
| | | | | | | |

3.5 What is the nature and extent of the proposed rezoning, and why is it being requested?
CREATE UNDER FRONTAGE LOT. 75m INSTEAD OF 80m

3.6 What are the proposed uses of the subject land?
RURAL RESIDENTIAL LOT

3.7 Are there any buildings or structures proposed to be built on the subject land?
 If yes, provide the following for each proposed building or structure;

| Type and Use of Bldg/Structure | Lot Line Setbacks (m) | | | Height (m) | Floor Area |
|--------------------------------|-----------------------|------|-------|------------|------------|
| | Front | Rear | Sides | | |
| | | | | | |
| | | | | | |

3.8 Has a gas station been located on the subject land or land adjacent to the subject land at any time? Yes No Unknown
 Has petroleum or other fuel been stored on the subject land or land adjacent to the subject land? Yes No Unknown

3.9 Is there reason to believe the subject land may have been contaminated by former toxant uses on the site or adjacent sites (ie: transformers) Yes No Unknown

3.10 What information did you use to determine the answers to questions 3.8 and 3.9? IT IS VACANT BUSH LAND

3.11 Is the subject land within an area where there are pre-determined minimum and maximum density requirements or minimum and maximum height requirements? If yes, provide a statement of these requirements. NO

3.12 If the proposed amendment alters all or any part of the boundary of an area of settlement or implements a new area of settlement, indicate the details of the official plan or official plan amendment that deals with the matter. _____

3.13 If the proposed amendment is to remove land from an area of employment, indicate the details of the official plan or official plan amendment that deals with the matter. NA.

3.14 If the subject land is within an area where zoning with conditions may apply, explain how the application conforms to the official plan policies relating to zoning with conditions. _____

3.15 Is the proposed amendment consistent with the policy statements issued under subsection 3(1) of the Planning Act? YES

4. Servicing Information

| | | |
|---|---|------------|
| 4.1 Access (check appropriate space(s)) | Provincial Highway | |
| | Municipal Road - year-round maintenance | <u>YES</u> |
| | Municipal Road - seasonal maintenance | |
| | Other Public Road (specify) | |
| | Right-of-Way | |
| Water | | |

4.1.1 If access to the subject land is by private road, or right-of-way, state who owns the land or road, who is responsible for its maintenance and what type of agreement is in effect. _____

4.1.2 If access to the subject land is by water only, please state the parking and docking facilities used, or to be used, and the approximate distance of these facilities from the subject land and the nearest public road. NA

| | | |
|---|---|-----|
| 4.2 Water Supply (check appropriate space) | Publicly owned/operated piped water system | |
| | Privately owned/operated individual well | YES |
| | Privately owned/operated communal well | |
| | Lake or other water body | |
| | Other means | |
| 4.3 Sewage Disposal (check appropriate space) | Publicly owned/operated sanitary sewage system | |
| | Privately owned/operated individual septic system | YES |
| | Privately owned/operated communal septic system | |
| | Privy | |
| | Other means | |
| 4.3.1 Will the requested amendment permit development on a privately owned and operated individual or communal septic system with more than 45000 litres of effluent being produced per day as a result of the development being completed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, the following reports shall be required; i) a servicing options report, ii) a hydrogeological report. | | |
| 4.4 Storm Drainage (check if applicable) | Sewers | |
| | Ditches | YES |
| | Swales | |
| | Other means | |

5. Adjacent Land Uses

5.1 What are the present land uses of properties adjacent to the subject land?
 to the north ROAD to the east RURAL RES.
 to the south RURAL RES. to the west RURAL RES.

6. History of the Subject Land

6.1 If known, has the subject land ever been the subject of an application for a site-specific zoning bylaw/zoning bylaw amendment or a Minister's Zoning Order (if so, indicate Ontario Regulation number of that order). NO.

6.2 Is the subject land the subject of an application for approval of a plan of subdivision or a consent under the Planning Act?
 Yes No Unknown If Yes, and if known, provide the Ministry's application file number and the status of the application.

7. Sketch

- 7.1 This application must be accompanied by a sketch showing the following, in metric units:
- the boundaries and dimensions of the subject land
 - the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines
 - the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
 - the current uses on land that is adjacent to the subject land
 - the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
 - the location of the parking and docking facilities to be used, if access to the subject land is by water only
 - the location and nature of any easement affecting the subject land.

8. Public Consultation Strategy

The applicant must submit a "proposed strategy for consulting with the public with respect to this application request." Please indicate what steps will be taken or have been taken to consult with the neighbourhood.

PUBLIC MEETING - call neighbours.
ADVERTISING

9. Other Information

Is there any other information that you think may be useful for the review of this application? If so, explain below or attach on a separate page.

PLEASE REFER TO CONSENT APPLICATION

10. Affidavit or Sworn Declaration of Applicant(s)

10.1 Affidavit or Sworn Declaration for the Information set out in this Application

I/we CHRIS TATARNUK of the TOWN OF SABLE SPANISH in the DISTRICT OF SUDBURY make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application are true.

Sworn (or declared) before me at the Township of Sables-Spanish Rivers in the District of Sudbury this 27 day of May 2016

[Signature of Commissioner of Oaths]

AMANDA ST. MICHEL COMMISSIONER OF OATHS

[Signature of Applicant]

applicant

11. Consent of the Applicant / Owner(s) TWP OF SABLES-SPANISH RIVERS

11.1 Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Applicant / Owner(s) to the Use and Disclosure of Personal Information

I/we CHRIS TATARNUK / S. CRITES am/are the applicant / owner(s) of the land that is the subject of this application for a zoning bylaw amendment and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

May 27, 2016 date

[Signature of Applicant / Owner] signature of Applicant / Owner

[Signature of Applicant / Owner] signature of Applicant / Owner

12 Authorization for Agent

12.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be attached to this application, or the authorization set out below must be completed.

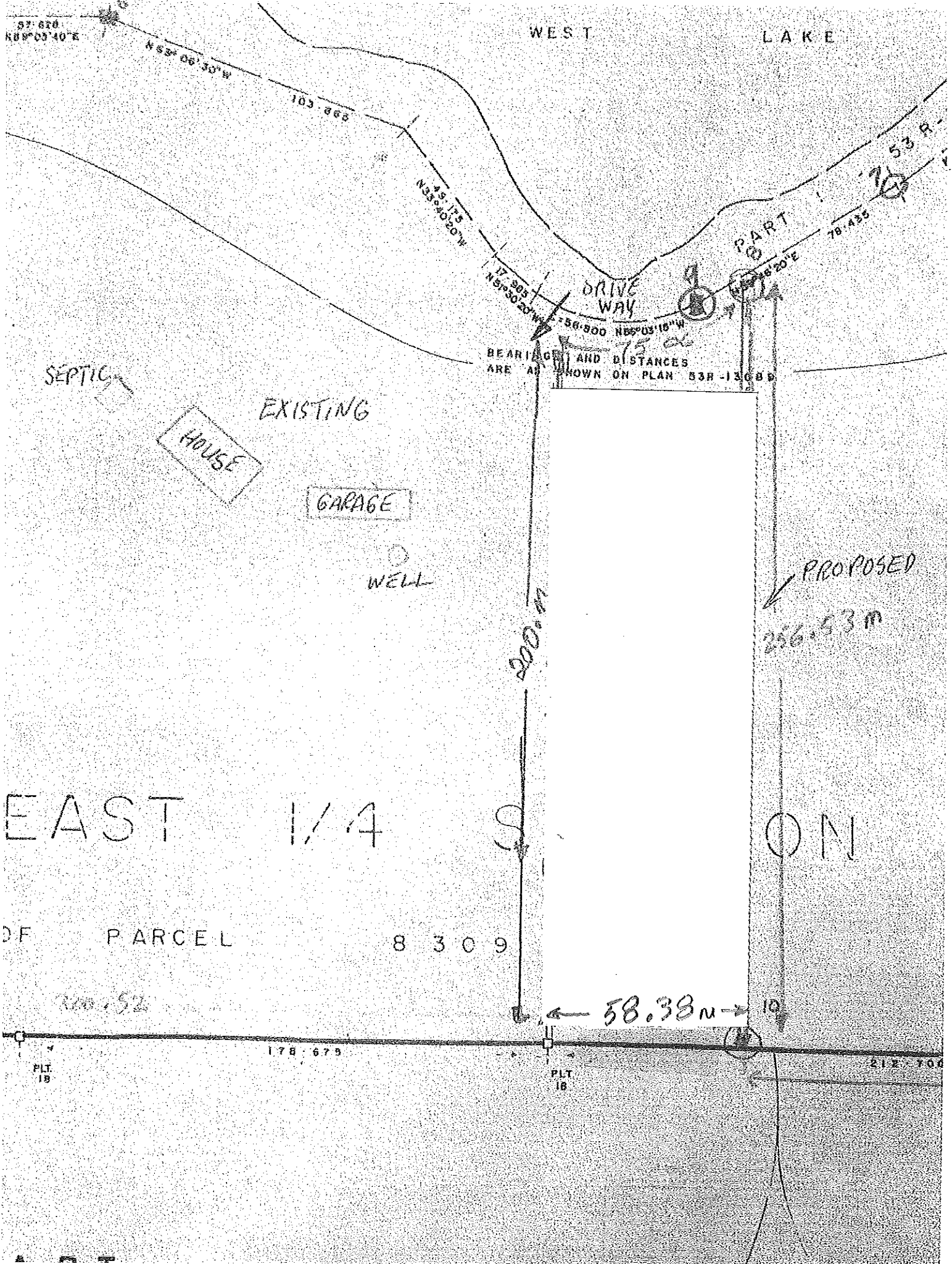
Authorization of Owner(s) for Agent to Make the Application

I/we, _____, am/are the owner(s) of the land that is the subject of this application for a zoning bylaw amendment and I/we authorize _____ to make this application on my/our behalf.

_____ date

_____ signature of Owner

_____ signature of Owner



WEST LAKE

S7.620
N88°03'40"E

N 53° 08' 30" W

103.868

N 45° 15' 00" W

N 54° 30' 20" W

58.900 N 85° 03' 10" W

PART 1

78.436

71.53 P.

DRIVE WAY

BEARINGS AND DISTANCES ARE AS SHOWN ON PLAN 53R-13080

SEPTIC

EXISTING

HOUSE

GARAGE

WELL

PROPOSED

256.53 m

EAST 1/4 SECTION

OF PARCEL 8309

300.52

58.38 m

178.679

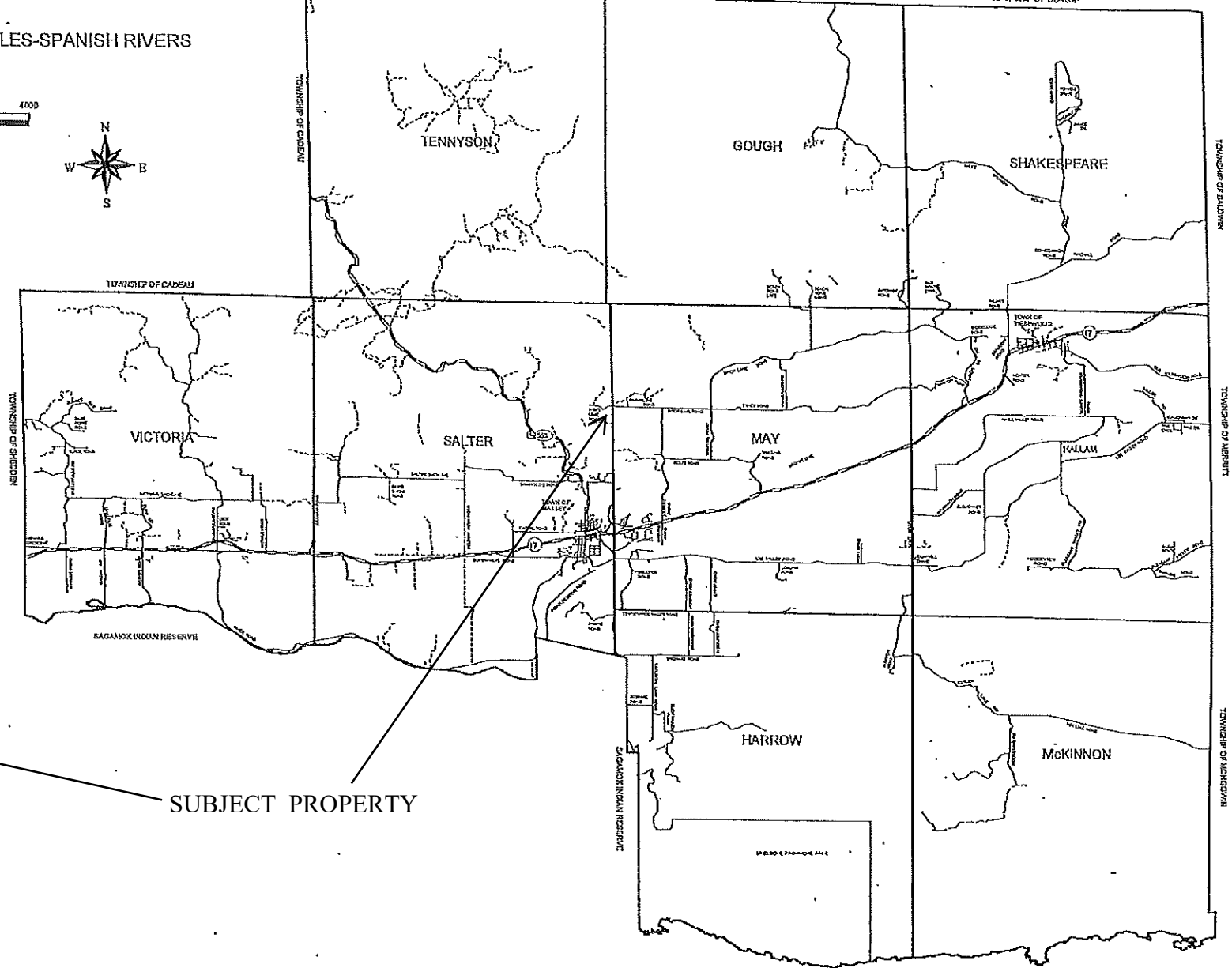
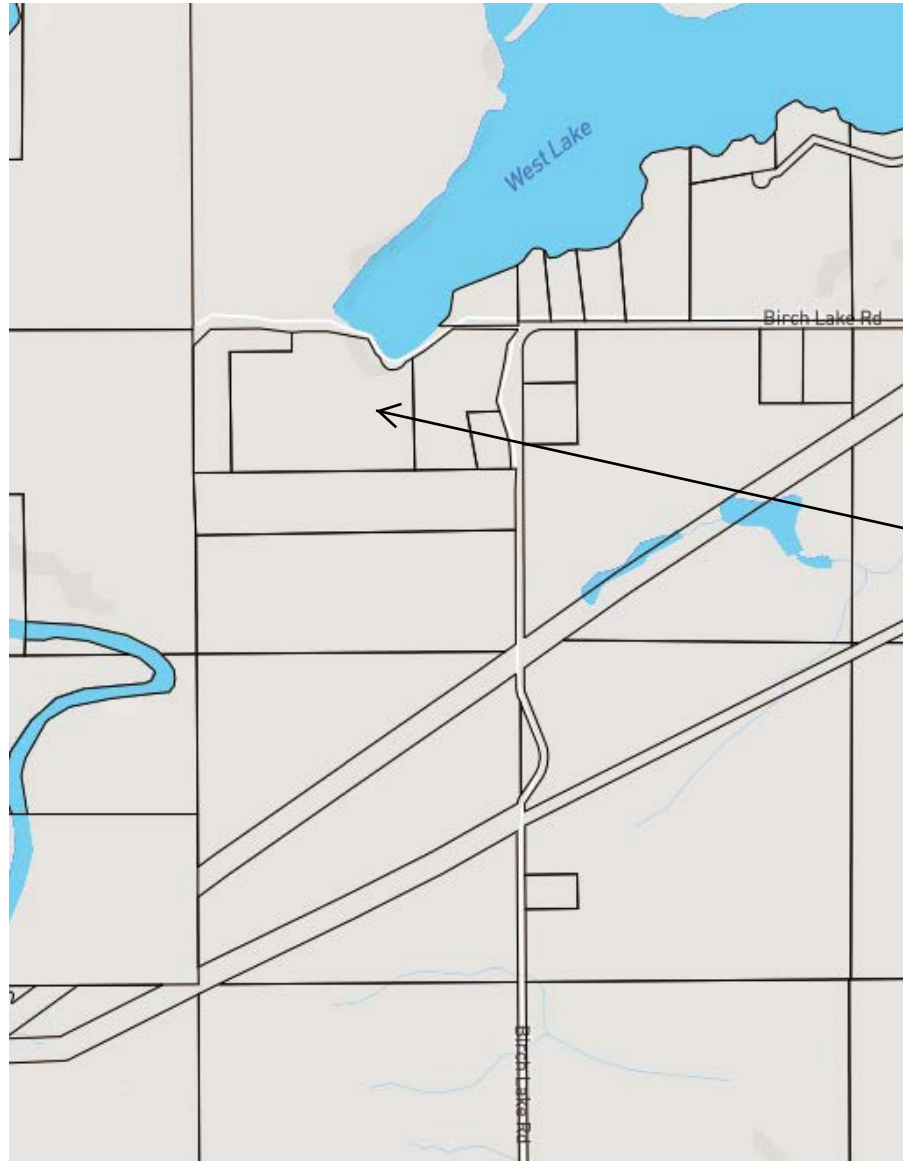
PLT 18

PLT 18

212.700

TOWNSHIP OF SABLES-SPANISH RIVERS

SCALE 1:125000 Metres



SUBJECT PROPERTY

CONSENT FILE NO. C-24-09; ZBA FILE NO. ZBA-24-02
SALTER TWP; TATARNUK/CRITES

NOTICE OF A PUBLIC MEETING
Concerning Application for Consent
and Zoning Bylaw Amendment

TAKE NOTICE that the Council of the Township of Sables-Spanish Rivers will hold a public meeting on **Wednesday, June 26, 2024 at 6:30 p.m.**, at the Township Office, 11 Birch Lake Road, Massey in order to consider the proposed applications for Consent under Section 53 of the Planning Act, RSO 1990 as amended as well as to consider an amendment to the Comprehensive Zoning Bylaw 2020-41 under Section 34(13) of the Planning Act, RSO 1990 as amended.

Consent File No. C-24-09 Purpose and Effect: To provide for a new lot in the Rural zone. The property is described as Salter Township, Section 13, Parcel 8309. The land subject of this application is also subject of the following zoning bylaw amendment application under the Planning Act.

Zoning Bylaw Amendment No. ZBA-24-02 Purpose and Effect: To allow for reduced frontage on West Lake Road. The property is described as The property is described as Salter Township, Section 13, Parcel 8309. The land subject of this application is subject of the above consent application under the Planning Act.

TAKE NOTICE that if you wish to be notified of the decision of the Township of Sables-Spanish Rivers on the proposed application, you must make a written request to the Clerk of the Township of Sables-Spanish Rivers. To appeal the decision to the Local Planning Appeal Tribunal, send an appeal form to the Clerk of the Township of Sables-Spanish Rivers outlining the reasons for the appeal. You must enclose the applicable appeal fee for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Sables-Spanish Rivers to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Sables-Spanish Rivers before the bylaw is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Sables-Spanish Rivers before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION regarding these applications is available by contacting the municipal office during regular office hours.

Dated this 4th day of June 2024.

Anne Whalen, Clerk-Administrator

(705)-865-2646

inquiries@sables-spanish.ca

11 Birch Lake Rd, Massey ON, P0P 1P0

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS
Economic Development & Community Services Committee Meeting Minutes

REGULAR MEETING

JUNE 18, 2024

| | | |
|-----------------|-----------------|--|
| PRESENT: | CHAIR: | Merri-Ann HOBBS |
| | MEMBERS: | Harold CRABS; Thoma CRABS; Edie FAIRBURN; Rodney JUNKALA; John MOONEY; Brent ST. DENIS |
| | ABSENT: | Cathy HICKEY |
| | STAFF: | Amanda ST. MICHEL |

Opening

The regular meeting of the Economic Development and Community Services Committee was called to order at 6:30 p.m. on June 18th, 2024, by Merri-Ann Hobbs.

Delegation(s)- None.

Economic Development

A REGIONAL EDO INITIATIVES- No update.

B GRANTS AND FUNDING OPPORTUNITIES

- B1 Rural Economic Development (RED) Grant- 30% funding (\$2, 592.30) for the Historical Marker Plaque restoration project has been tentatively approved. An extension of the project timeline has been requested to extend to March 2025 instead of December 2024. The agreement and approved project extension are pending. The Deputy Clerk and Regional Economic Development Officer will start the review process over July and August.

C TSSR BUSINESS COMMUNITY UPDATES/OPPORTUNITIES- No update.

D DONATIONS/COMMUNITY SPONSORSHIPS- No update.

E TSSR STRATEGIC PLAN

- E1 Final Draft - the committee reviewed the final draft of the 2024-2028 Strategic Plan, the internal progress tracking document and semi-annual/annual progress report templates. The committee recommends that the final draft of the plan be adopted by Council.

Community Services

F COMMUNITY AESTHETICS- No update.

G AGE-FRIENDLY PROGRAMING- No update.

H MUNICIPAL EVENTS/INITIATIVES & COMMUNITY ENGAGEMENT

- H1 MyCatch Fishing Tournament- the committee will pursue the MyCatch fishing tournament with Anglers Atlas for a third year. This project has been budgeted for, including the additional \$500 in prizing supplied by the Township. The Deputy Clerk will contact the Parks & Recreation Coordinator to pursue a joint effort in advertising the tournament. The tournament is proposed to run from August 16th to September 2nd, 2024.

Other Business

- Planning and building department fees were briefly discussed regarding the role they play in development within the community.
- Committee Meeting Schedule- the committee will take a summer break and reconvene in September.

Recommendations to Council

- That the 2024-2028 Strategic Plan be adopted.

The meeting ended at 7:20 p.m. The next meeting will be held on September 17th, 2024, in Council Chambers, at 6:30 p.m. or at the call of the chair.



2024-2028

STRATEGIC PLAN

PREPARED BY

TOWNSHIP OF SABLES-SPANISH RIVERS

☎ 705-865-2646

✉ inquiries@sables-spanish.ca

🌐 www.sables-spanish.ca



TOWNSHIP OF SABLES-SPANISH RIVERS

2024-2028 Strategic Plan

Contents

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INTRODUCTION

The Township of Sables-Spanish Rivers is in the District of Sudbury, approximately 70 kilometers west of the Greater City of Sudbury. The Township was established in 1998 when the towns of Massey and Webbwood amalgamated with the Township of the Spanish River and unorganized townships of Shakespeare, Gough, McKinnon, and Tennyson. Today the Township of Sables-Spanish Rivers consists of three main communities that are each situated along Highway 17; Massey, Webbwood and Walford. The Township population totals approximately 3,237 residents.

The Township of Sables-Spanish Rivers strives to be an inclusive, safe, and progressive community built on the natural surrounding beauty of tall pines and sparkling waters. The implementation of the 2024-2028 Strategic Plan is essential to guiding the decision making of the municipality, while ensuring an understanding of goals with staff, and promoting transparency with residents when fulfilling them.

OUR MISSION

The Township of Sables-Spanish Rivers will provide cost effective and responsive local government through, exceptional levels of communication between residents, staff, and community leaders; by promoting healthy lifestyles and encouraging economic growth initiatives through beautification efforts; while respecting the environmental, social, and cultural diversity of the community.



OUR STRATEGIC GOALS

Quality of Life

Providing a positive experience across various aspects of everyday life to all community members.

Community Aesthetics

Creating a space visitors seek to visit, and residents are proud to call home.

Infrastructure

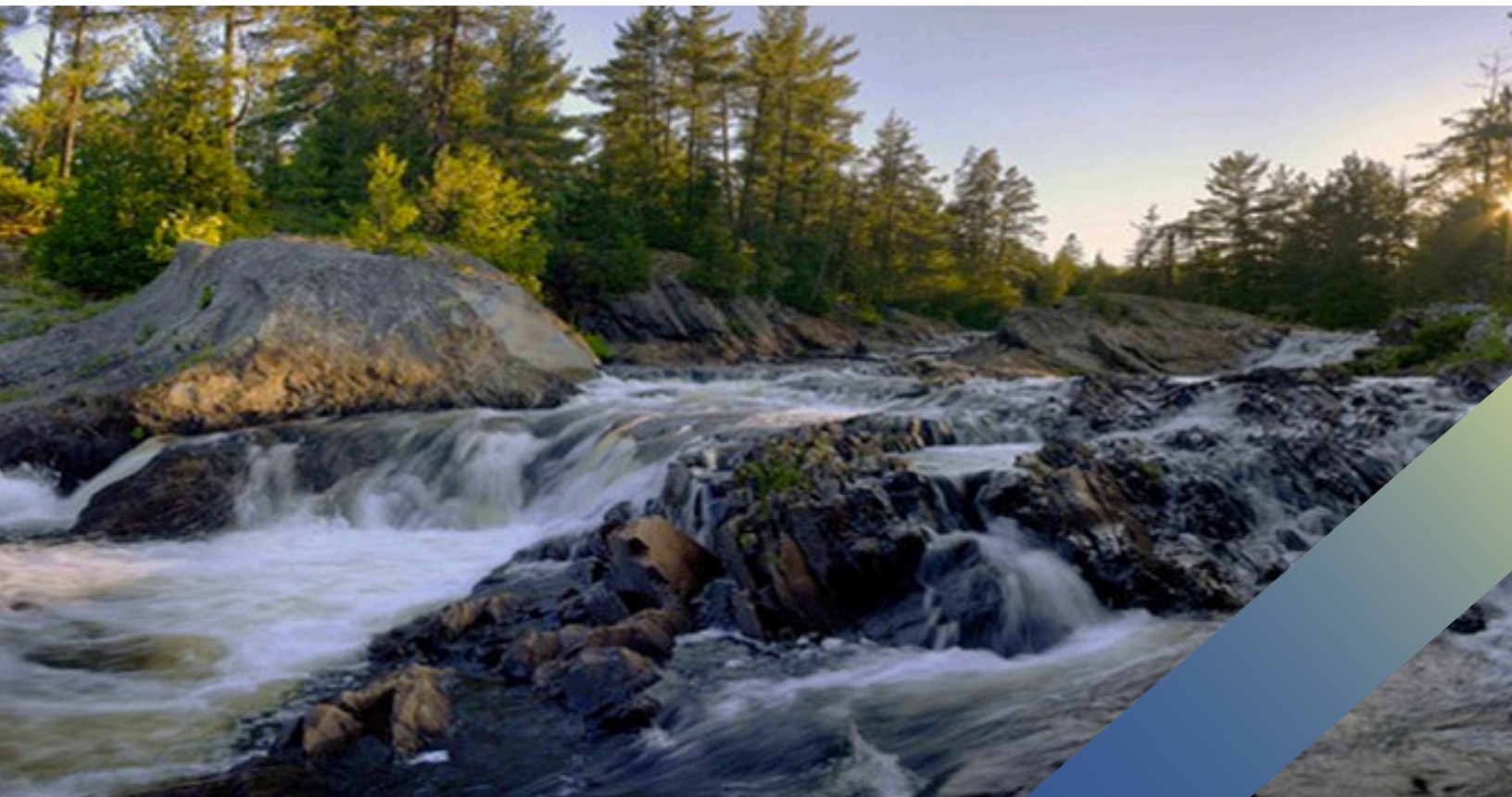
Infrastructure that can evolve with community needs and future development.

Development and Tourism

Maintaining a prosperous economy and exploring opportunities for diversification.

Township Services

Provide effective municipal governance and operations.



GOAL 1: QUALITY OF LIFE

1. Ensure services at the Massey Medical Clinic meet the needs of the community.
2. Continue to support initiatives outlined in the LaCloche Foothills Community Safety Well-Being Plan, such as alternative housing opportunities and services for seniors, pedestrian safety, mental health and addictions education etc.
3. Continue to ensure emergency management services are prioritized and meet call needs.
4. Explore prospects for increased transportation opportunities.
5. Promote initiatives to sustain an accessible and inclusive community.
6. Allocate resources to parks, trails, and green space development.
7. Seek opportunities to increase the year-round use of the Massey and District Community Centre and Arena.



GOAL 2: COMMUNITY AESTHETICS

1. Seek a proactive approach to property standards and bylaw enforcement.
2. Determine the feasibility of a Community Beautification/Improvement Plan and its recommended implementation.
3. Support alternative waste management opportunities in all communities.



GOAL 3: INFRASTRUCTURE

1. Strive to maintain roads, sidewalks, culverts, and bridges in good condition.
2. Ensure recreation equipment is updated as required.
3. Review the accessibility and safety standards of all municipal facilities.
4. Pursue the upgrading and maintenance of municipal sewer and water systems in Webbwood and Massey.
5. Conduct a review of cemetery maintenance plans and administrative processes related to cemeteries.
6. Replacement schedules for all municipal vehicles/equipment be determined to ensure efficiency.



GOAL 4: DEVELOPMENT AND TOURISM

1. Pursue opportunities to engage the agricultural community, such as the Massey Agricultural Society, 4H Club, local farmers, etc.
2. Explore increased opportunities to promote heritage, arts, and culture within the community.
3. Continue to research and apply to applicable grants and funding incentives.
4. Continue to embrace partnerships with other municipalities, First Nations communities, and other levels of government within the region.
5. Explore ways to help publicize community driven events that draw visitors from the broader region and beyond.
6. Pursue innovative initiatives to support development and planning.
7. Explore opportunities for business retention and expansion.



GOAL 5: TOWNSHIP SERVICES-EFFECTIVE MUNICIPAL GOVERNANCE AND OPERATIONS

1. Focus on enhanced communication with residents and promote transparency of municipal operations.
2. Continue to implement the Human Resources (HR) review and recommendations to ensure compliance with provincial legislation and pay equity.
3. Support and encourage ongoing professional development through applicable courses and education opportunities.
4. Begin a comprehensive review of existing policies and bylaws to ensure efficiency of department operations.
5. Investigate alternative IT strategies to ensure a sufficient level of service and record keeping.



MONITORING OF THE PLAN

There are several ways we will ensure the Strategic Plan is implemented and monitored after adoption.

Administrative Implementation and Monitoring

- Staff will refer to this plan when making relevant recommendations to Council and include its relevance in staff reports.
- Every annual budget will itemize how it supports initiatives within the plan.
- Council will refer to the plan when making decisions throughout the term.
- The Clerk-Administrator, or designate, will provide semi-annual and annual reports to Council that outline the status of the plan and the progress achieved toward priorities, noting any new opportunities and barriers.
- Preparation of the 2029-2032 plan will commence in January 2028 to ensure that there is adequate time for the newly appointed Council (2026) to review the prior plan and adopt a new one.

Community Awareness/Involvement

- The plan and annual progress reports will be posted on the Township website.
- Copies of the plan will be provided to organizations and community groups.
- The municipality will encourage feedback on plan initiatives.

Appendix A- 2024-2028 STRATEGIC PLAN IDENTIFIED ACTION ITEMS

| STRATEGIC GOAL | STRATEGIC DIRECTIONS | ACTION ITEMS |
|--------------------------------|---|---|
| GOAL 1: QUALITY OF LIFE | 1. Ensure services at the Massey Medical Clinic meet the needs of the community. | <p style="text-align: center;"><small>*Note some actions are subject to budget approvals*</small></p> <ul style="list-style-type: none"> • Continue the active recruitment of doctors and nurses. • Continue to work with the Espanola Family Health Team and the Manitoulin-Sudbury District Services Board (DSAB) to provide new services. • Review available services and information available at the Massey Medical Clinic. |
| | 2. Continue to support initiatives outlined in the LaCloche Foothills Community Safety Well-Being Plan. | <ul style="list-style-type: none"> • Explore alternative housing opportunities and services for seniors. • Promote road and pedestrian safety through participation in the Vulnerable Road Users Campaign. • Promote resources available to residents regarding mental health & addictions. |
| | 3. Continue to ensure emergency management services are prioritized and meet call needs. | <ul style="list-style-type: none"> • Liaise with various agencies to promote community safety initiatives, with a focus on drug control. • Continue sharded services for emergency management operations. • Support training opportunities for the Sables-Spanish Rivers Fire Department to meet provincial legislation. • Request enhanced OPP presence within all communities. • Review fleet longevity/communication infrastructure and plan/budget for replacement needs as required. • Ensure all personal protective equipment is in working order, especially Bunker Gear, and a replacement schedule established. • Ensure the Community Risk Assessment Plan is established and updated as necessary. |
| | 4. Explore prospects for increased transportation opportunities. | <ul style="list-style-type: none"> • Contribute to a shared bus for medical appointments/seniors' transit in partnership with the LaCloche communities. • Explore programs for inter-township transportation to events happening within different communities. • Approach Ontario Northland regarding enhanced routes. |
| | 5. Promote initiatives to sustain an accessible and inclusive community. | <ul style="list-style-type: none"> • Develop an Age-Friendly/Accessibility Action Plan. • Determine the feasibility of an Age-Friendly Committee. • Engage with community groups, businesses, residents, and local associations regarding their accessibility needs. • Create partnerships with community organizations to build resident participation in events. |
| | 6. Allocate resources to parks, trails, and green space development. | <ul style="list-style-type: none"> • Establish a Recreation Master Plan, that includes shade structures at various municipal parks. • Explore further development of Mouth, Teasdale, and Heritage Park. |
| | 7. Seek opportunities to increase the year-round use of the Massey and District Community Centre and Arena. | <ul style="list-style-type: none"> • Task the Parks & Recreation committee to review existing social and sport programming available to all ages to identify service gaps. • Support youth programming organizations. • Conduct a business plan/feasibility study for a community gym. |

| STRATEGIC GOAL | STRATEGIC DIRECTIONS | ACTION ITEMS <small>*Note some actions are subject to budget approvals*</small> |
|--|---|--|
| <p>GOAL 2: COMMUNITY AESTHETICS</p> | <p>1. Seek a proactive approach to property standards and bylaw enforcement.</p> | <ul style="list-style-type: none"> • Ensure current bylaws and services available to residents with regards to waste management and property standards are easily accessible. • Continue to provide opportunities to residents to dispose of waste at no cost/reduced rates. • Review the current Property Standards and Bylaw Enforcement contracted services agreement to ensure resources allocated to our community meet call needs. • Ensure passed bylaws are being adhered to and enforced. |
| | <p>2. Determine the feasibility of a Community Beautification/ Improvement Plan and its recommended implementation.</p> | <ul style="list-style-type: none"> • Determine possible beautification efforts for Main St, Sable St, and areas along the Highway 17 corridor. • Create a clean up campaign with potential incentives for maintaining your property. • Explore ways to create unique outdoor attractions to build character within our community (murals, art sculptures, signage etc.) |
| | <p>3. Support alternative waste management opportunities in all communities.</p> | <ul style="list-style-type: none"> • Explore the feasibility of more accessible household hazardous and electronic waste collections. • Participate in the provincial Blue Box Transition program. |

| STRATEGIC GOAL | STRATEGIC DIRECTIONS | ACTION ITEMS <small>*Note some actions are subject to budget approvals*</small> |
|-----------------------------------|---|--|
| GOAL 3: INFRASTRUCTURE | 1. Strive to maintain roads, sidewalks, culverts, and bridges in good condition. | <ul style="list-style-type: none"> • Increase communication with the public regarding infrastructure maintenance schedules. • Maintain an inventory of all road signage, including the locations of erected signs. • Work with the Ministry of Transportation regarding the maintenance of and along Highway 17. • Take inventory of the sidewalks and determine an appropriate replacement/maintenance timeline. • Conduct maintenance of bridges, culverts, guide rails and hazard signage as prioritized by the Biennial Bridge Inspection Program in accordance with Ontario’s Public Transportation and Highway Improvement Act and regulation 104/97 “Standards for Bridges”. • Pursue prime and chip, paving and continuous gravel upgrades where appropriate as noted in the Public Works Department five (5) year plan. • Create awareness and preparation plans for environmental impacts to municipal infrastructure e.g. erosion of riverbanks. |
| | 2. Ensure recreation equipment is updated as required. | <ul style="list-style-type: none"> • Record and inventory all public parks and general recreation equipment to identify replacement needs. • Research and establish a Recreation Master Plan. |
| | 3. Review the accessibility and safety standards of all municipal facilities. | <ul style="list-style-type: none"> • Review all municipal facilities and their status of compliance with Accessibility for Ontarians with Disabilities Act, 2005 (ADOA) standards. • Continue to develop and maintain municipal assets in accordance with the Townships Asset Management Plan. |
| | 4. Pursue the upgrading and maintenance of municipal sewer and water systems in Webbwood and Massey. | <ul style="list-style-type: none"> • Research shelf ready projects for watermain and sewer upgrades that support expanded housing opportunities. • Ensure the Water treatment Plant receives upgrades and maintenance as required in accordance with the Ontario Safe Drinking Water Act, 2002. • Pursue sonar sludge reporting for the Webbwood Lagoon. |
| | 5. Conduct a review of cemetery maintenance plans and administrative processes related to cemeteries. | <ul style="list-style-type: none"> • Digitize existing cemetery files for future review and verification. • Update mapping of plots and streamline burial location recording. • Explore the possibilities of an enhanced cemetery records management system. |
| | 6. Replacement schedules for all municipal vehicles/equipment be determined to ensure efficiency. | <ul style="list-style-type: none"> • Determine a uniform replacement assessment matrix to be used by all departments. • Prioritize fleet needs per department to determine an appropriate maintenance schedule. • Snow removal and road maintenance equipment. • Recreation equipment including playground equipment. • Explore lease buyout reviews and options for municipal vehicles and equipment. |

| STRATEGIC GOAL | STRATEGIC DIRECTIONS | ACTION ITEMS <small>*Note some actions are subject to budget approvals*</small> |
|--|---|---|
| GOAL 4: DEVELOPMENT AND TOURISM | 1. Pursue opportunities to engage the agricultural community, such as the Massey Agricultural Society, 4H Club, local farmers, etc. | <ul style="list-style-type: none"> Engage the agricultural community on how the Township can support their projects. Produce an education campaign on agricultural resources within the community. |
| | 2. Explore increased opportunities to promote heritage, arts, and culture within the community. | <ul style="list-style-type: none"> Review snowmobile routes and potential retrofits to improve accessibility within Webbwood, Massey and Walford. Determine annual events the Township can hold. Liaise with community groups to build on existing programs. Complete a review of the existing Historical Marker Plaques and initiate their restoration. Determine wayfinding signage needs. |
| | 3. Continue to research and apply to applicable grants and funding incentives. | <ul style="list-style-type: none"> Provide staff with a comprehensive list of reoccurring grants each year to ensure shelf ready projects are planned accordingly. Increase collaboration between staff to complete more cohesive grant applications. |
| | 4. Continue to embrace partnerships with other municipalities, First Nations communities, and other levels of government within the region. | <ul style="list-style-type: none"> Continue work with the LaCloche communities for shared services. Seek potential partnerships with Sagamok Anishnawbek. |
| | 5. Explore ways to help publicize community driven events that draw visitors from the broader region and beyond. | <ul style="list-style-type: none"> Explore a comprehensive marketing and events communication plan. |
| | 6. Pursue innovative initiatives to support development and planning. | <ul style="list-style-type: none"> Investigate alternative avenues to generate revenue. Provide information guides relating to planning and development processes/applications. Continue to research opportunities to enhance broadband service. Determine the feasibility of a tax phase in program for new development. Investigate opportunities to utilize the Spanish River to increase tourism. |
| | 7. Explore opportunities for business retention and expansion. | <ul style="list-style-type: none"> Host information/learning sessions for entrepreneurs through third party partners. Provide forums for local business owners to become familiar with each other and the resources they may share. Determine the feasibility of an incentive program for local businesses. Determine initiatives to support small businesses within the Township and secure their longevity e.g. shop local campaigns. |

| STRATEGIC GOAL | STRATEGIC DIRECTIONS | ACTION ITEMS |
|--|---|---|
| | 1. Focus on enhanced communication with residents and promote transparency of municipal operations. | <p style="text-align: center;">*Note some actions are subject to budget approvals*</p> <ul style="list-style-type: none"> • New residents' program and new homeowners' information packages. • Create education opportunities for the community to explore the Township's online presence. • Publish an index of municipal bylaws online for residents to access and review. |
| GOAL 5: EFFECTIVE MUNICIPAL GOVERNANCE AND OPERATIONS | 2. Continue to implement the Human Resources (HR) review and recommendations to ensure compliance with provincial legislation and pay equity. | <ul style="list-style-type: none"> • Review the responsibilities and performance of departments to determine staffing needs. • Continue to implement and review the Salary Administration Policy as required. |
| | 3. Support and encourage ongoing professional development through applicable courses and education opportunities. | <ul style="list-style-type: none"> • Invest in department specific training and courses. • Budget for education and conference opportunities. • Establish a uniform onboarding program for all departments. |
| | 4. Begin a comprehensive review of existing policies and bylaws to ensure efficiency of department operations. | <ul style="list-style-type: none"> • Review all established user fees annually. • Determine a review program for all departments and their applicable bylaws/policies. |
| | 5. Investigate alternative IT strategies to ensure a sufficient level of service and record keeping. | <ul style="list-style-type: none"> • Investigate the feasibility of obtaining/developing a GIS system. • Review current IT support and securities in place. • Investigate new methods to provide efficient and effective service to the public. |

June 20, 2024

COUNCIL MEETING: June 26, 2024 AGENDA GROUP: E

SUBJECT: 2024 MyCatch Fishing Tournament

BACKGROUND:

In 2022 the Township initiated a MyCatch Fishing Tournament with Anglers Atlas to provide an annual Township driven event that was Covid-19 friendly, this event was pursued again in 2023. The results are included below:

| Year | Total Participants | Prizes & Participation | Boundary |
|------|------------------------|---|----------------------------|
| 2022 | 40 (38 adult, 2 youth) | <ul style="list-style-type: none">- 35 additional prizes to cash placements- 19 different business involved- Total tournament prize value approx. \$3,500 | Township plus 20 km buffer |
| 2023 | 38 (35 adult, 3 youth) | <ul style="list-style-type: none">- 57 additional prizes to cash placements- 18 different business involved- Total tournament prize value approx. \$4,335 | Township plus 10 km buffer |

The tournament is an excellent avenue to showcase local businesses within the LaCloche area, promote use of the natural resources within our community and encourages residents to be active in their down time.

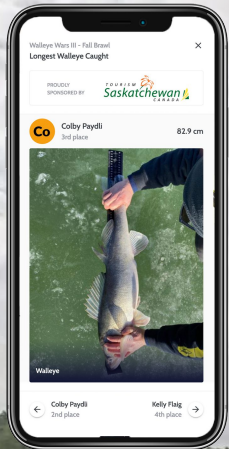
RECOMMENDATION(S)/OPTIONS:

BE IT RESOLVED THAT Council approves the Economic Development & Community Services Committee to pursue Option #3 with Anglers Atlas at a cost of \$5,000+ HST and 20% of entry fees, to host a Township MyCatch Fishing Tournament from August 16th to September 2nd, 2024. AND THAT an additional \$500 be allocated to prizes on behalf of the municipality.

ATTACHMENTS:

- Anglers Atlas MyCatch Tournament Information package

MyCatch Fishing Events



App Based Events

Driving Fishing Interests & revenue into local area & economies.

Background photo submitted by Angler's Atlas member Meep1zort on Spanish River, ON.



MYCATCH
BY ANGLER'S ATLAS

A New Way To Run Fishing Events

Angler's Atlas has been around for over 20 years already. The idea for **MyCatch** events was born out of the pandemic. As traditional weight-based fishing events were cancelled across the country we saw an opportunity to adapt our **MyCatch** app to run Covid safe catch-photo-release competitive fishing events.

In the first year we ran 20 events, 44 in our second year and many more since then. Below are some examples of events we have launched or will be launching soon.

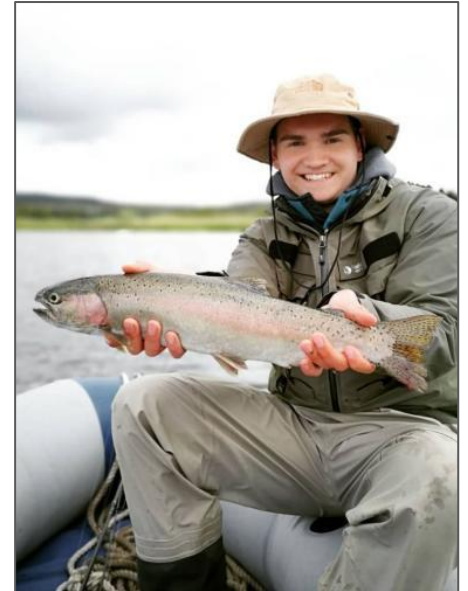
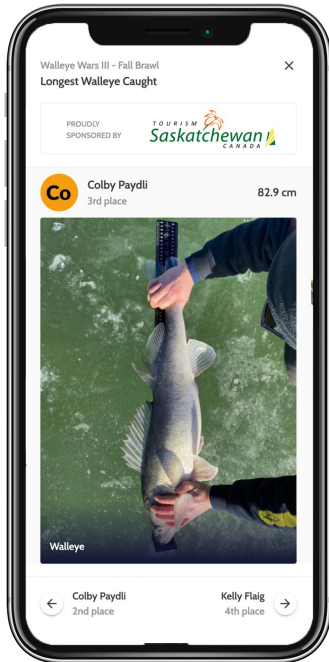


How Does It Work?

These events use the **MyCatch** mobile app. Anglers take a picture of the fish on a measuring device and **MyCatch** does the rest.

Key Points:

- Anglers sign up on our events page: <https://www.anglersatlas.com/events>
- Once paid, the app automatically switches to event mode, notifying the user they are in an event.
- Anglers report their catches through the app (left). Photo entries are both time and gps tagged.
- A real time leaderboard is available on the app and on the website. Leaderboards are interactive as you can click on a competitor's name and “see” their entry
- We now have the ability to have both Adult and Youth categories



Angler's Atlas member [JJT](#)

MyCatch App Tutorial Video

How does the app work?? This short video will answer that.....Click below to start



Features

App Reporting:

Example of an event photo of fish on a measuring device, taken using *MyCatch*.



Live Leaderboard:

Example shows Leaderboard sponsor from *Shake off the Blues BC* tournament.

| Rank | Angler Name | Location | Length (cm) |
|------|-----------------|-------------------|-------------|
| 1 | Joseph Johnston | PEACE RIVER NORTH | 100.3 |
| 2 | Stephen Wile | PEACE RIVER NORTH | 100 |
| 3 | Gene Johnston | PEACE RIVER NORTH | 99.2 |

Prize Category:

Example shows *Hidden Length* category from *Shake off the Blues BC* tournament with clickable links for sponsors

Sponsor: [Everything Foam](#)

Estimated Value: \$100

Winner: [Greg Blackburn](#)

Riding: Whole Tournament

NOTE: We reserve the right to include our sponsors on leaderboards.

Added Bonus: The Economic Benefits

CASE STUDY

The Big Jig

*Held February 13-15, 2021
Sylvan Lake AB*

- 387 participants
- Residency data available
- **159** estimated room demand
- **\$64k to \$93k** in business sales
- **35 to 41 jobs** supported



Natasha Bhola
to Piper, me, Jim ▾

Mar 4, 2021, 10:03 AM

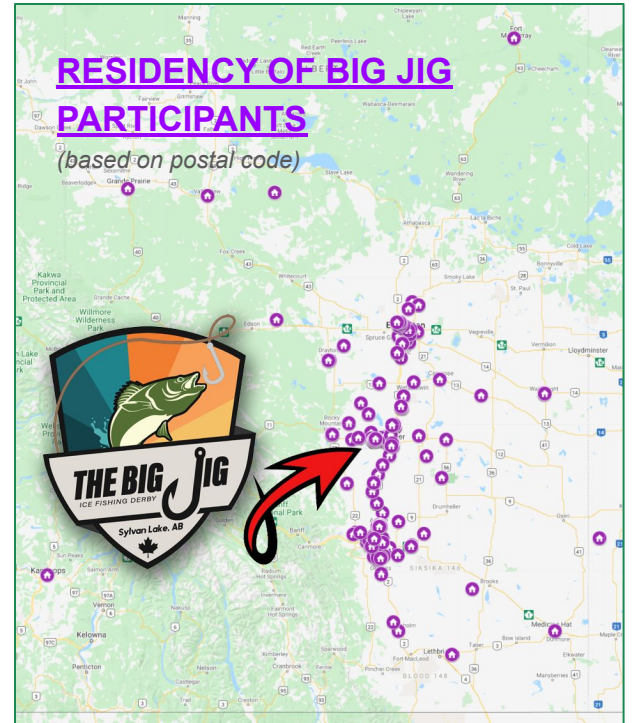
Hi Sean,

Our estimated event impact data is:

- Business Sales (Direct): \$64,029
- Business Sales (Total): \$93,205
- Jobs Supported (Direct): 35
- Jobs Supported (Total): 41
- Local Taxes (Total): \$357
- Net Direct Tax ROI: \$242
- Estimated Room Demand: 159

Thank you

Natasha Bhola
Tourism Marketing & Development Coordinator
Recreation, Culture and Tourism

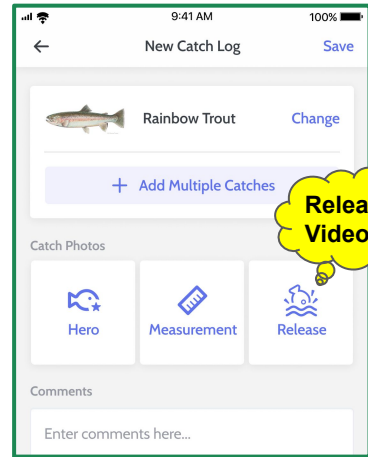


Supporting Fisheries Science

A very important part of **MyCatch** is our connection to fisheries research and science. Data collected through these events help fisheries biologists better understand the state of this precious resource. Only select members of our staff have back stage access to this information and it is very strictly controlled.

In addition, these events are excellent opportunities to improve conservation and education about our fisheries. Here are two ways we accomplish this:

1. **LIVE RELEASE:** We have created a “Live Release” feature on the app that allows anglers to video the release of their fish back into the water. This gives event organizers “proof” of a live release for events that require it.
2. **EDUCATION:** Throughout our events, we match the event with relevant fisheries conservation information..



New this year: Release video option allowing anglers to take a short video of their fish release.

Our promise to anglers:

Secret Spots Stay Secret!

We do not release their location data to the public.

The Proposal:

Working with Organiser's, we will host a competitive fishing event in your area (boundaries TBD). This event will focus on your choice of any number of fish species - and attract angler's to participate in a fun-filled, competitive fishing event.

Pricing Options:

Option 1

- Angler's Atlas will work with the organizer to set up the event and provide access to the use of our App platform
- The organizer will be responsible for managing the event i.e. taking entry fees, managing angler issues, approving all of the angler catches, awarding of all prizes and monies.

Cost:

\$1250.00 plus taxes

Option 2

- Same as option one but Anglers Atlas / Mycatch collects entry fees through the app and either awards cash prize awards directly to winning anglers or sends a lump sum of entry funds to the organizer for disbursement.

Cost:

\$1250.00 plus taxes + 20% of entry fees

Option 3

- Angler's Atlas will work with the organizer to come up with the rules and set up the event. Angler's Atlas will look after ALL other aspects of the tournament. The organizer will have final say on the rules and set up of the event and final approval of winners of prizes.

Cost:

\$5000.00 plus taxes + 20% of entry fees

MyCatch Event Testimonials

Katie O. - Marketing Manager of Muskoka Tourism (Ontario Ice Fishing Challenge)

- Thank you for creating a flawless ice fishing challenge in our region. The 2020 winter campaign brought tourism to our region and excitement during a difficult time. Your team executed the campaign perfectly, from weekly meetings, to answering my questions within minutes of me emailing them, to always being there for help whenever needed. I would highly recommend your organization to others. Your team took care of every detail and did any “heavy lifting” that was required. I appreciate your team’s dedication to the event in our region and appreciate your contribution to tourism in Muskoka.

Casey M.- Jones Boys Boats & Tournament Organizer (Kootenay Lake Classic)

- “We teamed up with Angler’s Atlas to host the Kootenay Lake Classic which was a virtual fishing derby. We had really great feedback from all of the participants, some great success stories and people saying they liked this platform better than the traditional style weigh-in derby.”
- Testimonial video: <https://www.youtube.com/watch?v=IHXBpk3YDPk>

Mike B. - Unifor Trade Union (Get Hooked - Tourism Windsor)

- “Many Unifor members and their families are sports anglers and we have hosted fishing derby’s for decades but, like so many other groups, we have had to cancel the last two years due to the pandemic. The innovative app-based tournament offered by Tourism Windsor Essex and Angler’s Atlas will make it possible for our community to safely reconnect with nature and family during these difficult times.”

MyCatch Contacts

Jim Clarke

Events Director

jim.clarke@anglersatlas.com

(403) 437-0388



Sean Simmons

President

sean@anglersatlas.com

(250) 613-7727



June 14, 2024

COUNCIL MEETING: June 26, 2024

AGENDA GROUP: F

SUBJECT: PROPOSED SALE OF CROWN SHORELINE RESERVE

BACKGROUND:

We have received the attached application from Ruth Clare, 603 H West Branch Road, respecting the acquisition of crown land from the Ministry of Natural Resources in Gough Township. They have asked the Township for our comments.

The policy in section 4.15 of our Official Plan relating to Crown Land reads as follows:

“...It is expected that Crown lands proposed to be released for private development not be released by the Crown without prior consultation with the Council, and the redesignation of such lands be in conformity with the Official Plan....”

As this land is designated as Crown Land, it would not conform to the policies of rural or resource recreation districts, of which the adjacent private property is designated.

However, the Official Plan also provides for the following in the “Interpretation” section -1.4:

“It is intended that the boundaries of the land use designations shown on Schedules A1, A2 and A3, be considered as approximate.....Amendments to the Official Plan will not be required in order to make minor adjustments to the boundaries of land use designations or features or other symbols nor to the location of roads, provided that in all cases, the general intent of the Plan is preserved. Such minor deviations may not be reflected on the Land Use Plan.”

RECOMMENDATION:

BE IT RESOLVED THAT with respect to the proposed sale of Crown shoreline reserve fronting on Parcel 19181, Summer Resort Location A.B.201, Gough Township, we advise the Ministry of Natural Resources that we would interpret this as a minor adjustment to the land use boundaries as per Section 1.4 of our Official Plan and have no concerns with the proposed sale to the adjacent landowner;

AND THAT if consolidated with the adjacent Parcel 19181 this shoreline reserve would be required to conform to the same municipal zoning bylaw requirements as the adjacent land designated as Resource Recreation.

ENCLOSURES:

- Crown Shoreline Request form - R. Clare
- map of subject property
- OP Section 1.4 & Section 4.15

- A. a description of the measures and procedures proposed to attain the objectives of the plan;
- B. a description of the measures and procedures for informing and obtaining the views of the public in respect of planning matters not mentioned in clause (1.2.1 b).

Also, "the Council of a municipality may elect to follow the prescribed processes and develop materials prescribed for the preparation of an Official Plan".

1.3 Title and Components

1. This policy document shall be known as the "Official Plan for the Township of Sables-Spanish Rivers" and is hereinafter referenced to as the Official Plan or the Plan.
2. **The Official Plan consists of the following text and Schedules 'A1, A2 and A3'** which make up the Land Use Plan.
3. Background statements, illustrations and appendices included in this document are provided for information purposes only and do not constitute a formal part of the Official Plan.

1.4 Interpretation

1. It is intended that the boundaries of the land use designations shown on **'Schedules A1, A2 and A3'**, be considered as approximate. Boundaries are to be considered absolute only where clearly bounded by roads, railways, rivers or streams or other geographical barriers. Amendments to the Official Plan will not be required in order to make minor adjustments to the boundaries of land use designations or features or other symbols nor to the location of roads, provided that in all cases, the general intent of the Plan is preserved. Such minor deviations may not be reflected on the **Land Use Plan.**
2. It is intended that all figures and numerical quantities herein shall be considered as approximate unless otherwise stated. Amendments to the Official Plan will not be required for any reasonable variance from any of the proposed figures.
3. For the purposes of this Plan, it is interpreted that an existing use as of the date of approval of this Plan refers to the land presently or actually in use and not necessarily the total land area or land holding of the property owner.
4. It is intended that buildings, structures, uses etc., that are normally incidental, accessory or essential to a permitted use will also be allowed even though not

fumes, vibration or other emissions;

- G. That adequate provision is made for fencing, buffering or berming the operation; and
- H. The entering into of a Site Plan Control Agreement under the *Planning Act* (see **Section 6.20 - Site Plan Control**).

4. Land Use Compatibility

The provisions of Section 4.7.2 B. shall apply to ensure land use compatibility between a Salvage Yard Use and a sensitive land use.

5. Zoning

Provisions shall be made in the implementing zoning by-law to regulate salvage yards. As new salvage yards require an amendment to this plan, they will also require an amendment to the implementing zoning by-law.

4.13 Rural Area – Waste Disposal facilities Designation

Waste disposal facilities as shown on the Land Use Plan, are permitted as a separate land use designation in accordance with the policies of Section 3.14 - Waste Disposal Facilities of this Plan.

4.14 Rural Area – Resource Uses

Any uses set out in **Section 5.0 Resource Management** of this Plan are permitted in the **Rural Area**.

4.15 Crown Land

It is recognized that Council does not have the jurisdiction to enforce the provisions of this Plan as it relates to Crown land since Crown lands are recognized as falling under the purview and responsibility of the Provincial government. However, it is expected that Council and Provincial Ministries will work cooperatively in achieving the objectives and spirit of this Plan particularly with respect to the review of development applications. It is expected that Crown lands proposed to be released for private development not be released by the Crown without prior consultation with the Council and the redesignation of such lands be in conformity with the Official Plan, where required by this Plan. Generally, the release of Crown land for non-resource related development is not encouraged except where there are no alternative private lands available for such development or where the lands are required to achieve the economic development objectives of this Plan (see **Section 2.6 -**

Economic Growth). It is also the intent of Council to minimize or avoid land use conflicts or conflicts in resource development since inter-agency cooperation is essential to maximizing the potential of natural resources within the Planning Area.

Council is cognizant of the many resource attributes on Crown Land within the Planning Area and wishes to ensure a balanced approach to resource management to ensure that resource development is optimized for the economic health of the area while taking into consideration the ecological functions of natural heritage features (e.g. wildlife and fish habitat).

Council recognizes the interest of Indigenous communities in traditional and other land uses on Crown Land and will support and ensure that they are appropriately consulted in land use planning decisions.

4.16 Conservation Uses

It is a policy to permit conservation uses which may include any activity which is designed to enhance or improve ecosystems within the Planning Area. Programs for wildlife management are encouraged as well as activities related to wildlife and conservation interpretation.

4.17 Remote Development

It is a policy to recognize certain specific land uses which are part of the rural landscape. These uses are characterized as self-sustaining and are not dependent on services provided by public authorities. It is a policy to permit such uses in undeveloped, remote or generally inaccessible areas within the Planning Area on a limited basis. Such uses include a trappers' cabin associated with a registered trap line or a fishing and hunt camp. A fishing and hunt camp may be permitted under a leasehold arrangement with the Crown or as a single use on patented land.

4.18 Recreational Vehicles

1. Development Concept

The intent of the Plan is to allow for the development of Recreational Vehicle Parks and Campgrounds and to allow recreational vehicles on a limited basis on individual lots as a means to accommodating this type of land use. It is expected that recreational vehicle parks would be operated on a seasonal basis (e.g. May – October) and closed during the winter months. The purpose of a Recreational Vehicle is to provide temporary living accommodation on a seasonal basis that is recreationally oriented. Recreational vehicles are not intended to be a substitute for a permanent dwelling. The Plan allows for the overwintering or storage of

**PLANNING APPLICATION
STAFF REPORT**

File No(s): Consent Application; C-24-10
Owner(s)/ Applicant(s): The PPSC 1 CO INC/ Patricia Ryan
Date of Submission: May 28, 2024
Date of Public Meeting: June 26, 2024

Proposal: The purpose of consent application C-24-10 is to provide for a lot addition within the Rural zone. The property is described as Salter Township, PT NE ¼ Section 36, Parcel 2530.

The applicant is proposing to add approximately 1.11 ha to the adjacent property, owned by Patricia Ryan, and the subject property would retain approximately a total of 44.2 ha. The reasoning for the lot addition is to provide water frontage along the Spanish River to the adjacent property. The depth of the proposed addition is approximately 30m, the established flood plain elevation for the Spanish River is 177.3m and therefore building would not be permitted on this portion of the lot as per sections of the Official Plan and Zoning Bylaw outlined below.

Municipal Plan Review:

OMAFRA (Ontario Ministry of Agricultural, Food & Rural Affairs)

- The application indicates there are no agricultural operations within 500m of the subject property.

MOE (Ministry of the Environment)

- There is no municipal servicing for water supply; private sewage disposal services are required. Proposal is compatible with adjacent uses.

MNR (Ministry of Natural Resources)

- There are no natural heritage features identified on this property.

MC (Ministry of Culture)

- Screening of questions and MC mapping relating to known archaeological sites and built heritage resources indicate no features to protect. An archaeological assessment was conducted on a few properties along the Spanish River for previous applications in close proximity to this property. No features or heritage sites were located; therefore, no mitigative measures were needed.

It is Council's discretion to accept these findings for this application or to require that the applicant of this application must have an archaeological assessment/investigation carried out by a licensed archaeologist.

MTO (Ministry of Transportation)

- Subject property is not adjacent to provincial highway. No consultation required.

MNDM (Ministry of Northern Development & Mines)

- Application is not within an area of significant planning interest.

OP Designation:

Section 4.8 Rural Area

- Provides for seasonal and permanent residential uses and recreational oriented land uses, with a focus on waterfront development.

Section 4.9 Rural Area- Residential Uses

- 4.9.2.G. Planning Principles- *“Lands within the Rural Area which are adjacent (i.e. within 300m) to an inland lake and the Spanish River (outside of the Massey urban settlement area) are not intended to be intensively developed (e.g. consents or a plan of subdivision or a major commercial use) without an amendment to this Plan in accordance with the provisions of Section 4.10- Resource Recreation District”*- As this application is for a lot addition to an existing lot of record within 300m of the Spanish River the amendment is not required.

Section 4.10- Resource Recreation District

- Provides for residential uses.
- 4.10.11 Vegetation Buffer- *“Establishment and/or retention of a natural vegetation buffer on lands within 15m of the shoreline of a lake or tributary. Where sensitive or vulnerable water features are present, the buffer should be 30m or more.”*

3.16.1 Policies-Flood Plains and Natural Hazards

- Flood Plains and Natural Hazards-The Spanish River has an established flood plain elevation of 177.3m.
- No new buildings are permitted within the 177.3m flooding hazard area (exception of flood control structures, dock, boat house), and the required 30m setback for new development is to be measured from the established flood plain elevation.

Zoning:

Section 5.18 Rural

- Residential uses are permitted; access by year-round maintained municipal road- Lee Valley Road.

Section 4.11 Flood Plain, Fill and Construction Requirements

- *“No person shall use any land or erect, alter or use any building or structure in the flood plain except for permitted uses such as: buildings or structures intended for flood or erosion control or slope stabilization, all buildings and structures in existence on the day of the passing of this bylaw, conservation uses, forestry uses, parks without buildings or structures, hydro electric generating facilities or a marine facility.”*

Section 4.20.6 Minimum Distance Separation, Influence Areas and Special Setbacks-Water Bodies

- *“The minimum setback for a habitable structure or non-residential building shall be 30m with exception of a boat house, dock, wharf and deck. The minimum setback for a low impact accessory structure such as a steam or sauna bath, gazebo, storage shed, and deck shall be 15m.”* Notwithstanding the above section, only a dock or deck would be permitted on this property.

Provincial Policy Statement:

1.1.4.1 Healthy, integrated and viable rural areas should be supported by building upon rural character and leveraging rural amenities and assets.

Circulation / Agency Consultation:

- Around & About – June 4, 2024
- Adjacent landowners; 60 metres

Draft Resolution and Schedule of Conditions:

Provisional Approval – Consent Application File No. C-24-10

Schedule of Conditions:

1. Road Allowance – That if a survey is required, the road allowance(s) deemed to be approximately 33 ft. from the centre of the existing road(s) in front of the land to be severed be surveyed, and together with other road allowances that may be on this or existing surveys be conveyed to the Township of Sables-Spanish River at the applicant's expense and appropriately certified that the Township's title is free and clear of all encumbrances and the Township has a good and marketable title.
2. No deviation - The official survey must not deviate substantially from the application. The applicant must provide a copy of the draft reference plan to the Municipality.
3. Administration fee – That a \$100.00 administration fee be paid to the Municipality.
4. No arrears - That there be no arrears owing to the Municipality by the applicant unless payment is guaranteed by the applicant's solicitor upon closing.
5. The applicant shall cause a restriction under Section 118 of the Land Titles Act, R.S.O. 1990 to be entered in the parcel register for the benefiting parcel of the lot addition to read as follows: No transfer of the lands shall be made, or charge created unless the consent of the Township of Sables-Spanish Rivers is obtained.
6. No building or structures shall be permitted on the property within the 30m setback from the Spanish River, with exception to a dock or deck.
7. A vegetative buffer between the shoreline and the building envelope shall be maintained, with the exception of a 4-metre wide shore access/egress path from the envelope of the shoreline. The cutting or removal of trees, shrubs or ground cover will not be permitted within the vegetation buffer except for the removal of dead or diseased trees, debris or noxious plants or where the 4-metre landscaped corridor is required for access between the road and the shoreline.

Optional:

8. Pursuant to Section 3.15 of the Official Plan, a licensed archaeologist shall provide an archaeological assessment/investigation regarding the subject property.

Application for Consent
Under Section 53 of the Planning Act

FOR OFFICE USE ONLY:

| | | | | |
|--|---------------------------|------------------------------|--|-----------------------------|
| Date Complete Application Received: <i>May 28, 2024</i> | Fee Paid: <i>\$500</i> | Receipt No.: <i>55435</i> | Roll No.: <i>5218-000-003-19501</i> | File No.: <i>0-24-10</i> |
|--|---------------------------|------------------------------|--|-----------------------------|

SUBMISSION OF THE APPLICATION:

- In this form the term "subject" land means the land to be severed and the land to be retained.
- The information in this form must be provided by the applicant to ensure a quick and complete review. If information is not provided that is necessary, the application may be deferred or refused or may be returned to the applicant.
- One application form, including sketch is required for each parcel to be severed.
- The fee is \$500.00 per application.
- Measurements are to be in metric units.

Please Print and Complete or Check Appropriate Box(es)

1. Application Information

1.1 Name of Owner(s). An owner's authorization is required in Section 11 & 12, if the applicant is not the owner.

| | | |
|---|---|------------------------|
| Name of Owner(s) <i>Andrew Stronach</i> | Home Telephone No. <i>416-704-4104</i> | Business Telephone No. |
| Address <i>14875 Bayview Ave. Aurora, Ont.</i> | Postal Code <i>L4G 0K8</i> | |

1.2 Agent / Applicant: Name of the person who is to be contacted about the application, if different than the owner.

This may be a person or firm acting on behalf of the owner).

| | | |
|---|---|---|
| Name of Contact Person/Agent <i>PAT RYAN</i> | Home Telephone No. <i>705-865-2285</i> | Business Telephone No. |
| Address <i>30 Lee Valley, Massey</i> | Postal Code <i>POB 1P0</i> | E-Mail <i>p-ryan1964@hotmail.com</i> |

2. Location of the Subject Land (Complete applicable boxes in 2.1)

| | | | |
|--|---------------------------|---|----------------------|
| 2.1 Geographic Township <i>Salter</i> | Parcel No. <i>2530</i> | Lot / Section <i>174 section SWS/NE 36</i> | Concession No. |
| Registered Plan No. | Lot(s)/Block(s) | Reference Plan No. | Part No. |
| | | | Civic/Street Address |

2.2 Are there any easements or restrictive covenants affecting the subject land?
 No Yes If Yes, described the easement or covenant and its effect.

3. Purpose of this Application

3.1 Type and purpose of proposed transaction (check appropriate box)

Transfer: Creation of a new lot Addition to a lot An easement Other purpose
Other: A charge A lease A correction of title

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged. *Patricia Ryan*

3.3 If a lot addition, identify the lands to which the parcel will be added.
Sec 36 PT NE 1/4 Pct 29 466 Pt 4 S3R 9341

4. Description of Subject Land and Servicing Information (complete each subsection)

| | | | | |
|---|---|---|---------------------------|--------------------------|
| 4.1 | Description | Frontage (m) | 365.76 ^{severed} | Retained 182.88 |
| | | Depth (m) | 30.48 | 30.48 |
| | | Area (ha) | 1.11 | .56 (river) 44.2 (total) |
| 4.2 | Use of Property | Existing Use(s) | | |
| | | Proposed Use(s) | | |
| 4.3 | Buildings or Structures | Existing (date of construction) | | |
| | | Proposed | | |
| 4.4 | Access (check approp. space) | Provincial Highway | | |
| | | Municipal road, maintained all year | Lee Valley | |
| | | Municipal road, seasonally maintained | | |
| | | Other public road (specify below) | | |
| | | Right of way (specify below) | | |
| If access is by private road, or "other public road" or "right of way", indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year. | | | | |
| Water Access (if so, indicate the location of the parking and boat docking facilities to be used) | | | | |
| 4.5 | Water Supply (check approp. space) | Publicly owned and operated piped water system | N/A | N/A |
| | | Privately owned and operated individual well | N/A | N/A |
| | | Privately owned and operated communal well | N/A | N/A |
| | | Lake or other water body | | |
| | | Other means | | |
| 4.5.1 | If existing, is the supply and quality of water adequate? | | N/A | N/A |
| | If proposed, is there any reason to expect there would not be an adequate supply of quality water? | | | |
| 4.6 | Sewage Disposal (check approp. space) | Publicly owned and operated sanitary sewage system | N/A | N/A |
| | | Privately owned and operated individual septic tank | | |
| | | Privately owned and operated communal septic system | | |
| | | Privy | | |
| | | Other means | | |
| 4.6.1 | If existing, is there any known deficiency in the system? | | | |
| | If proposed, is there any reason to expect that a Certificate of Approval may not be issued by the Health Unit? | | N/A | N/A |
| 4.7 | Other Services (check if the service is available) | Electricity | | |
| | | School bussing | | |
| | | Garbage collection | | |

5. Land Use

5.1 What is the current official plan designation(s) of the subject land? RURAL

5.2 What is the current zoning of the subject land? residential RURAL

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.

| Use or Feature | On the Subject Land | Within 500 metres of Subject Land, unless otherwise specified (indicate approximate distance) |
|--|---------------------|---|
| An agricultural operation, incl. livestock facility or stockyard | | |
| A landfill site | | |
| A sewage lagoon | | |
| Hazard land | | |
| Any mine site - active or abandoned (please specify) | | |
| An industrial or commercial use, specify the use(s) | | |
| An active railway line | | |
| An airport or airstrip | | |
| Utility corridors | | |

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?
 No Yes Unknown If Yes and if known, provide the application file number and the decision made on the application.

6.2 Has the subject land ever been severed from the parcel originally acquired by the owner of the subject land?
 No Yes Unknown If Yes, provide the date of the transfer, the name of the transferee and the land use of the severed land.

7. Current Applications

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval? No Yes Unknown If Yes and if known, specify the Ministry file number and the status of the application.

7.2 Is the subject land the subject of an application for a zoning bylaw amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision? No Yes Unknown If Yes, and if known, specify the appropriate file number and status of the application.

7.3 Is the application consistent with policy statements issued under subsection 3(1) of the Planning Act? YES

8. Sketch

8.1 This application shall be accompanied by a sketch showing the following, in metric units:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- the location and type of wells and/or septic tanks and the distance from the proposed severance line, if less than 50 metres
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas
- the existing use(s) on adjacent lands
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- the location and nature of any easement affecting the subject land

9. Other Information


Is there any other information that you think may be useful for the review of this application? If so, explain below or attached on a separate page.

10. Affidavit or Sworn Declaration

I, PAT RYAN of the TWSP OF SABLES-SPANISH RIVERS
 in the DISTRICT OF SUNDRAWY make oath and say (or solemnly declare) that the information contained in this
 application is true and that the information contained in the documents that accompany this application are true.

Sworn (or declared) before me

at the TWSP SABLES SPANISH RIVERS
 in the DISTRICT OF SUNDRAWY
 this 28 day of MAY 2024


 Commissioner of Oaths
ANNE WHALEN
COMMISSIONER of OATHS
TWP of SABLES-SPANISH RIVERS


 Applicant

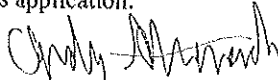
11. Consent of the Applicant / Owner(s)

11.1 Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Owner(s) to the Use and Disclosure of Personal Information

I/we, Andrew Stronach a director of PPSC 1 Com/ARC the applicant / owner(s) of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

5/28/2024
date


signature of Owner

signature of Owner

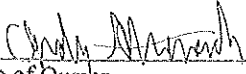
12. Authorization for Agent

12.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be attached to this application, or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

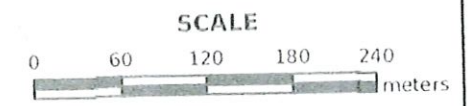
I/we, Andrew Stronach a director of PPSC 1 Com/ARC the owner(s) of the land that is the subject of this application and I/we authorize Patricia Ryan to make this application on my/our behalf.

5/28/2024
date


signature of Owner

signature of Owner

PRINTED ON 16 JUL, 2019 AT 15:13:14
FOR MSUTINEN



PROPERTY INDEX MAP
SUDBURY(No. 53)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 044950
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



UNPATENTED LAND
73428
IMPERIAL STREET
UNITS 17, 18
19

UNPATENTED LAND
SPANISH RIVER

Lot Addition 0045
PLAN 48857 (P-2540)

Benefiting
Property

73422

SECTION 36

Subject Property

0045
53R9111

TRAVELLED ROAD

53R20860 0477

0496

53R20709 0470

0122

0268

0267

0160

0159

0158

0157

0214

0225

0329

0330

0331

0332

0333

53R18828

0334

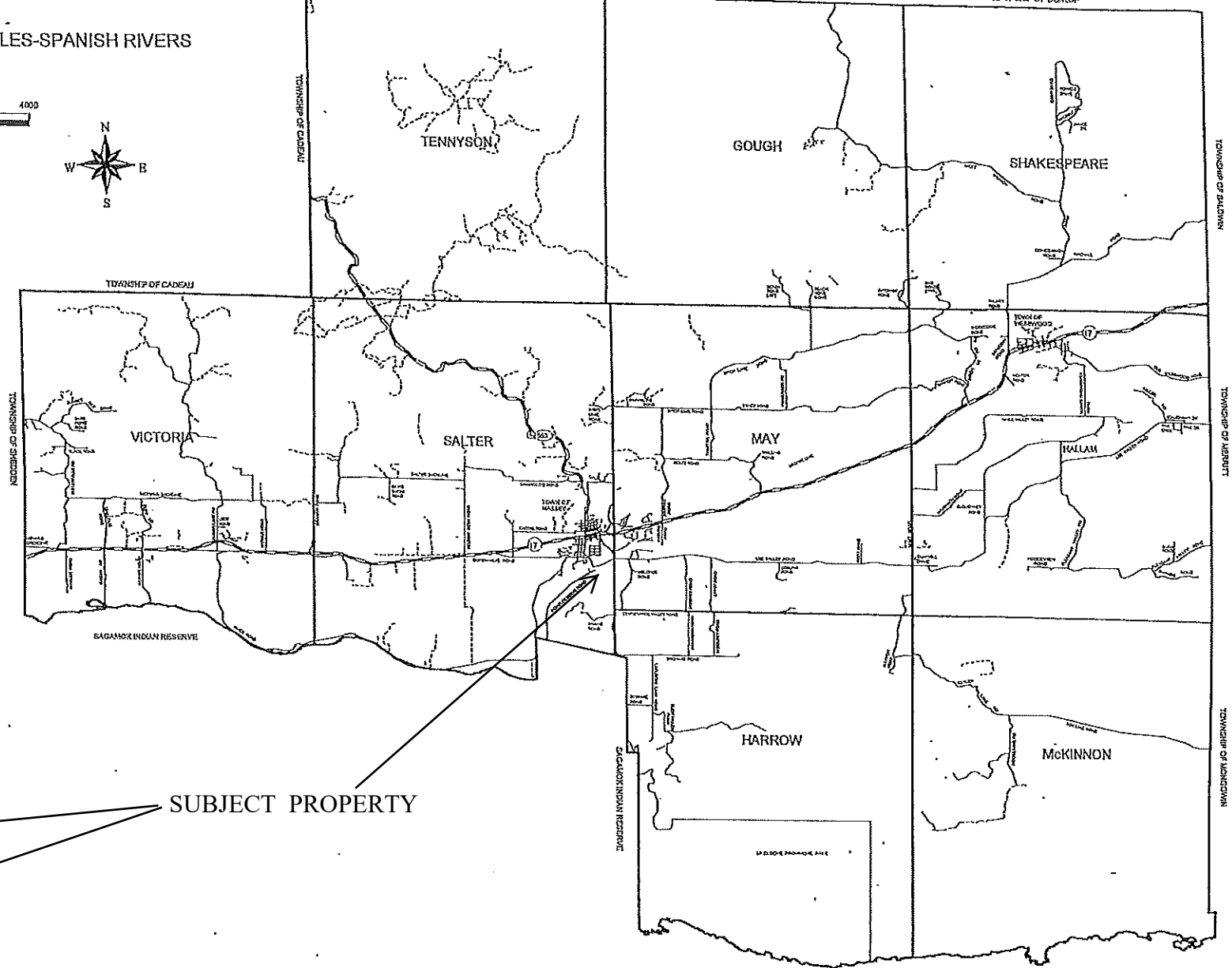
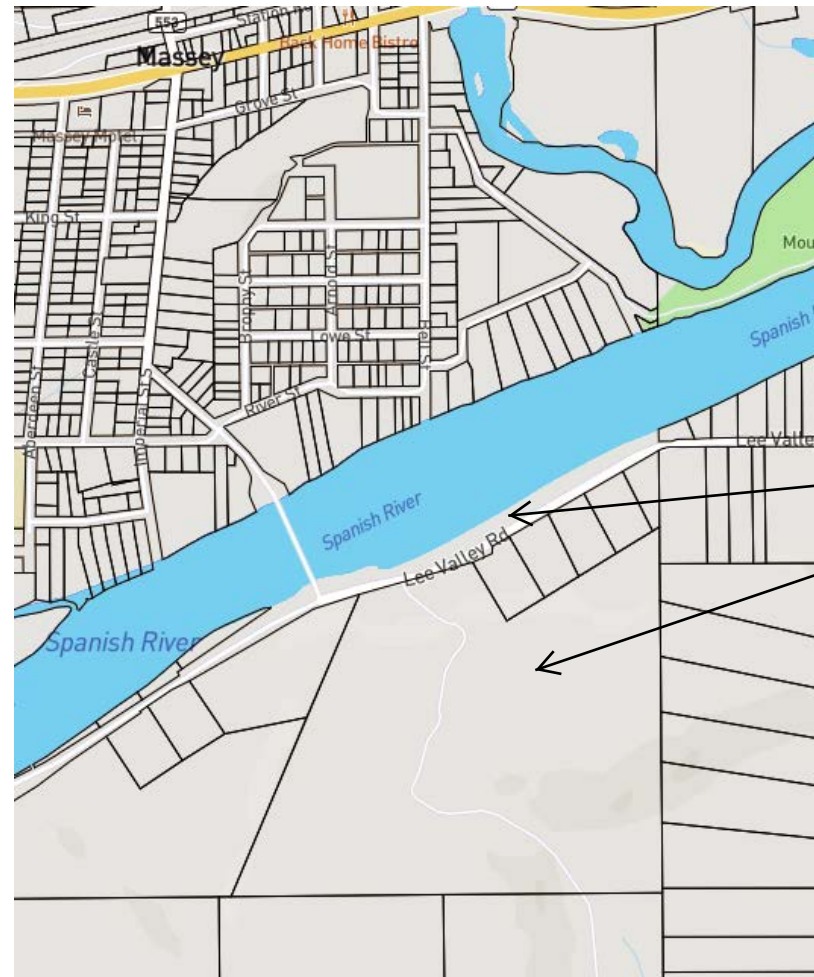
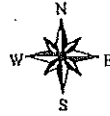
0339

0264

0108

TOWNSHIP OF SABLES-SPANISH RIVERS

SCALE 1:125000 Metres



SUBJECT PROPERTY

CONSENT FILE NO. C-24-10
SALTER TWP; RYAN

NOTICE OF A PUBLIC MEETING Concerning an Application for Consent

TAKE NOTICE that the Council of the Corporation of the Township of Sables-Spanish Rivers will hold a public meeting to consider the proposed application for Consent under Section 53 of the Planning Act, RSO 1990 as amended. The public meeting will be held on **Wednesday, June 26th, 2024 at 6:30 p.m.** in Council Chambers, at 11 Birch Lake Road, Massey, Ontario.

Consent File No. C-24-10 Purpose and Effect: To provide for a lot addition within the Rural Zone. The property is described as Salter Township, PT NE ¼ Section 36, Parcel 2530. The land in subject application is not subject to any other Planning Act application.

TAKE NOTICE that if you wish to be notified of the decision of the Township of Sables-Spanish Rivers on the proposed application, you must make a written request to the Clerk of the Township of Sables-Spanish Rivers. To appeal the decision to the Local Planning Appeal Tribunal, send an appeal form to the Clerk of the Township of Sables-Spanish Rivers outlining the reasons for the appeal. You must enclose the applicable appeal fee for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Sables-Spanish Rivers to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Sables-Spanish Rivers before the bylaw is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Township of Sables-Spanish Rivers before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION regarding these applications is available by contacting the municipal office during regular office hours.

Dated this 4th day of June 2024.

Anne Whalen, Clerk-Administrator

(705)-865-2646

inquiries@sables-spanish.ca

11 Birch Lake Rd, Massey ON, P0P 1P0

Please Note: you are receiving this notice as you are a property owner within a 60 metre radius of the subject property. *Planning Act Ont. Reg. 197/96 s. 3(3)*

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2024-35

Being a Bylaw to amend Zoning Bylaw 2003-15,
the Comprehensive Zoning Bylaw for
the Township of Sables-Spanish Rivers

WHEREAS authority is granted under Section 34 of the Planning Act, 1990, R.S.O., as amended;

AND WHEREAS Council deems it appropriate to rezone to allow for a reduced lot frontage on a public road in the Rural Zone;

THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

1. The land subject to this bylaw is described as *Salter Township, Section 13, Part of Part 1 of Plan 53R21398, Part of Parcel 8309, West Lake Road* as shown on the attached sketch - Schedule 'A' to this Bylaw:
2. By-law No. 2003-15, as amended, is hereby amended as follows:
 - (a) Section 5.18.4 is amended by adding the following after subsection 55:

56. R-56: Salter Township, Section 13, Part of Part 1 of Plan 53R21398, Part of Parcel 8309, West Lake Road (By-law 2024-35)

- (b) Section 6 is amended by adding the following at the end of the table:

| By-law # | Zone | Uses Permitted | Uses Prohibited | Provisions |
|----------|------|----------------|-----------------|---|
| 2024-35 | R-56 | | | - Notwithstanding the provisions of Section 5.18.2, lot frontage of 75 m shall be deemed to meet the minimum requirements |

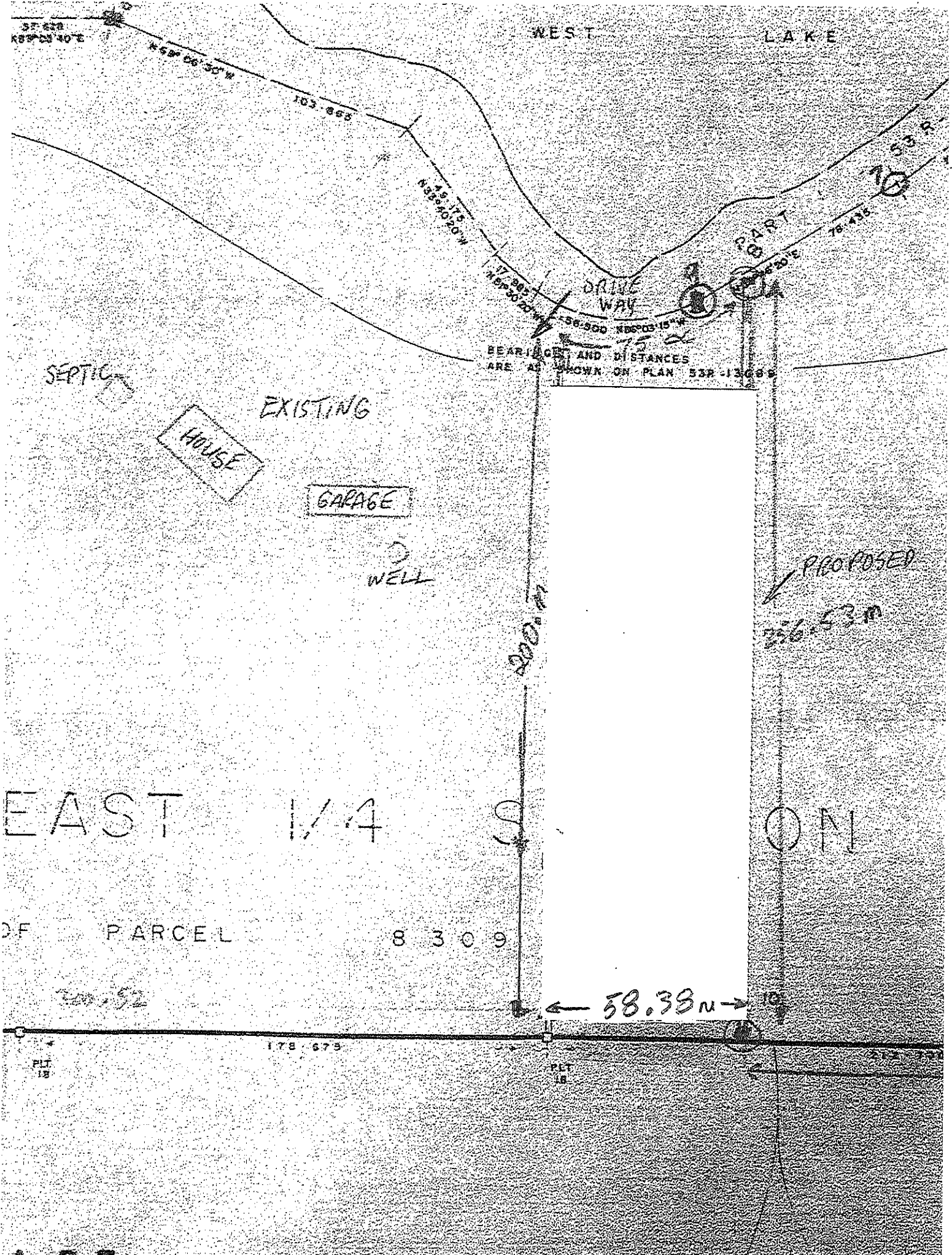
- (c) 3. That this bylaw shall take effect subject to the requirements of the *Planning Act*.

READ A FIRST AND SECOND TIME THIS 26TH DAY OF JUNE, 2024

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 26TH DAY OF JUNE, 2024.

MAYOR – K. BURKE

CLERK – A. WHALEN



THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2024-36

Being a Bylaw for the Purpose of
Entering into a Municipal Funding Agreement
With the Association of Municipalities of Ontario (AMO)
for the Canada Community-Building Fund (CCBF)

WHEREAS Section 10 of the Municipal Act, 2001 provides authority for this bylaw;

AND WHEREAS the Township of Sables-Spanish Rivers wishes to enter into an agreement in order to participate in the Canada Community-Building Fund;

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

1. THAT the Agreement attached hereto as Schedule 'A' shall form part of this Bylaw;
2. THAT the Mayor and Clerk-Administrator are authorized to execute the said Agreement.

READ A FIRST AND SECOND TIME THIS 26th DAY OF JUNE, 2024.

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 26th DAY OF JUNE, 2024

MAYOR – K. BURKE

CLERK – A. WHALEN

MUNICIPAL FUNDING AGREEMENT ON THE CANADA COMMUNITY-BUILDING FUND

BETWEEN:

THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO

(referred to herein as “**AMO**”)

AND:

THE TOWNSHIP OF SABLES-SPANISH RIVERS

(a municipal corporation pursuant to the *Municipal Act, 2001*, referred to herein as the “**Recipient**”)

WHEREAS the Government of Canada, the Government of Ontario, AMO, and the City of Toronto are signatories to the Administrative Agreement on the Canada Community-Building Fund effective April 1, 2024 (the “**Administrative Agreement**”), which governs the transfer and use of the Canada Community-Building Fund (“**CCBF**”) in Ontario;

AND WHEREAS AMO is responsible for the administration of CCBF funding made available to all Municipalities in Ontario – except the City of Toronto – under the Administrative Agreement, and will therefore undertake (and require the Recipient to undertake) certain activities as set out in this Agreement;

AND WHEREAS the Recipient wishes to enter into this Agreement to access CCBF funding;

NOW THEREFORE the Parties agree as follows:

1. DEFINITIONS AND INTERPRETATIONS

1.1 **Definitions.** For the purposes of this Agreement, the following terms shall have the meanings ascribed to them below:

“**Annual Report**” means the duly completed report to be prepared and delivered to AMO as described in Section 6.1.

“**Asset Management**” is a principle/practice that includes planning processes, approaches, plans, or related documents that support an integrated lifecycle approach to the effective stewardship of infrastructure assets to maximize benefits and effectively manage risk.

“**Canada**” means the Government of Canada, as represented by the Minister of Housing, Infrastructure and Communities.

“**Canada Community-Building Fund**” or “**CCBF**” means the program established under section 161 of the *Keeping Canada’s Economy and Jobs Growing Act*, S.C. 2011, c. 24 as amended by section 233 of the *Economic Action Plan 2013 Act, No. 1*, S.C. 2013, c. 33, as the Gas Tax Fund and renamed the Canada Community-Building Fund in section 199 of *Budget Implementation Act, 2021, No. 1*.

“**Contract**” means an agreement between the Recipient and a Third Party whereby the latter agrees to supply a product or service to an Eligible Project in return for financial consideration.

“**Eligible Expenditure**” means an expenditure described as eligible in Schedule B or deemed eligible by Canada in accordance with Section 4.2.

“Eligible Investment Category” means an investment category listed in Schedule A or deemed eligible by Canada in accordance with Section 3.2.

“Eligible Project” means a project that fits within an Eligible Investment Category.

“Event of Default” has the meaning given to it in Section 13.1 of this Agreement.

“Funds” mean the funds made available to the Recipient through the CCBF or any other source of funding as determined by Canada. Funds are made available pursuant to this Agreement and includes any interest earned on the said Funds. Funds transferred to another Municipality in accordance with Section 5.3 of this Agreement are to be treated as Funds by the Municipality to which the Funds are transferred; and Funds transferred to a non-municipal entity in accordance with Section 5.4 of this Agreement shall remain as Funds under this Agreement for all purposes and the Recipient shall continue to be bound by all provisions of this Agreement with respect to such transferred Funds.

“Housing Needs Assessment” or **“HNA”** means a report informed by data and research describing the current and future housing needs of a Municipality or community according to guidance provided by Canada.

“Ineligible Expenditures” means those expenditures described as ineligible in Schedule C or deemed ineligible by Canada in accordance with Section 4.2.

“Infrastructure” means tangible capital assets that are primarily for public use or benefit in Ontario – whether municipal or regional, and whether publicly or privately owned.

“Lower-Tier Municipality” means a Municipality that forms part of an Upper-Tier Municipality for municipal purposes, as defined under the *Municipal Act, 2001*, S.O. 2001, c. 25.

“Municipal Fiscal Year” means the period beginning January 1st of a year and ending December 31st of the same year.

“Municipality” and **“Municipalities”** means every municipality as defined under the *Municipal Act, 2001*, S.O. 2001, c. 25.

“Non-Municipal Transfer By-law” means a by-law passed by Council of the Recipient pursuant to Section 5.4 of this Agreement.

“Parties” means AMO and the Recipient.

“Prior Agreement” means the municipal funding agreement for the transfer of federal gas tax funds entered into by AMO and the Recipient, effective April 2014 and with an expiry date of March 31, 2024.

“Single-Tier Municipality” means a Municipality, other than an Upper-Tier Municipality, that does not form part of an Upper-Tier Municipality for municipal purposes, as defined under the *Municipal Act, 2001*, S.O. 2001 c. 25.

“Third Party” means any person or legal entity, other than the Parties to this Agreement, who participates in the implementation of an Eligible Project by means of a Contract.

“Transfer By-law” means a by-law passed by Council of the Recipient pursuant to Section 5.3 of this Agreement.

“Unspent Funds” means the amount reported as unspent by the Recipient as of December 31, 2023 in the Recipient’s 2023 Annual Report (as defined under the Prior Agreement).

“Upper-Tier Municipality” means a Municipality of which two or more Lower-Tier Municipalities form part for municipal purposes, as defined under the *Municipal Act, 2001*, S.O. 2001 c. 25.

1.2 Interpretations

- a) **“Agreement”** refers to this agreement as a whole, including the cover and execution pages and all of the schedules hereto, and all amendments made hereto in accordance with the provisions hereof.
- b) The words **“herein”**, **“hereof”** and **“hereunder”** and other words of similar import refer to this Agreement as a whole and not any particular schedule, article, section, paragraph or other subdivision of this Agreement.
- c) The term **“including”** or **“includes”** means including or includes (as applicable) without limitation or restriction.
- d) Any reference to a federal or provincial statute is to such statute and to the regulations made pursuant to such statute as such statute and regulations may at any time be amended or modified and in effect and to any statute or regulations that may be passed that have the effect of supplementing or superseding such statute or regulations.

2. TERM OF THE AGREEMENT

- 2.1 **Term.** Subject to any extension or termination of this Agreement or the survival of any of the provisions of this Agreement pursuant to the provisions contained herein, this Agreement shall come into effect as of April 1, 2024 up to and including March 31, 2034.
- 2.2 **Review.** This Agreement will be reviewed by AMO by June 30, 2027.
- 2.3 **Amendment.** This Agreement may be amended at any time in writing as agreed to by AMO and the Recipient.
- 2.4 **Notice.** Any of the Parties may terminate this Agreement on two (2) years written notice.
- 2.5 **Prior Agreement.** The Parties agree that the Prior Agreement, including Section 15.5 thereof, is hereby terminated. Notwithstanding the termination of the Prior Agreement, including Section 15.5, the reporting and indemnity obligations of the Recipient thereunder with respect to expended Funds governed by the Prior Agreement as set forth in Sections 5, 7, 10.3, 10.4 and 10.5 of the Prior Agreement shall survive the said termination.

3. ELIGIBLE PROJECTS

- 3.1 **Eligible Projects.** Eligible Projects are those that fit within an Eligible Investment Category. Eligible Investment Categories are listed in Schedule A.
- 3.2 **Discretion of Canada.** The eligibility of any investment category not listed in Schedule A is solely at the discretion of Canada.
- 3.3 **Recipient Fully Responsible.** The Recipient is fully responsible for the completion of each Eligible Project in accordance with Schedule A and Schedule B.

4. ELIGIBLE EXPENDITURES

- 4.1 **Eligible Expenditures and Ineligible Expenditures.** Eligible Expenditures are described in Schedule B. Ineligible Expenditures are described in Schedule C.

- 4.2 **Discretion of Canada.** The eligibility of any item not listed in Schedule B or Schedule C to this Agreement is solely at the discretion of Canada.
- 4.3 **Reasonable Access.** The Recipient shall allow AMO and Canada reasonable and timely access to all documentation, records and accounts and those of their respective agents or Third Parties related to the receipt, deposit and use of Funds and Unspent Funds, and any interest earned thereon, and all other relevant information and documentation requested by AMO or Canada or their respective designated representatives for the purposes of audit, evaluation, and ensuring compliance with this Agreement.
- 4.4 **Retention of Receipts.** The Recipient will keep proper and accurate accounts and records of all Eligible Projects including invoices and receipts for Eligible Expenditures for at least six (6) years after the completion of the project.
- 4.5 **Contracts.** The Recipient will award and manage all Contracts in accordance with its relevant policies and procedures and, if applicable, in accordance with any domestic or international trade agreements, and all other applicable laws. The Recipient will ensure any of its Contracts for the supply of services or materials to implement its responsibilities under this Agreement will be awarded in a way that is transparent, competitive, consistent with value for money principles and pursuant to its adopted procurement policy.

5. FUNDS

- 5.1 **Use of Funds.** The Recipient acknowledges and agrees the Funds are intended for and shall be used only for Eligible Expenditures in respect of Eligible Projects.
- 5.2 **Unspent Funds.** Any Unspent Funds, and any interest earned thereon, will be subject to the terms and conditions of this Agreement, and will no longer be governed by the terms and conditions of the Prior Agreement.
- 5.3 **Transfer of Funds to a Municipality.** Where a Recipient decides to allocate and transfer Funds to another Municipality (the “Transferee Municipality”):
- a) The allocation and transfer shall be authorized by a Transfer By-law. The Transfer By-law shall be passed by the Recipient’s council and submitted to AMO as soon thereafter as practicable. The Transfer By-law shall identify the Transferee Municipality and the amount of Funds the Transferee Municipality is to receive for the Municipal Fiscal Year(s) specified in the Transfer By-law.
 - b) The Recipient is still required to submit an Annual Report in accordance with Section 6.1 hereof with respect to the Funds transferred.
 - c) No transfer of Funds pursuant to this Section 5.3 shall be effected unless and until the Transferee Municipality has either (i) entered into an agreement with AMO on substantially the same terms as this Agreement, or (ii) has executed and delivered to AMO a written undertaking to assume all of the Recipient’s obligations under this Agreement with respect to the Funds transferred, such as undertaking in a form satisfactory to AMO.
- 5.4 **Transfer of Funds to a Non-Municipal Entity.** Where a Recipient decides to support an Eligible Project undertaken by a non-municipal entity (whether a for profit, non-governmental, or not-for profit organization):
- a) The provision of such support shall be authorized by a Transfer By-law (a “Non-Municipal Transfer By-law”). The Non-Municipal Transfer By-law shall be passed by the Recipient’s council and submitted to AMO as soon as practicable thereafter. The Non-Municipal Transfer By-law shall identify the

non-municipal entity, and the amount of Funds the non-municipal entity is to receive for that Eligible Project.

- b) The Recipient shall continue to be bound by all the provisions of this Agreement notwithstanding any such transfer.
- c) No transfer of Funds pursuant to this Section 5.4 shall be effected unless and until the non-municipal entity receiving the Funds has executed and delivered to AMO a written undertaking to assume all of the Recipient's obligations under this Agreement with respect to the Funds transferred, in a form exclusively satisfactory to AMO.

5.5 **Payout of Funds.** Subject to Sections 5.14 and 5.15, AMO will transfer Funds twice yearly, on or before the dates agreed upon by Canada and AMO.

5.6 **Deposit of Funds.** The Recipient will deposit the Funds in:

- a) An interest-bearing bank account; or
- b) An investment permitted under:
 - i. The Recipient's investment policy; and
 - ii. Provincial legislation and regulation.

5.7 **Interest Earnings and Investment Gains.** Interest earnings and investment gains will be:

- Proportionately allocated to the CCBF when applicable; and
- Applied to Eligible Expenditures for Eligible Projects.

5.8 **Funds Advanced.** Funds shall be spent (in accordance with Sections 3 and 4) or transferred (in accordance with Sections 5.3 or 5.4) within five (5) years after the end of the year in which Funds were received. Unexpended Funds shall not be retained beyond such five (5) year period without the documented consent of AMO. AMO reserves the right to declare that unexpended Funds after five (5) years become a debt to Canada which the Recipient will reimburse forthwith on demand to AMO for transmission to Canada.

5.9 **Expenditure of Funds.** The Recipient shall expend all Funds by December 31, 2038.

5.10 **HST.** The use of Funds is based on the net amount of harmonized sales tax to be paid by the Recipient net of any applicable tax rebates.

5.11 **Limit on Canada's Financial Commitments.** The Recipient may use Funds to pay up to one hundred percent (100%) of Eligible Expenditures of an Eligible Project.

5.12 **Federal Funds.** The Recipient agrees that any Funds received will be treated as "federal funds" for the purpose of other federal infrastructure programs.

5.13 **Stacking.** If the Recipient is receiving federal funds under other federal infrastructure programs in respect of an Eligible Project to which the Recipient wishes to apply Funds, the maximum federal contribution limitation set out in any other federal infrastructure program agreement made in respect of that Eligible Project shall continue to apply.

5.14 **Withholding Payment.** AMO may, in its exclusive discretion, withhold Funds where the Recipient is in default of compliance with any provisions of this Agreement.

5.15 **Insufficient Funds Provided by Canada.** Notwithstanding the provisions of Section 2, if Canada does not provide sufficient funds to continue the Funds for any Municipal

Fiscal Year during which this Agreement is in effect, AMO may immediately terminate this Agreement on written notice to the Recipient.

6. REPORTING REQUIREMENTS

- 6.1 **Annual Report.** The Recipient shall submit a report to AMO by April 30th each year, or as otherwise notified by AMO. The report shall be submitted in an electronic format deemed acceptable by AMO and shall contain the information described in Schedule D.
- 6.2 **Project List.** The Recipient shall ensure that projects are reported in advance of construction. Information required is as noted in Section 2.3 of Schedule E.

7. ASSET MANAGEMENT

- 7.1 **Implementation of Asset Management.** The Recipient will develop and implement an Asset Management plan, culture, and methodology in accordance with legislation and regulation established by the Government of Ontario (e.g., O. Reg. 588/17).
- 7.2 **Asset Data.** The Recipient will continue to improve data describing the condition of, long-term cost of, levels of service provided by, and risks associated with infrastructure assets.

8. HOUSING NEEDS ASSESSMENT

- 8.1 **Requirement.** While an HNA is encouraged for all Municipalities, the Recipient must complete a HNA if it had a population of 30,000 or more on the 2021 Census of Canada and is a Single-Tier Municipality or a Lower-Tier Municipality.
- 8.2 **Content of the HNA.** The Recipient will prepare the HNA in accordance with the guidance provided from time to time by Canada.
- 8.3 **Use of HNA.** The Recipient is expected to prioritize projects that support the growth of the housing supply. The HNA is to be used by Municipalities to prioritize, where possible, Infrastructure or capacity building projects that support increased housing supply where it makes sense to do so.
- 8.4 **Publication of the HNA.** The Recipient will publish the HNA on its website.
- 8.5 **HNA reporting requirements.** The Recipient will send to AMO by March 31, 2025, unless otherwise agreed upon:
- a) A copy of any HNA it is required to complete in accordance with Section 8.1; and
 - b) The URL to the published HNA on the Recipient's website.

9. COMMUNICATIONS REQUIREMENTS

- 9.1 The Recipient will comply with all communication requirements outlined in Schedule E.

10. RECORDS AND AUDIT

- 10.1 **Accounting Principles.** All accounting terms not otherwise defined herein have the meanings assigned to them; all calculations will be made and all financial data to be submitted will be prepared in accordance with generally accepted accounting principles ("GAAP") in effect in Ontario. GAAP will include, without limitation, those

principles approved or recommended for local governments from time to time by the Public Sector Accounting Board or the Chartered Professional Accountants of Canada or any successor institute, applied on a consistent basis.

- 10.2 **Separate Records.** The Recipient shall maintain separate records and documentation for the Funds and keep all records including invoices, statements, receipts, and vouchers in respect of Funds expended on Eligible Projects in accordance with the Recipient's municipal records retention by-law. Upon reasonable notice by AMO or Canada, the Recipient shall submit all records and documentation relating to the Funds for inspection or audit.
- 10.3 **External Auditor.** AMO or Canada may request, upon written notice to Recipient, an audit of Eligible Project(s) or Annual Report(s). AMO shall retain an external auditor to carry out an audit and ensure that any auditor who conducts an audit pursuant to this Agreement or otherwise, provides a copy of the audit report to the Recipient.

11. INSURANCE AND INDEMNITY

- 11.1 **Insurance.** The Recipient shall put in effect and maintain in full force and effect or cause to be put into effect and maintained for the term of this Agreement all the necessary insurance with respect to each Eligible Project, including any Eligible Projects with respect to which the Recipient has transferred Funds pursuant to Section 5 of this Agreement, that would be considered appropriate for a prudent Municipality undertaking similar Eligible Projects, including, where appropriate and without limitation, property, construction, and liability insurance, which insurance coverage shall identify Canada and AMO as additional insureds for the purposes of the Eligible Projects.
- 11.2 **Certificates of Insurance.** Throughout the term of this Agreement, the Recipient shall have a valid certificate of insurance that confirms compliance with the requirements of Section 11.1. The Recipient shall produce such certificate of insurance on request, including as part of any AMO or Canada audit.
- 11.3 **AMO Not Liable.** In no event shall Canada or AMO be liable for:
- Any bodily injury, death or property damages to the Recipient, its employees, agents, or consultants or for any claim, demand or action by any Third Party against the Recipient, its employees, agents, or consultants, arising out of or in any way related to this Agreement; or
 - Any incidental, indirect, special, or consequential damages, or any loss of use, revenue or profit to the Recipient, its employees, agents, or consultants arising out of any or in any way related to this Agreement.
- 11.4 **Recipient to Compensate Canada.** The Recipient will ensure that it will not, at any time, hold the Government of Canada, its officers, servants, employees or agents responsible for any claims or losses of any kind that the Recipient, Third Parties or any other person or entity may suffer in relation to any matter related to the Funds or an Eligible Project and that the Recipient will, at all times, compensate Canada, its officers, servants, employees and agents for any claims or losses of any kind that any of them may suffer in relation to any matter related to CCBF funding or an Eligible Project.
- 11.5 **Recipient to Indemnify AMO.** The Recipient hereby agrees to indemnify and hold harmless AMO, its officers, servants, employees or agents (each of which is called an "Indemnitee"), from and against all claims, losses, damages, liabilities and related expenses including the fees, charges and disbursements of any counsel for any Indemnitee incurred by any Indemnitee or asserted against any Indemnitee by whomsoever brought or prosecuted in any manner based upon, or occasioned by,

any injury to persons, damage to or loss or destruction of property, economic loss or infringement of rights caused by or arising directly or indirectly from:

- The Funds;
- The Recipient's Eligible Projects, including the design, construction, operation, maintenance, and repair of any part or all of the Eligible Projects;
- The performance of this Agreement or the breach of any term or condition of this Agreement by the Recipient, its officers, servants, employees, and agents, or by a Third Party, its officers, servants, employees, or agents; and
- Any omission or other wilful or negligent act of the Recipient or Third Party and their respective officers, servants, employees, or agents.

12. TRANSFER AND OPERATION OF MUNICIPAL INFRASTRUCTURE

- 12.1 **Reinvestment.** The Recipient will invest into Eligible Projects, any revenue that is generated from the sale, lease, encumbrance, or other disposal of an asset resulting from an Eligible Project where such disposal takes place within five (5) years of the date of completion of the Eligible Project.
- 12.2 **Notice.** The Recipient shall notify AMO in writing 120 days in advance and at any time during the five (5) years following the date of completion of an Eligible Project if it is sold, leased, encumbered, or otherwise disposed of.
- 12.3 **Public Use.** The Recipient will ensure that Infrastructure resulting from any Eligible Project that is not sold, leased, encumbered, or otherwise disposed of, remains primarily for public use or benefit.

13. DEFAULT AND TERMINATION

- 13.1 **Event of Default.** AMO may declare in writing that an Event of Default has occurred when the Recipient has not complied with any condition, undertaking or term in this Agreement. AMO will not declare in writing that an Event of Default has occurred unless it has first consulted with the Recipient. For the purposes of this Agreement, each of the following events shall constitute an "Event of Default":
- Failure by the Recipient to deliver in a timely manner an Annual Report or respond to questionnaires or reports as required;
 - Delivery of an Annual Report that discloses non-compliance with any condition, undertaking or material term in this Agreement;
 - Failure by the Recipient to co-operate in an external audit undertaken by Canada, AMO or their agents;
 - Delivery of an external audit report that discloses non-compliance with any condition, undertaking or term in this Agreement; and
 - Failure by the Recipient to expend Funds in accordance with the terms of this Agreement, including Section 5.8.
- 13.2 **Waiver.** AMO may withdraw its notice of an Event of Default if the Recipient, within thirty (30) calendar days of receipt of the notice, either corrects the default or demonstrates, to the satisfaction of AMO in its sole discretion that it has taken such steps as are necessary to correct the default.
- 13.3 **Remedies on Default.** If AMO declares that an Event of Default has occurred under Section 13.1, after thirty (30) calendar days from the Recipient's receipt of the notice

of an Event of Default, it may immediately terminate this Agreement or suspend its obligation to pay the Funds. If AMO suspends payment, it may pay suspended Funds if AMO is satisfied that the default has been cured.

- 13.4 **Repayment of Funds.** If AMO declares that an Event of Default has not been cured to its exclusive satisfaction, AMO reserves the right to declare that prior payments of Funds become a debt to Canada which the Recipient will reimburse forthwith on demand to AMO for transmission to Canada.

14. CONFLICT OF INTEREST

- 14.1 **No Conflict of Interest.** The Recipient will ensure that no current member of the AMO Board of Directors and no current or former public servant or office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Canada applies will derive direct benefit from the Funds, the Unspent Funds, and any interest earned thereon, unless the provision of receipt of such benefits is in compliance with such legislation, guidelines, policies or codes.

15. NOTICE

- 15.1 **Notice.** Any notice, information or document provided for under this Agreement will be effectively given if in writing and if delivered by hand, or overnight courier, mailed, postage or other charges prepaid, or sent by email to the addresses in Section 15.3. Any notice that is sent by hand or overnight courier service shall be deemed to have been given when received; any notice mailed shall be deemed to have been received on the eighth (8) calendar day following the day on which it was mailed; any notice sent by email shall be deemed to have been received on the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return email or other written acknowledgment), provided that in the case of a notice sent by email, if it is not given on a business day before 4:30 p.m. Eastern Standard Time, it shall be deemed to have been given at 8:30 a.m. on the next business day for the recipient.
- 15.2 **Representatives.** The individuals identified in Section 15.3 of this Agreement, in the first instance, act as AMO's or the Recipient's, as the case may be, representative for the purpose of implementing this Agreement.
- 15.3 **Addresses for Notice.** Further to Section 15.1 of this Agreement, notice can be given at the following addresses:

- If to AMO:

Executive Director
Canada Community-Building Fund Agreement
Association of Municipalities of Ontario
155 University Avenue, Suite 800
Toronto, ON M5H 3B7

Telephone: 416-971-9856

Email: ccbf@amo.on.ca

- If to the Recipient:

Treasurer
The Township of Sables-Spanish Rivers
11 Birch Lake Road
Massey, ON P0P 1P0

16. MISCELLANEOUS

- 16.1 **Counterpart Signature.** This Agreement may be signed (including by electronic signature) and delivered (including by facsimile transmission, by email in PDF or similar format or using an online contracting service designated by AMO) in counterparts, and each signed and delivered counterpart will be deemed an original and both counterparts will together constitute one and the same document.
- 16.2 **Severability.** If for any reason a provision of this Agreement that is not a fundamental term is found to be or becomes invalid or unenforceable, in whole or in part, it will be deemed to be severable and will be deleted from this Agreement, but all the other terms and conditions of this Agreement will continue to be valid and enforceable.
- 16.3 **Waiver.** AMO may waive any right in this Agreement only in writing, and any tolerance or indulgence demonstrated by AMO will not constitute waiver of rights in this Agreement. Unless a waiver is executed in writing, AMO will be entitled to seek any remedy that it may have under this Agreement or under the law.
- 16.4 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable in Ontario.
- 16.5 **Survival.** The Recipient agrees that the following sections and provisions of this Agreement shall extend for seven (7) years beyond the expiration or termination of this Agreement: Sections 4, 5.8, 5.9, 6.1, 11.4, 11.5, 12, 13.4 and 16.8.
- 16.6 **AMO, Canada and Recipient Independent.** The Recipient will ensure its actions do not establish or will not be deemed to establish a partnership, joint venture, principal-agent relationship, or employer-employee relationship in any way or for any purpose whatsoever between Canada and the Recipient, between AMO and the Recipient, between Canada and a Third Party or between AMO and a Third Party.
- 16.7 **No Authority to Represent.** The Recipient will ensure that it does not represent itself, including in any agreement with a Third Party, as a partner, employee, or agent of Canada or AMO.
- 16.8 **Debts Due to AMO.** Any amount owed under this Agreement will constitute a debt due to AMO, which the Recipient will reimburse forthwith, on demand, to AMO.
- 16.9 **Priority.** In the event of a conflict, the part of this Agreement that precedes the signature of the Parties will take precedence over the Schedules.
- 16.10 **Complementarity.** The Recipient is to use the CCBF to complement, without replacing or displacing, other sources of funding for municipal infrastructure.
- 16.11 **Equity.** The Recipient is to consider Gender Based Analysis Plus (“**GBA+**”) lenses when undertaking a project.

17. SCHEDULES

- 17.1 This Agreement, including:
- | | |
|------------|--------------------------------|
| Schedule A | Eligible Investment Categories |
| Schedule B | Eligible Expenditures |
| Schedule C | Ineligible Expenditures |
| Schedule D | The Annual Report |
| Schedule E | Communications Requirements |

constitute the entire agreement between the Parties with respect to the subject matter contained in this Agreement and supersedes all prior oral or written representations and agreements.

18. SIGNATURES

IN WITNESS WHEREOF, AMO and the Recipient have respectively executed, and delivered this Agreement, effective April 1, 2024.

THE TOWNSHIP OF SABLES-SPANISH RIVERS

By:

| | |
|--------|-------|
| _____ | _____ |
| Name: | Date |
| Title: | |

| | |
|--------|-------|
| _____ | _____ |
| Name: | Date |
| Title: | |

THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO

By:

| | |
|---------------------------|-------|
| _____ | _____ |
| Name: | Date |
| Title: Executive Director | |

| | |
|----------|-------|
| _____ | _____ |
| Witness: | Date |
| Title: | |

SCHEDULE A: ELIGIBLE INVESTMENT CATEGORIES

1. **Broadband connectivity** – investments in the construction, material enhancement, or renewal of infrastructure that provides internet access to residents, businesses, and/or institutions in Canadian communities.
2. **Brownfield redevelopment** – investments in the remediation or decontamination of a brownfield site within municipal boundaries – provided that the site is being redeveloped to construct a public park for municipal use, publicly owned social housing, or Infrastructure eligible under another investment category listed in this schedule.
3. **Capacity-building** – investments that strengthen the Recipient's ability to develop long-term planning practices as described in Schedule B, item 2.
4. **Community energy systems** – investments in the construction, material enhancement, or renewal of infrastructure that generates energy or increases energy efficiency.
5. **Cultural infrastructure** – investments in the construction, material enhancement, or renewal of infrastructure that supports the arts, humanities, or heritage.
6. **Drinking water** – investments in the construction, material enhancement, or renewal of infrastructure that supports drinking water conservation, collection, treatment, and distribution systems.
7. **Fire halls** – investments in the construction, material enhancement, or renewal of fire halls and fire station infrastructure.
8. **Local roads and bridges** – investments in the construction, material enhancement, or renewal of roads, bridges, tunnels, highways, and active transportation infrastructure.
9. **Public transit** – investments in the construction, material enhancement, or renewal of infrastructure that supports a shared passenger transport system that is available for public use.
10. **Recreational infrastructure** – investments in the construction, material enhancement, or renewal of recreational facilities or networks.
11. **Regional and local airports** – investments in the construction, material enhancement, or renewal of airport-related infrastructure (excluding infrastructure in the National Airports System).
12. **Resilience** – investments in the construction, material enhancement, or renewal of built and natural infrastructure assets and systems that protect and strengthen the resilience of communities and withstand and sustain service in the face of climate change, natural disasters, and extreme weather events.
13. **Short-line rail** – investments in the construction, material enhancement, or renewal of railway-related infrastructure for carriage of passengers or freight.
14. **Short-sea shipping** – investments in the construction, material enhancement, or renewal of infrastructure related to the movement of cargo and passengers around the coast and on inland waterways, without directly crossing an ocean.
15. **Solid waste** – investments in the construction, material enhancement, or renewal of infrastructure that supports solid waste management systems (including the collection, diversion, and disposal of recyclables, compostable materials, and garbage).

16. **Sport infrastructure** – investments in the construction, material enhancement, or renewal of amateur sport infrastructure (facilities housing professional or semi-professional sports teams are ineligible).
17. **Tourism infrastructure** – investments in the construction, material enhancement, or renewal of infrastructure that attracts travelers for recreation, leisure, business, or other purposes.
18. **Wastewater** – investments in the construction, material enhancement, or renewal of infrastructure that supports wastewater and storm water collection, treatment, and management systems.

Note: Investments in health infrastructure (e.g., hospitals, long-term care facilities, convalescent centres, and senior centres) are not eligible.

SCHEDULE B: ELIGIBLE EXPENDITURES

Eligible Expenditures will be limited to the following:

1. **Infrastructure investments** – expenditures associated with acquiring, planning, designing, constructing, or renovating a tangible capital asset and any related debt financing charges specifically identified with that asset.
2. **Capacity-building costs** – for projects eligible under the capacity-building category only, expenditures associated with the development and implementation of:
 - Capital investment plans, integrated community sustainability plans, integrated regional plans, housing needs assessments, or asset management plans;
 - Studies, strategies, systems, software, third-party assessments, plans, or training related to asset management;
 - Studies, strategies, systems, or plans related to housing or land use;
 - Studies, strategies, or plans related to the long-term management of infrastructure; and
 - Other initiatives that strengthen the Recipient's ability to improve local and regional planning.
3. **Joint communications and signage costs** – expenditures directly associated with joint federal communication activities and with federal project signage.
4. **Employee costs** – the costs of the Recipient's employees for projects eligible under the capacity-building category only – provided that the costs, on an annual basis, do not exceed the lesser of:
 - 40% of the Recipient's annual allocation (i.e., the amount of CCBF funding made available to the Recipient by AMO under Section 5.5 of this Agreement); or
 - \$80,000.

SCHEDULE C: INELIGIBLE EXPENDITURES

The following are deemed Ineligible Expenditures:

1. **Costs incurred before the Fund was established** – project expenditures incurred before April 1, 2005.
2. **Costs incurred before categories were eligible** – project expenditures incurred:
 - Before April 1, 2014 – under the broadband connectivity, brownfield redevelopment, cultural infrastructure, disaster mitigation (now resilience), recreational infrastructure, regional and local airports, short-line rail, short-sea shipping, sport infrastructure, and tourism infrastructure categories; and.
 - Before April 1, 2021 – under the fire halls category.
3. **Internal costs** – the Recipient’s overhead costs (including salaries and other employment benefits), operating or administrative costs (related to planning, engineering, architecture, supervision, management, and other activities normally carried out by the Recipient’s staff), and equipment leasing costs – except in accordance with Eligible Expenditures described in Schedule B.
4. **Rebated costs** – taxes for which the Recipient is eligible for a tax rebate and all other costs eligible for rebates.
5. **Land costs** – the purchase of land or any interest therein and related costs.
6. **Legal fees.**
7. **Routine repair or maintenance costs** – costs that do not result in the construction, material enhancement, or renewal of a tangible capital asset.
8. **Investments in health infrastructure** – costs associated with health infrastructure or assets (e.g., hospitals, long-term care facilities, convalescent centres, and senior centres).
9. **Investments in professional or semi-professional sports facilities** – costs associated with facilities used by professional or semi-professional sports teams.

SCHEDULE D: ANNUAL REPORT

The Annual Report may include – but is not necessarily limited to – the following information pertaining to the previous fiscal year:

1. **Financial information** – and particularly:
 - Interest earnings and investment gains – in accordance with Section 5.7;
 - Proceeds from the disposal of assets – in accordance with Section 12.1;
 - Outgoing transfers – in accordance with Sections 5.3 and 5.4;
 - Incoming transfers – in accordance with Section 5.3; and
 - Amounts paid – in aggregate for Eligible Expenditures on each Eligible Project.
2. **Project information** – describing each Eligible Project that started, ended, or was ongoing in the reporting year.
3. **Results** – and particularly:
 - Expected outputs and outcomes for each ongoing Eligible Project;
 - Outputs generated and outcomes achieved for each Eligible Project that ended construction in the reporting year; and
 - Housing outcomes resulting from each Eligible Project that ended construction in the reporting year, and specifically:
 - i. The number of housing units enabled, supported, or preserved; and
 - ii. The number of affordable housing units enabled, supported, or preserved.
4. **Other information** – such as:
 - Progress made in the development and implementation of asset management plans and systems; and
 - The impact of the CCBF on housing pressures tied to infrastructure gaps, the housing supply, and housing affordability.

SCHEDULE E: COMMUNICATIONS REQUIREMENTS

1. COMMUNICATIONS ACTIVITIES

- 1.1 **Scope.** The provisions of this Schedule apply to all communications activities related to any Funds and Eligible Projects.
- 1.2 **Definition.** Communications activities may include (but are not limited to) public or media events, news releases, reports, web articles, blogs, project signs, digital signs, publications, success stories and vignettes, photo compilations, videos, advertising campaigns, awareness campaigns, editorials, award programs, and multi-media products.

2. INFORMATION SHARING REQUIREMENTS

- 2.1 **Notification requirements.** The Recipient must report all active Eligible Projects to AMO in advance of construction each year. Reports must be submitted in an electronic format deemed acceptable by AMO.
- 2.2 **Active Eligible Projects.** Active Eligible Projects are those Eligible Projects that either begin in the current calendar year or are ongoing in the current calendar year.
- 2.3 **Information required.** The report must include, at a minimum, the name, category, description, expected outcomes, anticipated CCBF contribution, anticipated start date, and anticipated end date of each active Eligible Project.

3. PROJECT SIGNAGE REQUIREMENTS

- 3.1 **Installation requirements.** Unless otherwise approved by Canada, the Recipient must install a federal sign to recognize federal funding for each Eligible Project in accordance with design, content, and installation guidelines provided by Canada.
- 3.2 **Permanent signs, plaques, and markers.** Permanent signage, plaques, and markers recognizing municipal or provincial contributions to an Eligible Project must also recognize the federal contribution and must be approved by Canada.
- 3.3 **Responsibilities.** The Recipient is responsible for the production and installation of Eligible Project signage in accordance with Section 3 of this Schedule E, except as otherwise agreed upon.
- 3.4 **Reporting requirements.** The Recipient must inform AMO of signage installations in a manner determined by AMO.

4. DIGITAL COMMUNICATIONS REQUIREMENTS

- 4.1 **Social media.** AMO maintains accounts dedicated to the CCBF on several social media networks. The Recipient must @mention the relevant account when producing content that promotes or communicates progress on one or more Eligible Projects. AMO's CCBF-dedicated social media accounts are identified on www.buildingcommunities.ca.
- 4.2 **Websites and webpages.** Websites and webpages created to promote or communicate progress on one or more Eligible Projects must recognize federal funding using either:
 - a) A digital sign; or

- b) The Canada wordmark and the following wording (as applicable):
 - i. “This project is funded in part by the Government of Canada”; or
 - ii. “This project is funded by the Government of Canada”.

The Canada wordmark or digital sign must link to www.infrastructure.gc.ca. Guidelines describing how this recognition is to appear and language requirements are posted at <http://www.infrastructure.gc.ca/pub/signage-panneaux/intro-eng.html>.

5. REQUIREMENTS FOR MEDIA EVENTS AND ANNOUNCEMENTS

- 5.1 **Definitions.** Media events and announcements include, but are not limited to, news conferences, public announcements, and the issuing of news releases to communicate the funding of Eligible Projects or achievement of key milestones (such as groundbreaking ceremonies, grand openings, and completions).
- 5.2 **Authority.** Canada, AMO, or the Recipient may request a media event or announcement.
- 5.3 **Notification requirements.** Media events and announcements must not proceed without the prior knowledge and agreement of AMO, Canada, and the Recipient.
- 5.4 **Notice.** The requester of a media event or announcement must provide at least fifteen (15) business days’ notice to other parties of their intention to undertake such an event or announcement. If communications are proposed through a news release with no supporting event, Canada additionally requires five (5) business days with the draft news release to secure approvals and confirm the federal representative’s quote.
- 5.5 **Date and location.** Media events and announcements must take place at a date and location that is mutually agreed to by the Recipient, AMO and Canada.
- 5.6 **Representatives.** The Recipient, AMO, and Canada will have the opportunity to participate in media events and announcements through a designated representative. Each Party will choose its own designated representative.
- 5.7 **Responsibilities.** AMO and the Recipient are responsible for coordinating all onsite logistics for media events and announcements unless otherwise agreed on.
- 5.8 **No unreasonable delay.** The Recipient must not unreasonably delay media events and announcements.
- 5.9 **Precedence.** The conduct of all joint media events, announcements, and supporting communications materials (e.g., news releases, media advisories) will follow the [Table of Precedence for Canada](#).
- 5.10 **Federal approval.** All joint communications material related to media events and announcements must be approved by Canada and recognize the funding of all contributors.
- 5.11 **Federal policies.** All joint communications material must reflect Canada’s Policy on Official Languages and the Policy on Communications and Federal Identity.
- 5.12 **Equal visibility.** The Recipient, Canada, and AMO will have equal visibility in all communications activities.

6. PROGRAM COMMUNICATIONS

- 6.1 **Own communications activities.** The Recipient may include messaging in its own communications products and activities with regards to the use of Funds.

- 6.2 **Funding acknowledgements.** The Recipient must recognize the funding of all contributors when undertaking such activities.

7. OPERATIONAL COMMUNICATIONS

- 7.1 **Responsibilities.** The Recipient is solely responsible for operational communications with respect to the Eligible Projects, including but not limited to, calls for tender, construction, and public safety notices. Operational communications as described above are not subject to the federal official languages policy.
- 7.2 **Federal funding acknowledgement.** Operational communications should include, where appropriate, the following statement (as appropriate):
- a) “This project is funded in part by the Government of Canada”; or
 - b) “This project is funded by the Government of Canada”.
- 7.3 **Notification requirements.** The Recipient must share information promptly with AMO should significant emerging media or stakeholder issues relating to an Eligible Project arise. AMO will advise the Recipient, when appropriate, about media inquiries received concerning an Eligible Project.

8. COMMUNICATING SUCCESS STORIES

- 8.1 **Participation requirements.** The Recipient must work with Canada and AMO when asked to collaborate on communications activities – including, but not limited to, Eligible Project success stories (including positive impacts on housing), Eligible Project vignettes, and Eligible Project start-to-finish features.

9. ADVERTISING CAMPAIGNS

- 9.1 **Responsibilities.** The Recipient may, at its own cost, organize an advertising or public information campaign related to the use of the Funds or Eligible Projects, provided that the campaign respects the provisions of this Agreement.
- 9.2 **Notice.** The Recipient must inform Canada and AMO of its intention to organize a campaign no less than twenty-one (21) working days prior to the launch of the campaign.

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2024-37

Being a Bylaw for the Purpose of Adopting a
Strategic Plan

WHEREAS Section 10 of the Municipal Act, R.S.O. 2001, as amended, provides that a municipality may pass bylaws respecting the economic, social and environmental well-being of the municipality;

AND WHEREAS the Council of the Corporation of the Township of Sables-Spanish Rivers deems it expedient to adopt a strategic plan to identify and act on priorities for the municipality;

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

1. THAT the Strategic Plan 2024 - 2028 is hereby adopted and attached hereto as Schedule 'A' to this bylaw;
2. THAT Bylaw 2018-15 is hereby repealed

READ A FIRST AND SECOND TIME THIS 26th DAY OF JUNE, 2024.

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL
THIS 26th DAY OF JUNE, 2024

MAYOR – K. BURKE

CLERK – A.WHALEN

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2024-38

Being a Bylaw to Provide for Fees and Charges for
The Processing of Applications Made in Respect of
Planning Matters within the Township of Sables-Spanish Rivers

WHEREAS Section 69(1) of the *Planning Act, R. S. O. 1990, Chapter P.13* provides that the Council of a municipality, by by-law, establish fees and charges for the processing of applications made in respect of planning matters, which fees and charges shall be designed to meet only the anticipated cost to the municipality or to a committee of adjustment or land division committee constituted by the Council of the municipality in respect of the processing of each type of application provided for in the fees and charges;

AND WHEREAS Section 391 of the *Municipal Act 2001, S.O. 2001* , as amended, provides for a municipality to pass by-laws imposing fees or charges on persons for services and activities provided or done by or on behalf of it, for cost payable by it for services or activities provided or done by or on behalf of any other municipality or local board, and for the use of its property including property under its control.

AND WHEREAS the cost to the municipality may include both internal administrative costs and disbursements paid to external agencies and service suppliers;

AND WHEREAS the cost to the municipality may also include costs in connection with proceedings before the Ontario Land Tribunal;

AND WHEREAS the Council of the Corporation of the Township of Sables-Spanish Rivers deems it expedient to enact a by-law to establish a schedule of fees and charges for the processing of planning applications.

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers HEREBY ENACTS AS FOLLOWS:

1. DEFINITIONS

In this By-law:

- a) “Applicant” means a person who submits a planning application, and in the case of an application submitted by the authorized agent of the property owner, it shall include both the property owner and the authorized agent;
- b) “Application Fee” means a fee payable for a planning application in accordance with the Schedule of Fees;
- c) “Council” shall mean the Council of the Corporation of the Township of Sables-Spanish Rivers;
- d) “External Costs” shall mean all costs and expenses paid by or on behalf of the Municipality to an external agency or service provider, including but not limited to legal, engineering, planning, surveying, advertising, and consulting costs and expenses, in connection with a planning application or its related Tribunal appeal;
- e) “Municipality” shall mean the Township of Sables-Spanish Rivers;

- f) “Planning Application” means any application for approval made pursuant to the *Planning Act, R.S.O. 1990, Chapter P.13*, as amended;
- g) “Related Local Planning Appeal” means an appeal to the Ontario Land Tribunal in circumstances where the Municipality is required to appear before the Tribunal in support of a decision by Council to approve a planning application for the benefit of the applicant; and
- h) “Schedule of Fees” means the fees to be charged by the Municipality in respect of planning applications as set out in Schedule “A” to this by-law.

2. SCHEDULE OF FEES & CHARGES

The Municipality shall charge a non-refundable application fee in accordance with the Schedule of Fees and Charges for processing planning applications.

3. FEE PAYABLE UPON APPLICATION

The applicant shall pay the required application fee in full to the Municipality at the time of submitting the planning application and the Municipality shall not be required to process or otherwise consider or review the application until the fee has been paid.

4. EXTERNAL COSTS

In addition to the application fee, the applicant shall pay all external costs incurred by the Municipality in respect of the planning application.

5. DEPOSIT ON ACCOUNT OF EXTERNAL COSTS

- a) Despite Section 4, if the Municipality determines at any time or times that it will be required to incur external costs in respect of a planning application, the Municipality may require as a condition of its processing or continuing to process the planning application that the applicant deposit with the Municipality such amount or amounts on account of the anticipated external costs as estimated by the external sources.
- b) If an applicant fails or refuses to comply with a request by the Municipality to deposit funds as security for external costs as required by Section 5 a) of this by-law, the Municipality shall be entitled to cease all work in connection with the processing of the planning application until the required deposit has been paid.

6. PARTICIPATION IN LOCAL PLANNING APPEAL TRIBUNAL PROCEEDINGS

If a decision of Council approving a planning application is appealed to the Ontario Land Tribunal and the Municipality is required, or requested by the applicant, to appear as a party at the hearing of the appeal in support of its decision, the applicant shall pay any external costs incurred in connection with the hearing and the provisions of Sections 5a) and 5b) shall apply with necessary modifications.

7. SEVERABILITY

If any Section, clause, sub-clause, provision, or part of this By-law should be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole, nor any part thereof, other than the part declared invalid.

8. Schedule “A” hereto and forming part of this by-law is enacted as a Schedule of Fees and Charges payable for the processing of applications made in respect of Planning Matters by the Corporation of the Township of Sables-Spanish Rivers.

9. THAT all other bylaws, resolutions or parts thereof contrary hereto or inconsistent herewith are hereby repealed.
10. THAT this Bylaw shall come into force and take effect upon third and final reading.

READ A FIRST AND SECOND TIME THIS 26th DAY OF JUNE, 2024.

MAYOR – K. BURKE

CLERK – A.WHALEN

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL
THIS 26th DAY OF JUNE, 2024

MAYOR – K. BURKE

CLERK – A.WHALEN

SCHEDULE “A”
TO
BY-LAW NUMBER 2024-38

SCHEDULE OF FEES & CHARGES FOR
PLANNING MATTERS

FEES PAYABLE

The fees shall be paid on the following types of applications in the following amounts:

| | | |
|---------------------------------------|---|------------|
| a) Consents | Includes lot addition/easements/etc. | \$1,500.00 |
| | Each additional consent where multiple applications have been made for the same parcel of land | \$350.00 |
| | Administration Fee per lot created by consent/issuance of Certificate of Official | \$200.00 |
| b) Validation of Title | | \$1,000.00 |
| c) Official Plan Amendment | (no amendment to Zoning bylaw) | \$2,500.00 |
| d) Official Plan Amendment | Accompanied by a Zoning Bylaw Amendment | \$3,000.00 |
| e) Zoning Bylaw Amendment | Minor (eg. reduced setbacks/reduced lot area) | \$1,500.00 |
| f) Zoning Bylaw Amendment | Major (eg. Addition to permitted uses /change of use of property) | \$1,800.00 |
| g) Plan of Subdivision or Condominium | Up to 10 lots or blocks <i>In addition to the application fee, costs incurred above the application fee including professional services and disbursements required to process the application and verify information will be the applicant's responsibility.</i> | \$4,000.00 |
| | Each additional lot or block | \$350.00 |
| h) Pre-consultation | If requested by applicant – Minimum fee <i>In addition to the minimum fee, costs incurred, including professional fees, over and above will be the applicant's responsibility.</i> | \$200.00 |

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2024-39

Being A Bylaw To Abandon The McInnis Drain

WHEREAS the McInnis Drain was established under the provision of the Drainage Act, 1970, with the passage of Bylaw 75-22;

AND WHEREAS Section 84 of the Drainage Act, R.S.O. 1990 states a Council may by bylaw abandon a drainage works or part thereof;

AND WHEREAS the Council of the Corporation of the Township of Sables-Spanish Rivers has received a written request from owners of land assessed for benefits in respect of the McInnis Drain to abandon the said drainage works;

AND WHEREAS the required notice of Council's intention to abandon the McInnis Drain given to all owners of land assessed in respect of the McInnis Drain, and no notice was filed with the Clerk that a report of an engineer is requested or required:

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

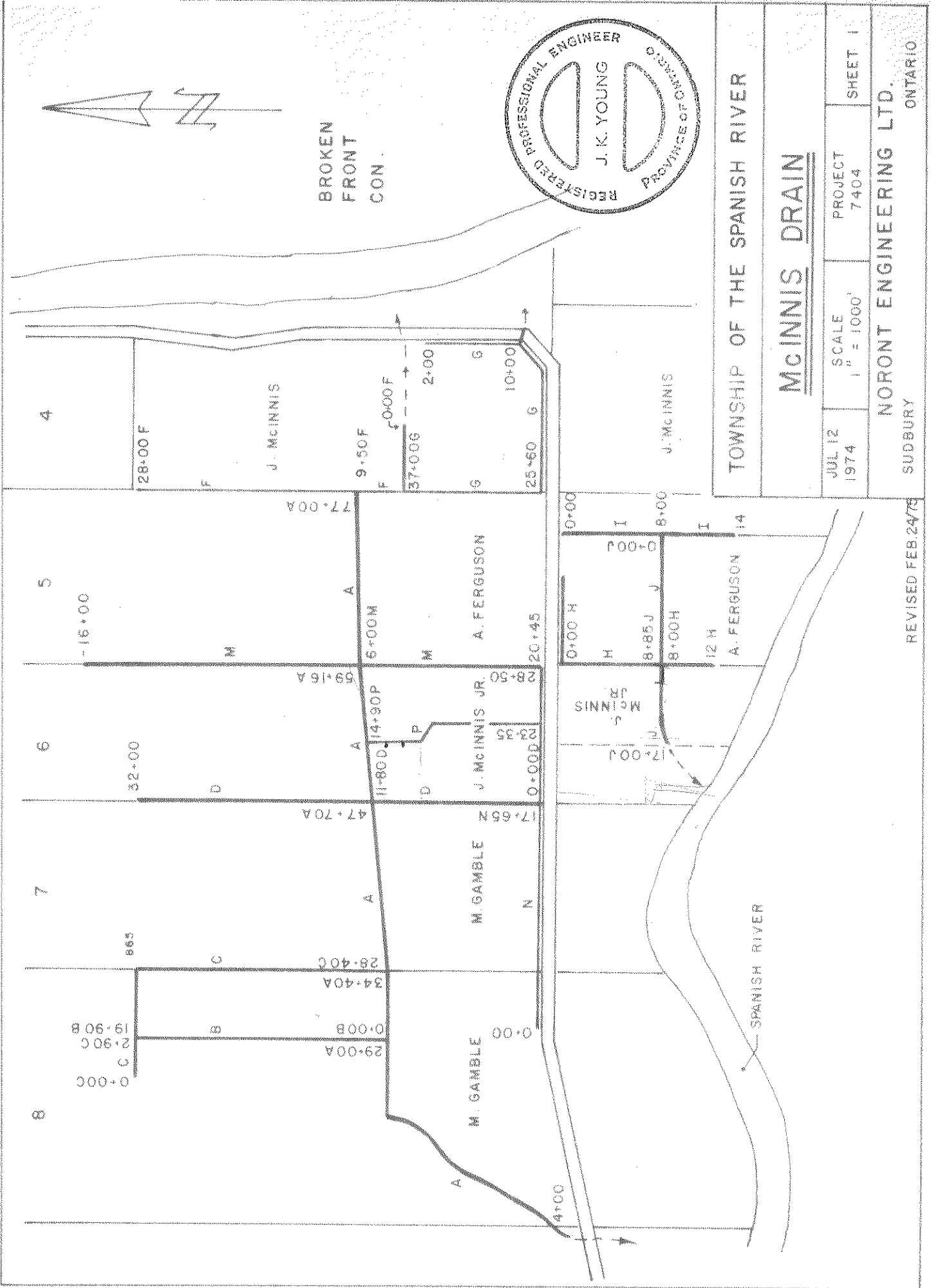
1. THAT the McInnis Drain as shown on the Schedule "A" attached hereto is hereby abandoned of status under the Drainage Act;
2. THAT hereafter the Corporation of the Township of Sables-Spanish Rivers has no further obligation with respect to the said drainage works;
3. THAT this bylaw shall be enacted and come into effect upon the third and final reading.

READ A FIRST AND SECOND TIME THIS 26th DAY OF JUNE, 2024.

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 26th DAY OF JUNE, 2024.

MAYOR – K. BURKE

CLERK – A. WHALEN



REVISED FEB. 24/75

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2024-40

Being a Bylaw to confirm the proceedings of the regular
Council Meeting held on June 26, 2024.

WHEREAS Section 5(3) of the *Municipal Act*, S.O. 2001, c.25, as amended, provides that a municipal council shall exercise its powers by by-law, except where otherwise provided; and

WHEREAS in many cases, action which is taken or authorized to be taken by a Council or a Committee of Council does not lend itself to an individual bylaw or resolution of Council;

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

1. THAT the actions of the Council of The Township of Sables-Spanish Rivers, at its meeting of Wednesday, June 26, 2024 with respect to each motion, resolution, direction and other action passed and taken by the Council at its said meeting is, except where such resolutions or directions were passed in Closed Session, is hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and to execute all documents as may be necessary and directed, and to affix the Corporate Seal to all such documents as required.

READ A FIRST AND SECOND TIME THIS 26th DAY OF JUNE, 2024.

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL
THIS 26th DAY OF JUNE, 2024.

MAYOR – K. BURKE

CLERK – A. WHALEN