

CORPORATION OF THE TOWNSHIP OF MCKELLAR

April 12, 2022 - 6:30 p.m.

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/82736870760>

Meeting ID: 827 3687 0760

Dial by your location

+1 647 374 4685 Canada

+1 647 558 0588 Canada

22-131 1st resolution
2022-23 1st by-law

1. CALL TO ORDER
2. RESPECT AND ACKNOWLEDGMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is the traditional territory of the Anishnaabe and the Mississauga People

3. ROLL CALL
4. DECLARATIONS OF CONFLICT OF INTEREST
5. ADOPTION OF AGENDA
6. DELEGATIONS AND PRESENTATIONS

6.1 Wayne Ward – safety issues with highway, speed etc.

7. MOTION TO REVIEW A PREVIOUS MOTION - NONE
8. ADOPTION OF MINUTES OF PREVIOUS MEETING(S)

- 8.1 Minutes of the March 8, 2022 Regular meeting of Council
- 8.2 Minutes of the March 22, 2022 Committee of the Whole meeting
- 8.3 Minutes of Special Meetings of March 17, 22, and 31, 2022.

9. PLANNING MATTERS

- 9.1 Consent Application B02/2022(McK) – 2792311 Ontario Inc.
 - 9.1(i) Consent Application
 - 9.1(ii) Planning Report – John Jackson Planner

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- 9.2 Consent Application B07/2022(McK) – Salway
 - 9.2(i) Consent Application
 - 9.2(ii) Site Evaluation Report – RiverStone Environmental Solutions Inc.
 - 9.2(iii) Lot Configuration Sketch
 - 9.2(iv) Planning Report – John Jackson Planner

- 9.3 Consent Application B/13(McK) – Haskim
 - 9.3(i) Consent Application
 - 9.3(ii) Planning Report – John Jackson Planner

- 9.4 Site Plan Agreement – Camp Manitou Inc.
 - 9.4(i) Building Department Report – BP22-02 – Camp Manitou – Site Plan Approval
 - 9.4(ii) Site Plan Agreement
 - 9.4(iii) By-law 2022-23 – Site Plan Agreement with Camp Manitou Inc.

- 9.5 Rezoning Application – Salway
 - 9.5(i) Rezoning Application
 - 9.5(ii) Planning Report – MHBC Planning
 - 9.5(iii) Site Evaluation Report – Same as Item 9.2(ii)
 - 9.5(iv) Lot Configuration Sketch – Same as Item 9.2(iv)
 - 9.5(v) By-law 2022-25 to Rezone property

10. COMMITTEE/BOARD MINUTES WITH RECOMMENDATIONS FOR APPROVAL

- 10.1 Draft Minutes of the March 24, 2022, Recreation Committee Meeting
- 10.2 Draft Minutes of the March 9, 2022 meeting of the Sesquicentennial Ad-Hoc Committee
- 10.3 Minutes of the March 10 2022 meeting of the Lake Stewardship and Environmental Committee.

11. STAFF REPORTS WITH RECOMMENDATIONS FOR APPROVAL

- 11.1 Report PW-2022-01 – Roads Policy Update Version 6 – Greg Gostick
 - 11.1(i) By-law 2022-24 – By law to set minimum standards for construction of new roads, and for upgrading and maintenance of existing Municipal roads.
- 11.2 Accounts Payable Cheque Run Reports for March 2022

12. MAYOR'S REPORT

13. CORRESPONDENCE FOR CONSIDERATION

- 13.1 Middle River Farm and Farm Store – Proposed use of Patterson Lane to extend McKellar Market
- 13.2 Manitouwabing Peninsula Association, Dave Spiegl – New Roads Standards and Impact of Deerfield Road and Bay Drive
- 13.3 United Church of Canada – McKellar-Dunchurch Pastoral Charge – Request relief of the 2022 Property Tax on the Manse

14. MOTION AND NOTICE OF MOTION

- 14.1 Resolution to Adopt Roads Policy V6 as Attachment "A" to By-law 2022-24 as per Staff Report PW-2022-01 (Item 11.1 on Agenda)
- 14.2 Resolution to receive Roads Policy V6.1 for information purposes (Councillor Ryeland)
- 14.3 Resolution to authorize staff/council consultations regarding Roads Policy document and procedure with any/all policy stakeholders(Councillor Ryeland)
- 14.4 Resolution to enter into a formal agreement to bring Deerfield Road to municipal standard beginning the summer of 2022.(Mayor Hopkins)

15. BY-LAWS

16. UNFINISHED BUSINESS

17. NEW BUSINESS

18. PUBLIC NOTICES, ANNOUNCEMENTS, INQUIRIES AND REPORTS BY COUNCIL MEMBERS

- 18.1 Municipality of Whitestone – Whitestone and Area Nursing Station Building Expansion

19. CONSENT AGENDA – CORRESPONDENCE

- 19.1 Town of Stouffville – Dissolve Ontario Land Tribunal
- 19.2 North Algona Wilberforce – Dissolve Ontario Land Tribunal
- 19.3 Municipality of Clarington - Natural Heritage Designations in Official Plans and Zoning By-laws
- 19.4 Town of Plympton-Wyoming – Funding Supports for Infrastructure Projects in Rural Municipalities
- 19.5 Municipality of Shuniah – Resolution of Support from Northwestern Ontario Municipal Association (NOMA)

20. QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON AGENDA)

21. CLOSED SESSION

- 21.1 Minutes of Closed Sessions
- 21.2 Personal matters about an identifiable individual, including municipal or local board employees; 239(2)(b) – Fire Chief Recruitment and Staffing Matters

22. CONFIRMING BY-LAW

By-law No. 2022-26 to confirm the proceedings of Council

23. ADJOURNMENT

Council Meeting Agenda

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Instructions for Joining the Council Meeting

1. Please try to sign in between 6:20 to 6:30 if possible; you are still welcome to sign in after 6:30 if necessary
2. Please wait to be let in the 'meeting room'; this won't take long
3. Please have your mic and video on mute unless you are speaking; this ensures there are no distractions or background noise to disrupt the meeting
4. When you sign in please sign in with your full name (first and last), not a company name
5. A question and answer opportunity will be available at the end of the meeting as per normal protocol or during the Public Meeting
6. If you have permission to speak please identify yourself (first and last name).
7. Please respect meeting protocol and do not interrupt the meeting. The Municipality reserves the right to remove attendees who are disruptive or disrespect meeting protocol.



Township of McKellar

701 Hwy 124, P.O. Box 69, McKellar, ON POG 1C0 Phone: 705-389-2842
Fax: 705-389-1244

Request for Delegation/Deputation before Council

Pursuant to By-law No. 2019-25 as amended, any person wishing to make a deputation before Council shall submit a request in writing to the Clerk no later than 1:00 p.m. on the Tuesday prior to the meeting at which they wish to be heard. The written request shall be a detailed written submission which clearly outlines the matter that the deputation wishes to present to Council including the nature of the business to be discussed and the person(s) named to make the deputation. The detailed written submission, together within this form, shall be circulated with the Council agenda. Please note that Deputations are limited to 10 minutes in length.

PLEASE PRINT CLEARLY

Name of Person to Appear: Wayne J. WARD

Address: 672 Highway #124, McKellar, Ont., POG1C0

Phone: Home: 704-389-3932 Business: N/A cell: _____

Name of Group or Person(s) being represented (if applicable) _____

Meeting date requested to appear before Council: APRIL 12, 2022

Subject Matter of Deputation: *Attached to this Town of McKellar form is a letter of concern sent to council member Mr. Michael KEKKONEN on the 24th of November 2020. I consider my letter one of importance that addresses a matter of community safety. My request is to speak to my letter in question as a Delegation or Deputation before Council. It is a safety issue that needs to be addressed in an open forum and should superseed with some expedience rather than be classified under Consent Agenda. I have many years of experience dealing with traffic safety matters as a police officer. I have investigated too many to count motor vehciles collisions on our highways over the years that resulted in property damages, minor to major injury and many fatalities. I feel now is the time to make strides for substantial changes for the safety of our community and for the general public at large, who from day to day pass through our village.*

Detailed written submission must be attached or submitted to the Clerk by 1:00 p.m. the Wednesday prior to the Council meeting.

SCHEDULE E

Reminder: A signed detailed written submission must be provided to the Clerk's Office by 1:00 on the Tuesday prior to the meeting. Failure to provide a signed detailed written submission by the Tuesday prior to the Council meeting will result in the deputation not being placed on the Council's agenda.

Decorum dictates respect for all opinions and individuals are reminded there is zero tolerance for coarse language and inappropriate behaviour. By submitting this Form you have indicated agreement with this requirement.

Personal information on this form is collected under the legal authority of the Municipal Act, S.O. 2001, c25 as amended, The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

Correspondence to Council and Committee meeting agenda, minutes and correspondence are public documents and are published on the Township of McKellar website. When corresponding with the Township of McKellar, please be aware that personal correspondence or delegation materials (together with names, addresses, email addresses and phone numbers) may be included on the Council or Committee meeting agenda and subsequently appear on the corporate website.

If you feel there is a compelling reason that your correspondence to Council should not be included on the agenda and released to the public, please notify the Clerk's office.

From: Wayne J. WARD

672 Hwy. 124

McKellar, Ontario

POG-1CO

To: Council Members

Township of McKellar

The movement of traffic through the McKellar Village is probably a subject that has been before council in the past. If I am correct, then the matter of speed and noise rather than high volume would be the main safety concern. This is a provincial route but speed through built up areas is regulated by official speed posted signs enforced under the Highway Traffic Act. Most of the community members who reside along Hwy #124 accept the fact volume peaks during cottage season. Volume is one thing but traversing the 50 kmh zone from one end of the village to the other end as if was the Indianapolis 500 is reckless and dangerous. I realize that the Ontario Provincial Police have limited staff to cover an exceptionally large geographical area. However, a formal request in writing to the Detachment Commander of the Parry Sound Detachment might yield positive results for selective enforcement. May it be noted the speed situation is all year round but occurs more often during vacation season. Some communities with speeding concerns will deploy digital radar signs. They monitor the approaching driver of their speed.

This brings me to my next concern and is "NOISE". The constant application of Jake Brakes on large trucks coming through the village is unnecessary and totally avoidable if the drivers are operating their vehicles properly. Unjustified noise from Jake Brake application is subject to a violation under the Highway Traffic Act, Section 75 (4). The section of the act is clear. Persons operating a vehicle on the highway causing any type of unnecessary noise is an offence.

There are many municipalities that post “NO JAKE BREAK” signs at the entrances of their communities.

It is important to note the following published research that surrounds the unnecessary application of “Jake Breaks.” The research study found that the unnecessary and indiscriminate use of the “Jake Break” is a frequent practice by some trucking companies and drivers to avoid maintenance costs on tire and wheel break wear. The research further substantiates that unwarranted use of “Jake Breaks” significantly contributes to environmental impact by noise pollution effecting community residents and wildlife.

Last but not least, is the matter regarding the placement of posted speed signs in the village of McKellar. My home is the last residence at the southwest end of the village on Hwy #124. Right at the end of my driveway is the speed sign that reads 80Kmh begins. Many times, vehicles well in advance of that sign are accelerating are over the posted 50Kmh zone. The 50Kmh begins sign is directly across from the 80Kmh one and again vehicles entering the village at this point are still well in excess of the village limit. Drivers I have observed do not slow down at all. There should have been more thought put into the placement of those speed signs. The 80Kmh begins sign should be much farther out Hwy #124 as should the 50Kmh begins sign. Somewhere in the vicinity of the #152 Fire Route Road might be more prudent and “SAFE”.

Respectfully,


Wayne J. Ward



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 8, 2022

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Reg Moore, Nick Ryeland
Staff: Clerk, Ina Watkinson
Treasurer, Roshan Kantiya

Mayor Hopkins called the meeting to order at 6:50 p.m.

ROLL CALL

Mayor Hopkins took Roll Call.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATION OF CONFLICT OF INTEREST

Mayor Hopkins asked Council if there was any Pecuniary Interest to declare. There was none.

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-62 Be It Resolved That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as presented. **Carried**

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-63 Be It Resolved That the Council of the Township of McKellar does hereby receive the deputation of Brenda Muller on behalf of Whispering River Orchestra. **Carried**

Mayor Hopkins thanked Ms. Muller Club for the deputation.

Moved by: Councillor Ryeland
Seconded by: Councillor Moore

22-64 Be It Resolved That the Council of the Township of McKellar does hereby receive the deputation from Andrew Mullin requesting Rezoning Consideration. **Carried**

Mayor Hopkins thanked Mr. Mullin for his deputation.

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-65 Be It Resolved That the Council of the Township of McKellar does hereby receive approve the minutes of the February 8, 2022 Special Meetings of Council.



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 8, 2022

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-66 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the January 13, 2022 minutes of the Lake Stewardship and Environmental Committee.
Carried

Moved by: Councillor Moore
Seconded by: Councillor Ryeland

22-67 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Treasury Report T-2022-03, Proposed Budget 2022 - Revised, for information;
And Further That a Special Budget Meeting is scheduled for March 17, 2022 at 10:00 a.m.
Carried

Moved by: Councillor Kekkonen
Seconded by: Councillor Ryeland

22-68 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the February 2022 Accounts Payable Cheque-Run Report, for information.
Carried

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-69 **Be It Resolved** That the Council of the Township of McKellar does hereby support Norfolk County Resolution No. 13 to proclaim 2022 the "Year of the Garden".
Carried

Moved by: Councillor Moore
Seconded by: Councillor Haskim

22-70 **Be It Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-12, being a By-law to govern the proceedings of the McKellar Committee of Adjustment Members, Staff and the Public., a First and Second reading;
And Further Read a Third time and Passed in Open Council this 8th day of March, 2022.
Deferred

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-71 **Be It Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-13, being a By-law to establish the Wet Parry Sound Joint Election Compliance Audit Committee, a First and Second reading;



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 8, 2022

And Further Read a Third time and passed in Open Council this 8th day of March, 2022.

Carried

MAYOR'S REPORT

The mayor reported the Recreation programs are running again. The card groups are now running on Thursdays (Sunshine Seniors) and Sundays (McKellar Seniors). Movie night starts March 12th at 7:00 p.m., showing "Call of the Wild" and Monday March 14th at 1:00 p.m., showing "Scoob". The Library will be hosting several events/workshops during the March Break. Call the Library at 705-389-2611 for information.

The Mayor's full report can be found on the website at:

<https://www.mckellar.ca/en/township-services/council.aspx#Mayors-Communique>

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

21-72 Be It Resolved That the Council of the Township of McKellar does hereby receive the Consent Agenda.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Kekkonen

22-73 Be It Resolved That the Council of the Township of McKellar, pursuant to the Municipal Act., S.O 2001, as amended, move into closed session at 8:07 p.m. to discuss the following items;

21.1 Minutes of Closed Session

21.2 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, 239(2)(e) - Appeals of Zoning By-law 2019-23, Ontario Land Tribunal Update

21.3 Personal matters about an identifiable individual, including municipal or local board employees, 239(2) (b) Staffing

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Moore

22-74 Be it Resolved That the Council of the Township of McKellar does hereby reconvene to open session at 10:06 p.m.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-75 Be it Resolved That the Council of the Township of McKellar does hereby extend the Regular Meeting of Council to 10:30 p.m.



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 8, 2022

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Kekkonen

22-76 Be It Resolved That the Council of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held March 8, 2022.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-77 Be It Resolved That the Council of the Township of McKellar does hereby accept the resignations of Murray Woods and Vanessa McBride from the McKellar Public Library Board.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Ryeland

22-78 Be It Resolved That the Council of the Township of McKellar does hereby appoint Jeanette Clements to the McKellar Public Library Board.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-79 Be is Resolved That the Council of the Township of McKellar does hereby give By-law No. 2022-15, being a by-law to confirm the proceedings of Council, a First and Second reading;

And Further Read a Third time and passed in Open Council this 8th day of March, 2022.

Carried

Moved by: Councillor Ryeland
Seconded by: Councillor Haskim

22-80 Be It Resolved That the Council of the Township of McKellar does hereby adjourn this meeting at 10:11 p.m.

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 8, 2022

Peter Hopkins, Mayor

Ina Watkinson, Clerk



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 22, 2022
12:00 p.m.

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Reg Moore, Nick Ryeland

Staff: Clerk, Ina Watkinson
Administrative/Treasury Assistant, Mary Smith

Mayor Hopkins called the meeting to order at 12:06 p.m.

ROLL CALL

Mayor Hopkins took Roll Call.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATION OF CONFLICT OF INTEREST

Mayor Hopkins asked Council if there was any Pecuniary Interest to declare. There was none.

Moved by: Councillor Ryeland
Seconded by: Councillor Haskim

22-100 Be It Resolved That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as presented. **Carried**

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-101 Be It Resolved That the Council of the Township of McKellar does hereby go into the Committee of the Whole at 12:09 p.m. **Carried**

Discussions were held on the following topics:

Item No. 6 - Re-opening of the Re-Use Tent

Discussion was held when to reopen the "Re-Use Tent" at the McKellar Transfer Station. The recommendation of the committee is to open the Re-Use Tent on May 1, 2022.

Item No. 7 - Bottle Collection Program

The Bottle Collection Program was started in January 2020, with four participating organizations to share equally in the proceeds. The four organizations involved were McDougall School, Dunchurch-Mckellar Lion's Club, McKellar Public Library, and Belvedere Heights. The program was shut down in March 2020 due to the Covid-19 pandemic and only the first two organizations had participated. The



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 22, 2022
12:00 p.m.

Volunteer Fire Fighter's Association collected the bottles on a one time basis to clear the overflow at the Transfer Station. The proceeds from that one time collection have been paid to the Association.

Moving forward the Committee made the following recommendations:

- i) The Treasurer reconcile the Bottles for Charity funds currently on deposit and pay out appropriately.
- ii) The Clerk to prepare advertising to recruit potential charitable organizations to participate in the program.
- iii) Staff to organize the Bottle Collection Program to run on a one year renewable term.

Item No. 8 - McKellar Market – Planning for 2022-2024

Discussion was held on the potential relocation of the McKellar Market to the Community Centre grounds in the future. Earlier in the year the Market Manager requested consideration of expanding the Market to include the Community Centre grounds.

Concerns have been expressed in the past with respect to safety issues, with vehicles parked on the highway and pedestrian traffic at the current location of Minerva Park. Additional considerations for relocating is that the market has expanded to its maximum capacity at the current location.

The Director of Operation is investigating the possibility of creating a new boat launch in Minerva Park to resolve the safety concerns with the current boat launch on Lakeshore Road. Additionally the future construction of the walking bridge will adversely affect the Market at Minerva Park.

Concerns were also voiced with respect to holding the market at the Community Centre grounds; in particular how the weekly market would affect hall rentals (weddings, library functions, etc.) A concern was raised with respect to the noise level to others, whose property is on Armstrong Lake. Attendees to the market would still park on the highway, although a paved shoulder allows for through traffic.

The Committee recommends a meeting be arranged between Jan Gibson – Market Manager, Greg Gostick – Director of Operations, and the Whole of Council to discuss the issues relating to the potential relocation of the McKellar Market.

Item No. 9 - Lakeshore Boat Launch – Short Term and Long Term Safety Plan

Recommendations coming from the discussions on Township Boat Launches are as follows:

- i) That staff make public all the information with respect to the 2021 closure and subsequent reopening of the Lakeshore Boat Launch.
- ii) That the Director of Operations prepares a report to Council on the current and potential risks at all of the boat launches in the Township and provide short term and long term remedies for the risks.
- iii) That the clerk advertise for members to form an Ad-Hoc Committee for the purpose of finding solutions to the safety issues with all of the Township boat launches.



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 22, 2022
12:00 p.m.

Item No. 10 - Short Term Rentals - Review

Mayor Hopkins presented a plan for gathering information, addressing issues and concerns relating to short term rentals, and developing immediate steps for the 2022 summer season.

Councillor Moore reported that under the current Official Plan, short term rentals are a prohibited use. Regardless of any steps taken or recommendations given short term rentals will still be a prohibited use until such time as an amendment to the Official Plan is enacted.

A member of the Rental Ad-Hoc Committee questioned why there has been no information provided since the resignation of the previous Council representative. Additionally she reported that members of the committee were unaware that short term rentals were an unpermitted use.

Questions were raised with respect to penalties/fines that could be issued to property owners who are in contravention of the Official Plan by renting out their cottages on a short term basis.

The Committee of The Whole recommends the CBO and BLO prepare and present reports to the Rental Ad-Hoc Committee Council Representative on the current standing of short term rentals in the township with respect to the Official Plan and the Zoning By-law.

Item No. 11 - New Website

Discussion on the launch of the new website is generally favourable, noting that the site is attractive and user friendly. Some concerns were expressed with respect to broken and missing links, missing information, the need for accuracy in documents posted to the site and the length of time taken to address website issues.

Administrative Assistant, Mary Smith responded to the concerns expressed by Council, reporting that the website is a work in progress and it is constantly being updated as time allows; however devoting time strictly to the maintenance of the website is difficult while managing the balance of the workload.

Moved by: Councillor Moore
Seconded by: Councillor Haskim

22-102 Be It Resolved That the Council of the Township of McKellar does hereby reconvene to regular session at 2:16 p.m.

Carried

Moved by: Councillor Kekkonen
Seconded by: Councillor Moore

22-103 Be is Resolved That the Council of the Township of McKellar does hereby give By-law No. 2022-18, being a by-law to confirm the proceedings of Council, a First and Second reading;



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 22, 2022

And Further Read a Third time and passed in Open Council this 22nd day of March, 2022.

12:00 p.m.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

22-104

Be It Resolved That the Council of the Township of McKellar does hereby adjourn this meeting at 2:17 p.m.

Carried

Peter Hopkins, Mayor

Ina Watkinson, Clerk

**TOWNSHIP OF MCKELLAR****Council Meeting Minutes**

March 17, 2022

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Reg Moore, Nick Ryeland

Staff: Clerk, Ina Watkinson
Treasurer, Roshan Kantiya
Director of Operations, Greg Gostick

Mayor Hopkins called the meeting to order at 11:45 a.m.

ROLL CALL

Mayor Hopkins took Roll Call.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATION OF CONFLICT OF INTEREST

Mayor Hopkins asked Council if there was any Pecuniary Interest to declare. There was none.

Moved by: Councillor Ryeland
Seconded by: Councillor Haskim

22-81 Be It Resolved That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as presented.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Ryeland

22-82 Be It Resolved That the Council of the Township of McKellar does hereby rescind Resolution No. 21-198, the third reading and passing of Zoning By-law No. 2019-23.

AYES: Mayor Hopkins, Councillors Haskim, Kekkonen, Moore and Ryeland.
NAYS: None
ABSTAIN: None

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-83 Be It Resolved That the Council of the Township of McKellar does hereby rescind Resolution No. 21-269, the third reading and passing of By-law No. 2019-49, being Official Plan Amendment No. 9.

AYES: Mayor Hopkins, Councillors Haskim, Kekkonen, Moore and Ryeland.



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 17, 2022

NAYS: None

ABSTAIN: None

Carried

**Moved by: Councillor Ryeland
Seconded by: Councillor Moore**

22-84

Be It Resolved That the Council of the Township of McKellar does hereby give By-law No. 2022-12, being a By-law to govern the proceedings of the McKellar Committee of Adjustment Members, Staff and the Public, a First and Second reading;

And Further Read a Third time and Passed in Open Council this 17th day of March, 2022.

Carried

**Moved by: Councillor Moore
Seconded by: Councillor Ryeland**

22-85

Be It Resolved That the Council of the Township of McKellar does hereby approve the following member(s) of Council to attend the FONOM Conference in North Bay from May 9th to May 11th.

Mayor Peter Hopkins

Carried

**Moved by: Councillor Ryeland
Seconded by: Councillor Haskim**

22-86

Be It Resolved That the Council of the Township of McKellar, pursuant to the Municipal Act., S.O 2001, as amended, move into closed session at 12:17 p.m. to discuss the following items;

8.1 A proposed or pending acquisition or disposition of land by the municipality or local board, 239(2)(c) – discussion on potential surplus properties.

Carried

**Moved by: Councillor Ryeland
Seconded by: Councillor Haskim**

22-87

Be it Resolved That the Council of the Township of McKellar does hereby reconvene to open session at 1:05 p.m.

Carried

**Moved by: Councillor Ryeland
Seconded by: Councillor Moore**

22-88

Be it Resolved That the Council of the Township of McKellar does hereby recess at 1:05 p.m. for thirty minutes for lunch.



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 17, 2022

Carried

**Moved by: Councillor Ryeland
Seconded by: Councillor Moore**

22-89 **Be it Resolved** That the Council of the Township of McKellar does hereby resume the meeting at 1:35 p.m.

Carried

**Moved by: Councillor Haskim
Seconded by: Councillor Ryeland**

22-90 **Be It Resolved** That the Council of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held March 17, 2022.

Carried

**Moved by: Councillor Moore
Seconded by: Councillor Ryeland**

22-91 **Be It Resolved** That the Council of the Township of McKellar does hereby call a Special Meeting of Council for March 31, 2022 at 10:00 a.m. to complete the 2022 Budget Review.

Carried

**Moved by: Councillor Moore
Seconded by: Councillor Haskim**

22-92 **Be is Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-16, being a by-law to confirm the proceedings of Council, a First and Second reading;

And Further Read a Third time and passed in Open Council this 17th day of March, 2022.

Carried

**Moved by: Councillor Ryeland
Seconded by: Councillor Moore**

22-93 **Be It Resolved** That the Council of the Township of McKellar does hereby adjourn this meeting at 4:28 p.m.

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 17, 2022

Peter Hopkins, Mayor

Ina Watkinson, Clerk



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 22, 2022
10:00 a.m.

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Reg Moore, Nick Ryeland

Staff: Clerk, Ina Watkinson

Mayor Hopkins called the meeting to order at 10:05 a.m.

ROLL CALL

Mayor Hopkins took Roll Call.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATION OF CONFLICT OF INTEREST

Mayor Hopkins asked Council if there was any Pecuniary Interest to declare. There was none.

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-94 Be It Resolved That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as presented. **Carried**

Moved by: Councillor Moore
Seconded by: Councillor Ryeland

22-95 Be It Resolved That the Council of the Township of McKellar, pursuant to the Municipal Act, S.O. 2001, as amended, move into closed session at 10:02 a.m. to discuss the following items:

6.1 Personal matters about an identifiable individual, including municipal or local board employees; 239(2)(b) - Staffing

Carried

Moved by: Councillor Moore
Seconded by: Councillor Ryeland

22-96 Be It Resolved That the Council of the Township of McKellar does hereby reconvene to open session at 11:47 a.m.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Moore



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 22, 2022
10:00 a.m.

22-97 **Be It Resolved** That the Council of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held March 22, 2022.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Ryeland

22-98 **Be is Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-17, being a by-law to confirm the proceedings of Council, a First and Second reading;

And Further Read a Third time and passed in Open Council this 22nd day of March, 2022.

Carried

Moved by: Councillor Ryeland
Seconded by: Councillor Moore

22-99 **Be It Resolved** That the Council of the Township of McKellar does hereby adjourn this meeting at 11:49 a.m.

Carried

Peter Hopkins, Mayor

Ina Watkinson, Clerk



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 31, 2022
9:00 a.m.

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Reg Moore
Absent: Councillor Nick Ryeland

Staff: Clerk, Ina Watkinson

Mayor Hopkins called the meeting to order at 9:09 a.m.

ROLL CALL

Mayor Hopkins took Roll Call.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATION OF CONFLICT OF INTEREST

Mayor Hopkins asked Council if there was any Pecuniary Interest to declare. There was none.

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-105 Be It Resolved That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as presented.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Haskim

22-106 Be It Resolved That the Council of the Township of McKellar, pursuant to the Municipal Act, S.O. 2001, as amended, move into closed session at 9:12 a.m. to discuss the following items:

- 6.1 Personal matters about an identifiable individual, including municipal or local board employees; 239(2)(b) – MLO Contract Renewal - Staffing

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-107 Be It Resolved That the Council of the Township of McKellar does hereby reconvene to open session at 10:03 a.m.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Haskim



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

**March 31, 2022
9:00 a.m.**

22-108 **Be It Resolved** That the Council of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held March 31, 2022.

Carried

**Moved by: Councillor Haskim
Seconded by: Councillor Moore**

22-109 **Be is Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-19, being a by-law to confirm the proceedings of Council, a First and Second reading;

And Further Read a Third time and passed in Open Council this 31st day of March, 2022.

Carried

**Moved by: Councillor Moore
Seconded by: Councillor Haskim**

22-110 **Be It Resolved** That the Council of the Township of McKellar does hereby adjourn this meeting at 11:49 a.m.

Carried

Peter Hopkins, Mayor

Ina Watkinson, Clerk



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 31, 2022
10:00 a.m.

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Reg Moore
Absent: Councillor Nick Ryeland
Staff: Clerk, Ina Watkinson
Treasurer, Roshan Kantiya

Mayor Hopkins called the meeting to order at 10:09 a.m.

ROLL CALL

Mayor Hopkins took Roll Call.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATION OF CONFLICT OF INTEREST

Mayor Hopkins asked Council if there was any Pecuniary Interest to declare. There was none.

Moved by: Councillor Moore
Seconded by: Councillor Haskim

22-111 Be It Resolved That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as amended, adding the following:

6a COMMITTEE OF THE WHOLE

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-112 Be It Resolved That the Council of the Township of McKellar does hereby go into the Committee of the Whole at 10:14 a.m.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Haskim

22-113 Be It Resolved That the Council of the Township of McKellar does come out of the Committee of the Whole at 12:36 p.m.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Kekkonen

22-114 Be It Resolved That the Council of the Township of McKellar does hereby the Treasurer to not pay the 2021 ICECAP invoice until clarification is received on the



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 31, 2022

10:00 a.m.

2021 budgeted amount of eight thousand dollars (\$8,000.00) versus the actual cost of fourteen thousand, five hundred dollars (\$14,500.00).

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-115

Be It Resolved That the Council of the Township of McKellar does hereby appoint Clerk/Administrator, Ina Watkinson to the West Parry Sound Recreation and Cultural Centre Steering Committee.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-116

Be It Resolved That the Council of the Township of McKellar does hereby direct staff to enter into the FoodCycler Municipal Pilot Program with FoodCycle Science, exercising Option 1, fifty (50) units at a total cost of \$18,362.50, including shipping and applicable taxes.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Haskim

22-117

Be is Resolved That the Council of the Township of McKellar does hereby give By-law No. 2022-20, being a by-law to confirm the proceedings of Council, a First and Second reading;

And Further Read a Third time and passed in Open Council this 31st day of March, 2022.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-118

Be It Resolved That the Council of the Township of McKellar does hereby adjourn this meeting at 12:41 p.m.

Carried

Peter Hopkins, Mayor

Ina Watkinson, Clerk



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

**March 31, 2022
10:00 a.m.**

9.1 ci

PARRY SOUND AREA PLANNING BOARD - APPLICATION FOR CONSENT
70 Isabella Street, Unit #110, Parry Sound, Ontario P2A 1M6 (Phone 705-746-5216 Fax 705-746-1439)

No. B 02/2022 (mck)

1. Applicant Information

Name of Applicant MAUGHAN SURVEYORS - R.C. HAWKINS
Address 5 MURRAY ST
PARRY SOUND, ON
P2A 1E6
Postal Code _____
E-mail Address bob.hawkins@ibwsurveyors.com

Home Tel No. () _____
Business Tel No. 705) 746-5805
Home Fax Tel No. () _____
Business Fax Tel No. () _____

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.2 Name of Owner(s) (if different from the applicant). An owner's authorization is required in Section 12, if the applicant is not the owner.

Name of Owner 2792311 ONTARIO LTD.
Address _____
Postal Code _____
E-mail Address _____

Home Tel No. () _____
Business Tel No. () _____
Home Fax Tel No. () _____
Business Fax Tel No. () _____

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.3

Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)

Name of Contact " APPLICANT "
Address _____
Postal Code _____
E-mail Address _____

Home Tel No. () _____
Business Tel No. () _____
Home Fax Tel No. () _____
Business Fax Tel No. () _____

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

2. Purpose of this Application (check appropriate box)

- 2.1 Type and purpose of transaction for which application is being made
 creation of a new lot (3) lot additions easement right-of-way lease
 correction of title charge other (specify, e.g., partial discharge of mortgage)

Explain: _____

3. Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest is intended to be transferred, charged or leased, if known and specify relationship to present owner, if any.

3.1 Lot 1, 3 RESALE Lot 2 BRAD MOIRA ROBERTS LOT ADDITION EST 3 ROKA HOLDINGS INC.

4. Location of the Subject Land Roll / PIN No.(s) 4928 0000 0150 500

4.1 Municipality MCKELLAR Lot(s) No.(s) 29 Concession No. 6
Street Name and No. BURNETT'S ROAD M-Plan No. _____ Lot(s) _____

Registered Plan No. Part(s) _____ Parcel No. PN 52129-0866 _____ May 28, 2019

5. Easements or restrictive covenants

5.1 Are there any easements or restrictive covenants affecting the subject land? NO YES
 If YES, describe the easement or covenant and its effect.

6. Description of Lands to be Divided and Servicing Information (Complete each subsection)

6.1

Retained Lot	Frontage (m)	Depth (m)	Area (ha)	Existing Uses	Proposed Uses	Existing Structures	Proposed Structures
Retained Lot	60	250 ±	2 ±	RESIDENTIAL	RESIDENTIAL	YEAR ROUND COTTAGE	NIL
Lot Addition	65 ± (LAKÉ)	300 ±	5 ±	VACANT	PAVING	NIL	NIL
Right-of-way N/A							
Benefiting Lot	500 ±	750 ±	12.2 ±	SEASONAL	RESIDENTIAL	COTTAGE	NIL
Severed Lot 1	60	350 ±	5 ±	VACANT	RESIDENTIAL	N/A	UNKNOWN
Severed Lot 2	211 (LAKÉ)	400 ±	7 ±	VACANT	RESIDENTIAL	N/A	UNKNOWN
Severed Lot 3	700 ±	300 ±	14 ±	VACANT	RESIDENTIAL	N/A	UNKNOWN

6.2 Access (check appropriate space)

Name	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Provincial Highway					
Municipal (maintained all year)	✓		✓	✓	✓
Municipal (Seasonal)					
Other public road		✓ - LOT ADDITION			
Right of way					
Water Access					

If Water Access Only

N/A

Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)

6.4 Water Supply (enter in appropriate space - E for Existing or P for Proposed)

Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated piped water system				
Privately owned and operated individual well	E	P	P	P
Privately owned and operated communal well				
Other public road				
Lake or other waterbody	E			
Other means				

6.5 Sewage Disposal - enter in appropriate space - **E** for Existing or **P** for Proposed

Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated sanitary sewage system				
Privately owned and operated individual septic tank	E	P	P	P
Privately owned and operated communal well				
Privately owned and operated communal septic system				
Privately owned and operated communal septic system				
Privy				
Other means				

7. Official Plan

7.1 What is the current designation of the subject land in the Official Plan: WATER FRONT

8. Current Application

8.1 Has the land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act.

YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application and/or Plan No.

8.2 Has the land ever been the subject of a consent under section 53 of the Planning Act.

YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application.

8.3 Is the subject land currently the subject of an official plan amendment, zoning by-law, a Minister's zoning order, a minor variance, an approval of a plan of subdivision or a consent.

YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application.

8.4 Are there additional consents being applied for on these holdings simultaneously with this application, or being considered for the future?

YES NO UNKNOWN

9. Original Parcel

9.1 Has any land been severed from the parcel originally acquired by the owner of the subject land.

YES NO UNKNOWN

If YES, and if known, specify the date of the transfer, the name of the transferee and the land use on the severed land.

10. Affidavit / Sworn Declaration

The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit / Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the TOWN of PARRY SOUND this 20th day

of JANUARY 2022

I, R.C. HAWKINS of the TOWN of PARRY SOUND in the County/District/Regional Municipality of PARRY SOUND solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

R. C. HAWKINS
ONTARIO LAND SURVEYOR



Signature of Applicant or Agent

DECLARED BEFORE ME at the TOWN of PARRY SOUND in the

DISTRICT of PARRY SOUND this 20th day

of JANUARY 2022



A Commissioner of Oaths

Investment Commission, etc.,
Province of Ontario, for
100 King Street West, Toronto, Ontario
M5X 1C5, Canada
E-mail: oaths@osls.org

11. Authorizations

11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorizations set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, 2792311 ONTARIO LTD., am the owner of the land that is the subject of this application for Consent and/or Zoning By-law Amendment and I authorize MAUGHAN SURVEYORS to make this application on my behalf.

Date Jan. 20, 2022



Signature of Owner

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, 2792311 ONTARIO LTD., am the owner of the land that is the subject of this application for Consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize MAUGHAN SURVEYORS as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date Jan. 20, 2022



Signature of Owner

May 28, 2019

12. Consent of the Owner (this section must be completed for the application to be processed)

12.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, 2792311 ONTARIO LTD., am the owner of the land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I 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 June 20, 2022

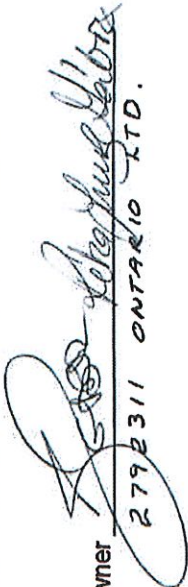
Signature of Owner 

13. Additional Fees

The applicant hereby agrees:

- (a) to reimburse the Parry Sound Area Planning Board for any costs incurred in processing this application which are above and beyond the amount of the application fee; and
- (b) to pay all costs legal and otherwise, that may be incurred by the Parry Sound Area Planning Board with respect to an LPAT Hearing, that may be held as a result of this application for a consent and to provide a deposit for such costs at least 45 days prior to any scheduled hearing.

Date June 20, 2022

Signature of Owner 
2792311 ONTARIO LTD.

Plans / Sketches

SKETCHES TO BE SUBMITTED MUST BE BLACK AND WHITE ON PAPER 8 1/2" x 11"

ONE COPY OF SKETCH, IF REPRODUCABLE

ALL LETTERING MUST BE LEGIBLE. USE MULTIPLE SKETCHES AT DIFFERENT SCALES IF NECESSARY

Key Map – Available on the Planning Board Website (www.psapb.ca)
<http://psapb.ca/index.php/planning-board/forms/application-forms>

North Arrow

clearly defined boundaries of severed and retained lots

if more than one severed lot, label the severed lots according to the application (Section 6)

the boundaries & dimensions of any land abutting the subject land that is owned by the owner of the subject land

the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing

the dimensions of the subject land, the part that is to be severed and the part that is to be retained

the location of all land previously severed from the parcel originally acquired by the current owner of the subject land

the approximate location of all natural and artificial features on the subject land and on the 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 existing uses on adjacent land, such as residential, agricultural and commercial uses

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 and nature of any easement affecting the subject land

PLANNING BOARD

2018 Fees

Base Fee \$1500 + \$750 per lot/lot addition, \$250 for each additional lot addition, \$250 per right-of-way + \$500 deposit for Professional Planning Services

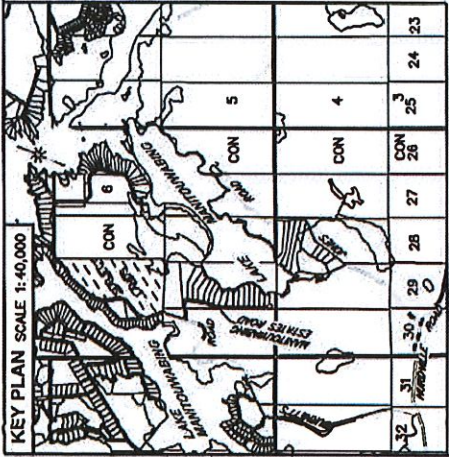
Change of Condition / Re-approval Fee (before lapsing) \$750 Stamping Fee for Retained Lot (Optional): \$750

A fee of \$325 payable to the Town of Parry Sound is required for any application within the Town of Parry Sound.

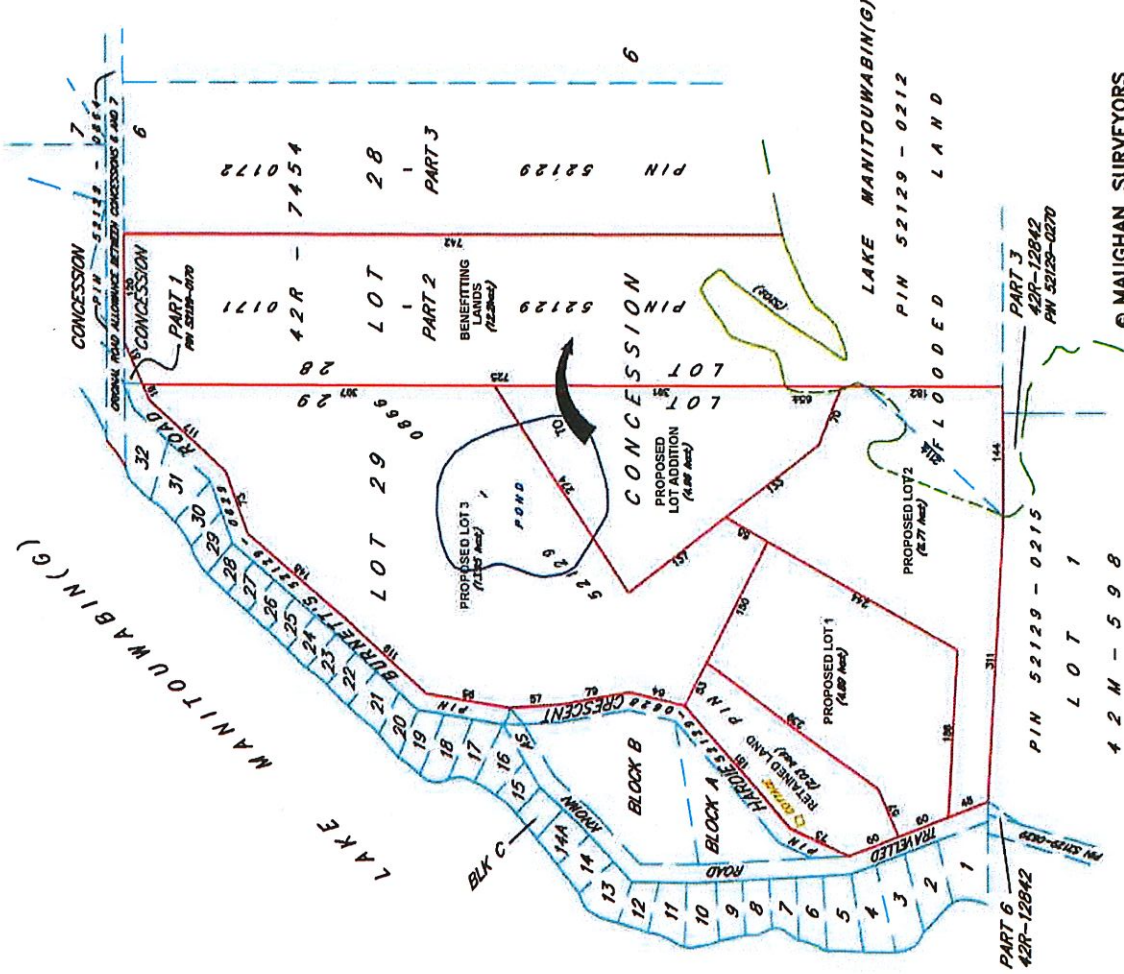
A fee of \$333 payable to the Township of Carling is required for any application within the Township of Carling (The Township deposit will be reconciled in accordance with the Townships standard rate for their planner for actual time taken).

Additional expenses may be incurred (ie. Legal, Planning, Survey, Rezoning, Minor Variance, Parkland Fee) and are the responsibility of the applicant.

NOTE:



SKETCH FOR CONSENT APPLICATION
 PART OF LOT 29, CONCESSION 6
 TOWNSHIP OF MCKELLAR
 DISTRICT OF PARRY SOUND
 SCALE 1:5000



METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048

© MAUGHAN SURVEYORS
 A DIVISION OF IBW SURVEYORS
 ONTARIO LAND SURVEYORS
 5 McMURRAY STREET, PARRY SOUND ONTARIO
 P2A 1E6 (705)-746-5805 FAX 746-7276

PROJECT	PLAN No.	FIELD NOTES
A-028620	N/A	N/A

9.1cm



Planner, Inc.

1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9

Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

CONSENT APPLICATION NO. B02/2022(McK)

PART OF LOT 29, CONCESSION 6

TOWNSHIP OF MCKELLAR

BURNETT'S ROAD

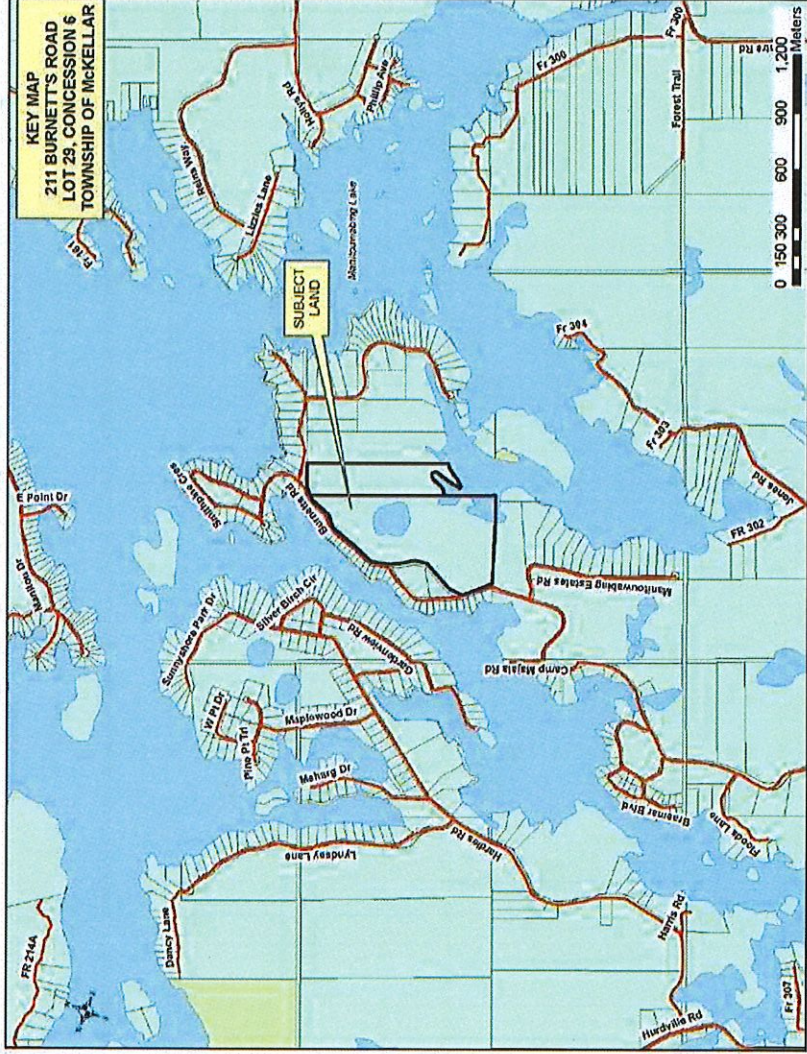
ROLL# 4928 0000 0150 500

APPLICANT: 27992311 ONTARIO LTD

March 14, 2022

APPLICATION PURPOSE

The owner of a large parcel of land on Burnett's Road is proposing to create three (3) new rural lots on the property together with a lot addition to a neighbouring property.

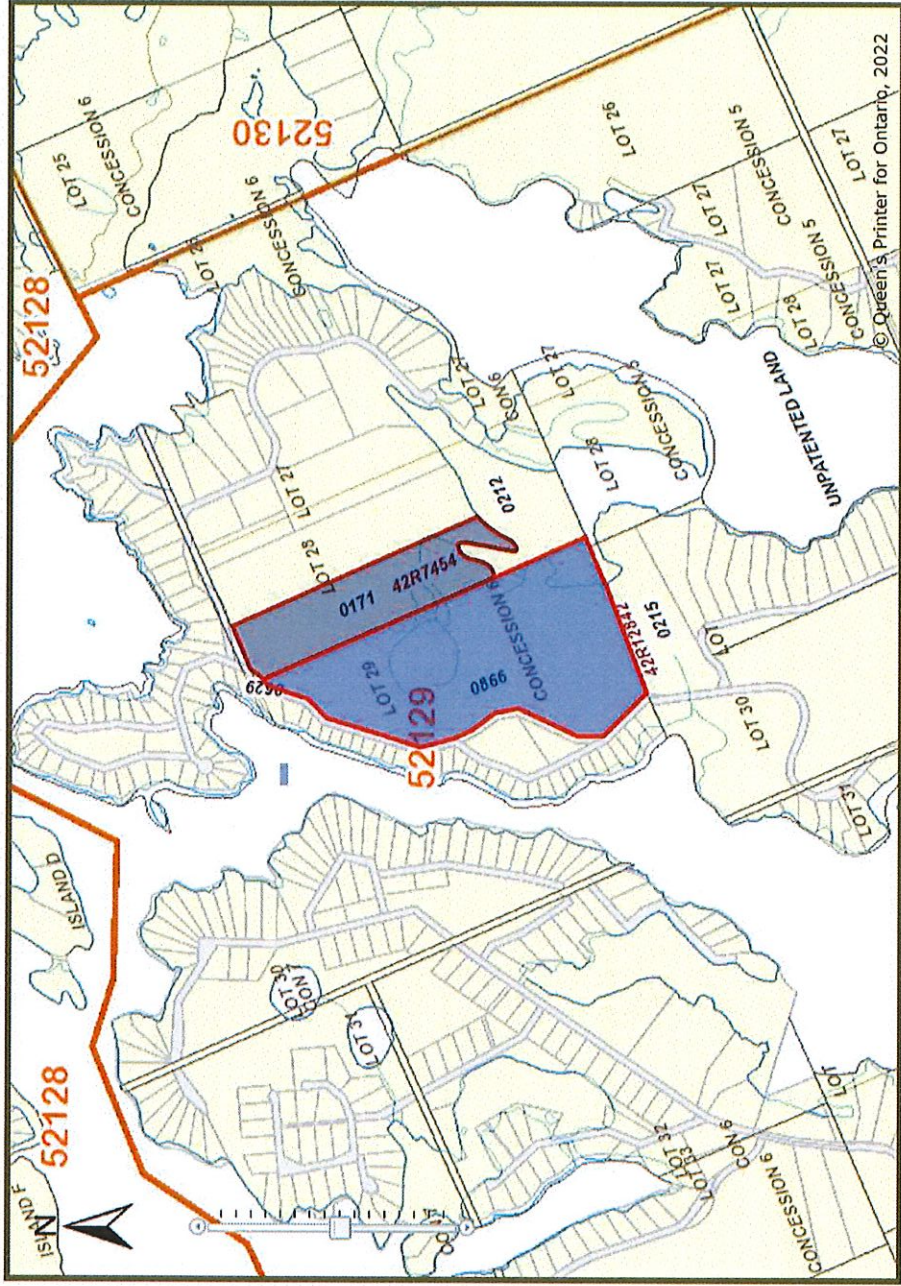


The lands are located approximately 3 kilometres in off Burnett's Road. The property has frontage on a back bay of Lake Manitowabing so the property is considered as waterfront.

PROPERTY DESCRIPTION

The property has approximately 32 hectares (80 acres) with approx. 300 metres of frontage on Lake Manitowabing. The property has an irregular shape with almost a kilometre of frontage on Burnett's Road.

There is an existing dwelling at the southwest corner of the property adjacent to an unopened Township road allowance identified as Hardie Crescent.

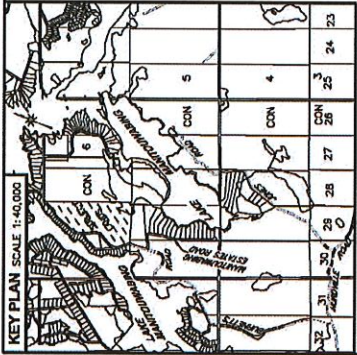


The lands are heavily forested with predominantly Hemlocks. There is a pond on the property that drains in to Lake Manitowabing.

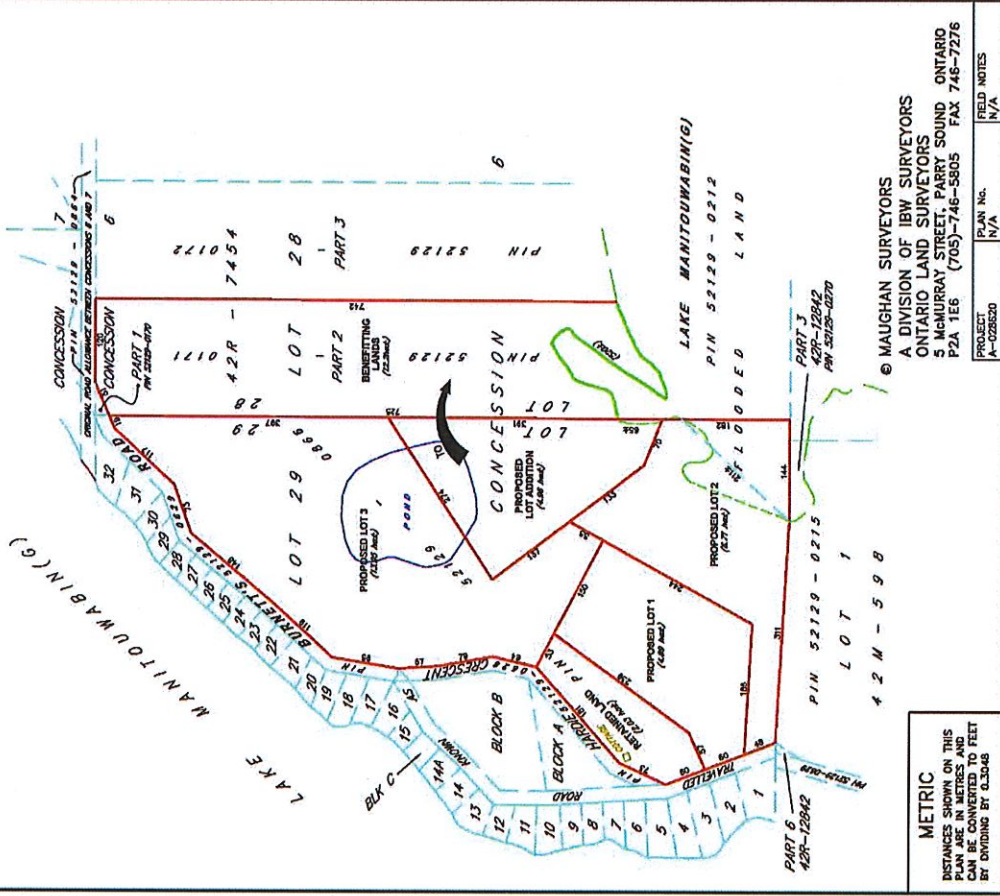


PROPOSED CONSENT

The proposed consent will create three new rural lots and a lot addition to a neighbouring property.



SKETCH FOR CONSENT APPLICATION
 PART OF LOT 29, CONCESSION 6
TOWNSHIP OF MCKELLAR
 DISTRICT OF PARRY SOUND
 SCALE 1:5000



METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 EQUIVALENT FEET
 BY DIVIDING BY 0.3048

MAUGHAN SURVEYORS
 A DIVISION OF IBW SURVEYORS
 ONTARIO LAND SURVEYORS
 5 MURRAY STREET, PARRY SOUND ONTARIO
 P2A 1E6 (705)-746-5665 FAX 746-7276

PROJECT	PLAN No.	FIELD NOTES
A-089520	N/A	N/A

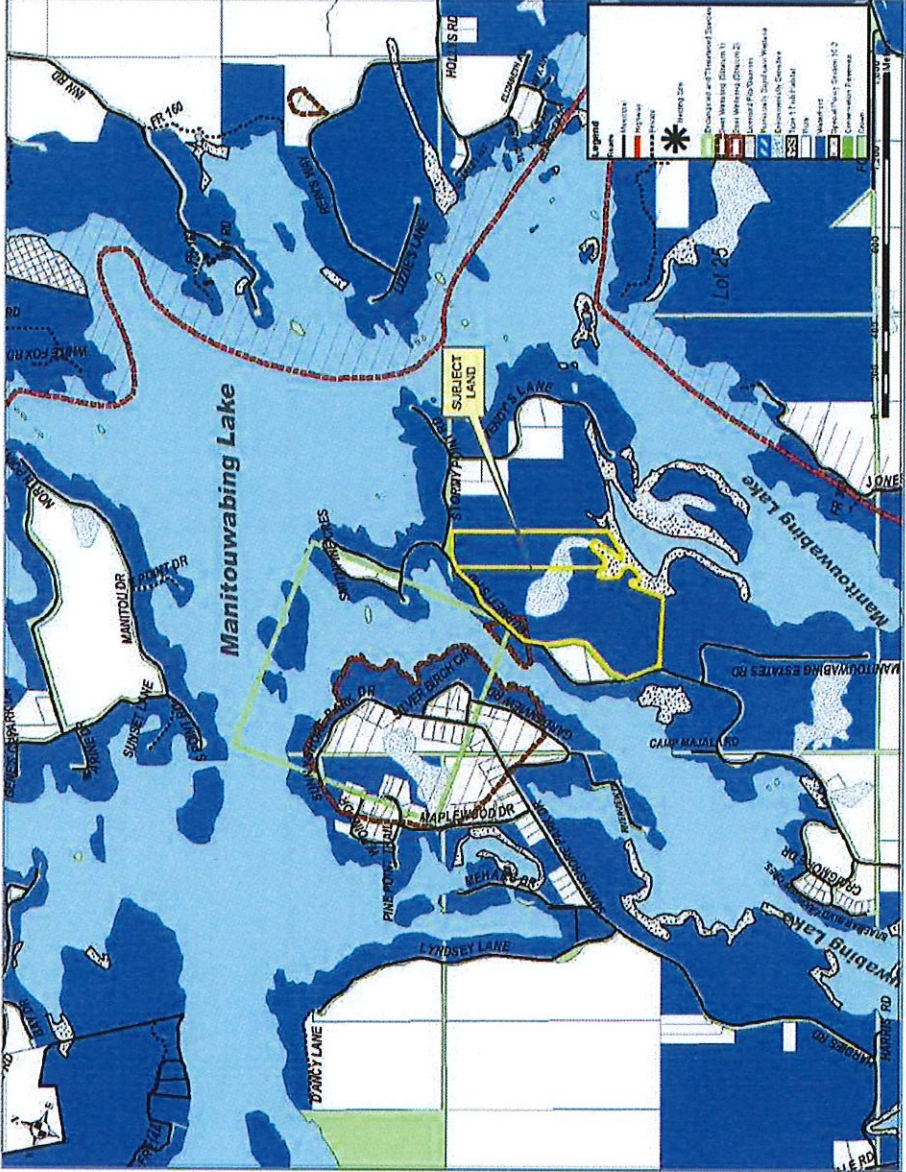
The above sketch illustrates the proposed transactions. It should be noted that the property is recognized as an existing lakefront lot with no change in the number of lots on the lake.

The resulting lots will have the following dimensions

LOT	FRONTAGE (m)	AREA (ha)
Retained	60	2
Lot 1	60	5
Lot 2	211	7
Lot 3	70	14
Lot Addition	65	5

OFFICIAL PLAN

The lands are designated Waterfront in the official plan.



The shoreline is identified as having critical fish habitat and the pond is designated as Environmentally Sensitive.

The proposed consent will remove three parcels from the lake transforming the lands in to non-waterfront or rural.

Residential uses are permitted in the Rural areas.

The proposed consent will comply with the Rural policies of the official plan.

The subject lands are considered part of The Rural Area as set out in the Provincial Policy Statement.

1.1.5 Rural Lands in Municipalities

1.1.5.1 *When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.*

1.1.5.2 *On rural lands located in municipalities, permitted uses are:*

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings);*
- c) residential development, including lot creation, that is locally appropriate;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses.*

1.1.5.3 *Recreational, tourism and other economic opportunities should be promoted.*

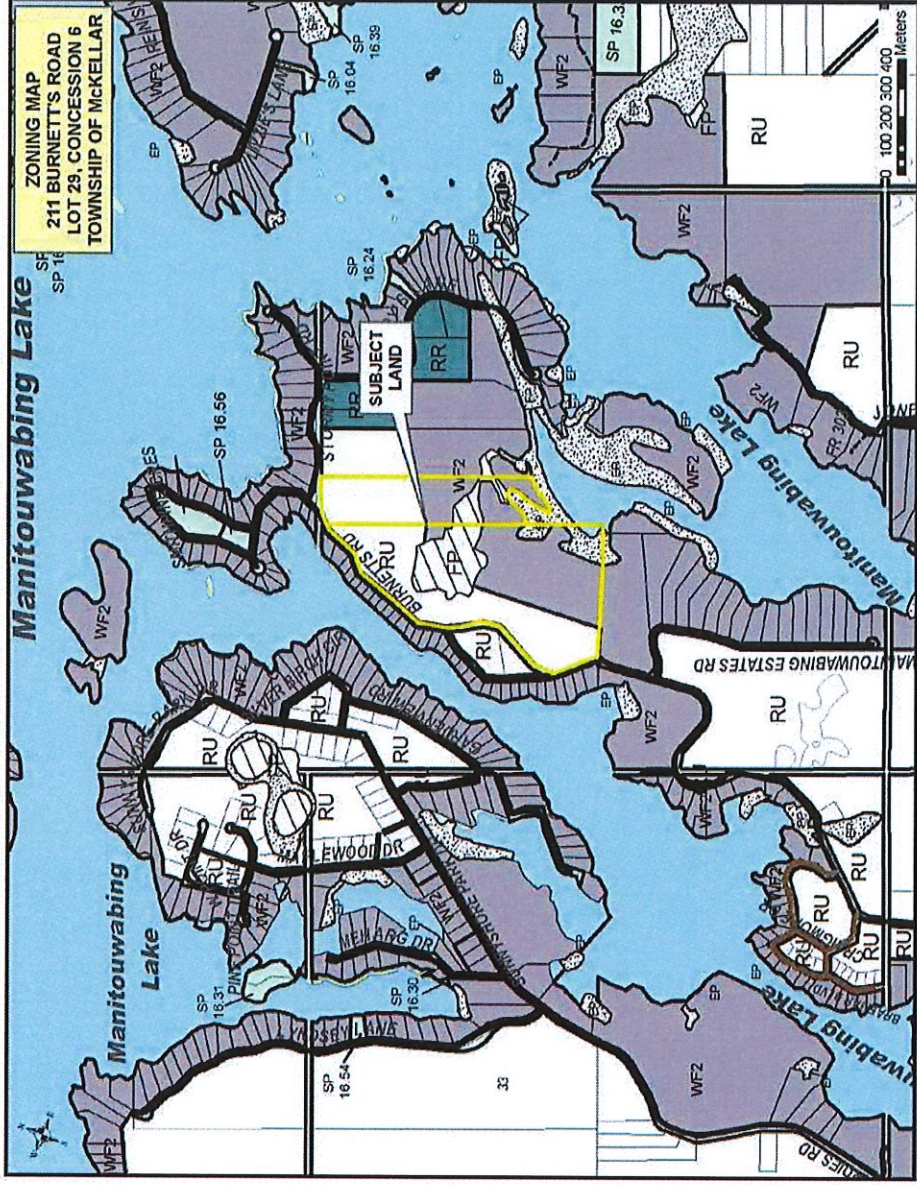
1.1.5.4 *Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.*

1.1.5.5 *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.*

The proposed consent is consistent with the P.P.S.

ZONING

The subject lands have four separate zonings in the Municipality's zoning By-Law.



The waterfront area is zoned Waterfront Residential 2 (WF2) with the shoreline zoned Environmentally Protected to recognize the Type 1 Fish Habitat.

The lands along Burnett's Road are zoned Rural (RU) and the pond in the centre of the property is zoned as a Flood Plain (FP).

The split RU / WF2 zoning will generally follow the ultimate new boundaries for the Rural and Waterfront lands so that no zoning adjustment will be required.

RECOMMENDATION

That council support the consent application for three new rural lots and a lot addition in Part of Lot 29, Concession 6 on Burnett's Road as applied for by 2792311 Ontario LTD in Consent Application B02/2022(McK) subject to the following conditions:

1. Conveyance of a strip of land 33 feet from the centre line of the travelled portion of Burnett's Road to the Township;
2. Payment of a fee in lieu of Parkland to the Municipality;
3. Acquiring adequate 911 addressing; and
4. Payment of any applicable planning fees.

Respectfully

A handwritten signature in blue ink that reads "John Jackson". The signature is written in a cursive style.

John Jackson R.P.P., M.C.I.P.
JJ:jc

9.2ci)

PARRY SOUND AREA PLANNING BOARD - APPLICATION FOR CONSENT
70 Isabella Street, Unit #110, Parry Sound, Ontario P2A 1M6 (Phone 705-746-5216 Fax 705-746-1439)

No. B07/2022(MCK)

1. Applicant Information

Name of Applicant Rob and Sue Salway
Address 100 Concession Road 6 East
Tiny, ON
Postal Code L0L 2T0
E-mail Address robsalway@georgiananesthesia.com

Home Tel No. ()
Business Tel No. ()
Home Fax Tel No. ()
Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.2 Name of Owner(s) (if different from the applicant). An owner's authorization is required in Section 12, if the applicant is not the owner.

Name of Owner _____
Address _____
Postal Code _____
E-mail Address _____

Home Tel No. ()
Business Tel No. ()
Home Fax Tel No. ()
Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.3 Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)

Name of Contact MHBC (c/o Patrick Townes)
Address 113 Collier Street
Barrie, ON
Postal Code L4M 1H2
E-mail Address ptownes@mhboplan.com

Home Tel No. (705) 309-4712
Business Tel No. (705) 728-0045 ext. 231
Home Fax Tel No. ()
Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

2. Purpose of this Application (check appropriate box)

2.1 Type and purpose of transaction for which application is being made

- creation of a new lot lot additions easement right-of-way lease
- correction of title charge other (specify, e.g., partial discharge of mortgage)

Explain: Please see enclosed Planning Justification Report.

3. Name of person(s) (purchaser, lessee, mortgage, etc.) to whom land or interest is intended to be transferred, charged or leased, if known and specify relationship to present owner, if any.

3.1 Lot 1 _____ Lot 2 _____ Lot 3 _____

4. Location of the Subject Land Roll / PIN No.(s) _____

4.1 Municipality McKellar Lot(s) No.(s) 24 & 25 Concession No. 9

Street Name and No. 0 Fox Farm Road M-Plan No. _____ Lot(s) _____

Registered Plan No. Part(s) _____ Parcel No. _____ May 28, 2019

5. Easements or restrictive covenants

5.1 Are there any easements or restrictive covenants affecting the subject land? NO YES
If YES, describe the easement or covenant and its effect:

6. Description of Lands to be Divided and Servicing Information (Complete each subsection)

6.1

	Frontage (m)	Depth (m)	Area (ha)	Existing Uses	Proposed Uses	Existing Structures	Proposed Structures
Retained Lot	125.1 m		14.20 ha	Vacant	Residential	N/A	Single detached dwelling
Lot Addition							
Right-of-way							
Benefiting Lot							
Severed Lot 1	90.4 m		1.62 ha	Vacant	Residential	N/A	Single detached dwelling
Severed Lot 2	90.7 m		2.11 ha	Vacant	Residential	N/A	Single detached dwelling
Severed Lot 3	91.8 m		2.06 ha	Vacant	Residential	N/A	Single detached dwelling

6.2 Access (check appropriate space)

	Name	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Provincial Highway						
Municipal (maintained all year)						
Municipal (Seasonal)		X				
Other public road						
Right of way				X	X	X
Water Access						

If Water Access Only

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Parking and docking facilities to be used					
Approximate distance of these facilities from the subject land					
The nearest public road					

6.4 Water Supply (enter in appropriate space - E for Existing or P for Proposed)

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated piped water system					
Privately owned and operated individual well	P		P	P	P
Privately owned and operated communal well					
Other public road					
Lake or other waterbody					
Other means					

Note: The subject property is currently not serviced.

May 28, 2019

6.5 Sewage Disposal - enter in appropriate space - **E for Existing or P for Proposed**

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated sanitary sewage system					
Privately owned and operated individual septic tank	P		P	P	P
Privately owned and operated communal well					
Privately owned and operated communal septic system					
Privately owned and operated communal septic system					
Privy					
Other means					

7. Official Plan

7.1 What is the current designation of the subject land in the Official Plan: Waterfront

8. Current Application

8.1 Has the land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act.

YES NO UNKNOWN

If **YES**, and if known, specify the appropriate file number and status of application and/or Plan No.

8.2 Has the land ever been the subject of a consent under section 53 of the Planning Act.

YES NO UNKNOWN

If **YES**, and if known, specify the appropriate file number and status of application.

8.3 Is the subject land currently the subject of an official plan amendment, zoning by-law, a Minister's zoning order, a minor variance, an approval of a plan of subdivision or a consent.

YES NO UNKNOWN

If **YES**, and if known, specify the appropriate file number and status of application.

Concurrent Zoning By-law Amendment Application

8.4 Are there additional consents being applied for on these holdings simultaneously with this application, or being considered for the future?

YES NO UNKNOWN

9. Original Parcel

9.1 Has any land been severed from the parcel originally acquired by the owner of the subject land.

YES NO UNKNOWN

If **YES**, and if known, specify the date of the transfer, the name of the transferee and the land use on the severed land.

10. Affidavit / Sworn Declaration

The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit / Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the City of Barrie, this 19th day of January 2022

I, Patrick Townes of the Township of Springwater, in the County of Simcoe solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.



Signature of Applicant or Agent

SWORN remotely by Patrick Townes, before me at the City of Barrie, this 19th day of January, 2022, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.



*Kimberley Anna Clements, a Commissioner,
etc., Province of Ontario, for MacKlaughton
Hermesen Britton Clarkson Planning Limited.
Expires August 17, 2024.*

A Commissioner of Oaths

11. Authorizations

11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorizations set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, Rob Salway, am the owner of the land that is the subject of this application for Consent and/or Zoning By-law Amendment and I authorize MHBC (c/o Patrick Townes) to make this application on my behalf.

Date 01-19-22 Signature of Owner Rob Salway

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, Rob Salway, am the owner of the land that is the subject of this application for Consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize MHBC (c/o Patrick Townes), as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date 01-19-22 Signature of Owner Rob Salway

May 28, 2019

12. Consent of the Owner (this section must be completed for the application to be processed)

12.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Rob Salway, am the owner of the land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I 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 01-19-22 Signature of Owner Rob Salway

13. Additional Fees

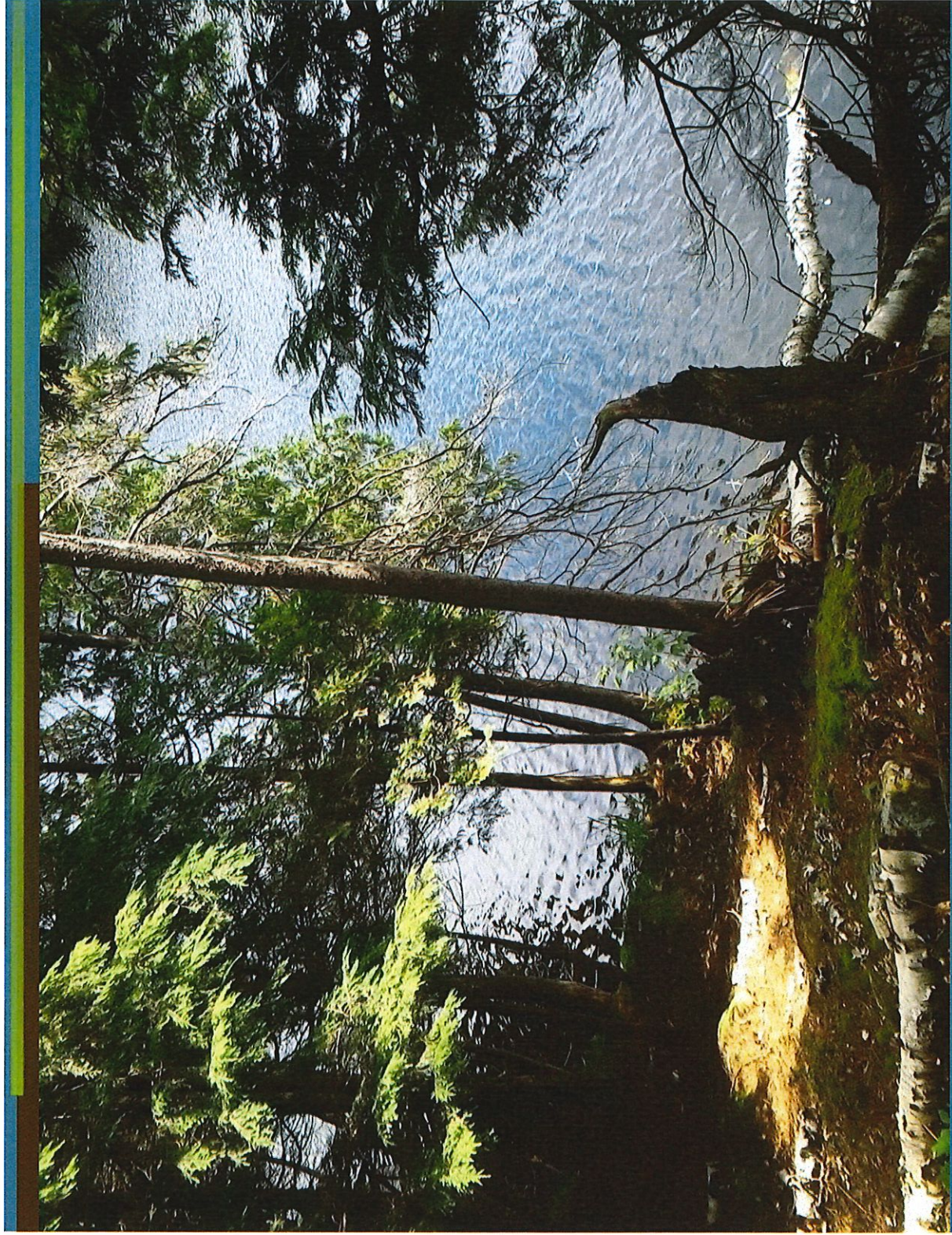
The applicant hereby agrees:

- (a) to reimburse the Parry Sound Area Planning Board for any costs incurred in processing this application which are above and beyond the amount of the application fee; and
- (b) to pay all costs legal and otherwise, that may be incurred by the Parry Sound Area Planning Board with respect to an LPAT Hearing, that may be held as a result of this application for a consent and to provide a deposit for such costs at least 45 days prior to any scheduled hearing.

Date 01-19-22 Signature of Owner Rob Salway



SITE EVALUATION REPORT
Fox Farm Road, Salway
Township of McKellar
December 2021



RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.



RIVERSTONE

ENVIRONMENTAL SOLUTIONS INC.

December 22, 2021
RS# 2021-066

Rob and Sue Salway
c/o Jamie Robinson BES, MCIP, RPP | Partner
MHBC Planning, Urban Design & Landscape Architecture
113 Collier Street
Barrie, Ontario, L4M 1H2

via email: jrobinson@mhbcplan.com

**SUBJECT: Site Evaluation Report – Fox Farm Road, Part of Lots 24 and 25, Concession 9,
Township of McKellar**

Dear Jamie,

RiverStone Environmental Solutions Inc. is pleased to provide you with the attached report.

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,

RiverStone Environmental Solutions Inc.

Report prepared by:

Al Shaw, M.Sc.
Principal / Senior Ecologist

Jenn LeMesurier, HBES
Ecologist / Arborist

ENVIRONMENTAL ASSESSMENT NON-TECHNICAL SUMMARY

<p>Type of Study Environmental Impact Study (EIS)</p>		<p>Date December 22, 2021</p>
<p>Project Manager Al Shaw</p>	<p>Legal Description Part Lots 24 and 25, Concession 9, Township of McKellar</p>	<p>Development Proposed Consent application to sever property and create three (3) severed lots and one (1) retained lot</p>
	<p>Planning Authorities Township of McKellar</p>	<p>Owner/Agent Rob and Sue Salway/Jamie Robinson MHBC</p>

Report Summary

The purpose of this study was to address provincial and municipal requirements pertaining to the protection of significant natural features such as species at risk, wetlands, watercourses, significant wildlife habitat, and fish habitat.

Based on both desktop and on-site evaluations, RiverStone determined that:

1. The subject property contains steep slopes. These are located along the northern property boundary and along the shoreline edge.
2. The property includes forested wetlands and intermittent watercourses.
3. Potential habitat of species at risk including endangered, threatened and special concern species was identified on the property; however, it can be protected with mitigation measures.
4. Potential habitat of significant wildlife habitat (deer wintering areas) was identified on the property; however, it can be protected with mitigation measures.

To ensure that the area’s significant features are protected, RiverStone has made a number of recommendations that are presented below.

RECOMMENDATIONS

Water Quality

To ensure that water quality and fish habitat associated with the lake shoreline and watercourses, as well as wetlands are not negatively impacted by development, including stormwater runoff during construction activities (e.g. land clearing and grubbing, dwelling and septic system construction), RiverStone recommends the following measures

- **Development of the primary dwellings and permitted accessory structures be located outside of the constraints identified on Figure 3. This includes 30 m from the lake shoreline and wetlands as well as 15 m from the watercourses. The Township of McKellar requires a 10 m front yard setback that is maintained as a natural vegetative buffer in regard to the lake shoreline; however, based on steep slopes and the possibility of erosion toward the lake, a 30 m development setback from the shoreline was determined to be most appropriate.**

- Based on our assessment of fish habitat, there are no constraint to the location of docking structures across the shoreline frontage of any of the proposed lots.
- Vegetation within the watercourse, wetland, and shoreline setback should be maintained in its natural state, unless it is a safety hazard, and debris from clearing or materials to be used in construction are not to be placed within this area. The exception will be a path to the shoreline that should be constructed out of permeable materials and meander. In the event that stairs are required, removal of vegetation should only include that which is necessary.
- Prior to and during construction sediment and erosion control measures should be installed and maintained as follows;
 - When the native soil is exposed, sediment and erosion control works, in the form of heavy-duty sediment fencing, be positioned along the downgradient edge of any construction envelopes adjacent to water bodies, wetlands, or watercourses.
 - Temporary storage locations of aggregate material be located no less than 30 m from the shoreline in areas of low slopes. This material is to be contained by heavy-duty sediment fencing.
 - The sediment fencing must be constructed of heavy material and solid posts to ensure its integrity and be properly installed (trenched in) to maintain its integrity during inclement weather events.
 - Additional sediment fencing and appropriate control measures (e.g., straw bales) be stockpiled on site so that any breach can be immediately repaired through construction of check dams.
 - Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).
 - Sediment control measures be maintained in good working order until vegetation has been established on the exposed soils.
 - Offloading of construction materials and aggregate should be completed during fair weather.

Steep Slopes

The subject property includes areas of steep slope (>25%). In areas with steep slopes, the functionality of vegetated buffers is potentially reduced as the slopes act to increase the speed of water moving over the land. Although there are no policies directly related to steep slopes, as noted above, we have recommended that a minimum 30 m development setback be applied as steep slopes occur across the shoreline. Each of the lots is constrained with to some degree with steep topography. To be compliant with building requirements RiverStone recommends:

- Under the OBC, septic systems should not be developed in areas with 25% slope or greater.
- The final location and installation of any septic system be completed by a licenced installer, respecting the conditions described above.

Species at Risk

Eastern Hog-nosed Snakes were not documented on the subject property during our site assessment. Based on the observations made during RiverStone's on-site assessments, features on the subject property are suitable to function as general habitat for Eastern Hog-nosed Snakes. In order to prevent impacts on the habitat of Eastern Hog-nosed Snakes, and other snakes, that may be utilizing the subject property, RiverStone recommends the following:

- **To minimize the potential for road-killed snakes, the length and number of new roads are to be minimized to the greatest extent possible.**

Tree clearing, site alteration, and the construction of structures are all anticipated as part of the development associated with the current application. In order to prevent impacts upon the habitat of endangered bats that may be utilizing the forest communities for maternal roosting habitat on the subject property, RiverStone recommends the following for future development:

- **Tree clearing for the purposes of development on each proposed lot only occur in the fall, winter and early spring (from October 15 to April 15). This timeframe is outside of the maternal roosting period.**
- **In the event that tree clearing must occur between April 15 and October 15, additional studies will need to be completed to confirm the presence or absence of SAR bats. These studies may include snag tree surveys and acoustic monitoring of the area where trees will be removed, by a qualified professional. Should SAR bats be detected, the MECP should be contacted to determine if a permit would be required to proceed.**

Significant Wildlife Habitat

Based on the fieldwork conducted and the plots assessed on the subject property, it is assumed that there is Stratum 2 habitat on the subject property as indicated by the NDMNRF. In order to protect this habitat and minimize negative impacts to deer use, RiverStone recommends the following measures:

- **Development will occur in such a way that coniferous vegetation is maintained as much as possible.**
- **Vegetation clearing on the remaining property outside of the development envelope should be minimized as much as possible, and conifer trees maintained.**

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Appendix 3. Breeding Bird Survey Results

Appendix 4. Assessment of Significant Wildlife Habitat

1 BACKGROUND

RiverStone Environmental Solutions Inc. (hereafter “RiverStone”) was retained by Jamie Robinson of MHBC Planning, Urban Design & Landscape Architecture, to complete a Site Evaluation Report/Natural Heritage Evaluation (SER) related to a proposed severance application to create three (3) severed lots and retain one (1) lot and on a property located on Fox Point Road in the Township of McKellar (hereafter “Township”). The subject property is approximately 20 ha (49.4 ac) in area and has shoreline frontage on the Middle River, which is directly connected to Manitouwabing Lake. The property is legally described as Part Lots 24 and 25, Concession 9, in the Township of McKellar (**Figure 1**). According to Schedule A Land Use Plan Township of McKellar’s Official Plan (February 6, 2018), the subject property is currently designated as Waterfront and zoned Rural.

It is our understanding that you are submitting a consent application to create a total of four (4) lots from the subject lands that will each have access from Fox Farm Road and shoreline frontage. According to a planning due diligence review, the policies of the Official Plan support the severance of the property subject to the submission of a Site Evaluation Report. Section 7.12.3.5 of the Official Plan states that where significant heritage features are identified, development will be permitted only where a Natural Heritage Evaluation demonstrates that development can occur.

RiverStone submits this SER in fulfillment of the requirements under the Township’s Official Plan.

2 APPROACH AND METHODS

The approach and methods used to carry out this SER are detailed in this section. Broadly speaking, this includes:

1. Gathering background biophysical information for the subject property and adjacent lands to become familiar with existing mapping of natural heritage features and occurrences of species of conservation interest and their habitat prior to the site investigation.
2. Conducting a site investigation to field-verify the presence or absence of natural heritage features and/or habitat for species of conservation interest identified during background information gathering, and to identify any additional significant features (where present).
3. Determining the potential for negative impacts associated with the proposed development and ways that these negative impacts can be avoided, minimized and mitigated, and/or compensation measures.
4. Providing an assessment of conformance of the proposed development with applicable municipal, provincial, and federal environmental policies and law.

2.1 Information Sources Used to Assess Site Conditions

Information pertaining to the biophysical features and functions of the subject property and surrounding lands was obtained from the following sources:

- **Township of McKellar Official Plan** (February 6, 2018)
- **Town of McKellar Comprehensive Zoning By-law 95-12**,
- **MNRF Natural Areas Mapping** from the Natural Heritage Information Centre (NHIC) regarding information on occurrences of species of conservation interest on or adjacent to the subject property, as well as significant natural areas (accessed June 2021)

https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA

- **Ontario Breeding Bird Atlas (OBBA) Online Database** and **Atlas of the Breeding Birds of Ontario, 2001–2005** (Cadman et al. 2007) regarding birds that were documented to be breeding in the vicinity of the subject lands during the 2001–2005 period (atlas square number: 17TNL83) <https://www.birdscanada.org/birdmon/onatlas/squaresummaryform.jsp?squareID=17TNL83>
- **iNaturalist Mapping and Online Database** regarding citizen scientist observations documented in the vicinity of the subject lands accessed October 12 at: <https://inaturalist.ca/projects/nhic-rare-species-of-ontario>
- **Species at Risk in Ontario List** as provided by Ministry of the Environment, Conservation and Parks: <https://www.ontario.ca/page/species-risk-ontario> (last accessed October 2021)
- **Ontario Reptile and Amphibian Atlas** database regarding records of reptiles and amphibians that have been observed within the vicinity of the subject property (square: 17NL83; accessed October 12, 2021 at <https://www.ontarioinsects.org/herp/>).
- **Ontario Butterfly Atlas** database regarding butterflies recorded in the vicinity of the site (square: 17NL83; accessed October 12, 2021 at: <https://www.ontarioinsects.org/atlas/>).
- **Atlas of the Mammals of Ontario** (Dobbyn 1994) regarding mammals recorded near the subject property.
- **Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E**, January 2015 (OMNRF 2015)
- **Great Lakes Conservation Blueprint for Aquatic Biodiversity, Volume 2** (Phair et al. 2005) regarding aquatic biodiversity within tertiary watershed 2EC (Black River – Lake Simcoe).
- **Digital Ontario Base Maps** (OBMs; 1:10,000) to ascertain topography.
- **Colour aerial photography** of the property (digital orthophotos: leaf-off, Spring).
- RiverStone’s **in-house databases and reference collections**.
- On-site investigations by RiverStone staff (see **Section 2.2**)

2.2 Site Investigation

The results of background information gathering outlined above in **Section 2.1** helped direct on-site data collection activities associated with a site investigation. The site features were assessed on five separate visits in the spring/summer of 2021 by Craig Mann (ecologist/arborist) and Jenn LeMesurier (ecologist/arborist) (**Table 1**). The surveys included a general walkthrough of the subject property as well as visiting targeted areas of the subject property identified through air photography interpretation, as having higher potential for SAR and conducting breeding bird surveys and amphibian calling surveys both based on Birds Canada protocol. These areas included forested lands, wetland habitat, watercourses, and shoreline communities. Overall, the level of effort expended on-site was deemed adequate to document potential habitat for SAR species given the location and habitat conditions on the property. Features of interest were photographed, and all information collected was catalogued for future reference.

Evidence for the presence of a species or use of an area was determined from visual and/or auditory observation (e.g., song, call) and observation of nests, tracks, burrows, browse, skins, and scats. General vegetation mapping was completed to provide information regarding the likelihood that plant

species of conservation interest may be present (for example, most rare plants have strong affinities for specific ecological communities). Additionally, if a potentially rare plant not in flower was encountered, then a second site visit would have been conducted during the appropriate season for flowering or fruiting to confirm identification. This approach acceptably minimizes the risk that rare plant species would have gone undetected.

Natural features of interest (e.g., SAR habitat, vegetation community boundaries) were delineated in the field with a tablet with highly accurate built in GPS. Features of interest were photographed, and all information collected was catalogued for future reference. Photographs representative of onsite conditions are provided in **Appendix 1**.

Table 1. Site visits and primary tasks.

Date	Primary tasks	RS Staff	Weather Conditions	Time Onsite
April 6, 2021	Initial site visit and recon, incidental observations, deer wintering survey	Jenn LeMesurier	Air Temperature 9°C; Beaufort Wind 0; Cloud Cover 20%; Precipitation None	4.75 hr
May 30, 2021	Amphibian calling #1	Craig Mann	Air Temperature 13°C; Beaufort Wind 0; Cloud Cover 5%; Precipitation None	1.75 hr
June 3, 2021	Breeding Birds #1, ELC, vegetation, wetland mapping	Craig Mann	Air Temperature 14-16 °C; Beaufort Wind 1-2 ; Cloud Cover 75 %; Precipitation None, rained prior to survey	2.5 hr
June 28, 2021	Amphibian calling #2	Craig Mann	Air Temperature 16°C; Beaufort Wind 1; Cloud Cover 60%; Precipitation None	1.75 hr
July 14, 2021	Breeding Birds #2, ELC, fish habitat, vegetation, wetland/watercourse mapping	Jenn LeMesurier	Air Temperature 28 °C; Beaufort Wind 0-1 ; Cloud Cover 10 %; Precipitation: None	4.0 hr

2.2.1 Terrain, Drainage, and Soils

Geology is a significant factor in the formation of soil, the physical characteristics of a watershed, and ultimately surface water quality. The bedrock and overlying deposits influence surface runoff and infiltration, directly influencing the nutrient balance of receiving water bodies. Knowledge of the existing terrain in a study area is important in understanding how a property and its associated natural environment will respond to development pressures. The geophysical setting of the property was reviewed using OBMs, soils mapping, and aerial photography, and subsequently verified on-site.

2.2.2 Vegetation Communities

The vegetation communities on the subject property were characterized in accordance with Ontario's Ecological Land Classification (ELC) system. The ELC system defines ecological units or communities based on bedrock, climate (temperature, precipitation), physiography (soils, slope, aspect), and corresponding vegetation. Use of the system permits biologists and other land managers to use a common language to describe ecological communities, which in turn facilitates the identification of communities likely to support features or functions of conservation interest. The ELC system is an organizational framework that can be applied at different scales. The ecological units most useful for site-specific evaluations are ecosites and vegetation types (also known as ecoelements). Vegetation

types are the finest level of resolution in the ELC system and are recurring patterns found in the plant species assemblages that are associated with a particular ecosite (Lee et al. 1998).

Vegetation communities were classified using the Great Lakes-St. Lawrence ELC manual (Banton et al. 2009). Plant nomenclature is generally consistent with the Southern Ontario Vascular Plant Species List, Third Edition (Bradley 2013) except where updates that postdate publication of the list are noted in the Integrated Taxonomic Information System database.

2.2.3 Natural Features and Functions of Conservation Interest

2.2.3.1 Habitat-based Approach

RiverStone's primary approach to site assessment is habitat-based. This means that our field investigations first focus on evaluating the potential for features within an area of interest to function as habitat for species considered potentially present, rather than searching for live specimens. An area is considered potential habitat if it satisfies a number of criteria, usually specific to a species, but occasionally characteristic of a broader group (e.g., several turtles of conservation interest use sandy shorelines for nesting, numerous fish species use areas of aquatic vegetation for nursery habitat). Physical attributes of a site that can be used as indicators of its potential to function as habitat for a species include structural characteristics (e.g., physical dimensions of rock fragments or trees, water depth), ecological community (e.g., meadow marsh, rock barren, coldwater stream), and structural connectivity to other habitat features required by the species. Species-specific habitat preferences and/or affinities are determined from status reports produced by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), Cadman et al. (2007a), published and unpublished documents, and direct experience.

In instances where habitat features are such that either (i) a species presence cannot be easily determined through an assessment of habitat feature alone, or (ii) habitat features are such that they suggest a species may be present in an area where development is proposed and impacts are likely, RiverStone adds an additional level of assessment by completing further species-specific observations (e.g., Whip-poor-will call surveys, Massasauga hibernation/gestation surveys, etc.) in accordance with industry standard methods and protocols.

2.2.4 Wildlife

2.2.4.1 Anuran Calling Surveys

Calling anuran surveys were conducted based on the Marsh Monitoring Program for Surveying Amphibians (Birds Canada). This protocol involves the completion of two (2) surveys, between May and June, from approximately 30 minutes after sunset until midnight. Appropriate weather conditions include no or very light precipitation and wind speed ≤ 3 on the Beaufort wind scale. As the site is located within the southern region, each of the two (2) surveys should occur during the second half of the month (i.e., April 15-30, May 15-31, and June 15-30). Prior to the initial survey, a total of four (4) anuran calling stations were identified through air photo interpretation and situated systematically to cover potentially significant anuran breeding habitats, particularly adjacent to identified wetland communities (**Figure 2**). Each station was surveyed for a minimum duration of three (3) minutes. Anurans were also recorded incidentally during other field activities on-site.

2.2.4.2 Breeding Bird Surveys

Two (2) rounds of breeding bird surveys were conducted in 2020 in accordance with the Ontario Breeding Bird Atlas (OBBA) protocol (Bird Studies Canada *et al.* 2001). Surveys were conducted within the appropriate season (May 28–July 7), time of day (between dawn and 5 hours after dawn), and weather conditions (no rain; wind speed ≤ 3 on the Beaufort Wind Scale). Seven (7) point count stations were established and situated systematically to cover potentially significant bird habitats (**Figure 2**). Surveys occurred for a minimum duration of 10 minutes at each station. Birds were also recorded incidentally in transit between stations during the breeding bird survey, and incidentally during other field activities on-site. The OBBA provides four breeding categories to accompany each observation:

Observed: Species observed during its breeding season (no evidence of breeding).

Possible Breeding: Includes any of the following observation types: 1) species observed in its breeding season in suitable nesting habitat, and 2) singing male present, or breeding calls heard, in its breeding season in suitable nesting habitat.

Probable Breeding: Includes any of the following observation types: 1) pair observed in their breeding season in suitable nesting habitat, 2) permanent territory presumed through registration of territorial song on at least 2 days, a week or more apart, at the same place, 3) courtship or display between a male and a female or 2 males, including courtship feeding or copulation, 4) visiting probable nest site, 5) agitated behaviour or anxiety calls of an adult, 6) brood patch on adult female or cloacal protuberance on adult male, and 7) nest-building or excavation of nest hole.

Confirmed Breeding: Includes any of the following observation types: 1) distraction display or injury feigning, 2) used nest or egg shell found (occupied or laid within the period of the study), 3) recently fledged young or downy young, including young incapable of sustained flight, 4) adults leaving or entering nest site in circumstances indicating occupied nest, 5) adult carrying faecal sac, 6) adult carrying food for young, 7) nest containing eggs, and 8) nest with young seen or heard.

2.2.4.3 Species at Risk – Endangered and Threatened Species

This report considers those species listed as endangered or threatened on the Ontario species at risk list (*O. Reg.* 230/08) that receive protection under s.9 and s.10 of the *ESA*. These species are considered within the local Official Plan and Provincial Policy Statement as SAR.

As described in **Section 2.2.3.1**, RiverStone’s approach to site assessment is primarily habitat-based. The assessment included a thorough review of available information, site visits, and assessment of findings. The results of these assessments are provided in **Section 3.5** below and in **Appendix 2**.

2.2.4.4 Significant Wildlife Habitat

The Provincial Policy Statement (PPS) protects SWH from development and site alteration unless it can be demonstrated that no negative impacts on the feature or its function will occur. As outlined in the SWH Technical Guide (OMNR 2000) and supporting Ecoregion Criteria Schedules (OMNRF 2015a, 2015b, 2015c), SWH is composed of four principal components:

1. Seasonal concentration areas of animals;

2. Rare vegetation communities or specialized habitats;
3. Habitat of species of conservation concern; and
4. Animal movement corridors.

The process for identifying SWH is outlined in s. 9.2.3 of the *Natural Heritage Reference Manual* (OMNR 2010b). **Step 1** requires the answers to two questions:

- A. Does the development proposed involve a trigger for significant wildlife habitat; and
- B. Has any confirmed significant wildlife habitat been identified.

Triggers for significant wildlife habitat (question A) are outlined in s.9 of the Natural Heritage Reference Manual {OMNR, 2010 #2473} and include:

- Creation of more than three (3) lots through either consent or plan of subdivision;
- Changes in land use, not including the creation of a lot, that required approval under the Planning Act;
- Shoreline consent along a large inland lake, small inland lake or large river that is within 120 m along the shoreline of an existing lot of record or lot described in an application for subdivision or consent; and.
- Construction for recreational uses (e.g., golf courses, serviced playing fields, serviced campgrounds, and ski hills) that require large-scale medication of terrain, vegetation or both.

If the development proposed involves a trigger (question A), the assessment of SWH proceeds to **Step 2**.

Confirmed SWH (question B) are areas that have been identified in existing planning documents (e.g., official plans) or by the MNR. Where confirmed SWH is present, and the development proposed does not involve a trigger (question A), the assessment of SWH proceeds to **Step 4**.

Step 2 of the SWH assessment involves undertaking a more thorough analysis of features, functions, and habitats on the subject property *via* ELC (see **Section 3.3**). The list of ELC Ecosite codes generated for the subject property is compared to those codes considered candidate SWH in the relevant ecoregion criterion schedule (*i.e.* 5E, 6E, or 7E) in **Step 3**. Where a positive match between an ELC ecosite and candidate SWH exists, the area is considered candidate SWH.

In **Step 4**, two options are available for candidate or confirmed SWH:

1. the area may be protected without further study, or
2. the area may be evaluated to ascertain whether confirmed SWH is present. Evaluation may involve generating more detailed maps of vegetation cover or conducting surveys of the wildlife population within the candidate SWH including reproductive, feeding, and movement patterns.

If the area is confirmed SWH, the final step in the process (**Step 5**) is the completion of an impact assessment to demonstrate that no negative impacts to the confirmed SWH or its function will occur. The impact assessment process is assisted by SWH Mitigation Support Tool (OMNRF 2014).

RiverStone employed the approach as outlined above (i.e. **Steps 1-5**) in assessing the potential for SWH to exist on the subject property. Technical results of our assessment and additional discussion is provided in **Section 3.6**.

2.2.4.5 Fish Habitat

The following recommendations for completing a fisheries assessment have been made by DFO and MNDMNRF:

- 1) confirm the presence or absence of fish habitat
- 2) identify any potential fisheries features including intermittent watercourses and seasonally flooded areas, and assess their importance in terms of supporting fisheries functions
- 3) determine the fish communities located at a specific site and understand the life-cycle requirements
- 4) determine the sensitivity of the fish habitat on a site-specific basis

Generally, where watercourses are encountered, they are assessed for several important characteristics, including the physical dimensions of the channel, substrates, invertebrates, thermal regime, groundwater sources and adjacent vegetation. These details allow the creek to be characterised and considered based on requirements in the Township Official Plan. These requirements relate to the buffer width and vegetation retention requirements. Wetlands are also considered habitat for fish where there is suitable open water and a suitable connection to watercourses or lakes.

2.3 Impact Assessment

RiverStone employs the following approach in order to carry out a standardized, rigorous assessment of impacts associated with the proposed development (as described in **Section 2**):

1. *Predict* impacts to existing biophysical features and functions on site based on the proposed development plan (from construction to post-completion), including both direct (e.g., vegetation clearance, etc.) and indirect (e.g., light pollution, encroachment post-development, etc.) impacts.
2. *Evaluate* the significance of predicted impacts to existing biophysical features and functions based on their spatial extent, magnitude, timing, frequency (how often), and duration (how long).
3. Assess the *probability* or likelihood that the predicted impacts will occur at the level of significance expected (e.g., high, medium, low probability).

In instances where a reasonable potential for impact to a significant feature with recognized status exists, opportunities to mitigate (avoid, minimize, compensate) and/or enhance such features are provided.

2.4 Assessment of Conformance with Applicable Environmental Policies

The suite of relevant municipal and environmental policies that apply to the subject property and proposed development are listed below. Based on the results of the background information gathering, site investigation, impact assessment, and recommendations, RiverStone has advised the extent to which the proposed development conforms to all applicable environmental policies in **Section 5**.

- Federal *Migratory Birds Convention Act*, S.C. 1994, c. 22, including:

- Migratory Birds Regulations.
- Federal *Fisheries Act*, R.S.C. 1985, c. F-14, amended on 2019-08-28 including:
 - *Applications for Authorization under Paragraph 35(2)(b) of the Fisheries Act Regulations*, S.O.R/2013-191
 - Fish and Fish Habitat Protection Policy Statement (August 2019)
- *Provincial Policy Statement*, 2020, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, including:
 - Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (OMNR 2010)
- *Provincial Endangered Species Act* (ESA), S.O. 2007, c. 6, including:
 - Ontario Regulation 230/08: Species at Risk in Ontario List
 - Ontario Regulation 242/08: “Exemption Regulation”
- District Municipality of Muskoka *Official Plan* (June 2019)
- Township of McKellar *Official Plan* (February 6, 2018)
- Town of McKellar *Comprehensive Zoning By-law 95-12*

3 BIOPHYSICAL FEATURES AND FUNCTIONS

3.1 General Site Conditions

The subject property is currently vacant with no development on the property. The property consists primarily of naturally maintained upland forest with some wetland communities, watercourses, and shoreline environment. The property is accessed on the western and southern sides by Fox Farm Road; however, there are no formal driveways or roadways into the property at this time, nor are there any built structures. Vegetation communities on the subject property consist of deciduous forest, coniferous forest, wetlands and riparian watercourse. Existing vegetation communities and watercourses are identified on **Figure 2**.

3.2 Terrain, Drainage, and Soils

The subject property is situated in the Ecodistrict 5E-8 (Huntsville). This ecodistrict is comprised of bedrock exposures (primarily orthogneisses and migmatites) complexed with a veneer of glacially-derived sandy substrate (Henson and Brodribb 2005). Differential erosion of the bedrock since the Grenville Orogeny over one billion years ago has generated a landscape of gently- to steeply-sloping ridges separated by hollows filled by wetlands or lakes. Proglacial Lake Algonquin (a precursor to Lake Huron) drowned most of the western half of the ecodistrict following glacial recession around 10,000 years ago, including the subject property.

Overland drainage from the subject property is generally conveyed from the central area of the subject property toward the identified wetland communities, watercourses, and Lake Manitouwabing. The property slopes relatively steeply along the shoreline/riparian area that extends along the eastern property boundary along Lake Manitouwabing (**Figure 2**). Steep slopes are also located along the northern property boundary toward a wetland community that is principally located on adjacent lands to the north. Slopes in these locations would be classified as between 20% and over 40%. The property

is quite rugged but does include areas where terrain is suitable for development of residential structures.

3.3 Vegetation Communities

Existing forest communities on the subject property were assessed during the on-site investigation. A desktop exercise was undertaken to approximately map forest community boundaries using background information sources and current aerial photographs; the mapped forest communities were then ground-truthed and boundaries updated following the site investigation. Vegetation community mapping is provided on **Figure 3**.

3.3.1 Terrestrial Vegetation Communities

G051Tt Dry to Fresh, Coarse: Hemlock – Cedar Conifer

The majority of the subject property contains a forest community that is dominated by mature Eastern Hemlock (*Tsuga canadensis*) and Eastern White Cedar (*Thuja occidentalis*) trees. This community is located along the northern and eastern property boundaries as well as a pocket at the southeastern property boundary. Additional vegetation species noted within these areas include White Birch (*Betula pendula*), Red Maple (*Acer rubrum*), Sugar Maple (*Acer saccharum*), Northern Red Oak (*Quercus rubra*), Balsam Fir (*Abies balsamea*), Black Cherry (*Prunus serotina*), Striped Maple (*Acer pensylvanicum*), Spinulose Wood Fern (*Dryopteris carthusiana*), Wild Sarsaparilla (*Aralia nudicaulis*), Northern Starflower (*Trientalis borealis*), Indian Pipe (*Monotropa uniflora*), Partridgeberry (*Mitchella repens*), Wintergreen (*Pyrola americana*), and Pincushion Moss (*Leucobryum glaucum*). Common mosses and lichens were also present throughout this community.

G058Tt Dry to Fresh, Coarse: Maple Hardwood

Throughout the central portion of the subject property and along Fox Farm Road, the forest community is best classified as G058Tt Maple hardwood. Rich soils in this area support a canopy of mature Sugar Maple and Northern Red Oak, with some Eastern Hemlock (*Tsuga canadensis*). Beaked Hazelnut (*Corylus cornuta*), Alternate-leaf Dogwood (*Cornus alternifolia*), and Hobble Bush (*Viburnum lantanoides*) compose a sparse shrub layer. Herbaceous species in this community included Northern Bracken Fern (*Pteridium aquilinum* var. *latiusculum*), Canada Mayflower (*Maianthemum canadense*), Northern Starflower, Wild Sarsaparilla, Wild Leek (*Allium tricoccum*), Rose Twistedstalk (*Streptopus lanceolatus*), Bluebead Lily (*Clintonia borealis*), and Partridgeberry.

3.3.2 Wetland Vegetation Communities

G130Tt Intolerant Hardwood Swamp

There are three areas of wetland on the subject property that are all similar in vegetation composition and characteristics and are best described as hardwood swamp communities. These areas are identified on **Figure 2**. The dominant tree species in these areas includes Black Ash (*Fraxinus nigra*), Red Maple, and Yellow Birch (*Betula alleghaniensis* var. *fallax*). The herbaceous layer contains patches of Northern Manna Grass (*Glyceria borealis*), Royal Fern (*Osmunda regalis* var. *spectabilis*), Sensitive Fern (*Onoclea sensibilis*), Spotted Jewelweed (*Impatiens capensis*), and Interrupted Fern (*Osmunda claytoniana*).

G142N Mineral Meadow Marsh

In the very northwestern corner of the subject property, a wetland located primarily on adjacent lands, extends onto the property and is best described as a meadow marsh community. Species present in this area include Black Spruce (*Picea mariana*), Red Maple, Red-osier Dogwood (*Cornus sericea*), White Meadow-sweet (*Spiraea alba*), Sedge Species (*Carex sp*), Canada Bluejoint (*Calamagrostis canadensis*), and Spotted Jewelweed.

3.4 Wildlife

3.4.1 Anuran

Anuran calling surveys were conducted in accordance with the Marsh Monitoring Program for Surveying Amphibians (Birds Canada). Surveys were undertaken on two evenings (May and June) at four (4) designated survey stations illustrated on **Figure 2**. During these surveys, a Spring Peeper was heard calling on the property at Station 3 during the May 30th survey, and an American Bullfrog (*Lithobates catesbeianus*) was heard calling from the lake during the June 28th survey. No calling was heard at any of the other stations on either evening of surveys. The data collected during 2021 suggests that anuran abundance and diversity is deemed to be very low on the subject property.

3.4.2 Breeding Birds

Breeding bird surveys in accordance with the OBBA were undertaken by RiverStone on two (2) occasions between May 28 and July 7, 2020 at seven (7) designated survey stations illustrated on **Figure 2**. Additional incidental observations of individuals were noted during all assessments when new species were heard or observed. Each assessment day had appropriate weather conditions.

A total of thirteen (13) species were observed or heard during the two assessments (**Appendix 3**). The species noted on the property are common to the area and none are listed as species at risk.

3.5 Endangered and Threatened Species

Based on the initial steps of our desktop analysis fourteen (14) endangered or threatened species had the potential to occur on the property or on adjacent lands. Following review of the aerial photography and our on-site assessment, three (3) endangered or threatened species have the potential to use features in the location of the subject property based on the habitat-based approach: Eastern Hog-nosed Snake (*Heterodon platirhinos*), Little Brown Myotis (*Myotis lucifugus*) and Northern Long-eared Myotis (*Myotis septentrionalis*). Features with the highest potential to provide habitat for species at risk on the subject property were associated with the watercourses, shoreline, and forest communities (**Figure 2**). See **Appendix 2** for a detailed technical description of RiverStone's assessment and to review the boundary of these habitat features and potential habitat for each SAR species.

Although no SAR species were directly observed during the site investigation, the potential habitat was documented on the subject property. In the absence of targeted studies for each species at the appropriate time of year, it is not possible to conclusively determine whether the habitat features are absolutely used by any of the potential SAR that we determined may occur on the property. Therefore, these habitats are being treated as if the species are present, with mitigation measures implemented to ensure no impacts to the habitat of endangered or threatened species occurs according to the applicable legislation and policy.

3.6 Significant Wildlife Habitat

The results of RiverStone’s desktop, habitat-based, and targeted assessments of potential features and communities that could function as SWH per provincial policies is provided in **Appendix 3**. Three (3) communities or features with the potential to be identified as SWH were identified:

Seasonal Concentration Areas of Animals

- Bat Maternal Colonies
- Deer Yarding Areas

Animal Movement Corridors

- Cervid Movement Corridors

Habitat for Species of Conservation Concern, as described below.

3.6.1.1 Habitat for Species of Conservation Concern (excluding Endangered or Threatened Species)

Special Concern and Rare Wildlife Species

There are twelve (12) species that have the potential to be present or use vegetation communities on the subject property or within adjacent lands based on existing records and range mapping. This list of species was refined to three (3) species that had the potential to be present on the subject property. These remaining species were anticipated to be found along the shoreline [Snapping Turtle (*Chelydra serpentina*)] and Eastern Ribbonsnake (*Thamnophis sauritus*)], and forest edge habitat [Monarch (*Danaus plexippus*)] which are present on the subject property.

Special Concern and Rare Wildlife species are considered further in the impact assessment section below (see **Section 4.2**), where mitigation measures are proposed. See **Appendix 4** for a detailed technical description of RiverStone’s assessment.

3.7 Fish Habitat

The subject property is located in a narrow channel (known as Middle River) in the northern portion of Lake Manitouwabing near the village of McKellar. Manitouwabing Lake is approximately 1,178 ha in area, with a maximum depth of 33 m and a mean depth of 5.6 m. The lake is regulated, with water levels controlled at a dam owned and operated by Lakeland Power Generation. Flows and water levels are maintained in accordance with the Seguin River Water Management Plan. There are no locks for boat passage or ladders for active fish passage at the dam. The lake supports a warmwater fishery, which includes Largemouth Bass (*Micropterus salmoides*), Smallmouth Bass (*Micropterus dolomieu*), introduced Walleye (*Sauger vitreum*), Northern Pike (*Esox lucius*), Black Crappie (*Pomoxis nigromaculatus*), Lake Whitefish (*Coregonus clupeaformis*), Brown Bullhead (*Ameiurus nebulosus*), Yellow Perch (*Perca flavescens*), Pumpkinseed (*Lepomis gibbosus*), Cisco (aka Lake Herring, *Coregonus artedii*), and Rock Bass (*Ambloplites rupestris*). The invasive Spiny Water Flea (*Bythotrephes longimanus*) was documented in 2000. Shoreline development around the lake is considered high with urban, commercial, and shoreline residential development. Manitouwabing Lake is not considered to be at development capacity.

The nearshore habitat features fronting the shoreline of the subject property include sand/silt substrates with some cobble and boulders. There was some woody debris and detritus noted within the nearshore, as well as very sparse aquatic vegetation. Vegetation species noted include White Water Lily (*Nymphaea odorata*) and Watershield (*Brasenia schreberi*) and were confined to primarily single stems in few locations. Water depths at the shore were shallow but appeared to drop off approximately

1-2 m from the shoreline. Downed woody debris was noted along the shoreline and natural overhanging vegetation from shore was noted throughout the length of the subject property shoreline. Existing woody debris is important for fish as it can act to provide shelter for small fish, food supply by providing a home for insects, and breaks down to form organic matter to eventually support aquatic vegetation growth. It can also provide a natural break wall to prevent waves from eroding the shoreline. Riparian vegetation observed on site included canopy tree species that are familiar to the area as noted in **Section 3.3.1**.

There were several watercourse features observed on the subject property. These features did not flow toward the lake shoreline and they originated from wetland communities within other areas of the property. The area fronting the subject property has historically been mapped as Type 2 fish habitat by the MNDMNRF. Based on the conditions and characteristics described above form our site assessment, it is our opinion that the frontage of the property is accurately classified as Type 2 (important) fish habitat (**Figure 2**). An impact assessment and recommendations are provided below that considers the proposed development and features that should be protected related to fish habitat.

4 IMPACT ASSESSMENT AND RECOMMENDATIONS

Based on the results of the assessment conducted, features and functions of conservation interest have been identified. **Figure 3** illustrates the features and functions of conservation interest and any protective measures (those recommended by RiverStone).

The proposed development plan for the subject property includes severance of the property to create three (3) severed lots and one (1) retained lot each with shoreline frontage on Manitouwabing Lake. These proposed lots are outlined on **Figure 3**. The proposed lot frontages and area dimensions meet the current standards required under the zoning bylaw to permit the severance.

RiverStone has reviewed the existing zoning and our impact assessment takes into consideration the activities that are permissible within the context of the proposed development. Our determination of whether the risk of potential impacts on a specific feature is acceptable relies upon the relevant policies and legislation referenced in **Section 2.2.4.3**, as well as our assessment of the significance or quality of the particular feature.

4.1 Wetlands, Watercourses and Water Quality

As part of the impact analysis, potential impacts on watercourses and the associated wetlands, were assessed. In general, negative impacts on water quality and habitat of SAR species can result via the following processes:

- stormwater runoff during construction activities
- modification of drainage patterns or flow rates
- inappropriately located sewage treatment systems that increase nutrient (phosphorous) loading to water bodies
- increased runoff due to an increase in the extent of hard surfaces (e.g., rooftops, driveways, patios)
- construction of in-water structures (e.g., culverts, docks)
- changes to in-water structural features (e.g., substrates, woody debris, aquatic vegetation)
- changes to onshore structural features (e.g., removal of vegetation or soil, importation of aggregates)

Although the land use changes that are proposed have the potential to have negative impacts the wetland community and identified watercourses, it is RiverStone's opinion that the mitigation measures recommended below can reduce the risk of negative impacts to an acceptable level. Several of the mitigation measures relate to establishing vegetated buffers or setbacks. Within vegetated buffers, trees, shrubs, ground cover, and associated leaves and twigs slow rainfall and surface-water flows to water bodies and thus allow additional time for water to soak into the ground. This facilitates nutrient uptake and provides less opportunity for erosion by stabilizing soils. The retention of vegetation allows for a continual source of woody debris and leaves, while increasing the uptake of phosphorus from overland run off prior to it entering the wetland/watercourse.

To ensure that water quality and fish habitat associated with the lake shoreline and watercourses, as well as wetlands are not negatively impacted by development, including stormwater runoff during construction activities (e.g. land clearing and grubbing, dwelling and septic system construction), RiverStone recommends the following measures

- **Development of the primary dwellings and permitted accessory structures be located outside of the constraints identified on Figure 3. This includes 30 m from the lake shoreline and wetlands as well as 15 m from the watercourses. The Township of McKellar requires a 10 m front yard setback that is maintained as a natural vegetative buffer in regard to the lake shoreline; however, based on steep slopes and the possibility of erosion toward the lake, a 30 m development setback from the shoreline was determined to be most appropriate.**
- **Based on our assessment of fish habitat, there are no constraint to the location of docking structures across the shoreline frontage of any of the proposed lots.**
- **Vegetation within the watercourse, wetland, and shoreline setback should be maintained in its natural state, unless it is a safety hazard, and debris from clearing or materials to be used in construction are not to be placed within this area. The exception will be a path to the shoreline that should be constructed out of permeable materials and meander. In the event that stairs are required, removal of vegetation should only include that which is necessary.**
- **Prior to and during construction sediment and erosion control measures should be installed and maintained as follows;**
 - **When the native soil is exposed, sediment and erosion control works, in the form of heavy-duty sediment fencing, be positioned along the downgradient edge of any construction envelopes adjacent to water bodies, wetlands, or watercourses.**
 - **Temporary storage locations of aggregate material be located no less than 30 m from the shoreline in areas of low slopes. This material is to be contained by heavy-duty sediment fencing.**
 - **The sediment fencing must be constructed of heavy material and solid posts to ensure its integrity and be properly installed (trenched in) to maintain its integrity during inclement weather events.**
 - **Additional sediment fencing and appropriate control measures (e.g., straw bales) be stockpiled on site so that any breach can be immediately repaired through construction of check dams.**

- Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).
- Sediment control measures be maintained in good working order until vegetation has been established on the exposed soils.
- Offloading of construction materials and aggregate should be completed during fair weather.

4.1.1 Steep Slopes

As part of the impact analysis for the subject property, potential erosion and bank stability impacts associated with areas of steep slopes were reviewed. In general, negative impacts as a result of development proximate to steep slopes can include:

- clearing of natural vegetation that works to stabilize slopes
- stormwater runoff during construction activities increasing erosion
- modification of drainage patterns or flow rates
- increased runoff, erosion, and decreased slope stability, due to an increase in the extent of hard surfaces (e.g., rooftops, driveways, patios)

The subject property includes areas of steep slope (>25%). In areas with steep slopes, the functionality of vegetated buffers is reduced as the slopes act to increase the speed of water moving over the land. Although there are no policies directly related to steep slopes, as noted above, we have recommended that a minimum 30 m development setback be applied as steep slopes occur across the shoreline. Each of the lots is constrained to some degree with steep topography. To be compliant with building requirements RiverStone recommends:

- Under the OBC, septic systems should not be developed in areas with 25% slope or greater.
- The final location and installation of any septic system be completed by a licenced installer, respecting the conditions described above.

4.2 Endangered and Threatened Species

Appendix 2 presents our assessment of potential impacts on species and ecological communities of conservation interest and **Figure 3** outlines the features and functions of conservation interest and recommendations.

The following species were considered to have potential habitat on the subject property based on the results of our 2021 field activities.

1. Eastern Hog-nosed Snake
2. Little Brown Bat
3. Northern Long-eared Bat

Any activities associated with development of the existing property that may result in the damage, destruction or removal of habitat occupied by threatened or endangered species requires an authorization or confirmation from the Ministry of Environment Conservation and Parks (MECP). Details relating to each species is provided below.

Eastern Hog-nosed Snake

The Eastern Hog-nosed Snake specializes in hunting and eating toads, and usually only occur where toads can be found. They prefer sandy, well-drained habitats such as beaches and dry forests where they can lay their eggs and hibernate. Eastern Hog-nosed Snakes are a highly mobile species and somewhat generalist with respect to habitat preferences. They use large areas to carry out life processes such as foraging, thermoregulation, mating and dispersal. Because of their mobility, they have large activity ranges and long average distances moved daily. These habitat areas can include a mosaic of open natural areas such as woods, brushland and meadow; forest and forest edge; rock barrens; and sandy areas. The most significant threats to Eastern Hog-nosed Snake are habitat loss, fragmentation and road mortality.

Eastern Hog-nosed Snakes were not documented on the subject property during our site assessment. Based on the observations made during RiverStone's on-site assessments, features on the subject property are suitable to function as general habitat for Eastern Hog-nosed Snakes. In order to prevent impacts on the habitat of Eastern Hog-nosed Snakes, and other snakes, that may be utilizing the subject property, RiverStone recommends the following:

- **To minimize the potential for road-killed snakes, the length and number of new roads are to be minimized to the greatest extent possible.**

Little Brown Bat and Northern Long-eared Bat

Potential habitat for two (2) endangered bats, (Little Brown Bat and Northern Long-eared Bat hereafter "endangered bats") is located across the subject property in the forested community. In this community, there are snag trees that could support maternal roosting habitat for each of the endangered bats.

Pregnant and lactating females will move from roost to roost each morning in responses to changes in thermal conditions and prey (insect) availability. Areas containing a high density of snags increases the chances of use by endangered bats as these areas provide a variety of microhabitat conditions. Changes within the forest community adjacent to maternal roosts have the potential to reduce the suitability of a given snag or cavity tree by changing the extent of shading by adjacent trees, which can result in changes to thermal conditions within the roost. Additionally, as roosting trees inherently exhibit some level of decay, removal of trees surrounding roosts may increase the potential for wind-throw of both the roost itself and surrounding trees, thereby damaging or destroying the habitat feature.

Habitat for endangered or special concern bats is prevalent throughout Central Ontario. As a predominantly forested area, habitat for maternal roosting bats is not limited across the landscape. The primary reason for these species of bats being listed under the *ESA* is the prevalence of White-nose Syndrome, which is a fungus that infects bats as they hibernate over winter. This fungus grows on their muzzle, ears and wing-membranes, continually waking them from hibernation and causing dehydration, resulting in mortality.

Tree clearing, site alteration, and the construction of structures are all anticipated as part of the development associated with the current application. In order to prevent impacts upon the habitat of endangered bats that may be utilizing the forest communities for maternal roosting habitat on the subject property, RiverStone recommends the following for future development:

- **Tree clearing for the purposes of development on each proposed lot only occur in the fall, winter and early spring (from October 15 to April 15). This timeframe is outside of the maternal roosting period.**
- **In the event that tree clearing must occur between April 15 and October 15, additional studies will need to be completed to confirm the presence or absence of SAR bats. These studies may include snag tree surveys and acoustic monitoring of the area where trees will be removed, by a qualified professional. Should SAR bats be detected, the MECP should be contacted to determine if a permit would be required to proceed.**

4.3 Significant Wildlife Habitat

RiverStone completed an assessment of SWH features on the subject property in accordance with the Ecoregion 5E Criteria Schedules (OMNRF 2015a). The assessment used a combination of habitat-based approach and field surveys. Based on the results of RiverStone's SWH assessment (see **Appendix 4**) the following SWH features were identified.

4.3.1.1 Seasonal Concentration Areas of Animals

Bat Maternal Colonies

Similar to the material provided for the endangered bats, there is habitat for bats classified as special concern in the forested communities on the subject property that would be potentially used for maternal roosting. The species included in this designation are the Big Brown Bat (*Eptesicus fuscus*) and Northern Long-eared Bat (*Myotis septentrionalis*). The recommendations provided above related to timing of tree removal and the need to undertake specialized studies if those timing restrictions cannot be followed, would also apply to Big Brown and Northern Long-eared bats.

Deer Wintering Habitat

White-tailed Deer concentrate in numbers during the winter, after snow accumulates. The areas where they concentrate each year, referred to as wintering yards, are considered SWH as they rely on the cover and food found in significant yards.

According to the MNDMNR's Significant Wildlife Habitat Technical Guide (2000), areas where animals congregate on a seasonal or life cycle basis can be considered significant wildlife habitat (SWH); this includes wintering yards for white-tailed deer. As outlined in Deer Habitat Assessment 101 provided by the MNDMNR, deer wintering areas provide seasonal habitat necessary for deer populations to survive. Important features of a deer area (also known as yards) are traditional use, thermal cover, and availability of browse. Traditional use of an area is characterized by deer and their descendants using an area year after year, noting that deer may move long distances to return to a traditional area. Thermal cover of a forest community or stand is characterized by dense mature conifer trees that provide shelter from deep snow, extreme temperatures and allow swallow snow depths for easier movement to access food and escape predators. Browse for deer include the young, succulent, woody shrub and tree branches that deer feed on during winter months. Deer move into these areas in

the winter when snow accumulates and remain until spring with most snow melts. Stratum 2 habitat typically surrounds Stratum 1 and consists of mixed or deciduous forest with plenty of understory shrubs and small trees for food. Throughout the winter deer will occupy Stratum 2 areas in early winter when snow depths are less than 50 cm before moving to Stratum 1 when snow depths are deeper and weather conditions harsher. During mild winters, deer may remain in the Stratum 2 area for the entire winter.

The vegetation plots were established to specifically review the tree and vegetation composition and density, with the measurements being analysed using specific calculations used by the NDMNRF to establish deer wintering yards. The results of the plot analysis suggest that the most dense conifer areas on the property provide valuable winter thermal cover. The three (3) assessment plots were established in the areas with the densest conifer cover. Based on NDMNRF documentation, conifer forest habitats on the subject property are considered critical habitat; however, this assessment was completed using the densest conifer locations on the subject property and did not represent the entire property and include the deciduous vegetation community that covered a significant portion of the property. Based on the fieldwork conducted and the plots assessed on the subject property, it is assumed that there is Stratum 2 habitat on the subject property as indicated by the NDMNRF. In order to protect this habitat and minimize negative impacts to deer use, RiverStone recommends the following measures:

- **Development will occur in such a way that coniferous vegetation is maintained as much as possible.**
- **Vegetation clearing on the remaining property outside of the development envelope should be minimized as much as possible, and conifer trees maintained.**

4.3.1.2 Habitat of Species of Conservation Concern

Snapping Turtle and Eastern Ribbonsnake

Snapping Turtles spend most of their lives in the water. They prefer to hide under the soft mud and leaf litter with only their noses exposed to the surface to breathe. During nesting season, females will travel overland in search of suitable sandy/gravelly areas along streams or wetlands. They often take advantage of man-made structures for nest sites, including roads and aggregate pits.

The Eastern Ribbonsnake is usually found close to water where it hunts for frogs and small fish. These snakes are good swimmers and are able to dive in shallow water, especially if fleeing from a potential predator.

Habitat for these two (2) species are primarily associated with the lake itself and the immediate shoreline of the subject property. The recommendations provided above related to protecting water quality and the recommendation to set back development from the shoreline of Manitouwabing Lake, would also be applicable to both Snapping Turtles and Eastern Ribbonsnakes.

Monarch

Monarch is designated special concern in Ontario per O. Reg. 230/08 pursuant to the ESA and is federally designated endangered by COSEWIC. Monarch is known to be host specific and lays eggs exclusively on species of milkweed (*Asclepias* spp.). This species is a generalist forager and may find nectar in any area with wildflowers; however, as caterpillars, Monarch's feed exclusively on milkweed (*Asclepias* spp.). Given this species' reliance on a host plant, breeding habitat for Monarch is limited to

areas where Milkweed is present. As adult butterflies, Monarchs seek out wildflowers such as Goldenrods (*Solidago* spp.), Asters (*Doellingeria* spp., *Eurybia* spp., *Oclemena* spp., *Symphotrichum* spp., and *Virgulus* spp.); non-native species such as Purple Loosestrife (*Lythrum salicaria*) also provide a food source for adults.

Monarch adults were observed foraging within the subject property and breeding may also be occurring.

The proposed development plan may require the removal of vegetation from the subject property. Based on the development plan, full removal of breeding and foraging habitat for Monarch is not anticipated. Given the location and extent of the development proposed, there is a low likelihood that negative impacts will occur to the site's ecological form and function as habitat for Monarch. Also, the primary reason for the consideration of Monarch as a species of special concern relate to the aggressive loss of critical habitat during their life cycle in Mexico.

4.3.1.3 Animal Movement Corridors

Cervid Movement Corridors

MNRF mapping identified a Stratum 2 Deer Wintering Area covering the subject property. No movement surveys for deer were conducted on the subject property. No obvious trails were noted during our site investigations. Based on the above, the subject property does provide potential for deer to move through the property to access surrounding areas of forest cover, particularly conifer forests. To protect the potential for cervid movement corridors on the subject property, the same recommendations related to limited vegetation removal would apply.

4.4 Fish Habitat

The fish and fish habitat protection provisions of the *Fisheries Act* outlines the approach to protecting fish and fish habitat. The nearshore area fronting the subject property was primarily identified as Type 2 (general) fish habitat. Type 1 (critical) fish habitat has sensitive features such as spawning habitat (feeding, refugia, etc.). Restricting the placement of in-water structures to areas of Type 2 (general) habitat ensures that Type 1 (critical) habitat is maintained. The current development proposal does not indicate any in-water works and the above outlined requirement to have structures and septic systems setback 30 m from the shoreline is suitable to protect impacts to fish habitat.

4.5 Additional Natural Features and Functions

The proposed development plan will result in minimal disturbance to the natural features within the subject property. Consequently, the ecological function of these areas is not anticipated to be adversely affected. The following measures are recommended to further reduce the potential for adverse effects of development on the property's natural features and functions:

- **Vegetation removal (e.g., tree/shrub clearing, etc.) should be completed outside of the primary breeding bird nesting window (i.e., between April 1 and August 31). If vegetation removal occurs during this period, a nest survey should be conducted by a qualified biologist within 5 days of commencement of construction activities to identify and locate active nests of bird species (where present) covered by the federal *Migratory Bird Convention Act, 1994* or provincial *Fish and Wildlife Conservation Act, 1997*. If a nest is located or evidence of breeding noted, a mitigation plan should be developed to avoid any potential impacts on birds or their**

active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.

5 CONFORMANCE WITH APPLICABLE ENVIRONMENTAL POLICIES

5.1 Federal Migratory Birds Convention Act, 1994 (MBCA)

Section 6 of the Migratory Birds Regulations under the MBCA makes it an offence to “disturb, destroy or take a nest, egg, nest shelter, eider duck shelter or duck box of a migratory bird.” The provincial Fish and Wildlife Conservation Act 1997 extends the protection of bird nests and eggs to certain species not listed under the Migratory Birds Regulations (e.g., Corvids, Strigids, Accipitrids, etc.).

Restricting clearing of vegetation for the proposed development to times outside of the period April 15 to August 31, will prevent contravention of Section 6 of the Regulations.

If development and site alteration is going to occur during this period, a nest survey should be conducted by a qualified avian biologist prior to commencement of construction activities to and locate active nests of migratory birds and identify nesting behaviour of species covered by this Act. If a nest is located or evidence of breeding noted, then a mitigation plan should be developed to address any potential impacts on migratory birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.

5.2 Federal Fisheries Act, R.S.C. 1985, c. F-14 (amended on 2019-08-28)

The *Federal Fisheries Act* states that:

34.4 (1) No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish (other than fishing).

35. (1) No person shall carry on any work, undertaking or activity that results in harmful alteration, disruption or destruction of fish habitat.

DFO further states that “under subsection 35(1) a person may carry on such works, undertakings or activities without contravening this prohibition, provided that they are carried on under the authority of one of the exceptions listed in subsection 35(2), and in accordance with the requirements of the appropriate exception. In most cases, this exception would be Ministerial authorizations granted to proponents in accordance with the *Authorizations Concerning Fish and Fish Habitat Protection Regulations*.”

The recommendations included in this report will keep development and site alteration away from potential fish habitat identified on the subject property. As such, it is the opinion of RiverStone that activities proposed on the property will not contravene the *Fisheries Act*, and that an Authorization under the Section 35(2) is not likely required. Should however, during the course of this project, situations arise and lead to occurrences that result in a HADD, persons responsible for the project have a “duty to notify” DFO, take corrective actions, and provide written reports under Section 38 of the *Act*. Based on the Fish and Fish habitat Protection Policy Statement (August 2019), HADD is defined by DFO to be “any temporary or permanent change to fish habitat that directly or indirectly impairs the habitat’s capacity to support one or more life processes of fish”.

Surface water features containing fish habitat will not be negatively impacted by the proposed development provided the recommendations contained in this report are implemented.

5.3 Provincial Endangered Species Act, 2007 (ESA)

The current ESA came into effect June 30, 2008 and replaced the previous provincial *Endangered Species Act*. The following excerpt from the explanatory note provided with the Act summarizes the protection afforded to species:

If a species is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species, the Bill prohibits killing, harming, harassing, capturing, taking, possessing, transporting, collecting, buying, selling, leasing, trading or offering to buy, sell, lease or trade a member of the species, or selling, leasing, trading or offering to sell, lease or trade anything that is represented to be a member of the species.

Protection afforded to habitats of species is described as follows:

If a species is listed on the Species at Risk in Ontario List as an endangered or threatened species, the Bill prohibits damaging or destroying the habitat of the species. This prohibition also applies to an extirpated species if the species is prescribed by the regulations. The regulations may specifically prescribe an area as the habitat of a species but, if no habitat regulation is in force with respect to a species, “habitat” is defined to mean an area on which the species depends, directly or indirectly, to carry on its life processes. With respect to certain species that were classified before first reading of the Bill, the prohibition on damaging or destroying habitat does not apply until the earlier of the date a regulation prescribing the habitat of the species comes into force and the fifth anniversary of the date the requirement to establish the Species at Risk in Ontario List comes into existence.

Appendix 2 lists the species protected under provisions of the ESA that were screened by RiverStone and the MNDMNRF as relevant to this assessment. Implementing the mitigation measures outlined in **Section 4** will acceptably minimize the risk of contravening the ESA.

5.4 Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Study (PPS) is promulgated under the authority of the *Planning Act* and came into effect in May 2020. The PPS provides direction to municipalities on land-use matters of provincial interest and sets the policy framework for regulating the use and development of land.

Municipal OP’s must be consistent with the PPS. The principal PPS policies that apply to natural heritage protection are outlined in section 2.1. While recognizing that the natural heritage protection framework is not intended to limit the ability of agricultural uses to continue (Policy 2.1.9), the PPS instructs that natural features and areas shall be protected for the long term (Policy 2.1.1) and that their diversity and connectivity be maintained, restored or, where possible, improved (Policy 2.1.2). The significant natural features documented on the subject property include potential significant wildlife habitat. The subject property is located in Ecoregion 5E and based on identified features the following provisions from Section 2.1 of the 2020 PPS are relevant to this assessment:

2.1.5 *Development and site alteration* shall not be permitted in:

d) *significant wildlife habitat*;

...unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*. **Appendix 3** and **Section 4.3** of this report provides our assessment of the likelihood that the development and site alteration proposed on the subject property would negatively impact significant wildlife habitat. Based on the assessment provided therein, it is our conclusion that development and site alteration that would be permissible would be consistent with policy 2.1.5., as long as the recommended mitigation measures are followed.

2.1.6 *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.

2.1.7 *Development and site alteration* shall not be permitted in habitat of endangered species and threatened species, except in accordance with *provincial and federal requirements*.

The impact assessment provided in **Section 4.2** provides recommendations to avoid impacts to habitat of endangered and threatened species as well as how to protect fish habitat. Adherence to the recommendations outlined therein will ensure that these activities do not occur in areas that could be considered habitat of endangered or threatened species or fish habitat which is consistent with policies 2.1.6 and 2.1.7.

2.1.8 *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

The extent of the area evaluated for negative impacts on potentially significant natural heritage features as described in **Section 4** and the associated appendices are more than sufficient to ensure that impacts on adjacent lands were appropriately assessed. Careful evaluation of the ecological function of the lands potentially affected by the permissible development and site alteration on the subject property indicates that the activities will be consistent with policy 2.1.8, as long as the recommended mitigation measures are followed.

5.5 **Township of McKellar Official Plan (Consolidated February 6, 2018)**

The preceding sections discuss how the proposed land use change would comply with federal and provincial legislation and policy. Many of the policies addressed are similar to those set out in the Township’s Official Plan. Specifically, issues pertaining to the protection of endangered and threatened species habitat as per the requirements and recommendations of the Official Plan have been addressed.

Section 7.12.2 of the Township of McKellar OP addresses habitat of threatened and endangered species. Section 7.12.2.1 of the OP notes that “Development shall not be permitted in the significant habitat of endangered and threatened species or provincially significant wetlands”. **Section 4.2** provides recommendations to prevent harm to SAR or SAR habitat.

Section 7.12.3.5 of the OP addresses Significant Wildlife Habitat and notes that “Development proposed in or adjacent to other known significant wildlife habitat must be accompanied by a site

evaluation report demonstrating that there will be no negative impacts to the natural heritage feature or its function.”. **Appendix 4** provides an assessment of significant wildlife habitat on the subject property and discussion and recommendations are included in **Section 4.3**.

5.6 Township of McKellar Comprehensive Zoning By-law (2019-23)

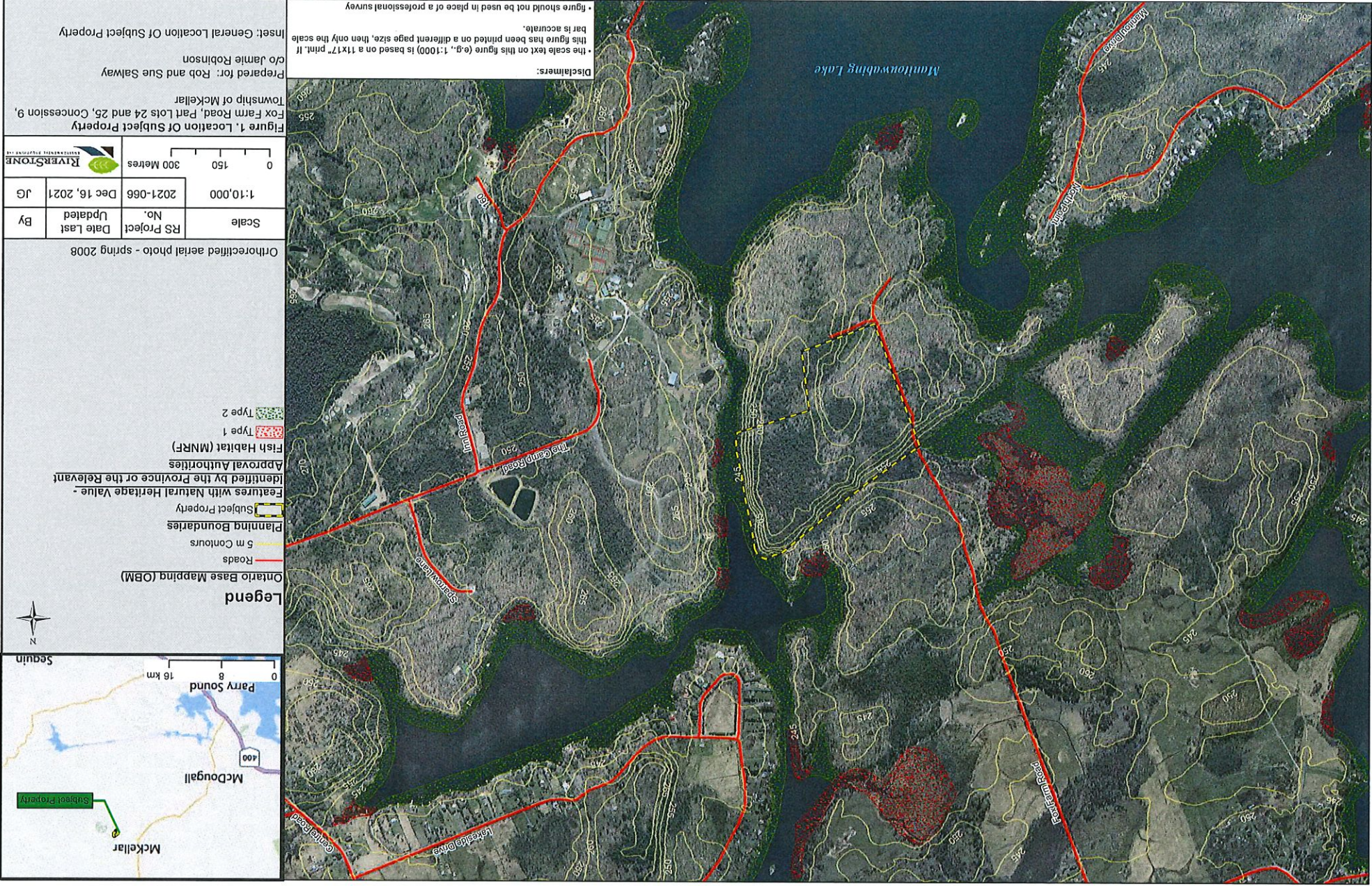
Section 4 and Schedule B of the Township of McKellar Zoning By-law (95-12) provides regulations specific to the Inland Development (RU) zoning. Minimum lot area and frontage according to this section of the Zoning By-law is 1.0 ha and 90 m respectively. The proposed severed lots will meet or exceed the minimum requirements of Section 4 of the Zoning By-law.

6 CONCLUSIONS

As noted above, watercourses, wetlands habitats, shoreline/fish habitat, and steep slopes are present on the subject property and several SAR have the potential to utilize various habitats on the subject lands, including forested habitats. Based upon the findings presented in this report and contingent upon the implementation of the recommendations made herein, it is our conclusion that as of the date of this report, the proposed development will have a low likelihood of negatively affecting fish habitat, species at risk or their habitat, significant wildlife habitat, wetlands and the watercourses.

7 REFERENCES

- Bajc, A. F.** 1994. Quaternary Geology of the Huntsville-Penetanguishene Area, Central Ontario. Queen's Printer for Ontario. Ontario. 134 pp.
- Bradley, D. J.** 2013. Southern Ontario Vascular Plant Species List. Queen's Printer for Ontario. Ontario. 78 pp.
- Cadman, M. D., D. A. Sutherland, G. G. Beck, D. Lepage, and A. R. Couturier.** 2007. Atlas of the Breeding Birds of Ontario, 2001–2005. Bird Studies Canada, Environment Canada, Ontario Field Ornithologists, Ontario Ministry of Natural Resources, Ontario Nature, Toronto.
- Glenside Ecological Services Limited.** 2009. Species at risk: potentially suitable habitat mapping.
- Henson, B. L. and K. E. Brodrigg.** 2005. Great lakes conservation blueprint for terrestrial biodiversity, volume 2: ecodistrict summaries. 344 pp.
- OMNR.** 2000. Significant wildlife habitat technical guide. Fish and Wildlife Branch (Wildlife Section) and Science Development and Transfer Branch, 151 pp. + 18 appendices.
- OMNR.** 2010b. Natural heritage reference manual for natural heritage policies of the provincial policy statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario. 248 pp.



Disclaimers:
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 - figure should not be used in place of a professional survey

Orthorectified aerial photo - spring 2008

Scale	RS Project No.	Date Last Updated	By
1:10,000	2021-066	Dec 16, 2021	JG

RiverStone
 Environmental Solutions Inc.

Legend
 Ontario Base Mapping (OBM)
 Roads
 5 m Contours
 Planning Boundaries
 Subject Property
 Features with Natural Heritage Value - Identified by the Province or the Relevant Approval Authorities
 Fish Habitat (MNR)
 Type 1
 Type 2

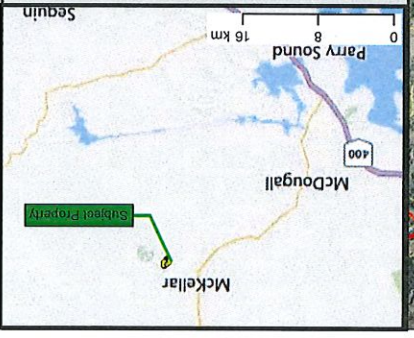


Figure 1. Location Of Subject Property
 Fox Farm Road, Part Lots 24 and 25, Concession 9,
 Township of Mckellar
 Prepared for: Rob and Sue Salway
 /o Jamie Robinson

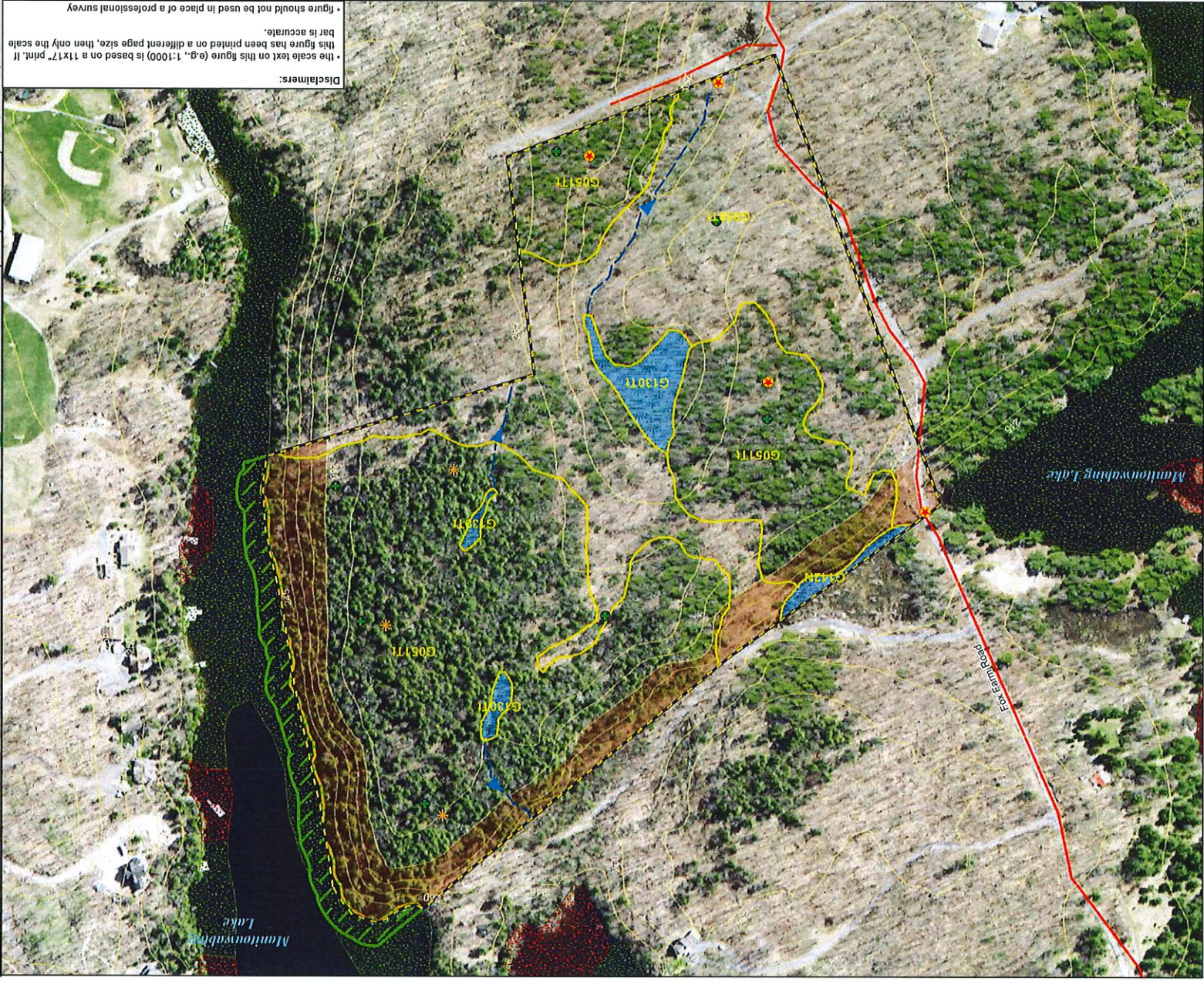
Legend
Ontario Base Mapping (OBM)

- Roads
- 5 m Contours
- Planning Boundaries
- Subject Property
- Features with Natural Heritage Value - Identified by the Province or the Relevant Approval Authorities
- Fish Habitat (MNR)
- Type 1
- Type 2
- Biophysical Features+Functions-RiverStone
- Ecological Communities
- G051T: Dry to Fresh, Coarse, Hemlock-Cedar Conifer
- G058T: Dry to Fresh, Coarse, Maple Hardwood
- G130T: Intolerant Hardwood Swamp
- G142N: Mineral Meadow Marsh
- Features with Natural Heritage Value - Identified by RiverStone
- Shoreline
- Intermittent Watercourse
- Wetland
- Area Of Steep Slopes
- Type 2 Fish Habitat
- Site Visit Survey Locations
- Breeding Birds
- Amphibian Calling
- Deer Wintering

Orthorectified aerial photo - spring 2018

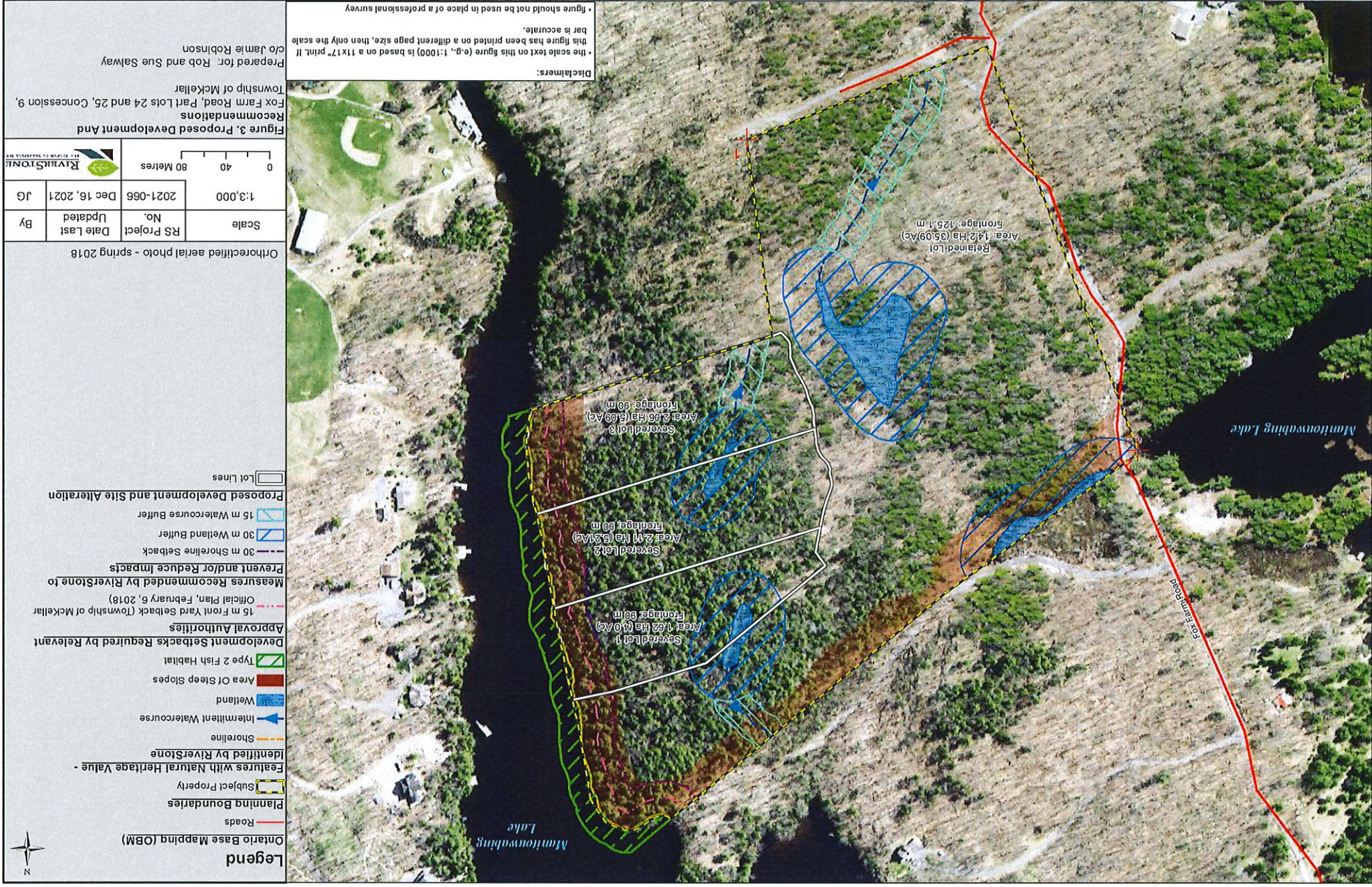
Scale	RS Project No.	Updated	By
1:3,000	2021-066	Dec 16, 2021	JG

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Figure 2, Existing Conditions
 Fox Farm Road, Part Lots 24 and 25, Concession 9,
 Township of McKellar
 Prepared for: Rob and Sue Salway
 c/o Jamie Robinson



Appendix 1. Site Photos



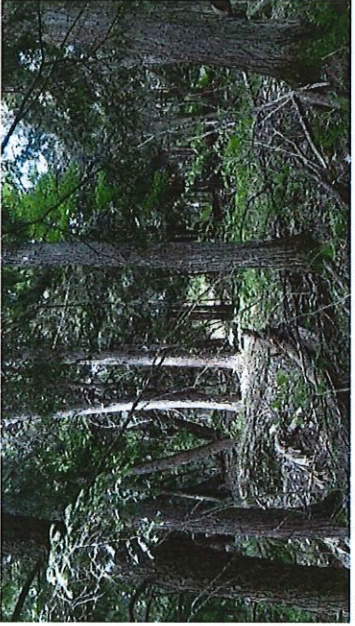


Photo 1. Eastern Hemlock dominated forest community (G051Tt) on subject property (June 3, 2021).



Photo 2. Eastern White Cedar dominated forest community (G051Tt) on subject property adjacent to shoreline (June 3, 2021).

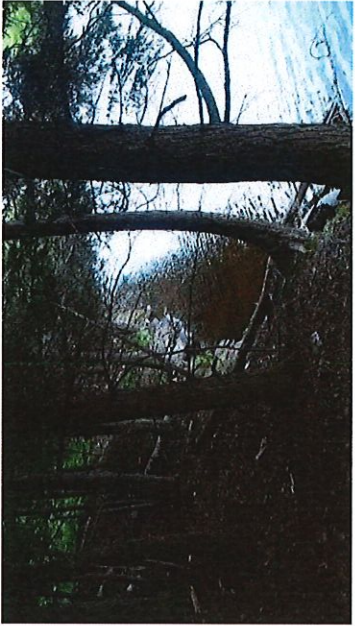


Photo 3. Eastern White Cedar and Eastern Hemlock dominant along shoreline of subject property (June 3, 2021).



Photo 4. Conifer dominated forest community with steep slopes leading to shoreline on subject property (June 3, 2021).



Photo 5. Conifer dominated forest community with steep slopes leading to shoreline on subject property (June 3, 2021).



Photo 6. Evidence of deer use on the subject property (April 6, 2021).

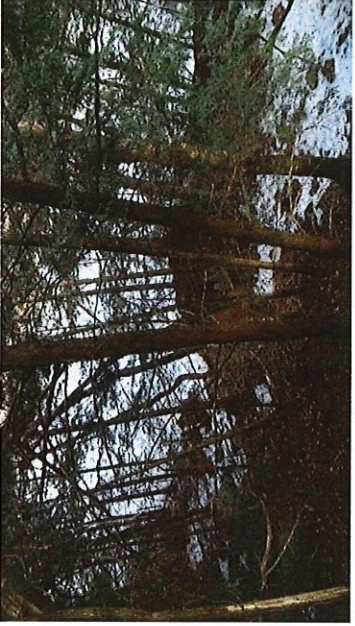


Photo 7. Rugged topography and conifer dominated shoreline vegetation on subject property (April 6, 2021).



Photo 8. Upland maple hardwood forest community (G058Tt) on subject property (April 6, 2021).



Photo 9. Upland maple hardwood forest community (G058Tt) on subject property (April 6, 2021).



Photo 10. Existing Type 2 fish habitat conditions along shoreline of subject property (July 14, 2021).



Photo 11. Nearshore substrates depicting shallow water depths, sand/cobble/rock with no aquatic vegetation present (July 14, 2021).



Photo 12. Intolerant hardwood swamp community and conditions on subject property (July 14, 2021).

Appendix 2. Assessment of Endangered and Threatened Species



Habitat-based Approach

Properly assessing whether an area is likely to contain Endangered or Threatened species for the purposes of determining whether a proposed development is likely to have a negative impact is becoming more difficult as the number of listed species increases. Approaches that depend solely on documenting the presence of individuals of a species in an area almost always underrepresent the biodiversity actually present because of the difficulty of observing species that are usually rare and well camouflaged. Given these difficulties, and the importance of protecting habitats of Endangered and Threatened species, RiverStone's primary approach to site assessment is habitat-based. This means that our field investigations focus on *evaluating the potential for features within an area of interest to function as habitat for species considered potentially present, rather than searching for live specimens*. An area is considered potential habitat if it satisfies a number of criteria, usually specific to a species, but occasionally characteristic of a broader group (e.g., several turtles use sandy shorelines for nesting, multiple bat species use dead or dying trees for roosting habitat). Physical attributes of a site that can be used as indicators of its potential to function as habitat for a species include structural characteristics (e.g., physical dimensions of rock fragments or trees, water depth), ecological community (e.g., meadow marsh, rock barren), and structural connectivity to other habitat features required by the species. Species-specific habitat preferences and/or affinities are determined from status reports produced by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), Cadman et al. (2007), published and unpublished documents, and direct experience.

Table 1 provides RiverStone's desktop screening and on-site assessment for Endangered and Threatened species. RiverStone measures species- and feature-specific distances from the boundaries of proposed lots or development area(s)—rather than from the boundary of the significant natural heritage feature—and refers to this area as *adjoining lands* (AL). Evaluating the likelihood of species' presence and the potential for negative impacts using this approach ensures that the Adjoining Lands test of the PPS will be met.

For the purposes of RiverStone's assessment, the *subject property* as shown in **Figure 1** is referred to as the Area of Interest (AOI) and the adjoining lands (AL) extents were measured from the boundaries of the AOI.

Appendix 2: Table 1. Results of desktop screening and on-site assessment for Endangered and Threatened Species

Common Name	Scientific Name	Step 1 (Desktop): Rationale for considering potential habitat or communities present?	Step 2 (Desktop): Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from aerial photography and other information sources indicate that potential habitat or communities might be present?	Step 3 (On Site): Potential and/or confirmed habitat documented during on-site assessment	Step 4: Is there potential for the species, its habitat, or ecological community to be negatively impacted by the activities that Adjoining Lands (AL) would be permissible within the AOI?
Blanding's Turtle	<i>Emydoidea blandingii</i>	reptile atlas	YES, suitable wetland and/or aquatic communities may be present.	POSSIBLE, suitable foraging habitat may be present along the shoreline, however, no communities may be present.	POSSIBLE, suitable foraging habitat may be present along the shoreline, however, no communities may be present.
Massasauga	<i>Sistrurus catenatus</i>	reptile atlas	YES, a mosaic of rock barrens, mixed forest, and wetland communities may be present.	YES, a mosaic of rock barrens, mixed forest, and wetland communities may be present.	NO, area is predominantly forested with few gaps in the canopy and no wetland communities with habitat potential. NO, area is predominantly forested with few gaps in the canopy and no wetland communities with habitat potential.
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	reptile atlas	YES, although area is predominantly forested with few gaps in the canopy, foraging habitat may be present.	YES, although area is predominantly forested with few gaps in the canopy, foraging habitat may be present.	YES, although area is predominantly forested with few gaps in the canopy, foraging habitat may be present.
Least Bittern	<i>Ixobrychus exilis</i>	OBBA	YES, suitable wetland communities may be present.	YES, suitable wetland communities may be present.	YES, suitable wetland communities may be present.
Chimney Swift	<i>Chaetura pelagica</i>	OBBA	NO, dark sheltered hollow vertical structures (chimneys, smoke stacks, silos, large trees with cavities and rock crevices) suitable for nesting or roosting are absent.	NO, dark sheltered hollow vertical structures (chimneys, smoke stacks, silos, large trees with cavities and rock crevices) suitable for nesting or roosting are absent.	NO, dark sheltered hollow vertical structures (chimneys, smoke stacks, silos, large trees with cavities and rock crevices) suitable for nesting or roosting are absent.
Barn Swallow	<i>Hirundo rustica</i>	OBBA	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.
Eastern Meadowlark	<i>Sturnella magna</i>	OBBA	NO, suitable grassland or agricultural communities are absent.	NO, suitable grassland or agricultural communities are absent.	NO, suitable grassland or agricultural communities are absent.
Bank Swallow	<i>Riparia riparia</i>	OBBA	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.
Eastern Small-footed Myotis	<i>Myotis leibii</i>	range map	YES, dark sheltered hollow vertical structures (e.g., talus slope rock piles or rock faces with crevices) suitable for roosting or roosting may be present.	YES, dark sheltered hollow vertical structures (e.g., talus slope rock piles or rock faces with crevices) suitable for roosting or roosting may be present.	NO, potential habitat not observed that would be suitable for roosting or roosting.
Little Brown Bat	<i>Myotis lucifugus</i>	range map	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for roosting or roosting may be present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for roosting or roosting may be present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for roosting or roosting may be present.
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	range map	YES, dead or partially-decayed trees with crevices beneath exfoliating/peeling bark may be present.	YES, dead or partially-decayed trees with crevices beneath exfoliating/peeling bark may be present.	YES, dead or partially-decayed trees with crevices beneath exfoliating/peeling bark may be present.
Butternut	<i>Juglans cinerea</i>	range map	YES, difficult to rule out without on-site assessment.	YES, difficult to rule out without on-site assessment.	YES, difficult to rule out without on-site assessment.

¹Shaded rows denote species or communities for which negative impacts have been deemed possible.

Appendix 3. Breeding Bird Survey Results



Appendix 3:
Results of Breeding Bird Surveys in 2021.

Common Name	Scientific Name	Breeding Bird Stations														
		03-Jun							14-Jul							
		1	2	3	4	5	6	7	1	2	3	4	5	6	7	
Red-eyed Vireo	<i>Vireo olivaceus</i>	x	x		x	x	x	x	x	x	x	x	x	x	x	x
Black-capped Chickadee	<i>Poecile atricapillus</i>	x		x		x										x
Ovenbird	<i>Seiurus aurocapilla</i>	x			x							x				x
Chestnut-sided Warbler	<i>S. pensylvanica</i>	x				x								x		
Black-throated Blue Warbler	<i>S. caeruleus</i>			x	x			x	x							
Blue Jay	<i>C. cristata</i>			x												
Veery	<i>C. fuscescens</i>			x								x				
Black-and-white Warbler	<i>Mniotilta varia</i>					x	x	x								
Common Yellowthroat	<i>Geothlypis trichas</i>									x						
Downy Woodpecker	<i>Picoides pubescens</i>												x			x
American Crow	<i>Corvus brachyrhynchos</i>												x			x
Common Loon	<i>Gavia immer</i>													x		x
White-throated Sparrow	<i>Zonotrichia albicollis</i>															x

June 3, 2021: 14-16 degrees C; cloud cover 75%; Wind Speed= 1-2 (Beaufort Scale)

July 14, 2021: 24 degrees C; cloud cover 10%; Wind Speed= 0-1 (Beaufort Scale)

Appendix 4. Assessment of Significant Wildlife Habitat



Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Region SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Seasonal Concentration Areas of Animals			
	Fields with sheet water during Spring (mid March to May)	These field/meadow ELC ecosites with appropriate soils and vegetation: G060-062, G077-079, G093-095, G109-111	NO, the ELC ecosites associated with this SWH category are absent on the subject property.
	Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl.	Plus evidence of annual spring flooding from melt water or runoff.	
	Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available.		
	Waterfowl Stopover and Staging Areas (Terrestrial)		
	Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration.	ELC Ecosites: G142-G152	NO, while the ELC ecosite is present on the subject property and adjacent lands, it does not meet the size criteria to function as a waterfowl stopover and staging area. Additionally, conditions do not provide shelter and appropriate water depths to support availability of aquatic invertebrates. There is a low likelihood that the assessment area is associated with aquatic waterfowl stopover and staging areas.
	Sewage treatment Ponds and storm water Ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify.		
	These habitats have an abundance food supply (mostly aquatic invertebrates and vegetation in shallow water)		
	Waterfowl Stopover and Staging Areas (Aquatic)		
	Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats.	ELC Ecosites: G005-G006, G160-G162, G170-G172, G176-G178, G186-G188, G204-G214	NO, the ELC ecosites associated with this SWH category are absent on the subject property.
	Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October.		
	Sewage treatment ponds and storm water ponds do not qualify as a SWH.		
	Raptor Winter Feeding and Roosting Areas		
	The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors.	A combination of meadow/field and forest/woodland ecosites.	NO, while the assessment area contains forest/woodland and ecosites, meadow/field ecosites are not present suggesting this area does not provide
	Raptor wintering sites need to be > 20 ha with a combination of forest and upland.	Need to have a forest ELC Ecosite: G011-G19, G023-G028, G033-G043, G048-G059, G064-G076, G081-G092, G097-G108, G133-G125 or Central Ontario FEC Ecosites	
	Least disturbed sites, idle/fallow or highly grazed field/meadow (>15ha) with adjacent woodlands	BS11-ES35	
	Field area of the habitat is to be wind swept with limited snow depth or accumulation.	AND a meadow/field ELC Ecosite: G020-022, G029-G032, G044-G047, G060-G063, G077-080, G093-096, G109-G112	

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecoregion SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Bat Hibernacula	Hibernacula may be found in caves, mine shafts, underground foundations and Karsts. Active mine sites are not SWH. The locations of bat hibernacula are relatively poorly known.	Or Central Ont. FEC: ES4, ES5 G164, G180-G181 Bat Hibernacula may be found in association with components of cliffs and rock talus in these ELC Ecosites: G158-G159, G164, G180-G181 NO, the assessment area contains steep slopes; however, rock crevices, caves, and mine shafts suitable for use as hibernation sites are absent.	
Bat Maternal Colonies	Maternity colonies can be found in tree cavities, vegetation and often in buildings (buildings are not considered to be SWH). Maternity roosts are not found in caves and mines in Ontario Maternity colonies located in Mature (dominant trees > 80yrs old) deciduous or mixed forest stands with > 10/ha large diameter (>25cm dbh) wildlife trees Female Bats prefer wildlife trees (snags) in early stages of decay, class 1-3. Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snag/ha are preferred.	Maternity colonies considered SWH are found in forested Ecosites: ELC Ecosites: G016-G019, G028, G040-G043, G055-G059, G070-G076, G088-G092, G103-G108, G118-G125 or: Central Ontario Forest Ecosites: ES14, ES17, ES18, ES23, ES24, ES25, ES26, ES27, ES28, ES29, ES30	YES.
Turtle Wintering Areas	-For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. G135 G140-G152 For Snapping and Midland Painted turtles: ELC Ecosites: G128-NO, substrates documented along the shoreline of the assessment area did not contain soft mud substrates, additionally, wetland communities do not contain adequate water depths, therefore, it is unlikely that this area contains turtle wintering habitat. For Northern Map Turtle - Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat. -Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH.		

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecology SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Snake Hibernaculum	<p>-For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural or naturalized locations. The existence of features that go below frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH.</p> <p>-Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line</p> <p>-Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover.</p> <p>-Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures.</p>	<p>For all snakes, habitat may be found in any forested ecostie in central Ontario other than very wet ones. Talus, Rock Barren, Crevise and Cave, and Alvar sites may be directly related to these habitats.</p> <p>The existence of rock piles or slopes, stone fences, and crumbling foundations assist in identifying candidate SWH.</p> <p>For Five-lined Skink; Central Ontario Forest Ecosites: ES14.2, ES17 – ES20, ES23 – ES30 Or; ELC Ecosites: G056-G059 G070-G076 G087-G092 G103-G108 G118-G125</p> <p>G070-G076 G087-G092 G103-G108 G118-G125</p>	<p>NO, while the assessment area contains steep slopes, it lacks piles of loose rock and areas of rock crevices that may provide suitable hibernation habitat for snakes.</p>
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)	<p>-Any site or areas with exposed soil banks, sandy hills, borrow pits, steep slopes, and sand piles that are undisturbed or naturally eroding that is not a licensed/permited aggregate area.</p> <p>-Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles.</p> <p>-Does not include a licensed/permited Mineral Aggregate Operation.</p>	<p>Habitat found in the following ELC Ecosites: G001-G004 G007-G008 G020-G021 G029-G031 G044-G046 G060-G062 G077-G079 G093-G095 G109-G111 G173-G175 G201-G203 G210-G212</p>	<p>NO, while the assessment area and adjacent lands contain steep slopes, these areas are forested and do not provide opportunities for bank and cliff nesting avian species.</p>
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	<p>-Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used.</p> <p>-Most nests in trees are 11 to 15 m from ground, near the top of the tree.</p>	<p>ELC Ecosites: G064-G076 G081-G092 G097-G108 G113-G125 G128-G136</p> <p>Central Ontario Forest Ecosites: ES11.2 ES12.2 ES13.2 ES14.2 ES15.2 ES16.2 ES17.2 ES18.2 ES19.2 ES20.2 ES21.2 ES23.2 ES24.2 ES25.2 ES26.2 ES27.2 ES28.2 ES29.2 ES30.2 ES31 ES32 ES33 ES34 ES35</p>	<p>NO, large stick nests were not identified during on site assessments.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5B (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecoregion SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Colonially - Nesting Bird Breeding Habitat (Ground)	-Nesting colonies of gulls and terns are on islands or peninsulas (natural or artificial) associated with open water, marshy areas, lake or large river (two-lined on a 1:50,000 NTS map).		NO, while on-site assessments were not completed during the breeding bird season, no evidence of colonial nesting was documented in the assessment area or adjacent lands.
	-Brewers Blackbird colonies are found loosely on the ground in or in low bushes in close proximity to streams and irrigation ditches within farmlands.	G077-G079 G093-G095 G109-G111 G142-G145 G007-G008 G020-G021 G029-G031 G044-G046 G060-G062 scattered trees or shrubs (Brewer's Blackbird) G001-G004	
Deer Yearling Areas	-Deer wintering areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20 cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30 cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter. -The Core of a deer yard (Stratum I) is located within Stratum II and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%. -OMNRF determines deer yards following methods outlined in "Selected Wildlife and Habitat Features: Inventory Manual". -Woodlots with high densities of deer due to artificial feeding are not significant.	May be found in all Tall Treed forest and swamp ELC Ecosites: G12-G15 G23-G27 G33-G38 G48-G54 G64-G69 G81-G87 G97-G103 G113-G118 G128-G129 Central Ontario Forest Ecosites: ES11 ES14 ES16 ES18 ES20 ES21 ES22 ES27 ES28 ES30 ES31 ES32 ES33 ES34 Note: OMNRF to determine this habitat.	YES, deer wintering area has been identified on the assessment area and adjacent lands by OMNRF.
	Rare Vegetation Communities		
Beach / Beach Ridge / Bar / Sand Dunes	-Vegetation can vary from patchy and barren to tree cover but less than 60%. Indicator Spp. Maram Grass (<i>Ammophila breviglata</i>), Beach Pea (<i>Lathyrus japonicus</i>) Characterised by unstable sand.	Central Ontario FEC: ES1, ES2 ELC Ecosites: G005-G006, G166-G168, G182-G184, G213-G214	NO, the ELC ecosites associated with this SWH category are absent on the subject property.
Shallow Atlantic Coastal Marsh	Shallow marsh occurs on shallow mineral (sand) or mineral organic (sandy peat) shoreline subject to low wave energy, on inland lakes and beaver ponds particularly those that experience fluctuating water levels from year to year (i.e. some years with exposed shorelines in summer/fall). Indicator Spp.: Virginia Meadowbeauty (<i>Rhexia virginica</i>) Other Associated Spp: <i>Rhynchospora capitellata</i> , <i>Xyris difformis</i> , <i>Panicum spretham</i> , <i>Triadenum virginicum</i> , <i>Polygonum careyi</i> and <i>Juncus millharts</i> .	ELC Ecosites: G143-G145, G148-G152	NO, the ELC ecosites associated with this SWH category are absent on the subject property.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecology SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Cliffs and Talus Slopes	<p>Vegetation can vary from patchy and barren to tree cover but less than 60%. Cliffs and talus slopes in SE are primarily Precambrian rock and are typically sparsely vegetated.</p> <p>Characteristic flora for cliffs and talus slopes include: lichen, such as Rock Tripe <i>Umbilicaria</i> spp., and ferns <i>Polypodium virginianum</i>, <i>Cystopteris fragilis</i> and <i>Woodisia ilvensis</i>, <i>Cyrtopogonina sticteri</i>, <i>Woodisia alpina</i>, and <i>Saxifraga paniculata</i>.</p>	<p>ELC Ecosites: G158-G159, G166-G168, G173, G175, G182-G184, G201-G203</p>	<p>NO, the ELC ecosites associated with this SWH category are absent on the site</p>
Rock Barren	<p>Vegetation can vary from patchy and barren to tree cover but less than 60%. Rock barrens are characterized by extensive areas of exposed granitic rock bedrock sparsely vegetated.</p> <p>Characteristic flora for Rock Barrens include: lichens <i>Cladonia</i> spp. and mosses <i>Polypodium</i> spp.), sparse grasslands of <i>Danthonia spicata</i> and <i>Deschampsia flexuosa</i>, low shrubs (<i>Juniperus communis</i>, <i>Vaccinium angustifolium</i>, <i>Comptonia peregrina</i>, and stunted open grown trees <i>Quercus alba</i>, <i>Quercus rubra</i> and <i>Pinus strobus</i>). Also, <i>Pteridium aquilinum</i>, <i>Aralia hispida</i>, <i>Spiranthes casei</i>, <i>Saxifraga virginensis</i>, <i>Gaylussacia baccata</i>, <i>Corydalis sempervivens</i>, <i>Prunus pensylvanica</i>, and <i>Comandra umbellata</i>.</p>	<p>ELC Ecosites: G163-G165, G179-G181</p> <p>Central Ontario Forest Ecosites: ES8</p>	<p>NO, the ELC ecosites associated with this SWH category are absent on the site</p>
Sand Barren	<p>Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. They have little or no soil and the underlying rock protrudes through the surface. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered but less than 60%.</p> <p>Characteristic plant species of sand barrens in SE include: <i>Cladonia</i> spp., <i>Carex houghtoniana</i>, <i>Carex merriamii</i>, <i>Comptonia peregrina</i>, <i>Rubus flagellaris</i>, <i>Selaginella rupestris</i>, and <i>Viola labradorica</i>, <i>Polygonella arviculata</i>, and <i>Stipa spartea</i>.</p>	<p>ELC Ecosites: G007, G215</p> <p>Central Ontario Forest Ecosites: ES10</p> <p>subject property.</p>	<p>NO, the ELC ecosites associated with this SWH category are absent on the site</p>
Alvar	<p>An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars may be complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plant. Undisturbed alvars can be phyto- and zoogeographically diverse, supporting many uncommon or rare relict plant and animals species. Vegetation cover varies from patchy to barren with a less than 60% tree cover.</p> <p>SE Alvar Plant Indicator species: <i>Pensimon hispidus</i>, <i>Panicum philadelphicum</i>, <i>Scutellaria parvula</i>, <i>Rhus aromatica</i>, <i>Monarda fistulosa</i>, <i>Senecio pauperculus</i>.</p>	<p>Southern Ontario ELC Ecosites: AL01, ALS1, ALTI1, FOC1, FOC2, CUM2, CUS2, CUT2-1, CUW2</p> <p>Central Ontario Forest Ecosites on very shallow soils: ES13, ES14, ES16, ES21, ES9</p> <p>subject property.</p>	<p>NO, the ELC ecosites associated with this SWH category are absent on the site</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecology SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Old Growth Forest	Old Growth forests are characterized by exhibiting the greatest number of old-growth characteristics, such as mature forest with large trees that has been undisturbed. Heavy mortality or turnover of overstorey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Long-lived forest spp. within these Central Ontario Forest Ecosites: ES11, ES12, ES14, ES20, ES21, ES22, ES23, ES24, ES25, ES26, ES27 ES28 ES29 ES30	NO, based on a review of available background documentation, old growth forest communities were not present on the assessment area. This was supported by conditions documented during on-site review (i.e., trees observed were of insufficient size).
Bog	Bogs are nutrient-poor, acid peatlands dominated by peat mosses (Sphagnum sp.), ericaceous shrubs and sedges (Cyperaceae). The water table is at or near the surface in spring and slightly lower the remainder of the year and is vitally isolated from mineral soil waters.	ELC Ecosites: G126, G137-G138	NO, the ELC ecosites associated with this SWH category are absent on the subject property.
Tallgrass Prairie	Tallgrass Prairie is an open vegetation with less than < 25% tree cover, and dominated by prairie species, including grasses.	Southern ELC Ecosites: TP01, TP02	NO, the ELC ecosites associated with this SWH category are absent on the subject property.
Savannah	A Savannah is related to tallgrass prairie, but includes trees, which vary from 25 – 60% canopy cover. The open areas between the trees are dominated by prairie species, while forest species are found beneath the tree canopy.	Southern ELC Ecosites: TPS1, TPS2, TPW1, TPW2, CUR2	NO, the ELC ecosites associated with this SWH category are absent on the subject property.
Rare Forest Type - Red Spruce	Red Spruce is a valued wildlife cover tree. Historically red spruce was much more abundant than it is now within the Ecogion 5e forests. Red spruce is a shade tolerant conifer that evolved within tolerant hardwood forests. Red spruce grows best in a cool, moist climate. It will grow in shallow, till soils (ave. of 46 cm) and may grow on sites unfavourable for other species such as organic soils over rock, steeper slopes, and wet bottomlands, although poorly drained sites will inhibit growth.	ELC Ecosites: G036, G051, G066, G084, G102, G116, G117	NO, Red Spruce were not documented in the assessment area.
Rare Forest Type - White Oak	White oak is a valued wildlife mast producing tree. The mast produced by the white oak tree is often preferred over the more common red oak acorn. Forest stands containing white oak trees are uncommon in the Great Lakes St. Lawrence Forest.	ELC Ecosites: G017, G041, G057, G072, G090, G106, G121	NO, White Oak were not documented in the assessment area.

*as per Significant Wildlife Habitat Criteria Schedules for Ecogion 5E (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecology SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Specialized Habitats for Wildlife			
Waterfowl Nesting Area	A waterfowl nesting area extends 120 m from a wetland (> 0.5 ha) or a cluster of 3 or more small (<0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur. Upland areas should be at least 120 m wide so that predators such as raccoons, skunks, and foxes have difficulty finding nests. Wood Ducks, Burtheads, Common Goldeneye and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites.	All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: G129-G135, G142-G152 Note: includes adjacency to provincially Significant Wetlands	NO, wetland communities on the subject property do not meet the size criteria to meet this SWH category.
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water. Osprey nests are usually at the top of a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree's canopy. Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms).	Forest communities directly adjacent to riparian areas – rivers, lakes, ponds and wetlands. NO, stick nests were not documented in the assessment area or along the shoreline of adjacent lands.	
Woodland Raptor Nesting Habitat	All natural or conifer plantation woodland/forest stands. Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crochets of trees. Species such as Merlin or Cooper's hawk nest along forest edges sometimes on peninsulas or small off-shore islands. Includes nest sites within tree cavities for Barred Owl and sometime Great Horned Owls and Merlin. In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest.	May be found in all forested ELC Ecosites in Community Class: TR NO, stick nests were not documented in the assessment area. Trees with cavities suitable to function as nesting habitat for owls were not documented. May also be found in the forested swamp ELC Ecosites: G128-G133	
Turtle and Lizard Nesting Areas	Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals. Turtle Nesting areas may be adjacent to these ELC Ecosites: G138, G140-149 For an area to function as a turtle nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH. Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used. Skinks will nest under logs, in stumps or under loose rock in partially wooded areas.	NO, the assessment area does not contain features that are suitable to function as nesting habitat for turtles. Open areas containing sand or gravel suitable for excavation of nests are absent as well. While the property does contain numerous stumps and logs, these are located within the forest community that lacks sufficient openings in the canopy to provide areas suitable for use by lizards for nesting. For Five-lined Skink - Central Ontario Forest Ecosites: ES14.2, ES17-ES20, ES23-ES30 or; ELC Ecosites: G056-G059, G070-G076, G087-G092, G103-G108, G118-G125	

*as per Significant Wildlife Habitat Criteria Schedules for Ecogion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecology SE	Candidate Significant Wildlife Habitat*	ELC Ecotopes	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
			Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecotopes within the headwater areas of a stream could have seeps/springs. Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species.
			MNR maps these location on Crown land and rates the site on a scale of 0 – 4, with 4 being the best. Feeding sites classed 3 or 4 are potential/candidate significant. Where Moose Aquatic Feeding Areas (MAFA) habitat is in low supply, class 2 MAFA habitat could also be considered potential/candidate significant. Wetlands and isolated embayments in rivers or lakes which provide an abundance of submerged aquatic vegetation such as pondweeds, water milfoil and yellow water lily are preferred sites. Adjacent stands of lowland conifer or mixed woods will provide cover and shade.
			This habitat component is found in upwelling groundwater and the soil around these seepage areas. It typically occurs in areas of sedimentary and volcanic bedrock. In areas of granitic bedrock, the site is usually overlain with calcareous glacial till.
			Mink prefer shorelines dominated by coniferous or mixed forests with dens usually underground. Mink will sometimes use old muskrat lodges. Others prefer undisturbed shorelines along water bodies that support productive fish populations with abundant shrubby vegetation and downed woody debris for denning. They often use old beaver lodges or log jams and crevices in rock piles. Marten and fisher share the same general habitat, requiring large tracts of coniferous or mixed forests of mature or older age classes. Denning sites are often in cavities in large trees or under large downed woody debris.
			Dennng Sites and Mink, Otter, Martin, Fishers, and Eastern Wolf Mink prefer shorelines dominated by coniferous or mixed forests with dens usually underground. Mink will sometimes use old muskrat lodges. Others prefer undisturbed shorelines along water bodies that support productive fish populations with abundant shrubby vegetation and downed woody debris for denning. They often use old beaver lodges or log jams and crevices in rock piles. Marten and fisher share the same general habitat, requiring large tracts of coniferous or mixed forests of mature or older age classes. Denning sites are often in cavities in large trees or under large downed woody debris.
			Mineral Tick This habitat component is found in upwelling groundwater and the soil around these seepage areas. It typically occurs in areas of sedimentary and volcanic bedrock. In areas of granitic bedrock, the site is usually overlain with calcareous glacial till.
			Aquatic Feeding Habitat MNR maps these location on Crown land and rates the site on a scale of 0 – 4, with 4 being the best. Feeding sites classed 3 or 4 are potential/candidate significant. Where Moose Aquatic Feeding Areas (MAFA) habitat is in low supply, class 2 MAFA habitat could also be considered potential/candidate significant. Wetlands and isolated embayments in rivers or lakes which provide an abundance of submerged aquatic vegetation such as pondweeds, water milfoil and yellow water lily are preferred sites. Adjacent stands of lowland conifer or mixed woods will provide cover and shade.
			Seeps and Springs Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecotopes within the headwater areas of a stream could have seeps/springs. Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species.
			Amphibian Breeding Habitat (Woodland) Presence of a wetland or pond >500 m ² (about 25 m diameter) within or adjacent (including vernal pools) may be permanent, seasonal, ephemeral, large or small in size and could be located within or adjacent to the woodland. Breeding ponds within the woodland or the shortest distance from forest habitat are more significant because of reduced risk to migrating amphibians and more likely to be used. Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat.

*as per Significant Wildlife Habitat Criteria Schedules for Ecogion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecology SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Amphibian Breeding Habitat (Wetlands)	Wetlands and pools (including vernal pools) >500 m ² (about 25 m diameter), supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNR's mapping and could be important amphibian breeding habitats.	ELC Ecosites: G129-G135, G142-G152	NO, results of amphibian breeding surveys in the spring and summer of 2021 concluded that amphibian breeding habitat is absent on the subject property. Typically these wetland ecosites will be isolated (<120 m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g., Bull Frog) may be adjacent to woodlands.
	Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators.		
Mast Producing Areas	Bullfrogs require permanent water bodies with abundant emergent vegetation.		
	Most important areas are mature forests >0.5 ha containing numerous large beech and red oak trees that supply the energy-rich mast that wildlife prefer.	ELC Ecosites: G015, G017, G019, G027-G028, G041-G043, G057, G059, G072, G090, G106, G108, G121, NO, the ELC ecosites associated with this SWH category are absent on the subject property.	Central Ontario Forest Ecosites: ES14, ES17, ES23, ES24, ES25, ES26
	Other significant tree species include hickory, basswood, black cherry, ironwood, mountain ash, pin cherry, and butternut. Significant shrub species include blueberries, wild black berry, serviceberry, raspberry, beaked hazel, choke cherry and hawthorn.		
	Sites providing long-term, relatively stable food supplies, forest openings or barrens > 1 ha provide excellent sites for mast producing shrubs. Sites such as clear-cuts or burns are temporary source of food and are less significant.		

*as per Significant Wildlife Habitat Criteria Schedules for Ecogion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

Ecoregion SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Habitat for Species of Conservation Concern (not including Endangered or Threatened Species)			
Marsh Bird Breeding Habitat	Nesting occurs in wetlands.	ELC Ecosites: G138-G152	NO, wetland communities with sufficient water depths and size are not present on the subject property.
Open Country Bird Breeding Habitat	Large grassland areas (includes natural and cultural fields and meadows) >30 ha Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e., no row cropping or intensive hay or livestock pasturing in the last 5 years). Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pastures that are at least 5 years or older. The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species.	ELC Ecosites: G008-G009, G020-G021, G029-G031, G044-G046, G060-G062, G077-G079, G093-G095, G109-G111 NO, open grassland areas such as natural or cultivated fields are not present in the assessment area.	
Shrub/Early Successional Bird Breeding Habitat	Large field areas succeeding to shrub and thicket habitats >30 ha in size. Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e., no row-cropping, haying or livestock pasturing in the last 5 years). Larger shrub thicket habitats (>30 ha) are most likely to support and sustain a diversity of these species. Patches of shrub ecosites can be complexed into a larger habitat for some bird species. Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or highly grazed pastures.	ELC Ecosites: G009-G010, G021-G022, G031-G032, G046-G047, G062-G063, G079-G080, G095-G096, G111-G112, G134-G135 NO, the assessment area does not contain, nor is it adjacent to, large field communities that are succeeding into shrub and thicket habitats.	
Special Concern and Rare Wildlife Species	All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species. All plant and animal element occurrences (EO) within a 1 or 10 km grid. Older element occurrences were recorded prior to OPS being available, therefore location information may lack accuracy.	When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or Provincially Rare species, linking candidate habitat on the site needs to be completed to ELC Ecosites See Table 2	
Animal Movement Corridors			

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion SE (January 2015)

Appendix 4: Table 1. Results of desktop screening and on-site assessment for Significant Wildlife Habitat.

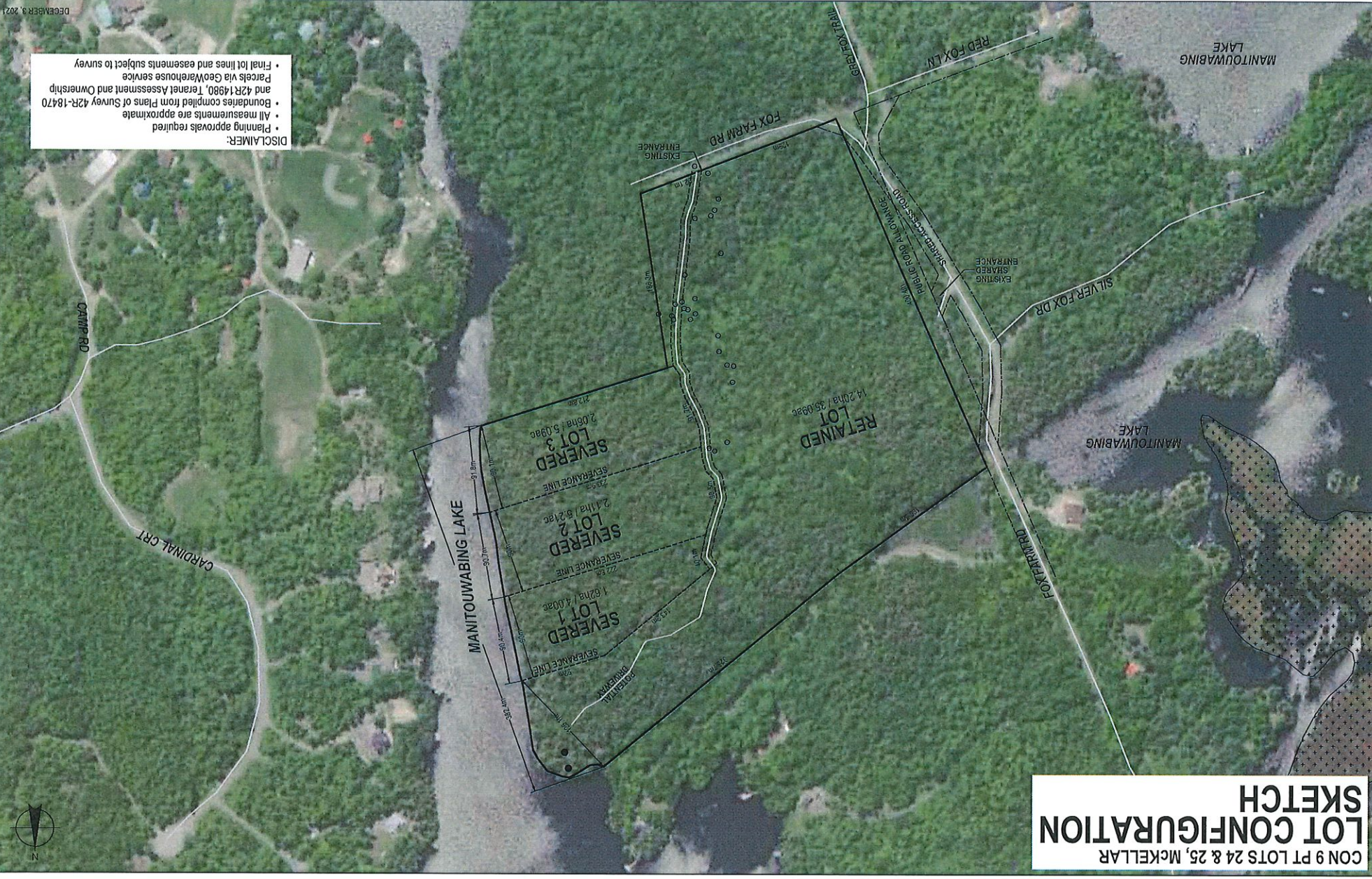
Ecogion SE	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Amphibian Movement Corridors	Corridors may be found in all ecosites associated with water. Corridors will be determined based on identifying the significant breeding habitat	Movement corridors between breeding habitat and summer habitat. Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Amphibian Breeding Habitat – Wetland (see above)	NO, given that breeding habitat was not identified on or adjacent to the assessment area, there is a low likelihood that the assessment area contains movement corridors for amphibians.
			POSSIBLE, given the presence of an identified deer wintering area, movement corridors for cervids may be present.
Cervid Movement Corridors	Movement corridor must be determined when Deer Wintering Habitat is confirmed as SWH (see above), Moose Aquatic Feeding Area, or Mineral Lick Habitat are identified. A deer wintering habitat identified by the OMNRF as SWH will have corridors that the deer use during fall migration and spring dispersion. Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges). Corridors will be multifunctional (i.e., these will function for any smaller mammal species as well).	Corridors may be found in all forested ecosites.	NO, as features potentially functioning as denning sites were not documented in the assessment area there is a low likelihood that the assessment area contains movement corridors for burbearers.
			Mink and Otter den sites are typically found within a riparian area of a lake, river, stream or wetland. The den site will potentially have a movement corridor associated with it. All Mink or Otter den sites identified under the habitat of Denning Sites for Mink, Otter, Marten Fisher and Eastern Wolf (see above) are to be considered for an animal movement corridor.
Furbearer Movement Corridor	Mink and Otter den sites are typically found within a riparian area of a lake, river, stream or wetland. The den site will potentially have a movement corridor associated with it. All Mink or Otter den sites identified under the habitat of Denning Sites for Mink, Otter, Marten Fisher and Eastern Wolf (see above) are to be considered for an animal movement corridor.	All Forested Ecosite Codes adjacent to or within shoreline habitats.	NO, as features potentially functioning as denning sites were not documented in the assessment area there is a low likelihood that the assessment area contains movement corridors for burbearers.

*as per Significant Wildlife Habitat Criteria Schedules for Ecogion SE (January 2015)

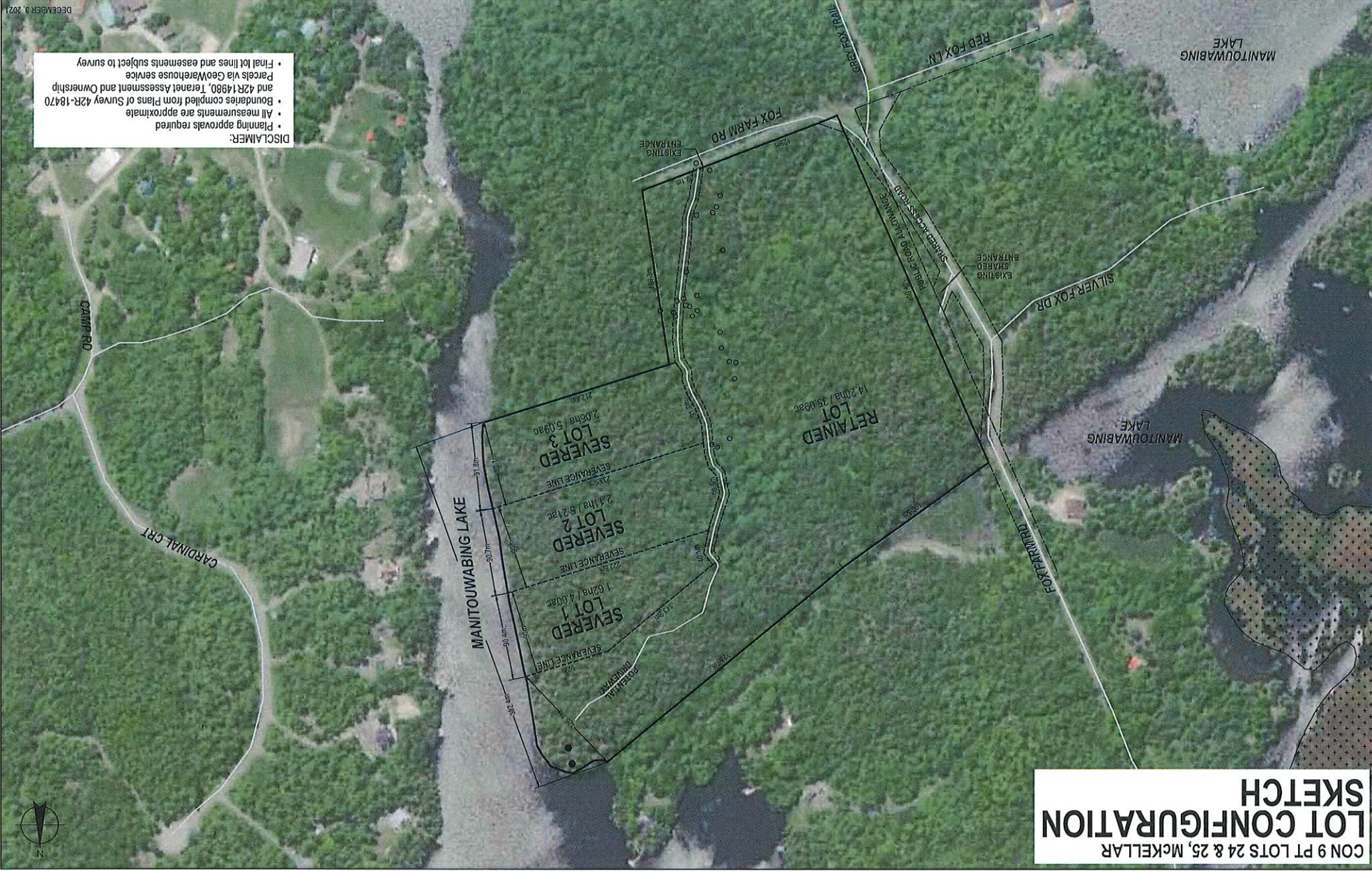
Appendix 4: Table 2. Results of desktop screening and on-site assessment for species of conservation interest.

Common Name ¹	Scientific Name	Step 1 (Desktop): Rationale for considering potential habitat or communities might be present?	Step 2 (Desktop): Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from aerial photography and other information sources indicate that potential habitat or communities might be present?	Area of Interest (AOI) Adjoining Lands (AL)	Step 3 (On Site): Potential and/or confirmed habitat documented during on-site assessment	Area of Interest (AOI) Adjoining Lands (AL)	Step 4: Is there potential for the species, its habitat, or ecological community to be negatively impacted by the activities that would be permissible within the AOI?
Special Concern (Provincially): status from Species at Risk in Ontario List (O Reg 230/08); updated June 2016							
Snapping Turtle	<i>Chelydra serpentina</i>	YES, suitable wetland and/or aquatic communities may be present.	YES, suitable wetland and/or aquatic communities may be present.	YES, suitable wetland and/or aquatic communities are present.	YES, suitable wetland and/or aquatic communities are present.	YES, suitable wetland and/or aquatic communities are present.	shorline structures has the potential to negatively impact species.
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	YES, open shoreline fronting on aquatic and/or wetland community is present.	YES, open shoreline fronting on aquatic and/or wetland community is present.	YES, open shoreline fronting on aquatic and/or wetland community is present.	YES, open shoreline fronting on aquatic and/or wetland community is present.	YES, open shoreline fronting on aquatic and/or wetland community is present.	shorline structures has the potential to negatively impact species.
Olive-sided Flycatcher	<i>Contopus cooperi</i>	YES, trees suitable for nesting may be present adjacent to open-canopy areas.	YES, trees suitable for nesting may be present adjacent to open-canopy areas.	YES, trees suitable for nesting may be present adjacent to small patches produced by wind-throw.	NO, openings in the forest canopy are limited to small patches produced by wind-throw.	NO, openings in the forest canopy are limited to small patches produced by wind-throw.	NO, see step 3.
Canada Warbler	<i>Cardellina canadensis</i>	YES, areas of wet forest or thicket swamp suitable for nesting (i.e., with well-developed shrub layers) may be present.	YES, areas of wet forest or thicket swamp suitable for nesting (i.e., with well-developed shrub layers) may be present.	NO, species not detected during morning breeding bird surveys	NO, species not detected during morning breeding bird surveys	NO, species not detected during morning breeding bird surveys	NO, see step 3.
Common Nighthawk	<i>Chordeiles minor</i>	NO, suitably sized openings in forest canopy are absent.	NO, suitably sized openings in forest canopy are absent.	NO, suitably sized openings in forest canopy are absent.	NO, openings in forest canopy are likely insufficient to provide nesting habitat (i.e., species prefers open to semi-open woodland communities).	NO, suitably sized openings in forest canopy are absent.	NO, see steps 2 and 3.
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	NO, openings in forest canopy are likely insufficient to provide nesting habitat (i.e., species prefers open to semi-open woodland communities).	NO, openings in forest canopy are likely insufficient to provide nesting habitat (i.e., species prefers open to semi-open woodland communities).	NO, openings in forest canopy are likely insufficient to provide nesting habitat (i.e., species prefers open to semi-open woodland communities).	NO, openings in forest canopy are likely insufficient to provide nesting habitat (i.e., species prefers open to semi-open woodland communities).	NO, openings in forest canopy are likely insufficient to provide nesting habitat (i.e., species prefers open to semi-open woodland communities).	NO, see step 3.
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	YES, early successional vegetation communities with the physical structure necessary to provide breeding habitat may be present.	YES, early successional vegetation communities with the physical structure necessary to provide breeding habitat may be present.	YES, early successional vegetation communities with the physical structure necessary to provide breeding habitat are absent.	NO, early successional vegetation communities with the physical structure necessary to provide breeding habitat are absent.	NO, early successional vegetation communities with the physical structure necessary to provide breeding habitat are absent.	NO, see step 3.
Eastern Wood Pewee	<i>Contopus virens</i>	YES, suitably sized area of intact forest is present.	YES, suitably sized area of intact forest is present.	NO, species not detected during morning breeding bird surveys.	NO, species not detected during morning breeding bird surveys.	NO, species not detected during morning breeding bird surveys.	NO, see step 3.
Black Tern	<i>Chlidonias niger</i>	YES, suitable wetland communities (e.g., marsh) may be present.	YES, suitable wetland communities (e.g., marsh) may be present.	NO, suitable wetland communities (e.g., marsh) are absent.	NO, suitable wetland communities (e.g., marsh) are absent.	NO, suitable wetland communities (e.g., marsh) are absent.	NO, see step 3.
Bald Eagle	<i>Haliaeetus leucocephalus</i>	YES, large, potential nesting trees adjacent to open water may be present.	YES, large, potential nesting trees adjacent to open water may be present.	NO, nests of species not observed.	NO, nests of species not observed.	NO, nests of species not observed.	NO, see step 3.
Monarch	<i>Danaus plexippus</i>	range map	range map	YES, both natural and anthropogenic openings in canopy could provide suitable breeding and foraging habitat.	YES, both natural and anthropogenic openings in canopy could provide suitable breeding and foraging habitat.	YES, Milkweed (<i>Asclepias syriaca</i>) is present along roadways; therefore, these areas could function as suitable breeding and foraging habitat.	

¹Shaded rows denote species or communities for which negative impacts have been deemed possible.



9.22.21



CONSENT APPLICATION NO. B07/2022(McK)

PART OF LOTS 24 & 25, CONCESSION 9

TOWNSHIP OF MCKELLAR

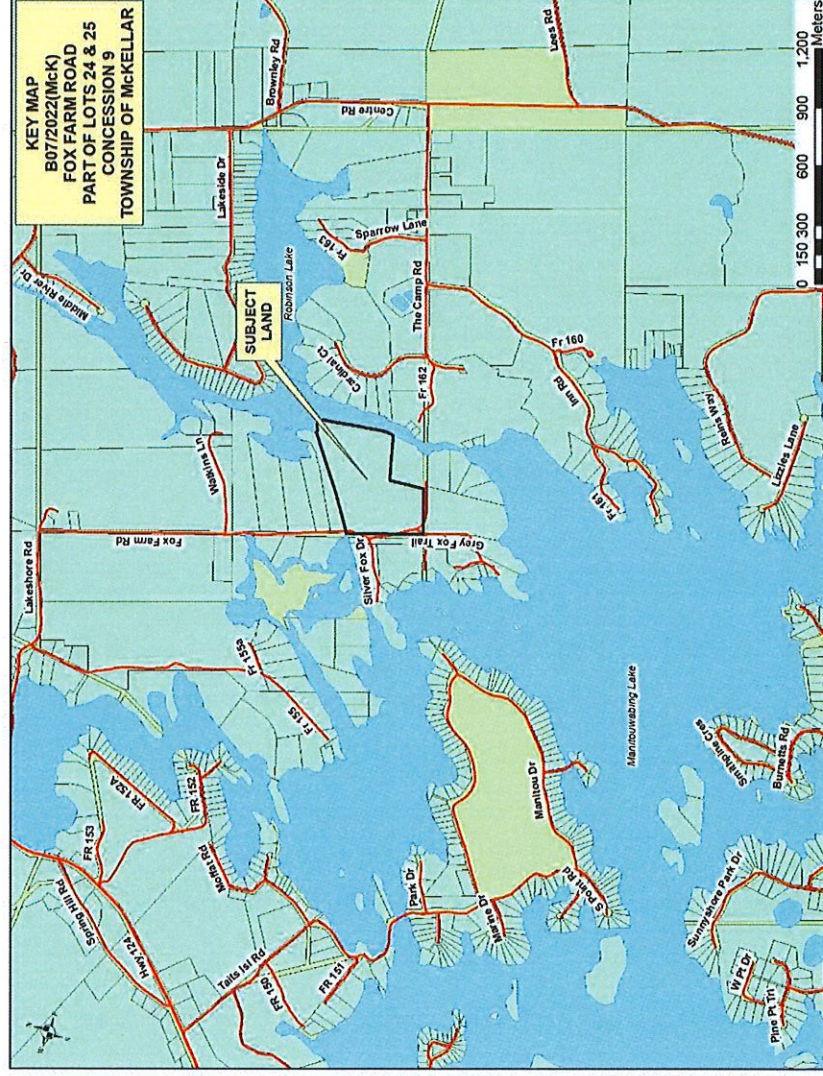
FOX FARM ROAD (SALWAY)

ROLL# 4928 0000 0235 600

MARCH 10, 2022

BACKGROUND

Rob and Sue Salway own a parcel of land on the waterway between Robinson and Manitouwabing accessed off Fox Farm Road.



The Salway's are hoping to create three new waterfront lots accessed by Fox Farm Road, a private road in the Municipality.

PROPERTY DESCRIPTION

The property is currently vacant.

The MPAC data shows the property as having 21.9 hectares (54 acres) with 381 metres (125 feet) of lakefront.

The subject land is heavily forested with hardwoods and conifers. There are a few pockets of standing water that are clearly shown on the mapping included in the Site Evaluation Report. The air photo below illustrates the primary forest areas.



The lands front Fox Farm Road and are accessed from the south extension of the road. Fox Farm Road is a private road with relatively good standards and maintained year round by the beneficiaries of the road.

The Ontario Base Mapping illustrates the area along the shoreline as being relatively steep.

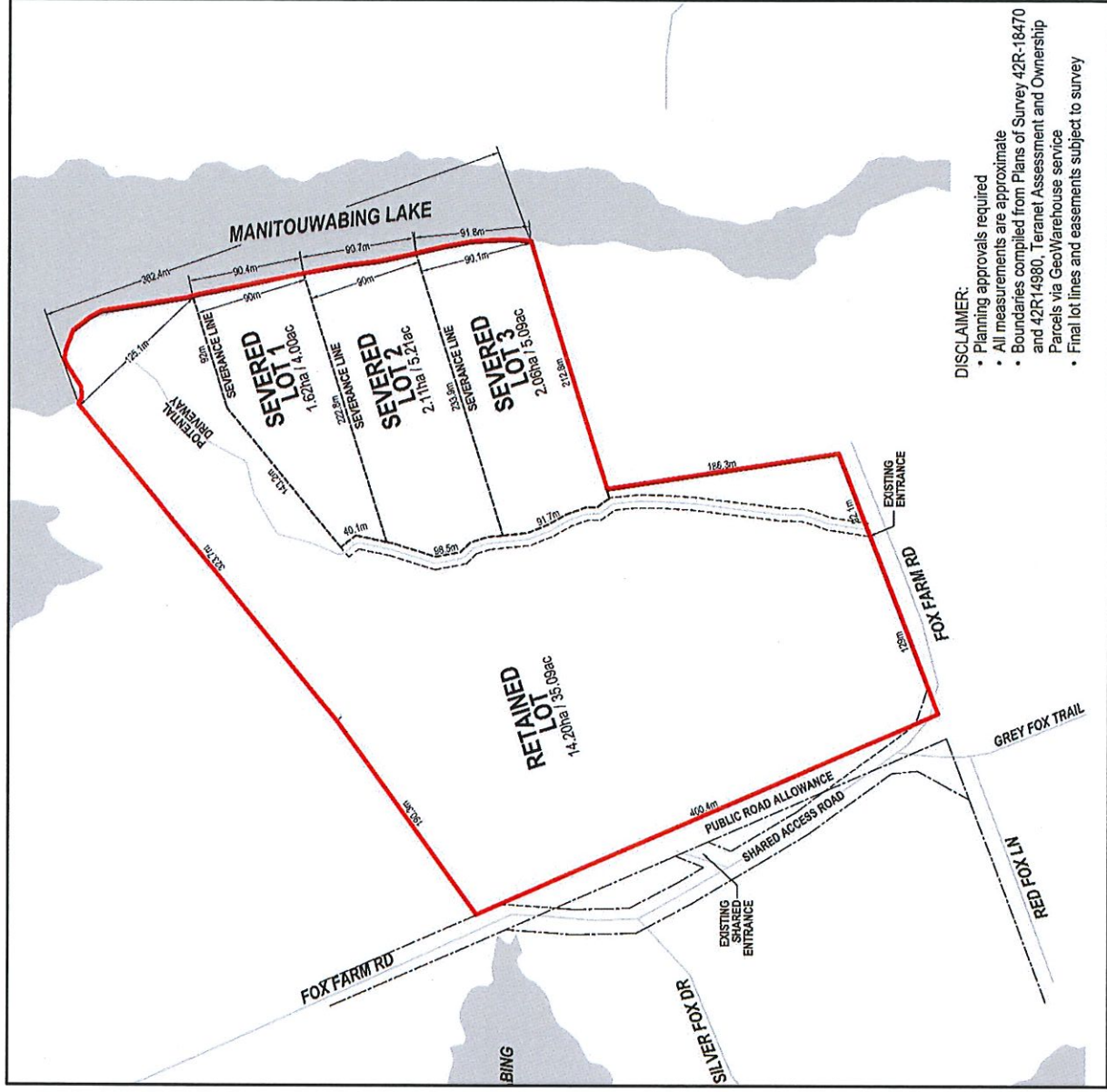


To accommodate the steep shoreline, the consultants have recommended a 30 metre set back from the lake. Normal clearances are 10 metres.

On the lands above the steep slopes, the topography is relatively flat with no constraints to development.

PROPOSED CONSENT

The proposed consent will create three new lots along the lake together with a right-of-way off the southern arm of Fox Farm.



PLANNING ANALYSIS

The applicants have prepared a planning report in support of the application. A copy of this report is attached.

The report examines:

- The P.P.S
- The McKellar Official Plan
- The zoning By-Law

The applicants also have provided a Site Evaluation Report that outlines a number of remediation measures as set out below.

SER RECOMMENDATIONS

- 30 metre setback from lake;
- 15 metre setback from wet area;
- Maintenance of natural vegetation along shoreline;
- Implement erosion control measures during construction;
- Tree clearing to be restricted to winter months; and
- Attempt to preserve as much conifer cover as possible.

51(24) CRITERIA

The Planning Act prescribes a number of criteria to be regarded under section 51(24).

1. Matters of provincial interest.

Section 2 of the Planning Act sets out a list of provincial interests to be regarded when assessing planning applications.

In the list found in section 2, (see attached), the relevant provincial interests include; a); c); f); k); l); and p).

It is believed that the planning report and site evaluation report correctly concludes that there are no no-conflicts with the relevant matters of provincial interest.

2. Premature or in Public interest.

The proposed development will be entirely serviced privately including roads, water and septic's. With no impact of municipal services, there are no prematurity issues.

4. Sustainability of the Land.

The lands have been qualified as being capable of being developed for lots with the associated services.

5. Affordable Housing.

This criteria is not relevant for new seasonal dwelling development.

6. Access.

The lands will be accessed off the network of private roads that exist off Fox Farm Road. Subject to a basic private road standard an acknowledgement of the road status, the proposed access is deemed to be adequate.

7. Lot Shapes.

There are no lot dimension issues.

8. Restrictions

The lands will be the subject of a site-specific zoning amendment to increase clearances from the lake.

In addition, it will be recommended that a consent agreement be executed to provide for further natural heritage restrictions as well as a reference to the private road form of access.

CONCLUSIONS/RECOMMENDATIONS

That the consent application by Robert and Sue Salway to create three new waterfront lots accessed off a private right-of-way as applied for in Application B07/2022(McK) be approved subject to the following conditions.

- 1) That the lands be rezoned to increase the required front yard from 10 metres to 30 metres;
- 2) That the applicant enters in to a 51(26) Consent Agreement to include the recommended restrictions of the Site Evaluation Report prepared by Riverstone Environmental Solutions dated December 2021; terms and conditions recognizing that the access road is a private road and the Municipality will have no responsibility or liability for the maintenance of the road and the users shall indemnify the Municipality for any liability as a result of the private road user;

- 3) The payment of a fee in lieu of parkland dedication in accord with the Township's fee By-Law;
- 4) Acquire adequate 911 Addressing; and
- 5) Payment of any applicable planning fees.

Respectfully,

A handwritten signature in blue ink that reads "John Jackson". The signature is written in a cursive style.

John Jackson R.P.P., M.C.I.P.
JJ;jc

9.300

PARRY SOUND AREA PLANNING BOARD - APPLICATION FOR CONSENT
1 Mall Drive, Unit #2, Parry Sound, Ontario P2A 3A9 (Phone 705-746-5216)

No. B 13/2022 (mck)

1. Applicant Information

Name of Applicant Moriey Haskim & Derrick Haskim
Address 9 Pawlett Road
McKellar, ON
Postal Code P2A 0B5
E-mail Address Mhaskim@hotmail.com

Home Tel No. ()
Business Tel No. ()
Home Fax Tel No. ()
Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.2 Name of Owner(s) (if different from the applicant). An owner's authorization is required in Section 12, if the applicant is not the owner.

Name of Owner _____
Address _____
Postal Code _____
E-mail Address _____

Home Tel No. ()
Business Tel No. ()
Home Fax Tel No. ()
Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.3 Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)

Name of Contact _____
Address _____
Postal Code _____
E-mail Address _____

Home Tel No. ()
Business Tel No. ()
Home Fax Tel No. ()
Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

2. Purpose of this Application (check appropriate box)

2.1 Type and purpose of transaction for which application is being made

- creation of a new lot
- lot additions
- easement
- right-of-way
- lease
- correction of title
- charge
- other (specify, e.g., partial discharge of mortgage)

Explain: _____

3. Name of person(s) (purchaser, lessee, mortgage, etc.) to whom land or interest is intended to be transferred, charged or leased, if known and specify relationship to present owner, if any.

3.1 Lot 1 _____ Lot 2 _____ Lot 3 _____

4. Location of the Subject Land Roll / PIN No.(s) 492800000117200

4.1 Municipality McKellar Lot(s) No.(s) 15 Concession No. 4

Street Name and No. 181 Broadbent Road M-Plan No. _____ Lot(s) _____

Registered Plan No. Part(s) _____ Parcel No. PIN 52131-0339 _____ January 2022

5. Easements or restrictive covenants

5.1 Are there any easements or restrictive covenants affecting the subject land? NO YES
 If YES, describe the easement or covenant and its effect:

6. Description of Lands to be Divided and Servicing Information (Complete each subsection)

6.1

	Frontage (m)	Depth (m)	Area (ha)	Existing Uses	Proposed Uses	Existing Structures	Proposed Structures
Retained Lot	120	±1000	31.5	Vacant	Unknown		
Lot Addition							
Right-of-way							
Benefiting Lot							
Severed Lot 1	200	350	6.6	Residential	Residential		
Severed Lot 2							
Severed Lot 3							

6.2 Access (check appropriate space)

	Name	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Provincial Highway						
Municipal (maintained all year)	Broadbent Road	X		X		
Municipal (Seasonal)						
Other public road						
Right of way						
Water Access						

If Water Access Only

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Parking and docking facilities to be used					
Approximate distance of these facilities from the subject land					
The nearest public road					

6.4 Water Supply (enter in appropriate space - E for Existing or P for Proposed)

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated piped water system					
Privately owned and operated individual well	E		P		
Privately owned and operated communal well					
Other public road					
Lake or other waterbody					
Other means					

6.5 Sewage Disposal - enter in appropriate space - E for Existing or P for Proposed

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated sanitary sewage system					
Privately owned and operated individual septic tank	E		P		
Privately owned and operated communal well					
Privately owned and operated communal septic system					
Privately owned and operated communal septic system					
Privy					
Other means					

7. Official Plan

7.1 What is the current designation of the subject land in the Official Plan: Inland Development

8. Current Application

8.1 Has the land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act.

YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application and/or Plan No.

8.2 Has the land ever been the subject of a consent under section 53 of the Planning Act.

YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application.

B04/2020 (McK) - Approved

8.3 Is the subject land currently the subject of an official plan amendment, zoning by-law, a Minister's zoning order, a minor variance, an approval of a plan of subdivision or a consent.

YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application.

8.4 Are there additional consents being applied for on these holdings simultaneously with this application, or being considered for the future?

YES NO UNKNOWN

9. Original Parcel

9.1 Has any land been severed from the parcel originally acquired by the owner of the subject land.

YES NO UNKNOWN

If YES, and if known, specify the date of the transfer, the name of the transferee and the land use on the severed land.

January 2022

10. Affidavit / Sworn Declaration

The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit / Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Town of Parry Sound this 4th day of April 20 22

I, Morley Haskim & Derrick Haskim of the Township of McKellar in the County/District/Regional Municipality of Parry Sound solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

 _____
Signature of Applicant or Agent mx

DECLARED BEFORE ME at the Town of Parry Sound in the District of Parry Sound this 4th day of April 20 22.

 _____

Patrick James Christie, a Commissioner, etc.,
Province of Ontario, for John Jackson Planner Inc.,
Expires October 12, 2024

A Commissioner of Oaths

11. Authorizations

11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorizations set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, Derrick Haskim, am the owner of the land that is the subject of this application for Consent and/or Zoning By-law Amendment and I authorize Morley Haskim to make this application on my behalf.

Date April 4, 2022 Signature of Owner  xo

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, Derrick Haskim, am the owner of the land that is the subject of this application for Consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize Morley Haskim, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date April 4, 2022 Signature of Owner  xo

January 2022

12. Consent of the Owner (this section must be completed for the application to be processed)

12.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Morley Haskim & Derrick Haskim, am the owner of the land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I 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 April 4, 2022

Signature of Owner



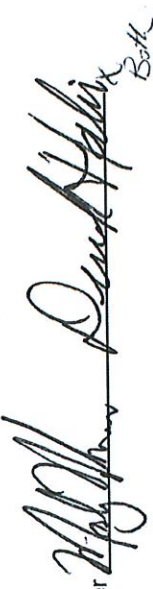
13. Additional Fees

The applicant hereby agrees:

- (a) to reimburse the Parry Sound Area Planning Board for any costs incurred in processing this application which are above and beyond the amount of the application fee; and
- (b) to pay all costs legal and otherwise, that may be incurred by the Parry Sound Area Planning Board with respect to an OLT Hearing, that may be held as a result of this application for a consent and to provide a deposit for such costs at least 45 days prior to any scheduled hearing.

Date April 4, 2022

Signature of Owner



Plans / Sketches
SKETCHES TO BE SUBMITTED MUST BE BLACK AND WHITE ON PAPER 8 1/2" x 11"
ONE COPY OF SKETCH, IF REPRODUCABLE
ALL LETTERING MUST BE LEGIBLE. USE MULTIPLE SKETCHES AT DIFFERENT SCALES IF NECESSARY
Key Map – Available on the Planning Board Website (www.psapb.ca) http://psapb.ca/index.php/planning-board/forms/application-forms
North Arrow
clearly defined boundaries of severed and retained lots
if more than one severed lot, label the severed lots according to the application (Section 6)
the boundaries & dimensions of any land abutting the subject land that is owned by the owner of the subject land
the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing
the dimensions of the subject land, the part that is to be severed and the part that is to be retained
the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
the approximate location of all natural and artificial features on the subject land and on the 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 existing uses on adjacent land, such as residential, agricultural and commercial uses
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 and nature of any easement affecting the subject land

PLANNING BOARD

2022 Fees

Base Fee \$1500 + \$750 per lot/lot addition, \$250 for each additional lot addition, \$250 per right-of-way + \$500 deposit for Professional Planning Services

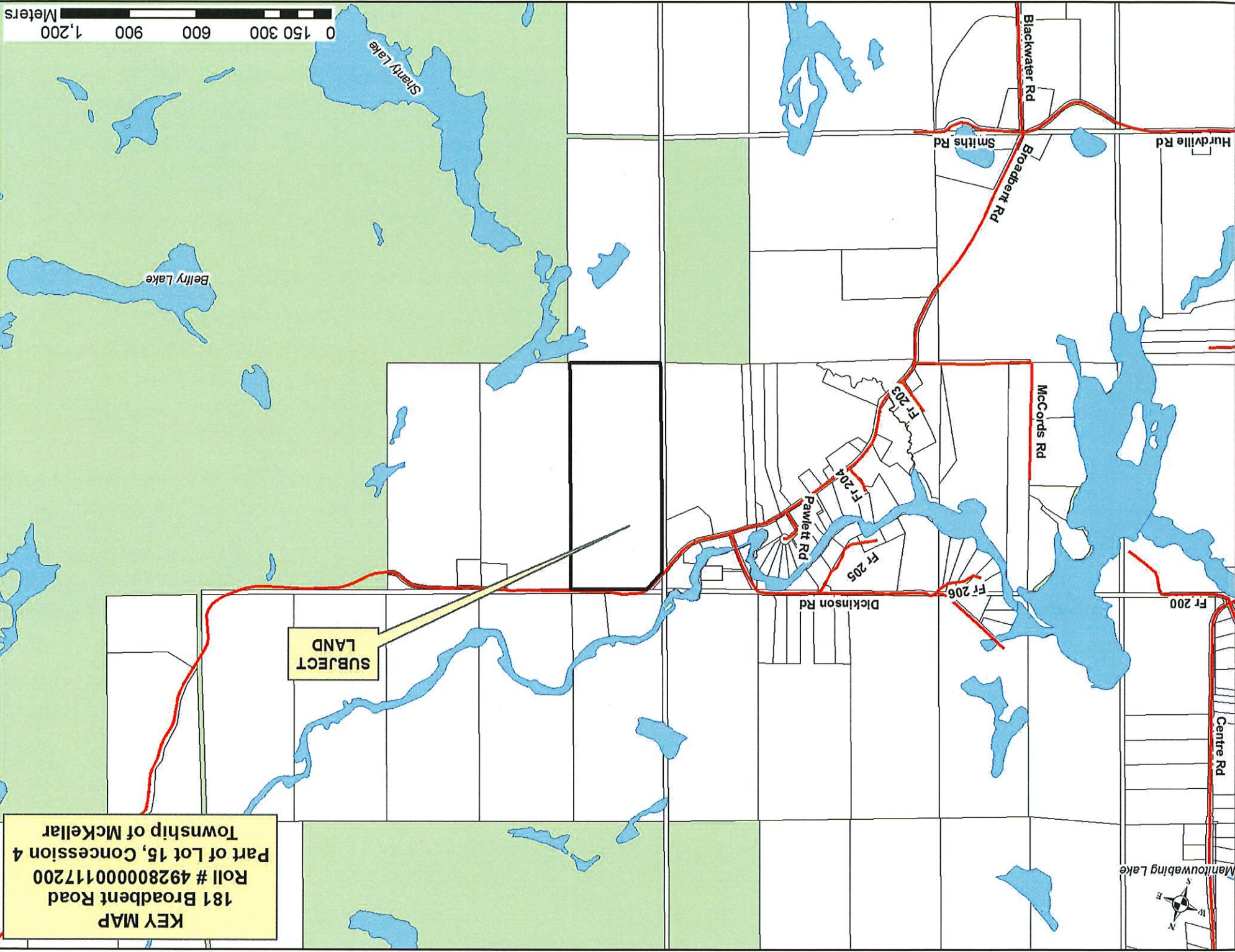
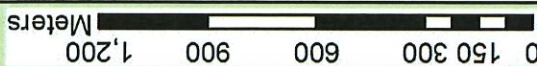
Change of Condition / Re-approval Fee (before lapsing) \$750 Stamping Fee for Retained Lot (Optional): \$750

A fee of \$325 payable to the Town of Parry Sound is required for any application within the Town of Parry Sound.

A fee of \$333 payable to the Township of Carling is required for any application within the Township of Carling (The Township deposit will be reconciled in accordance with the Townships standard rate for their planner for actual time taken).

NOTE:

Additional expenses may be incurred (ie. Legal, Planning, Survey, Rezoning, Minor Variance, Parkland Fee) and are the responsibility of the applicant.



KEY MAP
181 Broadbent Road
Roll # 49280000117200
Part of Lot 15, Concession 4
Township of McKellar



Report to Parry Sound Area Planning Board

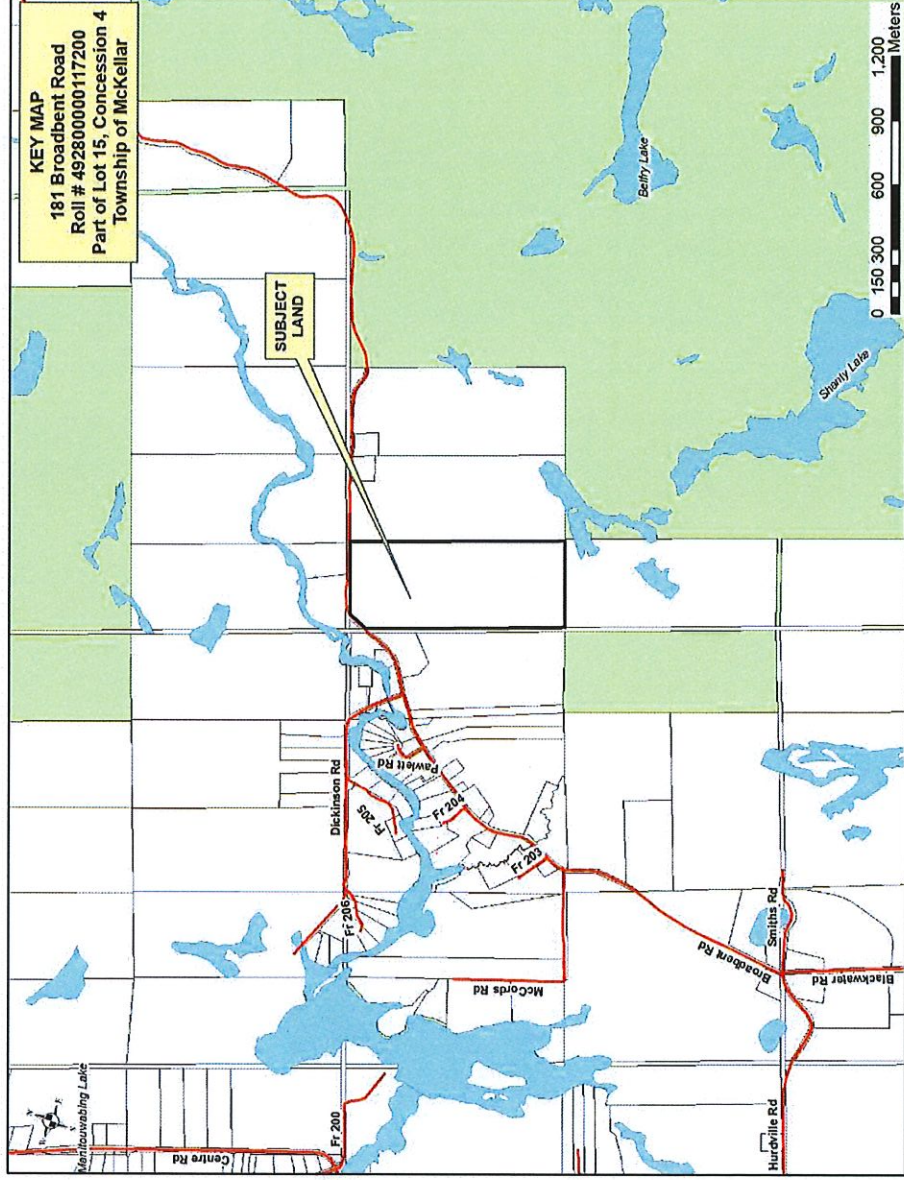
Consent Application B13/2022(McK)

Applicant(s): Morley & Derrick Haskim

Date: April 5, 2022

Background and Property Description

Morley and Derrick Haskim own Lot 3, Concession 4 on the south side of Broadbent Road (181 Broadbent Road).



Proposed Consent

The consent proposes to create one new rural lot with 200 metres of frontage on Broadbent Road and 6.6 hectares (16 acres).

9.3cin

Official Plan

The subject lands are designated Rural. New rural lots are permitted in accordance with the policy of the plan and subject to the standards of the zoning by-law.

The land division policy for McKellar indicates

"5.10.2 Consents to sever land will be permitted where it can be demonstrated that a plan of subdivision is not necessary for the proper development of the municipality; and

(a) where a limited number of lots in accordance with Section 5.10.3 and

5.10.4 of this Plan are being proposed;

(b) where the pattern of development has been established;

(c) where the severance conforms to the policies of the Official Plan;

(d) where there is no extension to an opened and assumed municipal road;

(e) where the land fronts on an existing public, year round road or in

accordance with the exceptions set out in 5.8.2;

(f) consents may be granted for boundary adjustments, correction of title,

leases, easements, rights-of-way and other purposes that do not create

separate lots. Such consents shall be evaluated on their own merit.

(g) consents may be permitted for mortgage purposes. Such consents shall be

evaluated as if a new lot were to be created.

As can be seen on the first sketch, the subject lands are within the community of Broadbent.

Zoning By-law

The lands are presently zone Inland Development (RU). The standards for new lots in the RU zone is 0.4 hectares and 60 metres of read frontage.

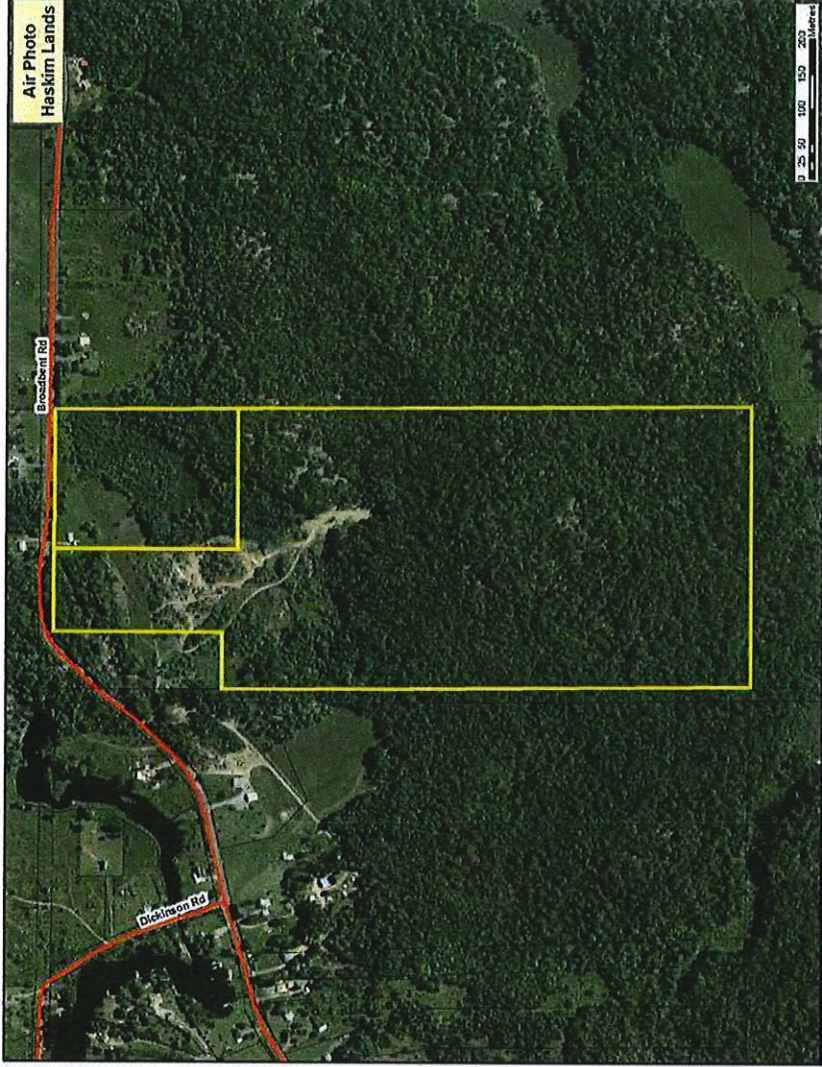
In McKellar's zoning by-law update the standards for new rural lots is 60 metres of frontage and 0.8 hectares.

There are no zoning by-law concerns.

Planning Concerns

From the information provided in the application, the owner may need to convey the title to Broadbent Road through the property to the Township of McKellar.

The air photo imagery below shows no recognizable constraints to development.



Recommendation

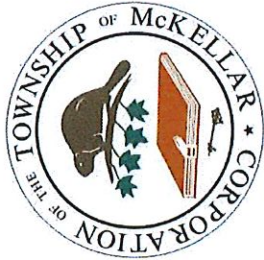
The Council of the Corporation of the Township of McKellar has no objection to the creation of one new rural lot in application B04/2020 (McK) provided that the approval include the following conditions:

1. Conveyance of any portion of the Broadbent Road 10 metres from the centre line of the travelled road that is under ownership of the applicant;
2. Payable in cash in lieu of parkland as required by the Township'
3. Payable of any applicable planning fees.

Respectfully submitted,

John Jackson

JJ: jc



McKellar Township Report to Council

Prepared for: Mayor and Council

Department: Building Department

Agenda Date: April 12, 2022

Report No: BP22-02

Subject: Camp Manitou – Site Plan Approval

Background:

Camp Manitou has applied for an amendment to their existing Site Plan Agreement which was completed on December 7th, 1999. The sole proposed change is that they be allowed a total of 506 campers (excluding staff), whereas the existing site plan agreement had a total of 480 campers. This is a total increase of 26 campers (excluding staff).

The Site Plan Agreement is an agreement between the Township and the owner (Camp Manitou), which in a commercial setting is approved by Council by way of a By-Law.

It should be noted that although Council may choose to deny or approve the site plan amendment, if approved, all construction must still comply with the Ontario Building Code and all Applicable Law. This would include sewage approvals, building permits etc. No building permits would be issued if there were any other contraventions of the Ontario Building Code or Applicable Law.

Included in this report is a copy of the existing Site Plan Agreement with attached (2 pages) Schedule 'A' for reference.

The issue of the increase in number of campers came to light when the owner had applied for an additional building for campers. Typically, Camp Manitou would demolish and construct a building at the same time keeping the numbers the same. With the new application, I asked the owner to provide an updated list of campers and buildings to verify the total number of campers had not exceeded 480.

It was determined after a submission from the owner, that if the new permit had been issued, the number of campers would exceed 480 and therefore a permit was denied due to non-compliance with applicable law. If Council does approve the new agreement, this would allow the camp to apply for the additional building permit which could increase the number of campers to a maximum of 506 campers (excluding staff).

9.4.6)

Conclusion:

The owner (Camp Manitou) is asking to amend their existing site plan to allow for an increase in the total number of campers by a total of 26 campers (approx. 5% increase).

This report is not a recommendation to Council. The purpose of the report is to provide Council a background as to why the application was submitted. It is at the sole discretion of Council to decide whether or not to approve the increase in campers from 480 to 506.

Respectfully submitted by:

Chris Bordeleau, CBCO
Chief Building Official

Reviewed by:

Ina Watkinson – Clerk Administrator

Attachments:

Original Site Plan Agreement with attached Schedule 'A'

Site Plan used as a reference for purpose and reference by the Chief Building Official

APPLICATION TO AMEND

OFFICIAL PLAN

ZONING BY-LAW

1. Applicant Information			
1.1	Name of Applicant: Rob and Sue Salway Address: 100 Concession Road 6 East Tiny, ON LOL 2T0	Telephone Number:	Cell Phone:
		Fax:	Business Phone:
1.2	Name of Owner(s) (if different from the applicant) Address: Same as Applicant.	Telephone Number:	Cell Phone:
		Fax:	Business Phone:
1.3	Name of the person who is to be contacted about the application (if different from the applicant) Address: MHBC (c/o Patrick Townes) 113 Collier Street Barrie, ON L4M 1H2	Telephone Number:	Cell Phone:
		(705) 728 0045 ext. 231	
	Fax:		Business Phone:

2. Purpose of this Application (check appropriate box and complete applicable sections)

2.1 Application is hereby made for a(n):

OFFICIAL PLAN AMENDMENT ZONING BY-LAW AMENDMENT

For the lands hereinafter described and shown on the attached sketch

Waterfront	What is the existing official plan designation(s) of the subject land?	What is the existing zoning of the subject land? Rural (RU) Zone
N/A	What is the proposed amendment to the official plan?	What is the proposed zoning of the subject land? Waterfront Residential (WF2) Zone
N/A	What are the reasons for the proposed change?	What are the reasons for the proposed change? The WF2 Zone would permit the proposed waterfront residential lots at the lot size and lot frontages that are proposed.

APPLICATION FOR ZONING AMENDMENT

3. Location of the Subject Land (complete applicable boxes in 3.1)

0 Fox Farm Road (Concession 9 PT Lots 24 & 25, McKellar)

3.1 Road: Fox Farm Road (Public Road), accessed from a shared access road to the west of Fox Farm Road

Address:

Concession Number: 9

Lot Number: 24 & 25

Registered Plan Number:

Lot(s)/Block(s):

Reference Plan Number:

Part Number(s):

Island Number: Parcel:

3.2 Are there any easements or restrictive covenants affecting the subject land?

No

Yes If YES, describe the easement or covenant and its effect:

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

See enclosed Planning Justification Report.

4.1 Description	Frontage (m.) Minimum Frontage of 90 metres	Depth (m.)	Area (ha.) Minimum Area of 1 hectare
4.2 Buildings or Structure (Attach Separate list if necessary)	Type	Existing Size	Proposed Size
	Subject lands are vacant		
4.3 Access (check appropriate space)	Provincial Highway	Existing	Proposed
	Municipal road, maintained all year		
	Other public road		Retained (seasonally maintained)
	Right of way		Severed Lots
	Water access (if so, describe below)		
	Describe in section 7.2, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.4 Water Supply (check appropriate space)	Publicly owned and operated piped water system		
	Privately owned and operated individual well		X
	Privately owned and operated communal well		
	Lake or other waterbody		
4.5 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Privately owned and operated individual sewage tank (1)		X
	Privately owned and		

	operated communal septic system	
	Privy	
	Other means	
A certificate of approval from the Director having jurisdiction under Part VII of the E.P.A. submitted with this application will facilitate the review.		
Method of Drainage:		
4.6 Storm Drainage (check appropriate space)	Surface	X
	Ditching	
	Piping	
4.7 Other Services (check appropriate space)	Electricity	X
	School Busing	
	Garage Collection	

4.8 If access to the subject land is by private road, or if “other public road” or “right-of-way” was indicated in section 4.3, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

Fox Farm Road - Road Association Right-of-Way to be addressed through concurrent Consent Application

5. Lands

5.1	What are the existing uses on the subject land? Vacant	Date use Established: Unknown
	What are the proposed uses on the subject land? Shoreline Residential	Proposed Commencement Date: Spring 2022

5.2 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 (include approx.. distance)
An agricultural operation, including livestock facility or stockyard	n/a	
A landfill	n/a	
A sewage treatment plant or waste stabilization plant	n/a	
A Provincially significant wetland (Class 1, 2 or 3 wetland)	n/a	
A Provincially significant wetland within 120 metres of subject land	n/a	
Flood plain	n/a	
A rehabilitated mine site	n/a	
A non-operating mine site within 1 km of the subject land	n/a	
An active mine site	n/a	
An industrial or commercial use, and specify the use(s)	n/a	
An active railway line	n/a	
A Municipal or Federal airport	n/a	
6. Current Applications		

APPLICATION FOR ZONING AMENDMENT

<p>6.1 Is the subject land currently the subject of an application for a minor variance, consent or approval of a plan of subdivision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown if YES and if KNOWN, specify the appropriate file number and status of the application.</p>
<p>Concurrent Consent Application to create three (3) new lots and a right-of-way</p>
<p>6.2 Has the land ever been the subject of an Official Plan Amendment or Zoning By-Law Amendment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown, if YES and if KNOWN, specify the number for the amendment.</p>
<p>7. Other Information</p>
<p>7.1 When was the subject land acquired by the current owners? 2020</p> <p>7.2 If there is any other information that you think maybe useful to the Township or other agencies in reviewing this application? If so, explain below or attach a separate page. Please see enclosed Planning Justification Report.</p>
<p>8. Plans</p>
<p>8.1 Key Plan Every application shall be accompanied by a key plan, drawn to an appropriate scale, properly dimensioned and showing thereon: <ul style="list-style-type: none"> • The boundaries and dimensions of the parcel of land that is the subject of the application, the part of the parcel that is the subject of this application, the location of all adjacent properties and/or islands, transportation routes, etc; • The distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge; • All lands within 120 metres (400 feet) of subject lands; • The nearest highway or township road </p> <p>8.2 Property Sketch Every application shall be accompanied by a sketch (based on a boundary survey plan of the subject land prepared by an Ontario Land Surveyor) drawn to an appropriate scale, properly dimensioned and showing thereon; <ul style="list-style-type: none"> • The boundaries and dimensions of the subject land and the part that is the subject of this application; • The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land; • The location and dimensions of existing and proposed buildings and structures and their distance from lot lines; • The location of land previously severed from the parcel originally acquired by the current owner of the subject land; • 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 railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking areas, loading areas, driveways and walkways; • The existing use(s); </p>

- Use 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 publicly travelled road, a private road right-of-way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities uses;
- The location and nature of any easement affecting the subject land

Additional Information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.

9. Affidavit/Sworn Declaration

9.1 The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

I, Patrick Townes of the Township of Springwater in the County of Simcoe solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.
 SWORN remotely by Patrick Townes, before me at the City of Barrie, this 19 day of January, 2022, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

Kimberley Anne Clements, a Commissioner,
 etc., Province of Ontario, for MacNaughton
 Hermesen Britton Clarkson Planning Limited.
 Expires August 17, 2024.

K Clements

Rob Salway

A Commissioner of Oaths

Signature of Applicant or Agent

10. Authorizations

10.1 If the Applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, Rob Salway, am the owner of the land that is the subject of this application for an Official plan Amendment and/or Zoning By-law Amendment and I authorize MHBC (c/o Patrick Townes) to make this application on my behalf.

Date: 01-19-22 Signature of Owner: Rob Salway **X**

10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, **Rob Salway**, am the owner of the land that is the subject of this application for an Official Plan Amendment and/or Zoning By-law Amendment and for the purposes of the Freedom of Information Act, I authorize **MHBC (c/o Patrick Townes)**, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date: 01-19-22 Signature of Owner: Rob Salway X

11. Consent of the Owner (this section must be completed for the application to be processed)

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

Consent of the Owner to the Use and Disclosure of Personal Information

I, **Rob Salway**, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act, I 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.

Questions about this collection of personal information should be directed to the Township Clerk.

Date: 01-19-22 Signature of Owner: Rob Salway X

12. Payment of Fees (this section must be completed for the application to be processed)

12.1 Complete the consent of the owner concerning payment of fees set out below.

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Township of McKellar during the processing of this application, in addition to any application fee set by the Township of McKellar.

Date: 01-19-22 Signature of Owner: Rob Salway X

13. Ontario Municipal Board Hearing Costs (this section must be completed for the application to be processed)

13.1 Complete the consent of the owner concerning Ontario Municipal Board Hearing costs set out below.

The registered owner hereby acknowledges and agrees to pay all costs incurred by the Township of McKellar related to an appeal in the event that this application is approved and the matter comes before the Ontario Municipal Board.

Date: 01-19-22 Signature of Owner: Rob Salway X

9.5(ii)



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

PLANNING JUSTIFICATION REPORT

CONSENT & ZONING BY-LAW AMENDMENT
APPLICATIONS

0 FOX FARM ROAD
Township of Mckellar

Date:

January 2022

Prepared for:

Rob Salway

Prepared by:

Jamie Robinson, BES, MCIP, RPP

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

113 Collier Street

Barrie ON L4M 1H2

T: 705 728 0045 Ext. 222

F: 705 728 2010

Our File 2116A

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FIGURES

Figure 1	Aerial Image
Figure 2	Township of McKellar Official Plan Designation
Figure 3	Township of McKellar Zoning By-law
Figure 4	Site Location
Figure 5	Proposed Lot Configuration Sketch

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) has been retained by Rob Salway (the Owner), to review the planning merits of a proposed Consent and Zoning By-law Amendment to facilitate the creation of three (3) new lots on a property municipally known as 0 Fox Farm Road (the Subject Lands), in the Township of McKellar.

The Subject Lands are located in the Township of McKellar and are accessed from Fox Farm Road which was recently extended beyond the extent of the Subject Lands to the south. The Subject Lands are legally described as Part of Lots 24 and 25, Concession 9. The Subject Lands have a lot area of 20.6 hectares and 384 metres of lot frontage on the Middle River. Fox Farm Road abuts the Subject Lands to the west and the south. The Subject Lands are currently vacant and an aerial image is shown on Figure 1.

The Subject Lands are designated Waterfront in the Township of McKellar Official Plan and are located within the Rural (RU) Zone in the Township of McKellar Zoning By-law. An excerpt of Schedule A, Sheet 1 from the Township Official Plan is provided in Figure 2 and an excerpt of Sheet 1 from the Township By-law No. 95-12 is provided in Figure 3.

MHBC has engaged in preliminary discussions with municipal staff regarding the suitability of the Subject Lands to be developed for shoreline residential lots in accordance with the applicable policy framework. This Planning Justification Report and a Site Evaluation Report was prepared following pre-consultation with municipal planning staff.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands are located approximately three (3) kilometers south-east of Highway 124 on the east side of Fox Farm Road. A location map has been included in Figure 4. The Subject Lands have a lot area of 20.6 hectares and 390 metres of frontage along Middle River.

There is an existing easement that provides access to the Subject Lands on the western portion of the property. Access through a proposed right-of-way is proposed along the southern boundary of the Subject Lands off of the portion of Fox Farm Road that was extended within the municipal road allowance that abuts the property to the south.

The Subject Lands are currently vacant with no development on the property. As shown in Figure 1, the property consists primarily of naturally maintained upland forest with some wetland communities, watercourses, and shoreline environment. Fox Farm Road abuts the property to the west and the south; however, there are no formal driveways or roadways into the property at this time, nor are there any built structures. Vegetation communities on the subject property consist of deciduous forest, coniferous forest, wetlands and riparian watercourse.

Surrounding land uses primarily include other waterfront residential lots and development. The Subject Lands have lot frontage on the Middle River and the east side of the river contains a number of water residential lots. Fox Farm Road was extended to the south to provide access to four (4) waterfront lots that were recently created.

3.0 DESCRIPTION OF PROPOSAL

The proposed development on the Subject Lands includes the creation of three (3) new lots and one retained lot, as well as a right-of-way to provide legal access to the lots. In order to create the new lots, a Consent application has been submitted to the Parry Sound Area Planning Board. A Zoning By-law Amendment has also been submitted to the Township of McKellar to place the Subject Lands and proposed lots within an appropriate waterfront zone.

3.1 Proposed Consent Application

The Consent application proposes to create three (3) new lots on the Subject Lands. The proposed lots are to be accessed via a right-of-way over the Retained Lot in order to provide legal access to the lots. The proposed lots are accessed from the south via Fox Farm Road. The proposed right-of-way has a width of 10 metres and is to be located on the Retained Lot.

A summary of the proposed lot configuration is included in Table 1.

Table 1: Summary of Proposed Lots

Proposed Lot	Lot Area	Lot Frontage	Proposed Use
Retained Lot	14.2 ha	125.1 m	Waterfront residential use
Severed Lot 1	1.62 ha	90 m	Waterfront residential use
Severed Lot 2	2.11 ha	90 m	Waterfront residential use
Severed Lot 3	2.06 ha	90.1 m	Waterfront residential use

The proposed lot configuration and the location of the proposed right-of-way is shown on Figure 5.

3.2 Proposed Zoning By-law Amendment Application

A Zoning By-law Amendment is required to implement the proposed waterfront residential lots by recognizing their proposed use. The Zoning By-law Amendment application proposes to rezone the Subject Lands from the Rural (RU) Zone to the Waterfront Two (WF2) Zone to permit the waterfront residential lots at the lot size and lot frontages proposed. The proposed lots would comply to the minimum lot area (1 hectare) and the minimum lot frontage (90 metres) of the WF2 Zone. Single detached dwellings and associated accessory uses are permitted within the WF2 Zone.

The applicable Zoning By-law is Zoning By-law No. 95-12 which is currently in force and effect. The Township recently passed a new Zoning By-law No. 2019-23 which is currently under appeal and therefore has no standing as confirmed by municipal planning staff.

Due to the situation with the current and proposed Zoning By-law, both By-laws were reviewed and an amendment is sought to both By-laws, depending which By-law is in effect when Council issues a decision.

Under Zoning By-law No. 2019-23, the Subject Lands are proposed to be zoned Waterfront Residential Two (WF2), which has the same lot requirements as the WF2 Zone in Zoning By-law 95-12 (minimum lot frontage of 90 metres and minimum lot area of 1 hectare).

A site-specific amendment is proposed to require a maximum front yard of 30 metres on the proposed lots. This is recommended in the Site Evaluation Report prepared by RiverStone Environmental Solutions Inc (RiverStone) due to the slopes on the property. Both By-laws require a minimum front yard of 10 metres, and this standard is proposed to be increased for the proposed lots and implemented in a site-specific zoning.

The site-specific zone will also include permissions for docks on the shoreline and for permitted structures within the front yard to provide access to the shoreline from the dwelling locations.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework and regulations applicable to the Subject Lands.

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was approved by the Ministry of Municipal Affairs and Housing on May 1, 2020 and is applicable to the Subject Lands. The PPS provides policy direction for land use matters which are of Provincial interest. Planning Authorities are to be consistent with the PPS when exercising any authority and making decisions under the Planning Act. The following is a summary of the applicable policies within the PPS which have been reviewed in detail as it relates to the Subject Lands and the proposed applications.

The Subject Lands are located on Rural Lands within the Township of McKellar. Section 1.1.5.2 of the PPS outlines permitted uses on Rural Lands, including residential resource-based recreational uses and residential development, including lot creation that is locally appropriate. The proposed shoreline residential lots would be considered as a resource-based recreational use in accordance with the PPS. Section 1.1.5.4 states development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. The proposed Consent application to create three (3) new lots on the Subject Lands is permitted on Rural Lands within the Township.

Section 1.6.6 of the PPS provides sewage, water and stormwater policies. Section 1.6.6.4 provides policies that apply to development on individual on-site sewage and water services. This policy states that individual on-site sewage services and individual on-site water services may be used for a new development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Based on the proposed size of the lots, the lots are adequately sized to accommodate individual on-site sewage and water services.

Section 2.0 of the PPS addresses matters relating to the wise use and management of resources. Natural heritage features shall be protected for the long term. Schedule A, Sheet 1 of the Official Plan identifies the Subject Lands as containing Deer Wintering (Stratum 2) and Endangered and Threatened Species. Section 2.1.5 states development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Similarly, Section 2.1.7 states that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. RiverStone Environmental Solutions Inc. prepared a Site Evaluation Report dated December 2021 which reviews and comments on the presence of the deer wintering yard and endangered and threatened species on the Subject Lands. The conclusions of the Site Evaluation Report are summarized in Section 5.0 of this Report and indicate that the proposed lots will have a low likelihood of negatively affecting natural heritage features on the Subject Lands, subject to the implementation of the conclusions and recommendations outlined in the Riverstone Report.

Section 3.0 of the PPS contains policies relating to the protection of public health and safety. There are no natural or human-made hazards identified on the subject or on adjacent lands. It is recognized that the eastern boundary of the Subject Lands abuts the Middle River and contains areas of steep slope (>25%) down to the shoreline. Based on steep slopes in proximity to the lake, a minimum front yard setback of 30 metres is recommended adjacent to the shoreline on the Middle River.

The proposed Consent application to create three (3) new lots and easements is consistent with the relevant policies of the PPS, and the proposed Zoning By-law Amendment will rezone the proposed lots to implement the recommendations of the Site Evaluation Report.

4.2 Township of McKellar Official Plan (2018)

The Subject Lands are designated Waterfront on Schedule A, Sheet 1 of the Township Official Plan. Schedule A, Sheet 1 of the Official Plan also identifies the Subject Lands as containing Deer Wintering (Stratum 2) and Endangered and Threatened Species. Please refer to Figure 2.

It is our understanding the Subject Lands were re-designated to the Waterfront designation through Official Plan Amendment No. 6 in order to permit waterfront residential uses on the Subject Lands.

Section 5.8.2.1 of the Official Plan states that all new development must front upon a year-round, publically maintained road, with some exceptions. Section 5.8.2.2 of the Official Plan states:

A limited number of lots used for seasonal residential dwellings within the Waterfront designation may be serviced by an existing private road, registered right-of-way, minor extension to private road, or an unassumed public road which accesses a maintained public road, as identified on Schedule "A". A minor extension to a private road is defined as 180 metres or less from the last lot on the road. Private roads and rights-of-way will not be extended to properties which are located beyond the existing extent of the private road or right-of-way, except to provide water access for island lots and inaccessible shoreline where no alternative access is available.

The Subject Lands are located within the Waterfront designation and are serviced by an existing private road (Fox Farm Road) which was recently extended to the south portion of the Subject Lands. The Retained Lot is to have lot frontage on the private road and the new waterfront residential lots are to be accessed via a registered right-of-way over the Retained Lands. Section 5.8.2.2 permits a limited number of lots used for seasonal residential dwellings within the Waterfront designation that are accessed by a registered right-of-way. In conformity with this policy, the proposed three (3) new lots are a limited number of lots that are to be used for seasonal residential purposes and accessed via a registered right-of-way.

While the lots could be configured to all have access on Fox Farm Road, in order to reduce the number of driveways required on the Subject Lands, the proposed lot configuration was designed whereby the lots are accessed via 10 metre right-of-way shown in Figure 5.

Section 5.10 of the Official Plan contains Land Division policies. Section 5.10.2 outlines Consent policies applicable to all land use designations. A summary of these policies are provided in Table 2 below.

Table 2: Summary of Consent Policies in Section 5.10.2

Section 5.10.2	Policy	Response
(a)	Where a limited number of lots in accordance with Section 5.10.3 and 5.10.4 of this Plan are being proposed;	The Consent application conforms to 5.10.3 which states that <i>in the Waterfront designation no more than three (3) new lots plus the retained may be created by consent subject to complying with all other policies of this Plan.</i>
(b)	Where the pattern of development has been established;	The proposal provides a pattern of development (single-tier of shoreline lots) that is characteristic of the area and typical of shoreline residential lot configuration.
(c)	Where the severance conforms to the policies of the Official Plan;	The Consent conforms to the policies of the Official Plan.
(d)	Where there is no extension to an opened and assumed municipal road;	Not applicable. Fox Farm Road is a private road and it was recently extended in order to provide access to the new waterfront residential lots to the south of the Subject Lands.
(e)	Where the land fronts on an existing public, year round road or in accordance with the exceptions set out in 5.8.2;	The Consent is in accordance with the exceptions set out in 5.8.2.2 of the Plan. A registered right-of-way is proposed to provide access to the severed lots.
(f)	Consents may be granted for boundary adjustments, correction of title, leases, easements, rights-of-way and other purposes that do not create separate lots. Such consents shall be evaluated on their own merit.	The Consent application includes a request for a 10 metre right-of-way shown in Figure 5. The proposed right-of-way is to provide access to the proposed lots and to limit the number of new driveways required on the Subject Lands.
(g)	Consents may be permitted for mortgage purposes. Such consents shall be evaluated as if a new lot were to be created.	Not applicable.

Section 5.10.3 of the Official Plan states that within the Waterfront designation, *no more than three new lots plus the retained may be created subject to conforming to all other sections of the Official Plan.* The Consent application proposes a maximum of four (4) lots (three (3) new lots plus the retained) on the Subject Lands. The proposed Consent conforms to this policy in regards to the number of lots that are being proposed.

The Waterfront designation policies are outlined in Section 7.0 of the Official Plan. The use of the lands within the Waterfront designation is predominantly seasonal residences, year round homes with some commercial and tourist commercial uses and pasture land interspersed with the shoreline residential uses. The Official Plan states the importance of preserving the character of the shoreline of the recreational lakes and rivers. This includes single tier, low density, and residential uses in detached dwellings, each on an individual lot with appropriate lot frontages, in a heavily mixed forest setting. The proposed waterfront residential uses on the proposed lots conform to the Official Plan.

Section 7.06.1 of the Official Plan identifies the permitted uses for the Waterfront designation, which includes one single detached residential dwelling per lot of record, as permitted in By-law 95-12, as amended. Section 7.08 of the Official Plan further states that:

New lots in the Waterfront designation will be subject to a minimum lot frontage and a minimum lot area that responds to the particular needs for the various lakes and parts of lakes throughout the municipality. The previous standards for new lakefront properties ranged between 60 metres of frontage to 150 metres of frontage. Lake Manitouwabing generally provided for 60 metre lot frontages on the west side of the Lake and a minimum 90 metre lot frontage on the east side of the Lake in response to the presence of deer wintering habitat.

Based on the presence of deer wintering habitat, a minimum lot frontage of 90 metres is provided for the new lots on the Subject Lands. The proposed lots are to be zoned WF2 which is consistent with other surrounding waterfront residential lots. The proposed lots are to meet the minimum standards of the WF2 Zone and the required lot frontage for lots containing deer wintering habitat.

Section 7.1.1.3.1.3 of the Official Plan includes policies regarding water quality and states:

However, if Council determines that an application for lot creation for more than three new residential lots, excluding the retained; and/or new development and/or redevelopment of existing tourist commercial establishment uses that go beyond those existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature, along with their permitted as-of-right uses, zoned in By-law 95-12, as amended, including those requiring an amendment to the Official Plan or Zoning By-law has the potential to alter water quality through an increase in phosphorus (i.e., the key nutrient governing the growth of algae and weeds in lakes and rivers) loading, such that water quality for aesthetic and recreational purposes could be unduly impaired, it may require that the applicant submit a water quality study as described in Section 7.22.4.

In terms of water quality and lake/river capacity, the Official Plan includes policies that require a study to evaluate proposals for the creation of more than three (3) lots, excluding the retained (Section 7.1.1.3.1.3). A lake capacity study is only required if more than three (3) lots, excluding the retained lot, are being created. The four (4) lots (three (3) new lots and one (1) retained) proposed on the Subject Lands are below this policy threshold for triggering a lake capacity study.

Section 7.12 of the Official Plan contains natural heritage policies. Schedule A, Sheet 1 of the Official Plan identifies the Subject Lands as containing Deer Wintering (Stratum 2) and Endangered and Threatened Species.

Section 7.12.3.4 and 7.12.3.5 of the Official Plan includes policies regarding significant deer habitat and states:

7.12.3.4 - Development of fewer than three new residential lots, excluding the retained, may be permitted in or adjacent to significant deer habitat without a site evaluation report addressing deer wintering habitat if the proposed severed and retained lots have a minimum of 90 metre frontage and 90 metre depth, and any coniferous shelter and browse habitat along the shoreline is protected. Alternate lot sizes may be appropriate if an evaluation prepared by a qualified specialist has indicated that deer wintering habitat does not exist.

7.12.3.5 - Development proposed in or adjacent to other known significant wildlife habitat must be accompanied by a site evaluation report demonstrating that there will be no negative impacts to the natural heritage feature or its function. Where the creation of three or more lots, excluding the retained, or other major developments are proposed, a preliminary evaluation to determine if there are significant natural heritage features in the area shall be required as per the MNR's Natural Heritage Reference Manual and Significant Wildlife Habitat Technical Guide. Where significant natural heritage features are identified in a preliminary evaluation, development and site alteration will be permitted only where a natural heritage evaluation, prepared by a professional qualified in the values being assessed, demonstrates that the development can occur

In accordance with Section 7.12.3.4 of the Official Plan, a Site Evaluation Report is not required to be prepared in situations where less than three (3) lots are being created. The proposed Consent includes the creation of three (3) lots plus the Retained Lot, therefore Section 7.12.3.5 applies. In accordance with Section 7.12.3.5 of the Official Plan, a Site Evaluation Report was prepared to demonstrate conformity to this policy. A summary of the Site Evaluation Report is included in Section 5.0 of this Report, and concludes that based upon the findings presented and contingent upon the implementation of the recommendations, the proposed lots will have a low likelihood of negatively affecting natural heritage features on the Subject Lands.

The Subject Lands are located on the Middle River. Section 8.15.5 and 8.15.6 outlines development policies for the eastern and western shorelines of the Middle River respectively. The Subject Lands located on the western shoreline of the Middle River and Section 8.15.6 applies:

Lot frontages as found in the Zoning By-Law, phosphorus mitigation techniques, and the preservation of fish habitat, may allow for limited infill development on the western shoreline of Middle River and ensure that the water quality of downstream lakes, such as Lake Manitouwabing, is not negatively impacted.

Lot creation on the Subject Lands is considered as limited infill as it is location between two existing lots of record. To address Section 8.15.6 of the Official Plan, the Site Evaluation Report references impacts on the water quality and identifies mitigation measures that will ensure that water quality and fish habitat associated with the lake shoreline and watercourses, as well as wetlands are not negatively impacted by development.

The proposed Consent and Zoning By-law Amendment conforms to the relevant policies of the Township Official Plan.

4.3 Township of McKellar Comprehensive Zoning By-law No. 95-12 (2012)

The Township recently passed Zoning By-law No. 2019-23 which is currently under appeal. Therefore, Zoning By-law No. 95-12 is in force and effect. For the purposes of this Report, both Zoning By-laws were reviewed.

The Subject Lands are currently located within the Rural (RU) Zone in Zoning By-law No. 95-12. Please refer to Figure 3. The Subject Lands are proposed to be zoned Waterfront Residential Two (WF2) in Zoning By-law No. 2019-23.

Table 3 compares the performance standards of the WF2 Zone in Zoning By-law 95-12 and Zoning By-law 2019-23. of the Zoning By-laws.

Table 3: Comparison of Zoning By-laws

Performance Standard	Zoning By-law 95-12	Zoning By-law 2019-23
Minimum Lot Frontage	1 ha	1 ha
Minimum Lot Area	90 m	90 m
Minimum Lot Depth	60 metres	60 metres
Minimum Front Yard	10 metres	10 metres
Minimum Interior Side Yard	5 metres	5 metres
Minimum Exterior Side Yard	7.5 metres	7.5 metres
Minimum Rear Yard	7.5 metres	7.5 metres
Minimum Building Area – Ground Floor	60 m ²	60 m ²
Maximum Building Height	10 metres	10 metres
Accessory Building – Yard	3 metres	3 metres
Accessory Building – Height	5 metres	6 metres
Maximum Lot Coverage by building in percent	15%	15%

Table 4 provides a summary of the proposed lot areas and lot frontages in accordance with the concept plan included in Figure 5. The proposed lot areas and lot frontages comply to both Zoning By-laws in accordance with the lot statistics provided in Table 4.

Table 4: Summary of Proposed Lots

Waterfront Residential Two (WF2 Zone)					
Performance Standard	ZBL Requirement	Retained Lot	Severed Lot 1	Severed Lot 2	Severed Lot 3
Lot Area (min.)	1 ha	14.2 ha	1.62 ha	2.11 ha	2.06 ha
Lot Frontage (min.)	90 m	125.1 m	90 m	90 m	90.1 m

Further to the above, the WF2 Zone in both Zoning By-law 2019-23 and Zoning By-law 95-12 require a minimum front yard of 10 metres. Based on steep slopes, a minimum front yard setback of 30 metres is recommended adjacent to the shoreline on the Middle River. A site-specific zone is proposed to implement the increased setback for a single detached dwelling on the proposed lots.

In regards to zoning permissions for docks and accessory structures in the front yard, Zoning By-law No. 95-12 includes the following:

Section 3.10 - A detached, open-air deck including steps is permitted within the front yard provided that the deck is less than 14 square metres and that the height of the floor of the deck is less than 2 metres above the average grade.

Section 3.03 c) - Notwithstanding sub-paragraph (b) above, a dock, a wharf or gazebo may be located in the front yard, side yard, rear yard or adjoin lakebed, were a lot abuts a navigable waterway, provided that the approval of any other governmental authority having jurisdiction has been obtained.

In regards to zoning permissions for docks and accessory structures in the front yard, Zoning By-law No. 2019-23 includes the following:

Section 3.12 - Decks and Docks

a. *Notwithstanding the yard and setback provisions of this By-law, attached unenclosed porches, balconies, decks, steps and patios, may project into any required yard a maximum distance of 4.0 metres if it is not covered and 2.0 metres if it is covered, but not closer than 1.2 metres to any lot line. Where the floor of any porch, balcony, or deck is more than 2.0 metres above the average grade, the side yard and rear yard setback requirements for the main building shall apply to the porch, balcony or deck.*

b. *A detached, open-air deck including steps is permitted within the front yard provided that the deck is less than 30 square metres and that the height of the floor of the deck is less than 2 metres above the average grade.*

c. *In a residential zone, a single dock is a permitted accessory structure subject to the following additional regulations:*

- i. The maximum length of a dock should not exceed 15 metres or 25% of the width of the channel whichever is more restrictive;*
- ii. The cumulative width of a dock, including fingers, cannot exceed 10 metres;*

- iii. *The maximum area of a dock including ramps shall not exceed 60 square metres (decking area of dock only) excluding any docks adjacent to boathouses); and*
- iv. *Permission is obtained from any government organization having approval authority.*

Following a review of both Zoning By-laws that are currently applicable to the application, the following site-specific amendment to the WR2 Zone is recommended:

- *A minimum front yard of 30 metres.*
- *The permitted docks shall be in accordance with Section 3.12 of Zoning By-law No. 2019-23.*
- *Notwithstanding Section 3.10 of Zoning By-law No. 95-12 and Section 3.12 b) of Zoning By-law 2019-23, stair structures are permitted in addition to the maximum sizes of decks and stairs provided, with a maximum width of 1.6 metres.*

The recommended minimum front yard of 30 metres in the Site Evaluation Report is a larger setback from the shoreline for the proposed single detached dwellings than the current minimum front yard setback of 10 metres in both Zoning By-laws. Due to the slope and the increased setback from the shoreline, additional stair structures will be required to provide access to the shoreline. As a result, it is recommended that stairs with a maximum width of 1.6 metres be permitted to provide access to the shoreline. This is supported by the Site Evaluation Report, where shoreline accessory structures are permitted as long as vegetation removal is limited to the area of disturbance of the structure.

5.0 SUPPORTING STUDIES

In support of the Consent and Zoning By-law Amendment applications, a Site Evaluation Report was prepared by RiverStone, dated December 2021.

Schedule A, Sheet 1 of the Official Plan identifies the Subject Lands as containing Deer Wintering (Stratum 2) and Endangered and Threatened Species. Section 7.12.3.5 of the Official Plan states that where significant heritage features are identified, development will be permitted only where a Natural Heritage Evaluation demonstrates that development can occur.

RiverStone provides a number of mitigation measures to ensure there are no negative impacts on the natural features or on their ecological functions.

Endangered and Threatened Species

The following species were considered to have potential habitat on the subject property based on the results of the 2021 field activities:

- Eastern Hog-nosed Snake
- Little Brown Bat
- Northern Long-eared Bat

In order to prevent impacts on the habitat of Eastern Hog-nosed Snakes, and other snakes, that may be utilizing the subject property, RiverStone recommends the following:

- To minimize the potential for road-killed snakes, the length and number of new roads are to be minimized to the greatest extent possible.

In order to prevent impacts upon the habitat of endangered bats that may be utilizing the forest communities for maternal roosting habitat on the subject property, RiverStone recommends the following for future development:

- Tree clearing for the purposes of development on each proposed lot only occur in the fall, winter and early spring (from October 15 to April 15). This timeframe is outside of the maternal roosting period.
- In the event that tree clearing must occur between April 15 and October 15, additional studies will need to be completed to confirm the presence or absence of SAR bats. These studies may include snag tree surveys and acoustic monitoring of the area where trees will be removed, by a qualified professional. Should SAR bats be detected, the MECP should be contacted to determine if a permit would be required to proceed.

Significant Wildlife Habitat

Based on the results of RiverStone's SWH assessment the following SWH features were identified relating to Deer Wintering Habitat:

Based on the fieldwork conducted and the plots assessed on the subject property, it is assumed that there is Stratum 2 habitat on the subject property as indicated by the MNDNRF. In order to protect this habitat and minimize negative impacts to deer use, RiverStone recommends the following measures:

- Development will occur in such a way that coniferous vegetation is maintained as much as possible.
- Vegetation clearing on the remaining property outside of the development envelope should be minimized as much as possible, and conifer trees maintained.

Steep Slopes

Although there are no policies directly related to steep slopes, as noted above, RiverStone has recommended that a minimum 30 m development setback be applied as steep slopes occur across the shoreline. Each of the lots is constrained with to some degree with steep topography. To be compliant with building requirements RiverStone recommends:

- Under the OBC, septic systems should not be developed in areas with 25% slope or greater;
- The final location and installation of any septic system be completed by a licenced installer, respecting the conditions described above.

As previously mentioned, a site-specific amendment is proposed to require a maximum front yard of 30 metres on the proposed lots to implement the recommendations from the Site Evaluation Report.

RiverStone concludes the following:

Based upon the findings presented in this report and contingent upon the implementation of the recommendations made herein, it is our conclusion that as of the date of this report, the proposed development will have a low likelihood of negatively affecting fish habitat, species at risk or their habitat, significant wildlife habitat, wetlands and the watercourses.

6.0 CONCLUSION

The proposed Consent and Zoning By-law Amendment applications are intended to facilitate the creation of three (3) new lots on 0 Fox Farm Road in the Township of Mckellar.

Based on a detailed review of all relevant and applicable provincial and local planning documents, the Site Evaluation Report prepared by RiverStone Environmental, as well as consideration of the property location, condition, and surrounding uses, it is evident that there is a suitable location on each lot for a dwelling and septic location that does not impact natural features of the area. In addition, the proposed lots can be appropriately accessed by the existing road network in the area and the proposed easement. It is our opinion that the proposed applications are consistent with the PPS, conform to the Township Official Plan and represent proper and orderly development and good planning.

Respectfully submitted,

MHBC



Patrick Townes, BA, BEd
Associate



Jamie Robinson, BES, MCIP, RPP
Partner

Figures

Figure 1






FIGURE 1

AERIAL

SALWAY - DUE DILIGENCE

Part Lots 24 & 25, Concession 9
Township of McKellar
District of Parry Sound

LEGEND

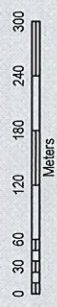
 Subject Lands

DATE

Jun. 29, 2021

SOURCES

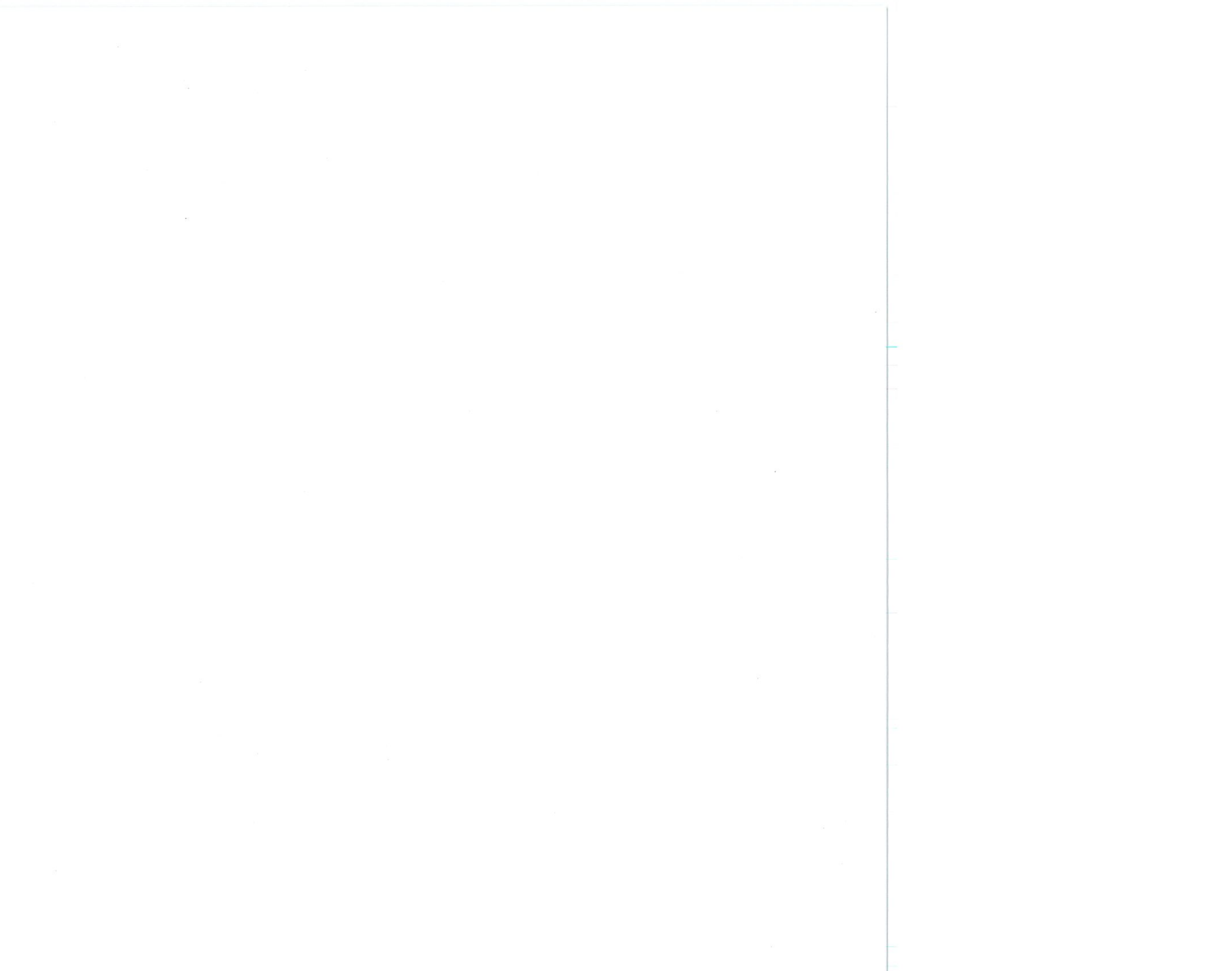
ESRI Imagery
West Parry Sound Geography Network
Surveys 42R14980 and 42R16470



2:16A_Figures



Figure 2



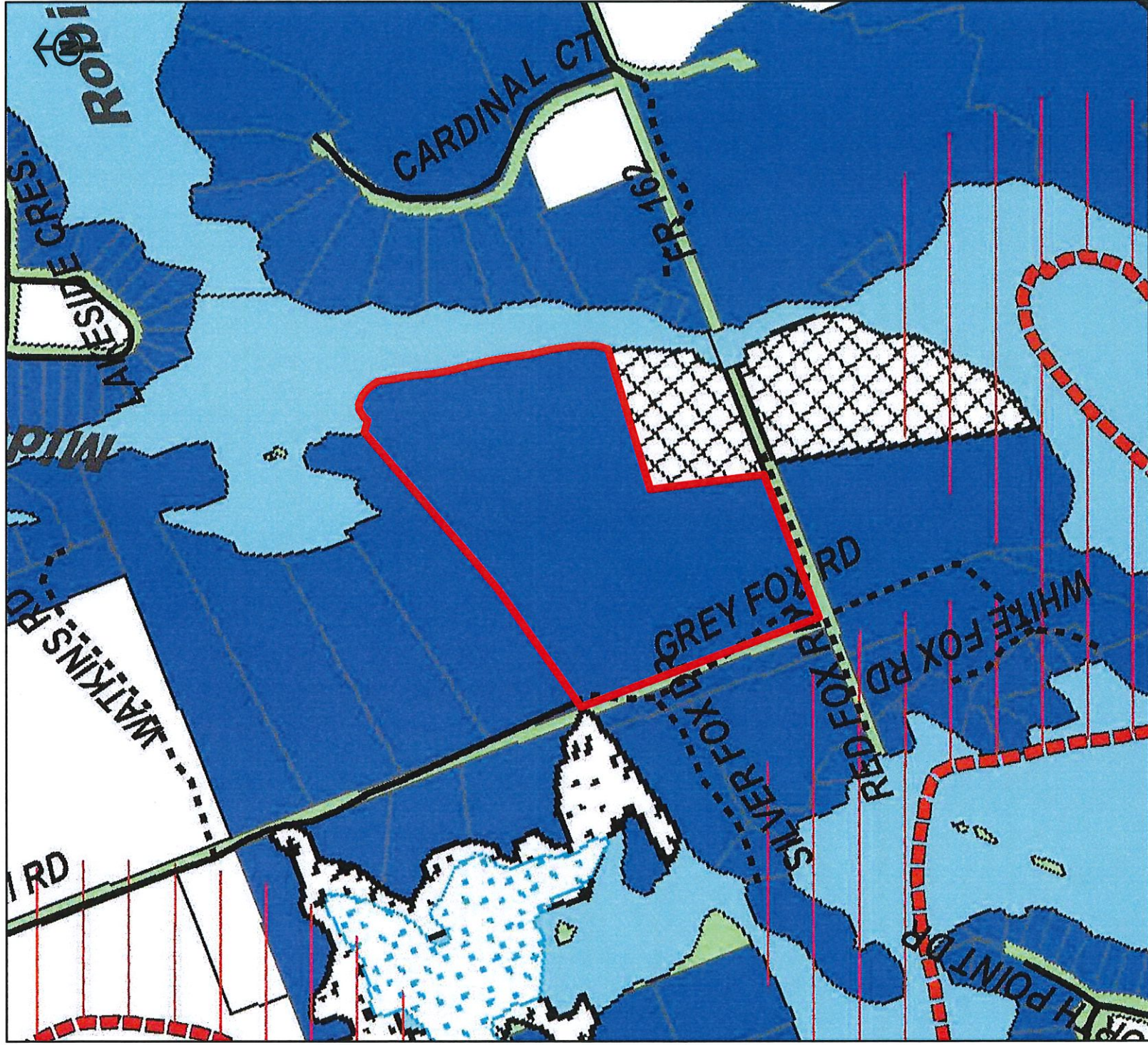


FIGURE 2

LAND USE





TOWNSHIP OF MCKELLAR
OFFICIAL PLAN - SCHEDULE 'A'

SALWAY - DUE DILIGENCE

Part Lots 24 & 25, Concession 9
Township of McKellar
District of Parry Sound

LEGEND

-  Subject Lands
-  Waterfront
-  Rural
-  Crown

-  Deer Wintering (Stratum 2)
-  Special Policy Section 15.2
-  Environmentally Sensitive
-  Type 1 Fish Habitat

DATE Jun. 29, 2021

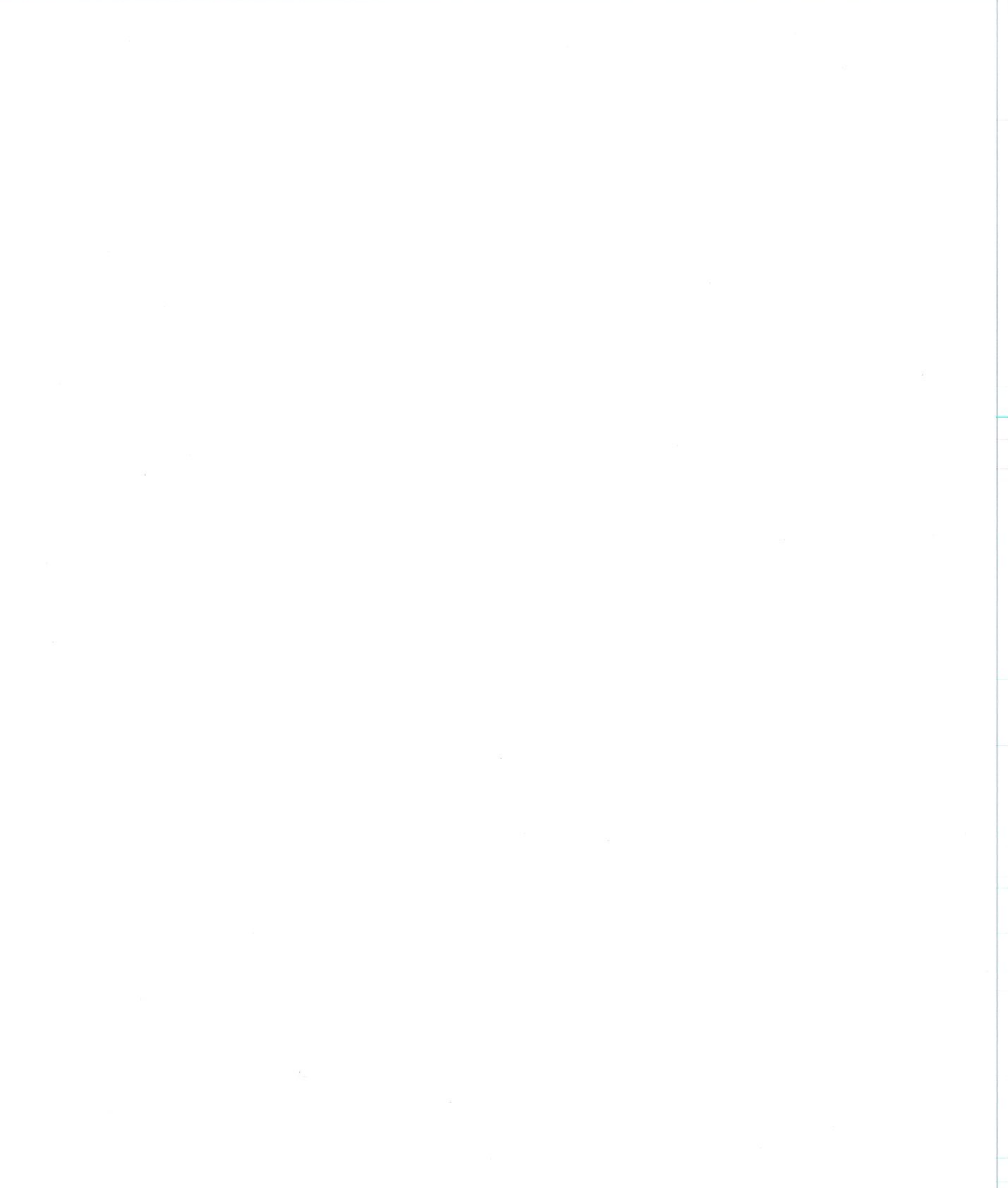
SOURCES Township of McKellar



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Figure 3



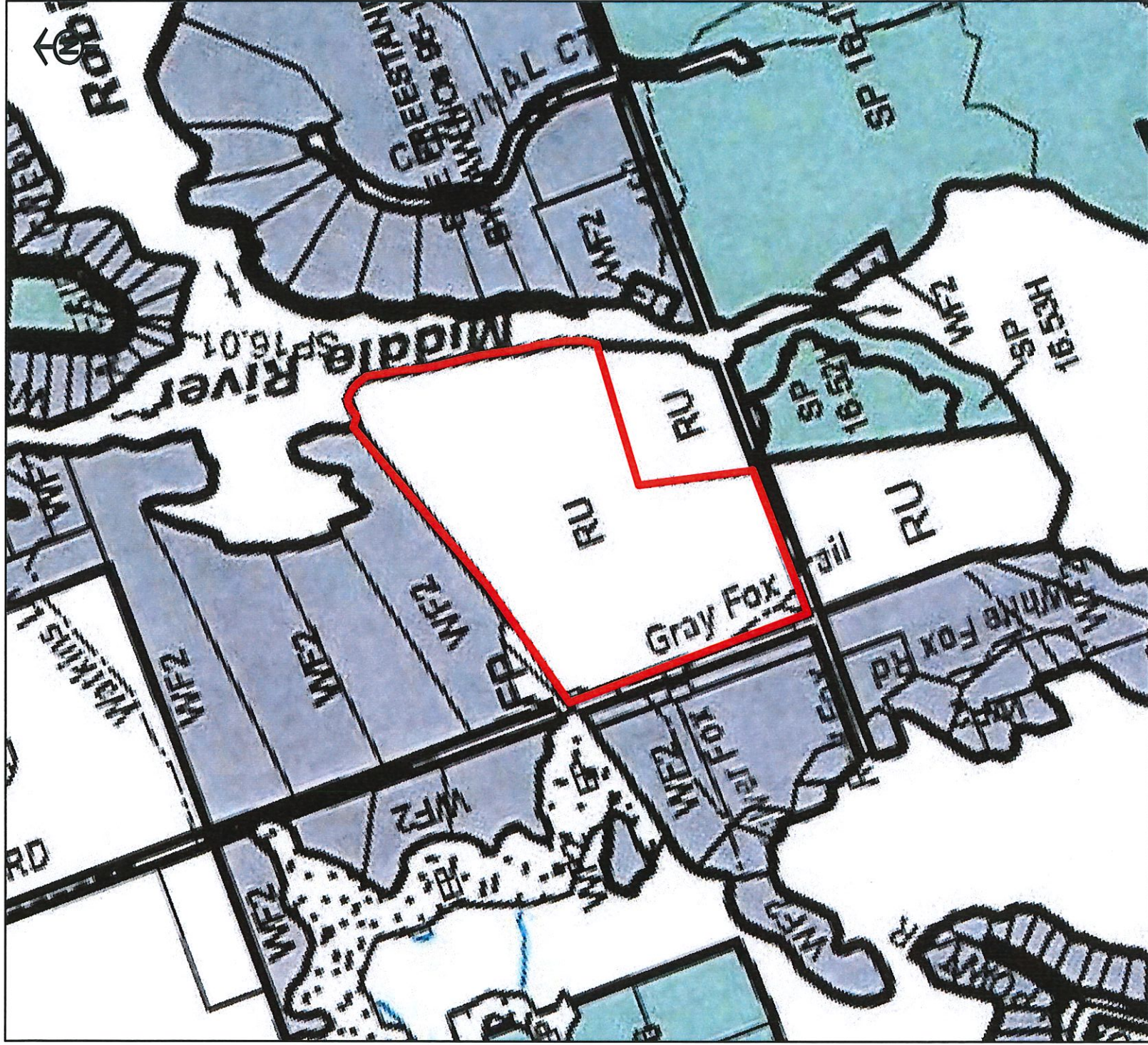


FIGURE 3






ZONING

TOWNSHIP OF MCKELLAR
ZONING BY-LAW - SCHEDULE 'A'
SHEET 1

SALWAY - DUE DILIGENCE

Part Lots 24 & 25, Concession 9
Township of McKellar
District of Parry Sound

LEGEND

-  Subject Lands
-  Special Provision (SP) Zone
-  Rural (RU) Zone
-  Waterfront (WF) Zone
-  Environmental Protection (EP) Zone

DATE

Jun. 29, 2021

SOURCES

Township of McKellar

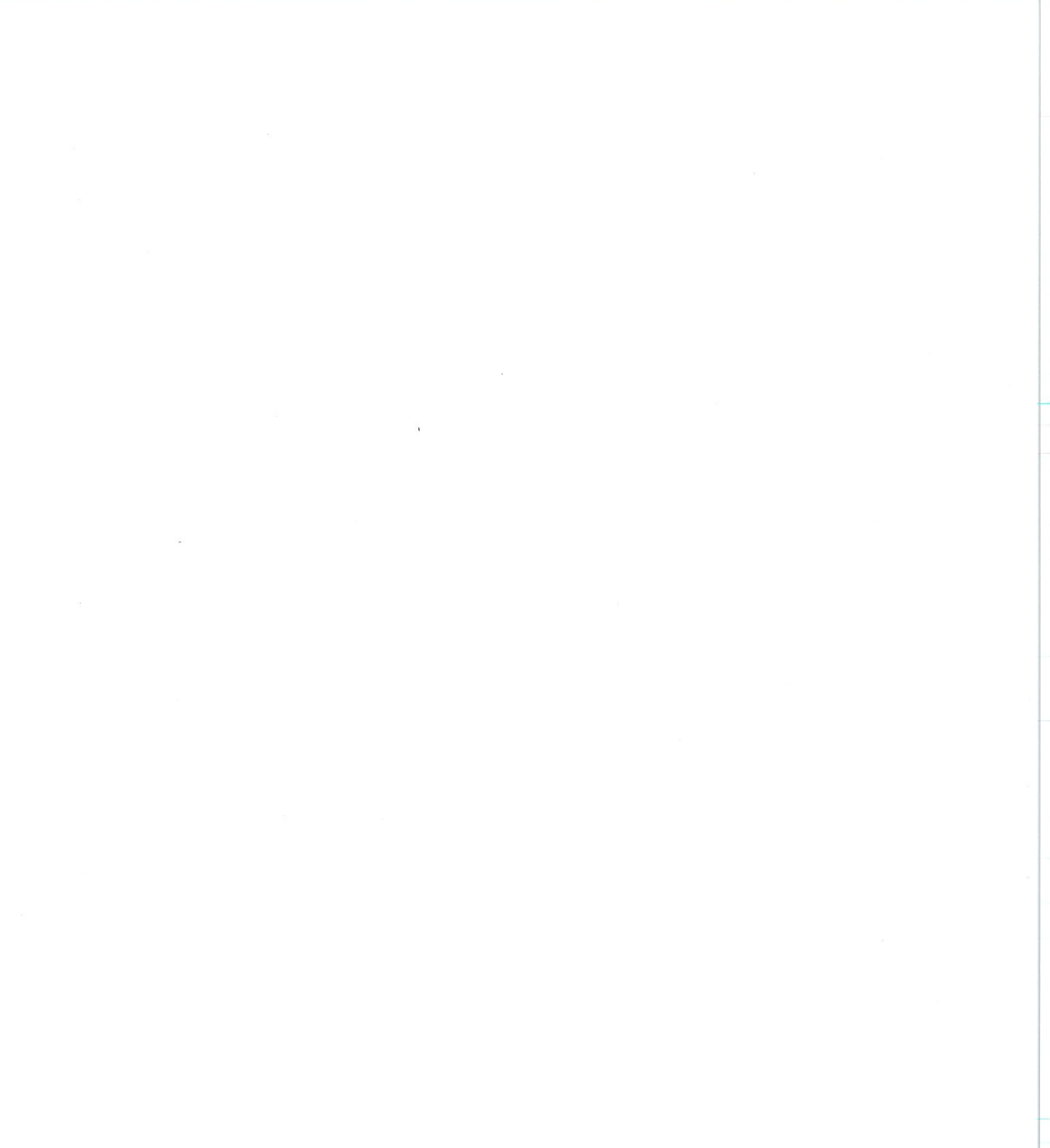


2116A_Figures



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Figure 4





**FIGURE 4
LOCATION**

SALWAY - DUE DILIGENCE
 Part Lots 24 & 25, Concession 9
 Township of McKellar
 District of Parry Sound

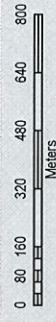
LEGEND

 Subject Lands

DATE Jun. 29, 2021

SOURCES

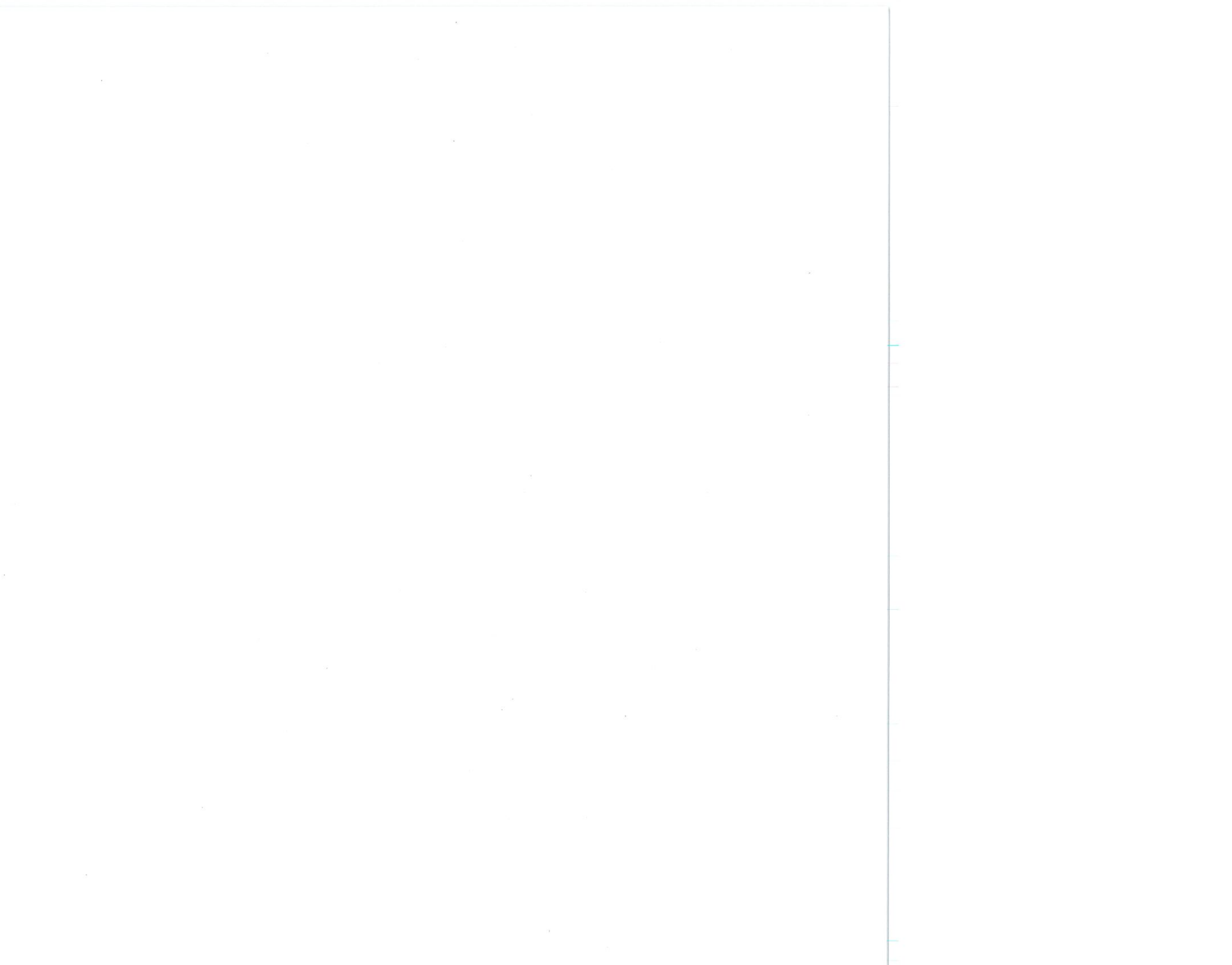
ESRI Imagery
 West Parry Sound Geography Network
 Surveys 42R1490 and 42R18470



2116A_Figures



Figure 5



TOWNSHIP OF MCKELLAR
RECREATION COMMITTEE – MINUTES
MARCH 24, 2022, 3:30 p.m.

PRESENT: Joyce Hopkins, Kathy Spence, Mel Hammond, Morley Haskim, Dinah Ryeland Brown
Phil Jefkins and Al Last.

REGRETS: Judy Ryeland, Linda Filion, Rick Brear.

VISITORS: Paula Marci - Whitestone – Swimming Lessons

APPROVAL OF THE MINUTES: Moved by Al Last and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby accept the minutes of the February 24, 2022 meeting. Motion Carried (22-05).

APPROVAL OF THE AGENDA: Moved by Dinah Ryeland Brown and seconded by Phil Jefkins that the Recreation Committee of the Township of McKellar do hereby accept the agenda with noted amendments. Motion Carried (22-06).

DECLARATION OF CONFLICT OF INTEREST: None

CORRESPONDENCE RECEIVED: None

VISITOR DEPUTATION: Paula Marci of Whitestone attended to discuss the collaboration of Swimming Lessons between McKellar and Whitestone. The consensus was that Whitestone would host for three weeks and McKellar would host for five weeks. McKellar could advertise for a Swim Instructor to share, for the eight weeks. Paula will get back to the McKellar to confirm this collaboration. An advertisement for a Swimming Instructor can be prepared.

REPORTS OF MEMBERS:

1. Covid 19 Restrictions- Most Covid-19 restrictions have been lifted. All Recreation activities will go back to normal after two years.
2. Judy reported by e-mail - Tai Chi continues with good attendance. The Seniors Walking and Exercise Program has low attendance but should improve with Covid-19 restrictions lifted.
3. Snowmobile Trip - Sunday, March 5 – This event was a great success with 32 snowmobiles and 42 people attending. The Committee will have this event again next year in February.
4. Kids Fish n Fun Day - Saturday, March 19 – Cancelled due to rain. The Committee may consider having this event one-week earlier next year.
5. Movie Nights – Attendance at the last two Movie Nights was 26 and 16.

SEE PAGE 2

NEW BUSINESS:

Movie Nights Fridays 7 p.m.– April 8 – In the Heart of the Sea, April 22 – Honeyland, May 13 – West Side Story by Spielberg, May 27 – King Richard, June 10 – Falls Around Her, June 24 – Amadeus. Movie Nights Saturday 1:30 p.m. Kids. - April 30 – Clifford the Big Red Dog (PG).

Art Council Creation – Al gave the Committee an overview of ideas going forward for these activities. A motion to support a July 3 activity was recommended.

Dates for Summer Activities – Summer Fish n Fun – July 16, 2:00 p.m. Canoe and Kayak Trip – July 23. McKellar Bike Event – Possibly August 13. Details for these events to follow.

Budget – Council may approve the Budget on April 12, 2022.

Grants- A Hydro One Grant should be completed by January 2023.

St. Patrick Day Dance 2023 – The Community Centre will be booked for this event.

MOTIONS ARISING FROM REPORTS: Moved by Al Last and seconded by Kathy Spence that the Recreation Committee of the Township of McKellar does hereby support the event by “McKellar Art Council” held July 3 in the Community Centre. Motion Carried (22-07).

NEXT MEETING: April 28, 2022, 3:30 p.m.

ADJOURNMENT: Moved by Kathy Spence and seconded by Dinah Ryeland Brown that the Recreation Committee of the Township of McKellar does hereby adjourn at 5:00 p.m. Motion Carried (22-08).

Draft Minutes (Version 2)**Sesquicentennial Ad Hoc Committee**

Date: March 9, 2022 @ 9:30 am

Committee members in council chamber: Joyce Hopkins, Morley Haskim (Council Rep), Kathy Spence, Lynne Aylsworth, Elyse Graf

Absent with Regrets: Marianne Henskens, Mary Smith, Sheila Hardie, Cheryl Saunders

1. Conflict of interest: NONE.

2. Minutes of February 9, 2021 meeting:

Changes to be made to the Minutes as discussed

Motion #2022-05 that the Sesquicentennial Ad-Hoc Committee of the Township of McKellar does hereby move to approve the February 9, 2022 Minutes, as amended be accepted.

Moved by Kathy Spence, seconded by Lynne Aylsworth

CARRIED

3. Agenda:

Additions to Agenda:

- Georgian Winds Band – Stephen Maule
- United Church and Lottery / Fundraiser – Ann Bradley

Motion #2022-06 that the Sesquicentennial Ad-Hoc Committee of the Township of McKellar does hereby move to accept the agenda for March 9, 2022, as amended be accepted.

Moved by Kathy Spence, seconded by Elyse Graf

CARRIED

4. Correspondence:

- George Christou provided us with a list of equipment that he needs (see attached)
- Steel frame nearly completed – horse has hooves and the one hoof is up at the front like the horse is pulling the log
- George will attend one of our meetings in April or May
- Looking for donated items for the horse from the McKellar farms, especially settlers, including the Hardies, three Century Farms – The Moffat Farm, The Junck Farm and The Taylor Farm

- Wave Weir looking into registering the McKellar Tartan – did we want to call it: “The McKellar Tartan” or “The McKellar 150 Celebration Tartan”?

Motion #2022-07 that the Sesquicentennial Ad-Hoc Committee of the Township of McKellar does hereby move to recommend that written permission be given to Wave Fibre Mill to apply on behalf of the Sesquicentennial Ad-Hoc Committee for the registration of the “McKellar 150 Celebration Tartan”.

**Moved by Lynne Aylsworth, seconded by Kathy Spence.
CARRIED**

- A letter (copy attached) from the Sesquicentennial Celebration was sent to 18 organizations and 17 businesses in McKellar and the surrounding area that have a connection to McKellar asking if they would like to join us in our Celebration.
- Committee approached Westwind Forest Stewardship about a log for the Horse Statue
- Georgian Bay Winds agreed to perform at the kick-off of the year on January 14, 2023 at 2:00 p.m. in the Community Hall – free concert
- Sheila will target this date so the Historical 150 Year Timeline will be hung up around the Community Hall for everyone to see

5. Business Arising:

Council Report:

- Brenda Muller, Whispering River Music, made a proposal to Council to play at Minerva Park in honour of Bert Weir, Artist
- Joyce will contact her about performing in 2023
- Talked about a donation to the group – pass a hat around or a donation from the Committee
- Budget not yet passed – should be passed in April at the next Council Meeting

Grants:

- Lynne, Joyce and Kathy have completed the questionnaire proposal for the Canadian Heritage Legacy Fund / Grant and have forwarded same to the regional officer for their review to see if we meet their criteria
- the grant (if accepted) would help with: the cost of creating the Horse Statue, plaque and log; Indigenous Artwork, - Wood

Plaque; Celebratory expenses for the Indigenous Ceremony; and the cost of the 150 Year Historical Timeline Display.

- Hoping to have an update at the next meeting
- We are also applying for the “Community Anniversaries portion of this grant.
- We are in the process of reviewing and completing a questionnaire for the Ontario Cultural Attractions Fund (OCAAF)
- We are trying to submit this proposal by April
- This grant will help cover the costs of a lot of our marketing / advertising expenses
- The Recreation and Historical Committees were told that if they require additional funds to help with their marketing / advertising costs for the 2023 events in celebration of the 150 years to please forward them to Lynne Aylsworth to be included in the proposal
- The fourth grant we are looking into is Reconnect Ontario, which is a funding program of the Ministry of Heritage, Sport, Tourism and Culture Industries. The program supports Festival and Event organizers to create and carry out events that bring Ontarians and tourists together, whether in person or virtually.
- As long as this grant is still offered for 2023, the application process will open up again at the end of this year or early January, 2023 and the deadline is in February and the money is given out in March.

Coat of Arms:

- Mary created a Coat of Arms and is still working on the finer details

Marketing:

- Elyse provided us with a copy of the contract from Moose FM Radio Station, which includes a live on location for 4 hours of our event, 30 commercials running the week prior to July 29, 2023, 12 – 60 second live cut ins during the 4 hour event (these are live on the air during the 4 hour event) and one social media posting on the day of the event on our Facebook page
- The price (\$1,525.50) presented in the Moose FM contract is the price for 2022 and we are advised that they may change slightly for 2023.

Motion #2022-08 that the Sesquicentennial Ad-Hoc Committee of the Township of McKellar does hereby move to approve booking Moose FM for the onsite location activities held on July 29, 2023.

**Moved by Elyse Graf, seconded by Lynne Aylsworth.
CARRIED**

• PLEASE NOTE:

Since the meeting, Elyse advised that Moose FM are willing to hold the price at the 2022 quote to us and no deposit is required

- Elyse presented us with a quote from the North Star for:
 - placing an ad(s) in their newspaper
 - publication date is Wednesday and the ad needs to be submitted the Friday before
 - they can create a flyer or a postcard for our event(s), which they will distribute
 - final decisions will be made at our next meeting
- Elyse also presented us with a Coffee Break Brochure that R.I.S.E., (Resource Centre for Independent Living) creates and distributes monthly.
- we discussed having each of our monthly big events advertised in the brochure
- R.I.S.E. also creates buttons – Elyse will present possibilities at the April meeting.

Motion #2022-09 that the Sesquicentennial Ad-Hoc Committee of the Township of McKellar does hereby move to approve the advertising in the Coffee Break Newsletter.

**Moved by Elyse Graf, seconded by Kathy Spence.
CARRIED**

T-Shirts – Kathy

- Kathy has been dealing with North of Muskoka Embroidery in Parry Sound and showed samples of a golf shirt, long sleeve crew neck t-shirt and a short sleeve crew neck t-shirt
- We all liked the short sleeve crew neck t-shirt – thought it would sell better
- Can make a transfer and press it onto the shirts
- Transfer template is \$45.00 and will be available if we run out and the turnaround is 2 to 3 days

- Golf Shirts – plain - \$30.00 and with logo - \$35.00 – decided on these for committee members only
- short sleeve crew neck t-shirts – plain - \$8.00; with logo - \$10.00
- will have further discussion at our next meeting on what to put on it, quantity and sizes
- order has to be in by May no later than June – ready for sale at the Market in July

Flags and Banners:

- turnaround – 15 days
- will discuss pricing and finalize our order at our next meeting
- waiting for Council to pass their budget in April

McKellar Market:

- we will have a booth at the McKellar Market set up every Saturday from July 1, 2022 to Labour Day, 2022
- Morley has a tent and will be available Saturday mornings to help us set up
- Two members will sit at the booth on two separate Saturdays
- A schedule was created and distributed by Sheila
- Committee members to confirm their availability for the dates that were assigned to them with Joyce

150 Year Historical Timeline:

- This display is still being created and we are hoping to have it hung up in the Community Centre by January 14, 2023, our celebration
- Kathy has a TV she would donate to be hung up in the Community Hall or Town Hall with a history video (Ontario 1873) playing and/or showcasing our events – dates and times
- we need an arm to hang the TV – getting a price for this
- need to look into the Census for 1873 and all the people that lived in McKellar in that year

Marathon du McKellar:

We will get an update at our next meeting from Marianne, as she was absent from this meeting

6. New Business:

- Joyce will be speaking with Ina Watkinson about the (pros?) for obtaining a lottery license and Ann Bradley with the United Church (your changes ran off the paper so I'm not sure I got this correctly)
- Items so far confirmed for the draw include:
 - the "McKellar 150 Celebration Tartan";
 - a teddy bear ("McKellar Bear") created by Vivian Moore
 - Painting by Janet Peter Varleys
 - Others will be approached for donations
- Suggested price for tickets - \$10.00 each or 3/\$20.00
- Draw Date – July 29, 2023 for all items
- We will hold a public meeting, hopefully in June to present to the public what has been planned to date and to solicit public input.
- Planning of Event Priorities:
 - January – January 14th – Georgian Winds Band
 - February – Family Day Weekend
 - March –
 - April – April 15th Live History Performances
 - May
 - June – June 6th Indigenous Art Unveiling on Indigenous Day
 - July – July 28/29/30 – Official Anniversary Celebration (I copied the wording from February 9th Minutes – so I don't know if you want this changed on those Minutes, although we passed them already)
 - August – August 12 Canoe/Marathon du McKellar
 - September – September 9th Fall Fair
 - September –
 - October – October 28 Cemetery Tours
 - November – Remembrance Day??
 - December – Festival of the Lights @ Minerva Park

7. Adjournment:

**Motion 2022-10 to adjourn meeting - Moved by
Lynne Aylsworth and seconded by Elyse Graf @ 11:30 a.m..
CARRIED**

Next meeting: April 6, 2022 @ 9:30 am

LAKE STEWARDSHIP AND ENVIRONMENTAL STANDING COMMITTEE OF MCKELLAR TOWNSHIP

Minutes of

THURSDAY, March 10 2022 7:00 PM

1. Land Acknowledgement (not read).
2. Roll call: Axy Leigh, Melanie Jeffrey, Al Last, Nick Ryeland, Jennifer Ghent-Fuller (Lynda Taylor was able to stay until Samantha Athey's presentation ended). Absent: Tony Best, Susan Adamson, Sheila Hardie
3. Presentation Samantha Athey gave a presentation on 'Microplastics in the Environment'. This presentation was recorded and Melanie and Jennifer will work together to make the recording available.
4. Motion to accept the minutes of February 10, 2022 Two amendments: Nick present, and meeting ended at 8:55. Accepted.
5. We will ask to post our meeting minutes starting with the minutes of September 2021, and have no more than one year at a time on the web site.
6. General updates on current issues
 - A) Waterfront/Water Quality/Bylaw/Education/Water Testing/Safe Boating
Status: - Booklets "Lake Protection Workbook" for distribution this summer have been purchased
New: MLCA shares a table at the market with LSEC, distributes pamphlets and environmental information, need to get those materials ready for the summer. We need a committee to finalize them/write them.

Status: - the presence of tire reefs in the lake has been established and maps and information forwarded to MoE by MNR – New: should we post this?

Status:- other townships' waterfront protection bylaws are being considered by subcommittee - we need to wait for operational plan of McKellar Township to be changed before forwarding a suggested by-Law to Council for consideration

Status:- water testing for E.coli and potassium/calcium/chloride will go ahead as usual in 2022 New: we need to know whether BGA toxin microcystin is removed during water treatment for those using surface water for their household

New: Depends on what system you're using. Commonly, systems use reverse osmosis and Ultraviolet. Waterchek.ca uses nano filtration and says it will treat for microcystine. There is another water treatment operator who formerly with York Region for water safety, now based in Orrville. Nick will reach out to him to join us for another meeting about water safety and septic education questions.

New: - we are not in a Drinking Water Source Protection zone and are therefore independent when it comes to septic inspection or drinking water testing.

Do we want to investigate working cooperatively with other communities in our watershed to request inclusion in a drinking water source protection area?

Will pursue working with other municipalities to do this in our region in a similar manner.

B) Fish – Habitat/Signage/Stocking

Status: – signs about Catch and Release have been purchased and AI is in consultation with the township about posting them

- plan to investigate brush bundles and spawning bed conditions and locations this summer

C) Septic Education/Bylaw

Status: - this committee has passed a resolution to purchase Septic Smart booklets for education and we are awaiting approval of our budget by council

E) Microplastics/ Washing machine filter/

Status: receiving educational presentation

Discussion

in December we said we needed a council motion re: encapsulated styrofoam

New: Looks like styro is disappearing from the supply, using air-filled plastic now instead, so we may not need a council motion.

F) Pesticides/Fertilizers

Status:

Suggested flyer written to illustrate the effect of pesticides and fertilizers on the lake ecosystem – “Grass is not enough”

New: Chair followed up on suggestion to contact the David Suzuki Butterfly Ranger program and is awaiting a return email; starting up in 2023; Axy and AI on NEW subcommittee; putting this in conjunction with the shoreline buffer zone for outreach.

New: possible workshop to build bat houses or bird houses for children this summer

G) Invasive species

Status: Flyer for Invasive Species Education 2022 completed and attached

New: What can we do to encourage people to prevent importing of invasive species? Water – boats/ bait; Land – Worms; AI had signs from FOCA that could be used at boat landings – he will look into getting more.

H) Earth Day/Clean up our Lakes

Status: we have the “Clean Up our Lakes” banner for the side of the container for the transfer station

New: - has the container been ordered by the township We have the sign from last year, will put it up again, Jennifer will check with township re: bin

- when will the contain be at the transfer station? Dates From: To:

- Earth day is April 22nd 2022

I) Water levels

Status: Background paper written and available New: (put on the web page?)

- do we need access to water level data –

J) Communication/ Facebook/Flyers/Public Presentations in the Summer-Scheduling- Topics/Township web page

Status: We will be able to display materials and answer questions at the market this summer.

New: Need to establish what materials we will have for distribution and display. Status: Facebook page from LSEC – AI to take charge of this page

New: Suggested preamble for facebook page: 'The membership of the LSEC is made up of volunteers who will vary over time and who have different interests and backgrounds. We advocate for clean water, healthy lakes and habitat, encourage our residents to take on responsibility for the environment, and reduce their carbon footprint. While we take care to share advice from responsible sources, we encourage you to check out our sources for yourself.'

Motion to approve the wording of this pre-amble: Moved by Al, seconded by Nick, passed Virtual library, if someone has a question, here is the answer and links to sources.

Motion for small group to look at education materials together for the summer: Moved by Jennifer, seconded by Axy, passed.

New: Feb - need a flyer with Environmental QR codes New:-Summer Public Presentations

-Presentations for Summer, working with library and MLCA, weekday evenings decided upon - possible topics:

1. S/Sgt Robert Gibson, MNR on Work Permits, Boat Houses and the Public Lands Act by S/Sgt

2. Danielle Ward from Adams Brothers on Septic Systems

3. Melanie and Carl have been asked if they would like to do a presentation

K) Waste management

Status: this committee approved in principle the Food Cycler program presented to Council

Promotion and fair distribution of this subsidized resource, need to reach out via email, Facebook, and put up flyers and signage in high traffic public areas including the electronic sign at the township office

L) ICECAP

New: do we need brochure for information table – Yes – Jennifer will ask GBB

M) Other?

New: can we move to a timed agenda? Can use timed agenda, good to have the markers as a guideline, won't be perfect and that is okay 😊 Melanie motion, Nick second, passed.

N) Next meeting date: Thursday April 14th 7:00 pm

O) Motion to adjourn. Al Moved, Axy second, passed

11. (ci)

Mckellar Township Report to Council

Prepared for: Mayor and Council Department: Public Works

Agenda Date: April 12, 2022 Report No: PW-2022-01

Subject: Roads Policy Update Version 6

Recommendation:

That the Council of the Township of Mckellar approves the roads By-Law and the Schedule "A" Version 6 of the Roads Policies as provided in the agenda package.

Analysis/Discussion:

After several discussion sessions and hours of review by the Roads Sub Committee of Nick Ryeland, Reg Moore and Greg Gostick it was decided by a majority of this committee that the Roads By-Law and the Version 6 Schedule "A" Policies before Council are the most appropriate and reasonable to suit the needs of the Township of Mckellar.

Budget Implication:

As these Policies contain maintenance already being completed by the Township and any other work or construction will be on a cost recovery basis, the budget impact should be zero.

Policies Affecting Proposal:

None

Conclusion:

1. That the Council of the Township of Mckellar give the Roads By-Law 1st, 2nd and 3rd readings.
2. That the Council of the Township of Mckellar pass a Resolution to make Version 6 of the Policies the Schedule "A" as referenced in the Roads By-Law.

Respectfully submitted by:



Greg Gostick
Roads Supervisor

Reviewed by:



Ina Watkinson
Clerk/Administrator

CORPORATION OF THE TOWNSHIP OF MCKELLAR

BY-LAW NO. 2022-24

Being a By-Law to set minimum standards for the construction of new roads, and for the upgrading and maintenance of existing Municipal roads in the Township of McKellar

WHEREAS authority is given to the Corporation of the Township of McKellar, hereinafter referred to as the "Township", being a single-tier municipality authorized by Section 10(1) of the *Municipal Act*, 2001, S.O. 2001, c.25, as amended, hereinafter referred to as the "*Municipal Act*", to "provide any service or thing that the municipality considers necessary or desirable for the public";

AND WHEREAS Section 5(3) of the *Municipal Act* states that "a municipal power, including a municipality's capacity, rights, power and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise";

AND WHEREAS Section 8(1) of the *Municipal Act* states that "the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipalities ability to respond to municipal issues";

AND WHEREAS Section 27(1) of the *Municipal Act* states that "except as otherwise provided in this Act, a municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway";

AND WHEREAS Section 44(1) of the *Municipal Act* states that "the municipality that has jurisdiction over a highway or bridge shall keep it in a state of repair that is reasonable in the circumstances, including the character and location of the highway or bridge";

AND WHEREAS Section 44(4) of the *Municipal Act* provides that "the Minister of Transportation may make regulations establishing minimum standards of repair for highways and bridges or any class of them";

AND WHEREAS the Township desires to implement a policy to set minimum standards for the construction of new roads and for the upgrading and maintenance of existing roads within the jurisdiction of the municipality and attached hereto as Schedule "A";

AND WHEREAS it is found to be in the public interest and to be expedient and necessary to have such standards;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Township of McKellar hereby enact as follows:

1. **THAT** the standards herein, and amended from time to time, be hereby adopted and come into effect on the final date of passing of this by-law.
2. **THAT** neither this Corporation nor its officials make any promise or assurance that roadway services will be in excess of the minimum standards herein defined.
3. **THAT** the road specifications are to provide developers and landowners with minimum standards for Municipal road construction of Municipal highways under the Municipal Act, section 1(1), 26, 27(1) and 31.
4. **THAT** the standards are to be adhered to for new road construction and the upgrading of existing roads and for maintenance services on Municipal highways.
5. **THAT** the standards are to be regarded as the minimum requirements for construction acceptable to the Township for consideration, when the Township is assuming the operation and maintenance of roads for the purpose of creating publicly maintained Township roads.

6. **THAT** should any section, subsection, clause, paragraph or provision of this by-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this by-law as a whole or any part thereof, other than the provisions so declared to be invalid.

7. **THAT** By-law No. 2020-27 and By-law No. 2020-60 are hereby repealed.

8. **THAT** this by-law shall come into force and effect upon final passage thereof.

READ a FIRST and SECOND time this 12th day of April, 2022.

Peter Hopkins, Mayor

Ina Watkinson, Clerk/Administrator

READ a THIRD time and **PASSED** in **OPEN COUNCIL** this 12th day of April, 2022.

Peter Hopkins, Mayor

Ina Watkinson, Clerk/Administrator



Township of McKellar

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Fax: (705) 389-1244

SCHEDULE 'A' (to By-law No. 2022-_____)

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[SCHEDULE 'A' \(to By-law No. 2022-_____\)](#)

BACKGROUND

Good roads are vital to a healthy community. They can enhance future economic development, attract visitors and new residents, improve retention of current residents and support emergency services.

The Official Plan (see Appendix 1) stipulates future development must be on municipally maintained roads with some exceptions. Also, existing roads must meet municipal standards to support any proposed development.

The Township of McKellar has more than 142 km of roads. These roads are summarized below, using the MPAC status. As of 2019, there were 39 km of roads that do not receive any municipal service, of which 30 km are private roads. The unassumed roads are municipally owned roads that have not been upgraded. However, there are approximately 3.6 km of unassumed roads that have received some summer and/or winter maintenance.

Prior to 2019, McKellar had not formalized road maintenance standards. There was one road construction standard (Sept. 2007) that stipulated the road upgrades required for the Municipality to assume full-service provision for previously unassumed roads. That standard set a travelled surface width of 6.5m (21ft.)

This document is a compilation of the work of many. Our former Reeve penned a comprehensive roads' history and he provided suggestions for a road policy in 2016. The 2013 McKellar Roads Advisory Committee evaluated road conditions, prioritized road improvements and investigated road grants. Whenever feasible, the 2019 Ad Hoc Committee incorporated the road policy statements from other municipalities: Whitestone, McDougall, Archipelago, Frontenac, Kawartha Lakes and Rideau Lakes.

ROAD CLASSES

All McKellar roads have a recommended assigned provincial road class, which is determined by average daily traffic and established speed limits. The majority of rural roads are recommended as a 40 km speed limit that determines a road class 6 and secondary roads or main roads with a speed limit of 50km to 60km should be assigned to road class 5. These guidelines establish response time to inspect and maintain road surfaces

While the province has not established multiple road construction guidelines, a municipality is permitted to create construction guidelines. McKellar has created a rural road construction guideline for road classes 5 & 6 roads.

MUNICIPAL ASSUMPTION OPTIONS

Under the Official Plan, [[THE OFFICIAL PLAN \(mckellar.ca\)](#)] any municipally owned unassumed road that is brought up to the minimum municipal road construction guideline can be eligible to be assumed by the township for ongoing winter and/or summer maintenance.

Municipally owned unassumed road assumption may be governed by a Local Fees and Charges Bylaw process.

Municipally owned unassumed road assumption and Private Road assumption is governed by O. Reg. 586/06; **LOCAL IMPROVEMENT CHARGES – PRIORITY LIEN STATUS (Ontario.ca)**. [O. Reg. 586/06: LOCAL IMPROVEMENT CHARGES - PRIORITY LIEN STATUS \(ontario.ca\)](#)

If the Fees and Charges option is chosen, there is a three (3) year time frame from the last upgrading or repair work performed on the road before assumption of the road may be requested and an 'as constructed' report from a civil engineer will also be required after the three (3) year time period prior to the request for assumption. Any costs associated with the repair and maintenance of the roadway during the three (3) year period shall be borne by the proponents.



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SCHEDULE 'A' (to By-law No. 2022-_____)

FIRE ROUTE NAMING

Full-time residents have had difficulty with banks and other providers recognizing fire route addresses as permanent residences. Consequently, residents on fire routes are encouraged to collectively find a new name (preferably with a "Path" or "Way" or "Road" or "Trail" or "Lane" second name). Renaming fire routes should follow the undernoted processes:

- only change name if approached by respective landowners
- contact the local road association (or create one if needed) to engage local landowners in the renaming
- survey respective landowners to determine name preferences
- hold a vote of respective landowners to agree/fix a new name e.g. name by selected by a majority, or by most preferred choice, record votes including landowner names and phone numbers
- obtain approval by 911 (managed by Bell)
- forward a formal renaming request to Township office (format to be provided) together with supporting documents from above
- once approved, the township will pass a renaming bylaw and arrange new signage

ROAD CLASSIFICATION

Ontario Regulation 239/02 O. Reg. 239/02: MINIMUM MAINTENANCE STANDARDS FOR MUNICIPAL HIGHWAYS (Ontario.ca) prescribes minimum maintenance standards for municipal roads based on road class. This regulation defines road class based on estimated daily traffic and posted speed limit. All McKellar Township assumed roads and municipally owned unassumed roads are rated a "5" or "6".

This Regulation sets the minimum response time standards for various maintenance functions, such as patrols, snow clearing, pot-hole repair, icy roads, etc.

Given the customary speed limits and traffic volume, most McKellar roads are assigned to the provincial road standard category 5 or 6. The unassumed municipal roads (all of which qualify as a category '6') currently vary in road surface travel width from 9 ft. to 16+ft.

MCKELLAR ROADS INVENTORY

A list of all McKellar Roads (including Municipal year-round, Municipal summer maintained, Municipal Unassumed) is attached to this document as shown in Appendix 2.

A list of all private roads, including Fire Routes, is attached to this document as shown in Appendix 3.

UPGRADING PRIVATE ROADS

Unless Council makes an exception, the policy of the Township has been that all costs associated with upgrading or improving a private road to become a municipal year-round maintained road shall be borne by the landowners who front on, abut, or access the respective road(s).

The only cost sharing option is the procedures outlined in Ontario Regulation 586/06, Local Improvement Charges. This regulation requires consent of 2/3rd of the landowners who represent at least 50 per cent of the MPAC assessed property value. The normal semi-annual bill will reflect regular property tax amount and any extra costs per roads upgrade agreement.



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SCHEDULE 'A' (to By-law No. 2022-_____)

UPGRADING MUNICIPALLY OWNED UNASSUMED ROADS

Unless Council makes an exception, the policy of the Township has been that all costs associated with upgrading or improving a municipally-owned unassumed road or municipally-owned unassumed road allowance to become a municipal year-round maintained road shall be borne by the landowners who front on, abut, or access the respective road(s).

Cost sharing options include the procedures below:

1. Ontario Regulation 586/06, Local Improvement Charges. This regulation requires consent of 2/3rd of the landowners who represent at least 50 per cent of the MPAC assessed property value. These costs are allocated on the basis of road frontage and can be spread over 10 to 30 years on the semi-annual tax bill.
2. Local Fees and Charges Method

MUNICIPAL YEAR ROUND MAINTAINED ROADS

These roads receive year-round maintenance by the municipality depending on the surface type, usually on an as-needed basis. Money is budgeted each year for repairs, maintenance and improvements to these priority roads and federal and provincial grant money is utilized if it becomes available. Culverts will be replaced as required. Ditching and brushing may be performed if needed. Roadside mowing is carried out each year usually in late summer.

Year-round roads have various surface treatments: gravel, double surface treatment or asphalt. Liquid calcium is applied on highly travelled gravel roads as dust suppressant at least once per year. It is the intention of the Township to gradually increase the percentage of surface treated roads and thereby decrease the number of municipal gravel roads provided as determined by cost benefit analysis and budget considerations.

MUNICIPAL SUMMER MAINTAINED SEASONAL ROADS

These roads receive maintenance by the Municipality on an as needed basis during the summer months only. Gravel may be applied, grass growth may be eliminated or minimized, culverts will be replaced as required, ditching and brushing may be performed if needed and roadside mowing is carried out each year.

Each summer-maintained road or section is posted with a 'summer maintenance only' sign. Residents owning property and residing on said roads will not receive year-round maintenance. At Council's discretion, some of these roads may be plowed and sanded during winter months provided that minimum road standard criteria are met. It is understood that Council has no obligation to provide this service or continue to provide this service.

MUNICIPAL UNASSUMED ROADS

A Municipal unassumed road is a road owned by the Township and maintained by private individual(s) or an organization rather than by the Township. Since the roads are owned by the

Township the general public is allowed to travel on them; however, because they have not been assumed by the Township for maintenance purposes the private individual(s) and/or organization is responsible for all maintenance, repair, access, snow clearance, liability or other obligation:

- The Municipality does not provide any maintenance services to any development located on a municipal unassumed road nor does it provide any monies and/or equipment to be spent for maintenance purposes.



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- At the Council's sole discretion, the municipality may provide snow removal and sanding services during the winter months on certain municipal unassumed roads that meet specific requirements. Council may provide this service based on maintenance needs and the Township of McKellar's financial capabilities. It is understood that Council is under no obligation to continue this program.
- The Township may register a notice on title or require that the owner enter into an agreement acknowledging that the Township will not be responsible for the repair or maintenance of unassumed roads or the provision of services or monies to any development located on an unassumed road and further that the Township may not be able to provide emergency services to properties, owners, residents, developments or users located on an unassumed road because of the condition of the road.
- It is the intent of the Council of the Township of McKellar to protect the municipality and its residents from incurring tax increases to finance road construction and upgrades that are the responsibility of developers and in some cases residents whose properties are abutting or accessed by municipal unassumed roads.
- All new or existing roads must be brought up to the municipal minimum construction standard before they are assumed by the Municipality.

UNOPENED ROAD ALLOWANCES

Throughout the Township there are many unopened road allowances and some shoreline road allowances owned by the municipality. The municipality has no obligation to open or improve road allowances to provide access to private or public property.

For various purposes, abutting property owners may approach the Township regarding the purchase of portions of unopened or shoreline road allowances. In considering the sale of unopened shoreline road allowance a Township will have regard for public recreational use. All costs will be borne by the applicant.

Any portions of a road allowance that contain, abut or provide access to important fish spawning areas wildlife habitat or other environmentally sensitive features or hazard shall be reserved.

Portions of road allowances where significant historical or cultural features have been identified shall also be reserved.

Unless council determines otherwise, it is the policy of the Township to reserve or retain road allowances that lead to water so the public may still have access in the future.

CROWN LANDS

The Municipality has no objection to the establishment of roads over Crown land so long as the proponents receive the necessary permission from the Ministry of Natural Resources and Forestry and so long as they understand that the Municipality has no responsibility for the maintenance of the road.

PRIVATE ROADS

A private road is a road that is owned by one or more individuals (not the Township) and is privately maintained. There is no legal obligation on the part of the Township to maintain or repair private roads or otherwise provide monies or services to any development located on a private road nor is there any responsibility acknowledged for the provision of school busing.

Unless Council determines otherwise, it is the policy of the Township of McKellar to not accept any responsibility, monetary or otherwise, for the maintenance or repair or liability or any other service of private roads either by the use of Township equipment or by the issuing of grants to property owners or organizations situated on said private roads.



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The Township may register a notice on title or require the owner to enter into an agreement acknowledging that the Township will not be responsible for the repair or maintenance of private roads or provision of services or monies to any properties, owners, residents, development or users located on a private road and further that the Township may not be able to provide emergency services to development located on a private road due to the road condition.

If a private road is reconstructed to a standard acceptable to the Township and at no expense to the Township, the Township may consider the assumption of the private road if it abuts an existing municipally maintained year-round road or provincial highway. Prior to undertaking any such reconstruction, land owners of the property on a private road must obtain the approval of the Township. The work shall be undertaken to the standards of the Township, for a year-round maintained road.

911 SERVICES

Owners and occupants on private roads are encouraged to ensure a minimum width to facilitate winter and summer access for emergency services.

All residents on municipally owned unassumed roads and on private roads are encouraged to adopt the Class 6 minimum road guideline. The Township can refuse to provide emergency services on sub-standard private or unassumed roads. Over time, all private or unassumed roads that have multiple full-time residents need to invest in an upgrade to the minimum road guideline.

APPLICATION TO ASSUME PRIVATE OR UNASSUMED ROAD ALLOWANCE

When submitting a proposal to the Township, all documentation and information must satisfy Council that the assumption of the assumed road is in the public interest, and that the proponents acknowledge and accept that any and all costs associated with such assumption are to be borne by the proponents and the following procedures applied.

CRITERIA FOR ASSUMPTION OF MUNICIPALLY OWNED UNASSUMED ROADS AND PRIVATE ROADS - ONTARIO REGULATION 586/06

Without being necessarily limited to the following, the following criteria should be considered in determining if it is in the public interest to assume the municipally owned unassumed road or private road:

1. Does the road serve, or will it serve, five (5) or more separate and distinct private parcels of land which are being used, or are capable of being used for the purposes permitted within that zone, on a year-round basis?
2. Does the road provide access to a Township-maintained boat launch, beach or other facility or attraction promoted by the Township for public use and tourism?
3. Would the assumption of the road over-extend existing municipal roads maintenance programs, operations and resources?
4. Was the road constructed to the standards as stated herein, thus avoiding costly future upgrades and/or repair costs to the Township?
5. Will the assumption of the road promote further desired development?
6. Would further development require the road to be extended?
7. Would further development on this road over-extend existing municipal services?
8. Would the road facilitate the safe and efficient movement of goods and people?
9. At least two-thirds (%) of all property owners who will receive direct benefit from the assumption of the road agree to the undertaking of the study and the assumption of the unassumed road by the Township. For private roads, two-thirds (%) of all property owners must agree to the undertaking of the study and the assumption of the private road by the Township.



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10. All property owners required to give up ownership of legal title to the road itself, required road widenings or necessary turnarounds have consented to the Township's acquisition of their lands.
11. Have the Conservation Authorities or the Ministry of Natural Resources and Forestry, whichever has jurisdiction, been notified and are regulations followed where there could be any interference with wetlands or any alterations to shorelines and watercourses?
12. The proposal conforms to the land use policies of the relevant Official Plan and Zoning By-law if lot creation would occur as a result of the assumption process.
13. There is a reference plan prepared by an Ontario Land Surveyor documenting the lands affected by the proposed assumption.
14. The proponents have provided original deeds and certification of title for the lands in question, prepared by the proponents' Solicitor.
15. The Township has received a legal opinion on the ownership status of the subject road and a risk assessment of assuming or not assuming the road.

PROPONENTS' RESPONSIBILITIES

- The cost and associated process of bringing the road up to municipal standard will be the responsibility of the proponents. Options will be provided to the proponents for immediate payment or the option to pay over a period of time as permitted under O. Reg 586/06 Local Improvement Charges – Priority Lien Status. [O. Reg. 586/06: LOCAL IMPROVEMENT CHARGES - PRIORITY LIEN STATUS\(ontario.ca\)](#)
- Where the proposed right-of-way has a deficient width, all benefitting owners will be required to provide the necessary road widening to the Township free and clear of all encumbrances and at no cost to the Township.
- Where the proposed right-of-way dead-ends and a turnaround is thus required, title to the land required for the turnaround must be transferred to the Township at no cost to the Township.
- Prior to the commencement of an engineering study the proponents shall submit to the Township a refundable deposit of five thousand dollars (\$5,000.00). The Director of Public Works or their designate will provide proponents with an estimate and additional deposit may be required prior to proceeding. This deposit will be used to cover the engineering review costs and the amount may be increased as needed if the review is more complex. Any amount of the deposit not needed to cover the independent review will be returned to the proponents.

TOWNSHIP STAFF RESPONSIBILITIES

- Upon receipt of a petition requesting assumption of a roadway, Township staff will verify the sufficiency of the petition.
 - 1) petitions not supported by at least two-thirds of the property owners abutting, accessing or adjacent to the roadway will not be considered,
 - 2) petitions not supported by all owners giving up title rights will not be considered, and assumption of portions of a road less than 500 metres will not be considered unless
 - 3) the road links existing maintained Township roads.
- Township staff will prepare a Council Report and if Council agrees "in principle" with the possible assumption of the road then the works will proceed following confirmation of financing methodology.
- Prior to assuming the road section, the Township shall request an independent review of the subject road, at the proponents' expense. This review will include a report on the as-built condition of the existing road by a professional engineer and a cost-benefit analysis to



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determine the operational costs of maintaining the road and the impact on Township resources. In addition, the consultant will prepare, as part of the engineering report, an estimate of all costs relating to the construction or reconstruction of the unassumed road to the standards as stated herein. The cost of the independent engineering review and cost-benefit analysis will be borne by the proponents.

- Year-round road service will not be provided on seasonal roads or private roads until Council passes a by-law to formally assume the road and until the subject road is upgraded to the road standards as specified by the Township.
- If assumption of a privately-owned road is requested, the Township staff will review and recommend to Council to advance a by-law for assumption of the road.
- If assumption of a privately-owned road is requested, and where acquisition by the Township will result in severance(s), the Planning Department will consider the implications of the road assumption to ensure that any natural severances conform to the Official Plan policies and Zoning By-law regulations.

ROAD MAINTENANCE GUIDELINES

The Township of McKellar will provide a level of service for routine patrolling that meets the Minimum Maintenance Standards O. Reg. 239/02 Section 3, under The Municipal Act 2001. O.Reg. 239/02: MINIMUM MAINTENANCE STANDARDS FOR MUNICIPAL HIGHWAYS (Ontario.ca). Road classifications are in accordance with O. Reg. 239/02. There are currently no Class 1,2,3 or Class 4 highways within the jurisdiction of the Township of McKellar

[O. Reg. 239/02: MINIMUM MAINTENANCE STANDARDS FOR MUNICIPAL HIGHWAYS \(ontario.ca\)](#)

NEW ROAD CONSTRUCTION ENGINEERING SPECIFICATIONS

The road specifications are to provide developers and landowners with standards for Municipal road construction. The standards are to be adhered to for all new road construction and may be applied to upgrading of some existing roads at the discretion of the Council with input from the Public Works Department. The standards are to be regarded as the minimum requirements for construction acceptable to the Municipality for consideration, when the Municipality is assuming the operation and maintenance of roads for the purpose of creating year-round publicly maintained Municipal roads.

The minimum requirements for road standards generally follow the guidelines set out in

- Ontario Regulation 586/06 includes the standards that must be followed to undertake the local improvement work [O. Reg. 586/06: LOCAL IMPROVEMENT CHARGES - PRIORITY LIEN STATUS \(ontario.ca\)](#)
- the Ontario Provincial Standards Specifications & [SydneyEnterprise:Portal\(gov.on.ca\)](#)
- the Ontario Provincial Standards Drawings. [MTO Technical Publications\(gov.on.ca\)](#)



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SCHEDULE 'A' (to By-law No. 2022-)

Design Criteria	CLASS	ROAD CONSTRUCTION GUIDELINES
road classification	6	CLASS 5
road network	low traffic, dead-end	medium traffic, thoroughfare
Design Speed	20 kph	50 kph
Right of Way Width	20 m	20 m
Horizontal Radius	80.0 m	80.0 m
Maximum Grade	6.00%	6.00%
Kcrest (vertical curve, hill)	8 m	8 m
Ksag (vertical curve, valley)	12 m	12 m
Min Stopping Sight Dist	65.0 m	65.0 m
Clearing Width	10m	10m
Surface Width	6m 20ft	6 m, 20 ft
Shoulder Width	0.5 m	1.0 m
Horizontal Clearance	3.0 m	3.0 m
Vertical Clearance	5.25 m	5.25 m
Cross fall crown on road surface	3%	3%
Turn Arounds	OPSD 500.01 or equivalent	OPSD 500.01 or equivalent
Ditches	12" deep, 16" wide	adequate for watercourse
Surface Course	Granular A	Double Surface Treatment or Granular A at discretion of Township
Granular base course	Granular A 300mm	Granular A 300mm
Sub Base	Granular B 300mm depth as determined by design	Granular B 300mm depth as determined by design
New culverts	400 mm diameter: 9m length minimum	400 mm diameter: 9m length minimum
Hills	Less than 10% grade	
Surface Type (traffic < 200/day)	Granular A: 100 mm (4" Depth)	Granular A: 100 mm (4" Depth)
Surface Type (traffic > 200/day)	Double Surface Treatment	Double Surface Treatment
Signage	As per Ont. Traffic Manual	As per Ont. Traffic Manual
Dead end roads	15 metre turning radius	15 metre turning radius



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SCHEDULE 'A' (to By-law No. 2022-_____)

APPENDIX 1 of Schedule 'A' to By-law No. 2022-_____ [THE OFFICIAL PLAN (mckellar.ca)] OFFICIAL PLAN

It is the intent of the Roads Policy to reflect the policies of the Official Plan 2018, as excerpted below:

5.8.2 Municipal Roads

- 5.8.2.1 All new development must front upon a year-round, publicly maintained road subject to the exceptions listed below.
- 5.8.2.2 A limited number of lots used for seasonal residential dwellings within the Waterfront designation may be serviced by an existing private road, registered right-of-way, minor extension to private road, or an unassumed public road which accesses a maintained public road, as identified on Schedule "A". A minor extension to a private road is defined as 180 metres or less from the last lot on the road. Private roads and rights-of-way will not be extended to properties which are located beyond the existing extent of the private road or right-of-way, except to provide water access for island lots and inaccessible shoreline where no alternative access is available.
- 5.8.2.3 New water access, lakefront lots, are generally not permitted within the Municipality. It is recognized that there are some existing water access properties within the township and these are to be considered as permitted uses. However, no new lots may be created that require water access facilities. Exceptions may be made to this policy where large islands may be divided or mainland that may not be reasonably accessed by road provided that the land owner has demonstrated to the satisfaction of Council that a mainland docking and parking facility has been deeded and zoned exclusively for the island lot properties.
- 5.8.2.6 All roads to be dedicated to and assumed by the Municipality must meet the current standards as set out by the Municipality and the Ministry of Transportation.
- 5.8.2.7 Road allowances must be a minimum of 20 metres in width except in special circumstances where it may be determined by a professional engineer that the functional requirements may be accommodated by a lesser width.
- 5.8.2.8 Roads adjacent to and serving any proposed development must be capable of handling the additional traffic created by the development. Development should not be permitted on land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited site lines on curves or grades.
- 5.8.2.9 It is the general intent of this Plan to maintain the function of the public access roads throughout the municipality.
- 5.8.2.10 On the main public roadways through the municipality, it will be the preference of the Township of McKellar to support new development that provides for internal roadways thereby minimizing direct access onto existing township roads. This policy is not intended to prohibit any new lot creation on existing public roads.
- 5.8.2.11 All new or existing roads must be brought up to the municipality's minimum construction standard before they are assumed by the Municipality. Existing seasonally maintained roads must also be brought up to municipal standards for year-round roads before they are designated for year-round road service. Benefitting property owners shall be responsible for the financing of any road improvements, including all survey, legal, engineering and construction costs associated with upgrading the road prior to its assumption by the municipality.



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- 5.8.2.12 Wherever applications for development are proposed adjacent to municipal roadways and the municipality does not own title to the roadway, it will be the policy of this Plan to require that the applicant convey that portion of the roadway consisting of 10 metres from the centre line of the travelled road as it abuts the proposed development lands should a survey reveal an encroachment.
- 5.8.2.13 In some circumstances, it may be preferred to share driveway access between adjoining property owners to minimize the number of entrances on existing public roads. 5.8.2.14 The standards for the frontage requirements for lots may be reduced to accommodate cul-de-sacs for any new subdivision development in the Rural designation.

Line	Road Name	From	To	Road class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface type existing
1	Armstrong Street	Centre Road	Louisa Street	Local	YR	6	0.09	6.0	7.0	0.50	50	no ditch	gravel
2	Balsam Road	Centre Road	Fire Rte 158	Collector	YR	5	2.91	8.0	7.0	0.50	60	open ditch	surface treated
3	Balsam Road	Fire Rte 158	Swan Blvd.	Local	YR	5	1.33	7.5	6.5	0.50	60	open ditch	gravel
4	Balsam Road	Swan Blvd.	Kodlak Road	Local	YR	5	0.84	7.5	6.5	0.50	60	open ditch	gravel
5	Balsam Road	Kodlak Road	Lauck's Road	Local	YR	5	1.35	7.5	6.5	0.50	60	open ditch	gravel
6	Bay Drive	Deerfield Road	end	Local	Municipally owned Unassumed	6	0.20					open ditch	gravel
7	Bells Road	Hurville Road	End	Local	YR	6	0.45	7.0	6.0	0.50	50	open ditch	gravel
8	Blackwater Road	Hurville Road/Broadbent Rd	Fisher's Road	Collector	YR	6	1.61	7.0	6.0	0.50	60	open ditch	surface treated
9	Blackwater Road	Fisher's Road	5.4m east (Bridge at Blackwater Lake)	Local	YR	6	0.51	7.0	6.0	0.50	60	open ditch	surface treated
10	Blackwater Road	5.4m east (Bridge at Blackwater Lake)	80m west of Sunset Cove Road	Local	YR	6	0.49	7.0	6.0	0.50	60	open ditch	gravel
11	Braemar Blvd.	Lakeview Cr.	end	Local	Municipally owned Unassumed	6	0.20						
12	Broadbent Road	Hurville Road	McCords Road	Collector	YR	5	1.15	7.0	6.0	0.50	60	open ditch	surface treated
13	Broadbent Road	McCords Road	Fire Rte 203	Local	YR	5	0.10	7.0	6.0	0.50	60	open ditch	surface treated
14	Broadbent Road	Fire Rte 203	Fire Route 204	Local	YR	5	0.46	8.0	7.0	0.50	60	open ditch	surface treated

APPENDIX 2 of Schedule 'A' to By-law No. 2022- [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

APPENDIX 2 of Schedule 'A' to By-law No. 2022-____
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface Type existing
15	Broadbent Road	Fire Route 204	Pawlett Road	Local	YR	5	0.34	8.0	7.0	0.50	60	open ditch	surface treated
16	Broadbent Road	Pawlett Road	Dickinson Road	Local	YR	5	0.27	8.0	7.0	0.50	60	open ditch	surface treated
17	Broadbent Road	Dickinson Road	Inholmes	Local	YR	5	4.84	8.0	7.0	0.50	60	open ditch	gravel
18	Broadbent Road	Inholmes	Fords Road	Local	YR	5	1.30	7.0	6.0	0.50	60	open ditch	gravel
19	Broadbent Road	Fords Road	2.06km east of Fords Rd	Local	YR	6	2.06	6.0	5.0	0.50	60	open ditch	gravel
20	Brownley Road	Centre Road	850m east of Centre Rd	Local	YR/S	6	0.85	5.5	4.5	0.50	40	open ditch	gravel
21	Brownley Road	850m east of Centre Rd	End	Local	S	6	2.59	5.5	4.5	0.50	50	open ditch	gravel
22	Burnetts Road	Hurdville Road	Fire Route 302	Collector	YR	6	1.09	8.0	7.0	0.50	50	open ditch	surface treated
23	Burnetts Road	Fire Route 302	Craigmore Drive	Collector	YR	6	0.39	8.0	7.0	0.50	50	open ditch	surface treated
24	Burnetts Road	Craigmore Drive	Craigmore Drive	Collector	YR	6	0.17	8.0	7.0	0.50	50	open ditch	surface treated
25	Burnetts Road	Craigmore Drive	Camp Majala Road	Collector	YR	6	0.80	8.0	7.0	0.50	50	open ditch	surface treated
26	Burnetts Road	Camp Majala Road	Manitouwabing Estates Road	Collector	YR	6	0.48	8.0	7.0	0.50	50	open ditch	surface treated
27	Burnetts Road	Manitouwabing Estates Road	Stormy Point Road	Collector	YR	6	1.52	8.0	7.0	0.50	50	open ditch	surface treated
28	Burnetts Road	Stormy Point Road	Smith Pine Crescent	Local	YR	6	0.28	8.0	7.0	0.50	50	open ditch	surface treated
29	Burnetts Road	Smith Pine Crescent	Smith Pine Crescent	Local	YR	6	0.09	8.0	7.0	0.50	50	open ditch	surface treated

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance Class	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface type existing
30	Burnetts Road	Smith Pine Crescent	End (cul-de-sac)	Local	YR	6	0.05	8.0	7.0	0.50	50	open ditch	surface treated
31	Camp Majala Road	Burnetts Road	end	Local	YR	6	0.18	7.0	6.0	0.50	50	no ditch	surface treated
32	Camp Road	Centre Road	Sparrow Lane	Collector	YR	6	0.70	8.0	7.0	0.50	50	open ditch	surface treated
33	Camp Road	Sparrow Lane	Inn Road	Local	YR	6	0.22	8.0	7.0	0.50	50	open ditch	surface treated
34	Camp Road	Inn Road	End	Local	YR	6	0.59	8.0	7.0	0.50	50	open ditch	surface treated
35	Cardinal Court	Camp Road	End	Local	YR	6	0.59	8.0	7.0	0.50	50	open ditch	surface treated
36	Catherine Street	Centre Road	Louisa Street	Local	YR	6	0.10	8.5	7.5	0.50	50	open ditch	asphalt
37	Catherine Street	Louisa Street	William Street	Local	YR	6	0.09	8.5	7.5	0.50	50	open ditch	asphalt
38	Catherine Street	William Street	Henry Street	Local	YR	6	0.09	8.5	7.5	0.50	50	open ditch	asphalt
39	Cemetery Road	Hurville Road	End	Local	S	6	0.30	5.0	4.0	0.50	50	open ditch	gravel
40	Centre Road	Hwy 124	Catherine Street	Collector	YR	5	0.04	8.0	7.0	0.50	50	storm sewer	asphalt
41	Centre Road	Catherine Street	Mary Street	Collector	YR	5	0.05	8.0	7.0	0.50	50	open ditch	asphalt
42	Centre Road	Mary Street	Armstrong Street	Collector	YR	5	0.10	8.0	7.0	0.50	50	open ditch	asphalt
43	Centre Road	Armstrong Street	Balsam Road	Collector	YR	5	0.09	8.0	7.0	0.50	50	open ditch	asphalt
44	Centre Road	Balsam Road	Veterans Memorial Bridge	Collector	YR	5	0.75	8.0	7.0	0.50	60	open ditch	asphalt

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface type
45	Centre Road	Veterans Memorial Bridge/Middle River Bridge	Veterans Memorial Bridge/Middle River Bridge	Collector	YR	5	1.61	8.0	8.0	0.00	60	other	asphalt
46	Centre Road	Veterans Memorial Bridge	Middle River Drive	Collector	YR	5	0.15	8.0	8.0	0.50	60	open ditch	asphalt
47	Centre Road	Middle River Drive	Lakeside Drive	Collector	YR	5	1.57	8.0	8.0	0.50	60	open ditch	asphalt
48	Centre Road	Lakeside Drive	Brownley Road	Collector	YR	5	0.27	8.0	8.0	0.50	60	open ditch	asphalt
49	Centre Road	Brownley Road	Camp Road	Collector	YR	5	0.78	8.0	8.0	0.50	60	open ditch	asphalt
50	Centre Road	Camp Road	Lees Road	Collector	YR	5	0.76	8.0	8.0	0.50	60	open ditch	asphalt
51	Centre Road	Lees Road	Hollys Road	Collector	YR	5	1.37	8.0	8.0	0.50	60	open ditch	asphalt
52	Centre Road	Hollys Road	Stewart Park Road	Collector	YR	5	2.06	8.0	8.0	0.50	60	open ditch	asphalt
53	Centre Road	Stewart Park Road	Manitouabing River Bridge	Collector	YR	5	0.05	8.0	8.0	0.50	60	open ditch	asphalt
54	Centre Road	Manitouabing River Bridge	Fire Rte 201	Collector	YR	5	1.30	8.0	8.0	0.50	60	open ditch	asphalt
55	Centre Road	Fire Rte 201	Hurville Road	Collector	YR	5	0.95	8.0	8.0	0.50	60	open ditch	asphalt
56	Charles Ave.	Hollys Road	end	Local	Municipally Owned Unassumed	6	0.10					open ditch	gravel
57	Craigmore Dr.	Burnett's Road	Burnett's Road	Local	Municipally Owned Unassumed	6	0.70					open ditch	gravel
58	Deerfield Road	Mckellar-Ferguson Boundary Rd. S.	end	Local	Municipally Owned Unassumed	6	2.50					open ditch	gravel

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface type existing
59	Dickinson Road	Broadbent Road	Fire Route 205	Local	YR	6	0.55	6.0	5.0	0.50	50	open ditch	gravel
60	Dickinson Road	Fire Route 205	Fire Route 206	Local	S	6	0.53	6.0	5.0	0.50	50	open ditch	gravel
61	Dickinson Road	Fire Route 206	end	Local	S	6	0.40	6.0	5.0	0.50	50	open ditch	gravel
62	Elizabeth Ave.	Holly's Road	Phillip Ave.	Local	Municipally owned Unassumed	6	0.50					open ditch	gravel
63	Elizabeth Ave.	Phillip Ave.	end	Local	Municipally owned Unassumed	6	0.20					open ditch	gravel
64	R.R. 152	Hwy. 124	end	Local	Municipally owned Unassumed	6						open ditch	gravel
65	R.R. 152A	R.R. 152	end	Local	Municipally owned Unassumed	6						open ditch	gravel
66	R.R. 152B	R.R. 152	end	Local	Municipally owned Unassumed	6						open ditch	gravel
67	Fire Route 200	Centre Rd	end	Local	S	6	0.57	7.0	6.0	0.50	50	open ditch	gravel
68	Fire Route 305 Road	Hurville Rd	McDougall Road	Collector	YR	5	0.15	8.5	8.0	0.25	50	open ditch	asphalt
69	Fishers Road	Blackwater Rd.	Fire Rte. 202										
70	Fishers Road	Fire Rte 202	end	Local	YR	6	0.55	5.0	4.0	0.50	50	open ditch	gravel
71	Fords Road	Broadbent Road	1.98km north/easto #88	Local	S	6	1.98	5.0	4.0	0.50	50	open ditch	gravel

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
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Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface Type Existing
72	Fox Farm Road	Lakeshore Road	0.24 km south of Lakeshore Rd	Local	YR	6	0.24	7.0	6.0	0.50	50	open ditch	gravel
73	Fox Farm Road	0.24km south of Lakeshore Rd (turnaround)	50m south of Watkins Lane	Local	S	6	0.24	6.0	5.0	0.50	50	open ditch	gravel
74	Frontenac Drive	More Avenue	End (West)	Local	YR	6	0.38	7.0	6.0	0.50	50	open ditch	gravel
75	Frontenac Drive	More Avenue	End (East)	Local	YR	6	0.19	7.0	6.0	0.50	50	open ditch	gravel
76	Gardenview Road	Silver Birch Circle	Riverview Drive	Local	YR	6	0.54	8.0	7.0	0.50	50	open ditch	gravel
77	Genes Court	Manitou Drive	end	Local	YR	6	0.16	7.0	6.0	0.50	50	open ditch	gravel
78	Grey Owl Road	Hwy 124	Shakell Rd	Local	YR	6	0.10	7.0	6.0	0.50	40	open ditch	surface treated
79	Grey Owl Road	Shakell Rd	Trull Rd	Local	YR	6	1.30	6.0	5.0	0.50	40	open ditch	gravel
80	Grey Owl Road	Trull Rd	Fire Rte 102	Local	YR	6	0.30	6.0	5.0	0.50	40	open ditch	gravel
81	Grey Owl Road	Fire Rte 102	Grey Owl Lake Bridge	Local	YR	6	0.60	6.0	5.0	0.50	40	open ditch	gravel
82	Hardies Road	Hurville Road	Harris Road	Collector	YR	6	0.54	8.0	7.0	0.50	50	open ditch	asphalt
83	Hardies Road	Harris Road	Lynsey lane	Collector	YR	6	1.45	9.0	8.0	0.50	50	open ditch	asphalt
84	Harriet Street	Hwy 124	Mary Street	Local	YR	6	0.12	6.0	5.0	0.50	50	no ditch	gravel
85	Harriet Street	Mary Street	Fire Rte 140	Local	YR	6	0.09	6.0	5.0	0.50	50	no ditch	gravel
86	Harris Road	Hardies Road	end	Local	YR	6	0.16	6.0	5.0	0.50	50	open ditch	gravel

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface Type
87	Henry Street	Catherine Street	Mary Street	Local	YR	6	0.13	7.0	6.0	0.50	50	open ditch	gravel
88	Hollys Road	Centre Road	Rehns Way	Local	YR	6	0.58	7.0	6.0	0.50	50	open ditch	surface treated
89	Hollys Road	Rehns Way	Elizabeth Avenue	Local	YR	6	0.41	7.0	6.0	0.50	50	open ditch	gravel
90	Hurville Road	40m east of Frontier Trail	Hardies Road	Collector	YR	6	0.22	8.0	7.0	0.50	50	open ditch	asphalt
91	Hurville Road	Hardies Road	Hurville Dam	Collector	YR	6	0.17	8.0	7.0	0.50	50	open ditch	asphalt
92	Hurville Road	Hurville Dam	#489 Hurville Rd	Collector	YR	6	0.21	8.0	7.0	0.50	50	open ditch	asphalt
93	Hurville Road	#489 Hurville Rd	McDougall Road	Collector	YR	6	0.31	8.0	7.0	0.50	50	open ditch	asphalt
94	Hurville Road	McDougall Road	Fire Rte 305	Collector	YR	5	0.33	9.0	8.0	0.50	60	open ditch	asphalt
95	Hurville Road	Fire Rte 305	Cemetery Rd	Collector	YR	5	0.17	8.0	7.0	0.50	60	open ditch	asphalt
96	Hurville Road	Cemetery Rd	Burnetts Road	Collector	YR	5	1.39	8.0	7.0	0.50	60	open ditch	asphalt
97	Hurville Road	Burnetts Road	Jones Road	Collector	YR	5	0.81	8.0	7.0	0.50	60	open ditch	asphalt
98	Hurville Road	Jones Road	Fire Rte 301	Collector	YR	5	2.25	8.0	7.0	0.50	60	open ditch	asphalt
99	Hurville Road	Fire Rte 301	Bells Road	Collector	YR	5	0.62	8.0	7.0	0.50	60	open ditch	asphalt
100	Hurville Road	Bells Road	Centre Road	Collector	YR	5	0.30	8.0	7.0	0.50	60	open ditch	asphalt

APPENDIX 2 of Schedule 'A' to By-law No. 2022-_____
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface type existing
101	Hurville Road	Centre Road	Bradent Road/Blackwater Rd	Collector	YR	5	1.30	8.0	7.0	0.50	60	open ditch	asphalt
102	Islandview Ave.	Phillip Ave.	end	Local	Municipally owned Unassumed	6	0.10						
103	Jones Road	Hurville Road	Fire Rce 302	Local	YR	6	0.85	7.0	6.0	0.50	50	open ditch	gravel
104	Jones Road	Fire Rce. 30Z	Fire Rce 303	Local	S	6	0.24	7.0	6.0	0.50	50	open ditch	gravel
105	Jones Road	Fire Rce 303	Fire Rce 304	Local	YR	6	0.84	7.0	6.0	0.50	50	open ditch	gravel
106	Kirk Ave.	Phillip Ave.	end	Local	Municipally owned Unassumed	6	0.10						
107	Lakeshore Road	Henry Street	800m South of Henry Street	Collector	YR	6	0.80	7.5	6.5	0.50	50	open ditch	asphalt
108	Lakeshore Road	800m South of Henry Street	Fox Farm Road	Collector	YR	6	0.63	7.5	6.5	0.5	50		
109	Lakeside Crescent	Lakeside Drive	Lakeside Drive	Local	YR	6	0.45	7.0	6.0	0.50	50	open ditch	surface treated
110	Lakeside Drive	Lakeside Crescent E	Lakeside Crescent W	Local	YR	6	0.12	7.0	6.0	0.50	50	open ditch	surface treated
111	Lakeside Drive	Centre Road	Lakeside Crescent E	Collector	YR	6	1.16	7.0	6.0	0.50	50	open ditch	surface treated
112	Lakeside Drive	Lakeside Crescent W	end	Local	YR	6	0.55	7.0	6.0	0.50	50	open ditch	surface treated
113	Lakeview Cr.	Craigmore Dr.	Craigmore Dr.	Local	Municipally owned Unassumed	6	0.50					open ditch	gravel
114	Lees Road	Centre Road	343m East of Centre Rd.	Local	YR	6	0.34	7.0	7.0	0.0	50	open ditch	surface treated

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface Type
115	Lees Road	343m East of Centre Road	end	Local	YR	6	0.50	6.0	5.0	0.50	50	open ditch	gravel
116	Lizzies Lane	Reins Way	End (West)	Local	YR	6	0.18	7.0	6.0	0.50	50	open ditch	surface treated
117	Lizzies Lane	Reins Way	End (east)	Local	YR	6	0.34	7.0	6.0	0.50	50	open ditch	surface treated
118	Louisa Street	Catherine Street	Mary Street	Local	YR	6	0.10	6.0	5.0	0.50	50	open ditch	gravel
119	Louisa Street	Mary Street	Armstrong Street	Local	YR	6	0.09	6.0	5.0	0.50	50	open ditch	gravel
120	Lyndsey Lane	Hardies Road	end	Local	YR	6	1.52	8.0	7.0	0.50	50	open ditch	surface treated
121	Mantou Drive	Park Drive	Genes Crt	Collector	YR	6	0.06	8.0	7.0	0.50	40	open ditch	surface treated
122	Mantou Drive	Y in Mantou Drive	Marine Drive	Collector	YR	6	0.06	8.0	7.0	0.50	40	open ditch	surface treated
123	Mantou Drive	Y in Mantou Drive	N Point Drive	Local	YR	6	1.31	7.0	6.0	0.50	40	open ditch	gravel
124	Mantou Drive	Genes Crt	Y in Mantou Drive	Collector	YR	6	0.24	8.0	7.0	0.50	40	open ditch	surface treated
125	Mantou Drive	Marine Drive	S Point Dr	Collector	YR	6	0.49	8.0	7.0	0.50	40	open ditch	surface treated
126	Mantou Drive	E Point Dr	S Point Drive	Local	YR	6	0.54	7.0	6.0	0.50	50	open ditch	gravel
127	Mantou Drive	N Point Drive	E Point Drive	Local	YR	6	0.72	7.0	6.0	0.50	40	open ditch	gravel
128	Mantouwabing Estates Road	Burnetts Road	end	Local	YR	6	0.96	8.0	7.0	0.50	50	open ditch	surface treated
129	Maplewood Drive	Sunnysshore Park Drive	West Point Drive	Local	YR	6	0.63	8.0	7.0	0.50	50	open ditch	gravel

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface type existing
130	Marine Drive	Mantou Drive	end	Local	YR	6	0.28	7.0	6.0	0.50	50	open ditch	gravel
131	Martha Drive	McKellar Lake Road	Fire Rte 100	Local	YR	6	0.39	7.0	6.0	0.50	50	open ditch	asphalt
132	Martha Drive	Fire Rte 100	end of Martha Drive	Local	YR	6	0.34	7.0	6.0	0.50	50	open ditch	asphalt
133	Mary Street	Harriet Street	Centre Road	Local	YR	6	0.08	6.0	5.0	0.50	50	open ditch	gravel
134	Mary Street	Centre Road	Louisa Street	Local	YR	6	0.10	6.0	5.0	0.50	50	no ditch	gravel
135	Mary Street	Louisa Street	William St	Local	YR	6	0.09	6.0	5.0	0.50	50	no ditch	gravel
136	McCords Road	Broadbent Road	corner	Local	S	6	0.52	6.0	5.0	0.50	50	open ditch	gravel
137	McDougall Road	1.2km south of Fire Rte 305	Fire Rte 305	Collector	YR	5	1.20	8.0	7.0	0.50	60	open ditch	asphalt
138	McDougall Road	Fire Rte 305	Hurville Rd	Collector	YR	5	0.29	8.0	7.0	0.50	50	open ditch	asphalt
139	McKellar Ferguson Boundary Road North	Hwy 124	635m North of Hwy 124	Local	S	6	0.64	6.0	5.0	0.50	50	open ditch	gravel
140	McKellar Ferguson Boundary Road North	635m North of Hwy 124	1365m North of Hwy 124	Local	S	6	0.73	6.0	5.0	0.50	50	open ditch	gravel
141	McKellar Ferguson Boundary Road North	1365m North of Hwy 124	West Road (no sign)	Local	S	6	0.78	6.0	5.0	0.50	50	open ditch	gravel
142	McKellar Ferguson Boundary Road North	West Rd (no sign)	Franquette Ave	Local	S	6	0.86	6.0	5.0	0.50	50	open ditch	gravel

APPENDIX 2 of Schedule 'A' to By-law No. 2022- [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface type existing
143	Mckellar Ferguson Boundary Road North	Franquette Ave	Loch Erne Rd	Local	S	6	0.48	6.0	5.0	0.50	50	no ditch	gravel
144	Mckellar Ferguson Boundary Road South	Hwy 124	Vowels Farm Rd	Collector	YR	6	0.61	7.0	6.0	0.50	50	open ditch	gravel
145	Mckellar Lake Road	Hwy 124	Approx. 200m West of Martha Drive	Collector	YR	6	0.46	7.0	6.0	0.50	50	open ditch	surface treated
146	Mckellar Lake Road	Martha Drive	More Avenue	Collector	YR	6	1.23	7.0	6.0	0.50	50	open ditch	gravel
147	Mckellar Lake Road	More Avenue	Fire Rte 101	Local	YR	6	0.16	7.0	6.0	0.50	50	open ditch	gravel
148	Mckowen Road	Grey Owl Road	end	Local	Municipally owned Unassumed	6	0.60	5.0	4.0	0.50	50	no ditch	gravel
149	Meharag Drive	Sunnysshore Park Drive	end	Local	YR	6	0.66	6.5	6.0	0.25	50	open ditch	gravel
150	Middle River Drive	Centre Road	end	Local	YR	6	0.50	6.0	5.0	0.50	40	open ditch	gravel
151	Moffat Road	Tat's Island Road	End	Local	Municipally owned Unassumed	6	0.80					open ditch	gravel
152	More Avenue	Mckellar Lake Road	Frontenac Drive	Local	YR	6	0.21	7.0	6.0	0.50	50	open ditch	gravel
153	North Point Drive	Manitou Drive	end	Local	YR	6	0.14	7.0	6.0	0.50	50	open ditch	gravel
154	Park Drive	Manitou Drive	end	Local	YR	6	0.28	7.0	6.0	0.50	50	open ditch	gravel
155	Paterson Lane	Hwy 124	Catherine Street	Local	YR	6	0.14	6.0	5.0	0.50	50	no ditch	gravel

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface Type
156	Pawlett Road	Broadbent Road	end	Local	YR	6	0.17	6.0	5.0	0.50	50	open ditch	gravel
157	Phillip Ave.	Elizabeth Ave.	End	Local	Municipally owned	6	0.30					open ditch	gravel
158	Pine Point Trail	W Point Drive	end	Local	YR	6	0.11	8.0	7.0	0.50	50	open ditch	gravel
159	Reins Way	Hollis Road	Lizze's Ln	Local	YR	6	1.59	7.0	6.0	0.50	50	open ditch	surface treated
160	Riverview Drive	Sunnysshore Park Drive	Riverview Drive/Gardenview Road	Local	YR	6	0.32	8.0	7.0	0.50	50	open ditch	gravel
161	Riverview Drive	Riverview Drive	End (West)	Local	YR	6	0.58	8.0	7.0	0.50	50	open ditch	gravel
162	Sharon Park Drive	Hwy 124	end	Local	YR	6	0.71	7.5	6.5	0.50	50	open ditch	gravel
163	Silver Birch Circle	Sunnysshore Park Drive	Gardenview Road	Local	YR	6	0.12	8.0	7.0	0.50	50	open ditch	gravel
164	Silver Birch Circle	Gardenview Road	Sunnysshore Park Drive (north)	Local	YR	6	0.35	8.0	7.0	0.50	50	open ditch	gravel
165	Smith Pine Crescent	Burnetts Road	Burnetts Road	Local	YR	6	0.86	8.0	7.0	0.50	50	open ditch	surface treated
166	Smiths Road	Blackwater Road	end	Local	YR	6	0.51	7.0	6.0	0.50	50	open ditch	gravel
167	South Point Drive	Manitou Drive	Sunset Lane	Local	YR	6	0.03	7.0	6.0	0.50	50	open ditch	gravel
168	South Point Drive	Sunset Lane	End	Local	YR	6	0.27	7.0	6.0	0.50	50	open ditch	gravel
169	Sparrow Lane	Camp Road	end	Local	YR	6	0.35	7.0	6.0	0.50	50	open ditch	surface treated

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface Type
170	Spring Hill Road	Hwy 124	Hwy 124	Local	YR	6	0.97	7.0	6.0	0.50	50	open ditch	gravel
171	Squaw Lake Road	Balsam Road	end	Local	YR	6	0.64	7.0	6.0	0.50	40	open ditch	gravel
172	Stewart Park Road	Centre Road	end	Local	YR	6	0.38	6.0	5.0	0.50	40	open ditch	gravel
173	Stormy Point Road	Brunetts Road	Wendys Ln	Local	YR	6	0.44	8.0	7.0	0.50	50	open ditch	surface treated
174	Stormy Point Road	Wendys Ln	end	Local	YR	6	0.30	8.0	7.0	0.50	50	open ditch	surface treated
175	Sunnysshore Park Drive	Lyndsey Lane	Meharg Drive	Collector	YR	6	0.17	8.5	8.0	0.25	50	open ditch	asphalt
176	Sunnysshore Park Drive	Meharg Drive	Maplewood Drive	Collector	YR	6	0.53	8.5	8.0	0.25	50	open ditch	asphalt
177	Sunnysshore Park Drive	Maplewood Drive	Riverview Drive	Collector	YR	6	0.21	8.5	8.0	0.25	50	open ditch	asphalt
178	Sunnysshore Park Drive	Riverview Drive	Silver Birch Circle	Local	YR	6	0.30	8.5	8.0	0.25	50	open ditch	asphalt
179	Sunnysshore Park Drive	Silver Birch Circle	Silver Birch Circle	Local	YR	6	0.21	8.5	8.0	0.25	50	open ditch	asphalt
180	Sunnysshore Park Drive	Silver Birch Circle	End	Local	YR	6	0.77	8.5	8.0	0.25	50	open ditch	asphalt
181	Susan Ave.	Elizabeth Ave.	End	Local	Municipally owned Unassumed	6	0.10					open ditch	gravel
182	Taits Island Road	Hwy 124	Moffat Road	Local	YR	6	0.90	8.0	7.0	0.50	40	open ditch	surface treated
183	Taits Island Road	Moffat Road	Fire Rte 151	Local	YR	6	0.30	8.0	7.0	0.50	40	open ditch	surface treated

APPENDIX 2 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF MUNICIPAL YEAR-ROUND, SUMMER MAINTAINED AND UN-ASSUMED ROADS]

Line	Road Name	From	To	Road Class	Maintenance	Class	Length (km)	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Speed (km/h)	Drainage	Surface Type
184	Tate's Island Road	Fire Route 151	Park Drive	Local	YR	6	0.50	8.0	7.0	0.50	40		
185	The Inn Road	Camp Road	Fire Rte 160	Local	YR	6	0.76	8.0	7.0	0.50	50	open ditch	asphalt
186	The Inn Road	Fire Rte 160	Camp Road/Inn Road	Local	YR	6	0.55	8.0	7.0	0.50	50	open ditch	surface treated
187	The Inn Road	Turnaround	end	Local	Municipally dedicated Unassumed	6	0.30					open ditch	gravel
188	Wendy's Lane	Stormy Point Road	end	Local	YR	6	1.13	8.0	7.0	0.50	50	open ditch	surface treated
189	West Point Drive	Maplewood Drive	end (east)	Local	YR	6	0.18	8.0	7.0	0.50	50	open ditch	gravel
190	West Point Drive	Maplewood Drive	Pine Point Trail	Local	YR	6	0.09	8.0	7.0	0.50	50	open ditch	gravel
191	West Point Drive	Pine Point Trail	end	Local	YR	6	0.38	8.0	7.0	0.50	50	open ditch	gravel
192	West Road	Hwy 124	80 m North of Hwy 124 (Limit of paving)	Local	YR	6	0.08	10.0	9.0	0.50	40	sewer & ditch	asphalt
193	West Road	80 m North of Hwy 124 (Limit of paving)	410 m North of Hwy 124	Local	YR	6	0.33	6.0	5.0	0.50	40	open ditch	gravel
194	West Road	410 m North of Hwy 124	2200 m North of Hwy 124 (145 West Rd)	Local	S	6	1.81	5.0	4.0	0.50	40	open ditch	gravel
195	William Street	Corner on Mary Street	Catherine Street	Local	YR	6	0.09	6.0	5.0	0.50	50	no ditch	gravel

APPENDIX 3 of Schedule 'A' to By-law No. 2022-
 [INVENTORY OF PRIVATE ROADS, INCLUDING FIRE ROUTES]

PRIVATE ROADS

Road Name	From	To	Road Class	Municipal Maintenance	Class	Length (km)	Speed (km/h)	Surface Type Existing
Dancy Ln.	Lyndsey Ln.	end	Local	None - Private	6			
East Point Dr.	Mantou Dr.	end	Local	None - Private	6			
Flood's Ln.	Burnett's Rd.	end	Local	None - Private	6			
Forest Tr.	Centre Rd.	end	Local	None - Private	6			
Frankie's Ln.	Fire Rte. 155	end	Local	None - Private	6			
Glenwood Rd.	Hwy. 124	end	Local	None - Private	6			
Grey Fox Rd.	Fox Farm Rd.	end	Local	None - Private	6			
Grey Owl Rd.	Bridge	end	Local	None - Private	6			
Kodiak Rd.	Balsam Rd.	end	Local	None - Private	6			
Little Bear Ln.	Brownley Rd.	end	Local	None - Private	6			
Loon Call Ln.	Frontenac Dr.	end	Local	None - Private	6			
Luiqi's Ln.	Fox Farm Rd.	end	Local	None - Private	6			
McKowen Rd.	Grey Owl Rd.	end	Local	None - Private	6			
Quinn Ln.	Balsam Rd.	end	Local	None - Private	6			
Red Fox Ln.	Grey Fox Trail	end	Local	None - Private	6			
Silver Fox Dr.	Grey Fox Trail	end	Local	None - Private	6			
Sunset Ln.	South Point Dr.	end	Local	None - Private	6			
The Meadows Trail	Tait's Island Rd.	end	Local	None - Private	6			
Water's Edge Trail	Balsam Rd.	end	Local	None - Private	6			
Watkins Ln.	Fox Farm Rd.	end	Local	None - Private	6			
White Fox Rd.	Grey Fox Rd.	end	Local	None - Private	6			

APPENDIX 3 of Schedule 'A' to By-law No. 2022-

[INVENTORY OF PRIVATE ROADS, INCLUDING FIRE ROUTES]

FIRE ROUTES

Road Name	From	To	Road Class	Municipal Maintenance	Class	Length (km)	Speed (km/h)	Surface Type Existing
100	Martha Dr.	end	Local	None - Private	6			
101	McKellar Lake Rd.	end	Local	None - Private	6			
102	Grey Owl Rd.	end	Local	None - Private	6			
103	Grey Owl Rd.	end	Local	None - Private	6			
140	Harriet St.	end	Local	None - Private	6			
150	Tait's Island Rd.	end	Local	None - Private	6			
151	Tait's Island Rd.	end	Local	None - Private	6			
153	Hwy. 124	end	Local	None - Private	6			
154	Hwy. 124	end	Local	None - Private	6			
155	Lakeshore Rd.	Fire Rte. 155A	Local	None - Private	6			
155A	Fire Rte. 155	end	Local	None - Private	6			
156	Balsam Rd.	end	Local	None - Private	6			
157	Balsam Rd.	Fire Rte. 157B	Local	None - Private	6			
157A	Fire Rte. 157	end	Local	None - Private	6			
157B	Fire Rte. 157	end	Local	None - Private	6			
158	Balsam Rd.	end	Local	None - Private	6			
160	Inn Rd.	end	Local	None - Private	6			
161	Inn Rd.	end	Local	None - Private	6			
162	Camp Rd.	end	Local	None - Private	6			
163	Sparrow Ln.	end	Local	None - Private	6			
201	Centre Rd.	end	Local	None - Private	6			
202	Fisher's Rd.	end	Local	None - Private	6			
203	Broadbent Rd.	end	Local	None - Private	6			
204	Broadbent Rd.	end	Local	None - Private	6			
205	Dickinson Rd.	end	Local	None - Private	6			
206	Dickinson Rd.	end	Local	None - Private	6			
214A	Vowels Farm Rd.	end	Local	None - Private	6			
300	Centre Rd.	end	Local	None - Private	6			
301	Hurdville Rd.	end	Local	None - Private	6			
302	Jones Rd.	end	Local	None - Private	6			
303	Jones Rd.	end	Local	None - Private	6			
304	Jones Rd.	end	Local	None - Private	6			
306	Hurdville Rd.	end	Local	None - Private	6			
307	Hurdville Rd.	end	Local	None - Private	6			

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	02-16-22	Telephone	03-26-22	\$159.41	\$159.41	01-02-060-007	Telephone
109	Home Hardware, 31 Joseph Street, Parry Sound, ON, P2A 2G3	03-26-22	Office Supplies/Materials	03-26-22	\$9.94	\$9.94	01-02-060-009	Office
172359	Office Supplies/Materials	03-03-22	Office Supplies/Materials	03-26-22	\$8.12	\$8.12	01-02-060-009	Office
MAR2022	Bank Service Charges \$ Loan Interest Charges	03-03-22	Bank Service Charges \$ Loan Interest Charges	03-26-22	\$12.04	\$12.04	01-02-060-025	Bank Service Charges \$
329	Smellies, 27 Dominion St, Bracebridge, ON, P1L 2A5		Office Supplies/Materials	03-26-22	\$371.73	\$371.73	01-02-060-009	Office
372	McKellar Fire Fighters Association, , , ,	03-03-22	Miscellaneous Revenue	03-26-22	\$807.70	\$807.70	01-02-104-552	Miscellaneous Revenue
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	02-22-22	Memberships/Subscriptions	03-26-22	\$26.12	\$26.12	01-02-060-017	Memberships/Subscriptions
FEB2022	Memberships/Subscriptions	02-22-22	Telecommunication Service (Internet, Website)	03-26-22	\$114.48	\$114.48	01-02-060-031	Telecommunication
1021	MY-TECH INFORMATION TECHNOLOGY, 20 BARTLETT DRIVE, SEGUN, ON, P2A 2W8	02-28-22	Information Technology Support - FEBRUARY	03-04-22	\$1,143.28	\$1,143.28	01-02-060-023	Information Technology
JAN/FEB2022	Information Technology Support - FEBRUARY	02-28-22	Information Technology Support JANUARY	03-04-22	\$1,143.28	\$1,143.28	01-02-060-023	Information Technology
1033	BEN PRICHARD PROFESSIONAL CORPORATION IN TRUST, 17 MILLER STREET, PARRY SOUND, ON, P2A 1S7	02-24-22	Professional Services - Legal / Land Registry	03-26-22	\$254.40	\$254.40	01-02-060-020	Professional Services -
3604	Etc	02-24-22	Professional Services - Legal / Land Registry	03-26-22	\$254.40	\$254.40	01-02-060-020	Professional Services -
1134	ENCOMPASSIT, 1894 LASALLE BOULEVARD, SUDBURY, ON,	03-01-22	Information Technology Support	03-26-22	\$3,197.81	\$3,197.81	01-02-060-023	Information Technology
IN-09557	Information Technology Support	03-01-22	Information Technology Support	03-26-22	\$3,197.81	\$3,197.81	01-02-060-023	Information Technology
1228	JEREMY SINTZEL, 11 MAPLEWOOD DRIVE, MCKELLAR, ON,	03-03-22	Donations / Grants to Organizations & Groups	03-26-22	\$373.63	\$373.63	01-02-060-127	Donations / Grants to
MAR2022	Donations / Grants to Organizations & Groups	03-03-22	Donations / Grants to Organizations & Groups	03-26-22	\$373.63	\$373.63	01-02-060-127	Donations / Grants to
1273	ROSHAN KANTIYA, PARRY SOUND, ON,	01-31-22	Information Technology Support	03-26-22	\$182.56	\$182.56	01-02-060-023	Information Technology
4064835774	Information Technology Support	01-31-22	Information Technology Support	03-26-22	\$182.56	\$182.56	01-02-060-023	Information Technology
Total General Government								
\$7,804.50								

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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Fire Protection Services

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	FEB2022	02-16-22 Telephone	03-26-22	\$87.28	\$87.28	01-03-150-007	Telephone
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	FEB2022	02-16-22 Telephone Fire Hall #2	03-26-22	\$58.90	\$58.90	01-03-152-007	Telephone Fire Hall #2
Total Fire Protection Services								
\$146.18								

Protection to Persons and Property

665	CHRIS A. EVERITT, 66 MILLER DRIVE, MCDUGALL, ON,	FEB2022	02-28-22 Bylaw Enforcement Annual Levy	03-26-22	\$1,400.00	\$1,400.00	01-05-182-030	Bylaw Enforcement
665	CHRIS A. EVERITT, 66 MILLER DRIVE, MCDUGALL, ON,	FEB2022	02-28-22 Mileage	03-26-22	\$166.65	\$166.65	01-05-190-006	Mileage
975	Minister of Finance (OPP), 33 KING STREET WEST, P.O. BOX 647, OSHAWA, ON, L1H 8X3	28230222111102	02-28-22 Policing Services Annual Levy	03-26-22	\$31,226.00	\$31,226.00	01-05-160-030	Policing Services
Total Protection to Persons and Property								
\$32,792.65								

Transportation

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	FEB2022	02-16-22 Telephone	03-26-22	\$43.64	\$43.64	01-06-200-007	Telephone
119	Dan Hamel, 53 Brownley Rd, R. R. 1, Parry Sound, ON, P2A 2W7	MAR2022	03-02-22 Personal Protective Equipment Employee Allowance	03-26-22	\$111.93	\$111.93	01-06-200-008	Personal Protective
137	MUSKOKA AUTO PARTS, 45 Gibson Street, Parry Sound, ON, P2A 1X1	740096/4 AND 02-28-22 Motor Oil/Grease	03-26-22	\$69.87	\$69.87	01-06-228-140	Motor Oil/Grease	
740096/4 AND 02-28-22 Motor Oil/Grease	MUSKOKA AUTO PARTS, 45 Gibson Street, Parry Sound, ON, P2A 1X1	740096/4 AND 02-28-22 Motor Oil/Grease	03-26-22	\$66.97	\$66.97	01-06-228-140	Motor Oil/Grease	
Total Transportation								
\$136.84								

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7	03-02-22	Fuel - Gas	03-26-22	\$79.44	\$79.44	01-06-235-141	Fuel - Gas
770726								
336	Wurth Canada Limited, 345 HANLON CREEK BLVD,, GUELPH, ON, N1C 0A1	03-01-22	Workshop Supplies	03-26-22	\$79.24	\$79.24	01-06-210-148	Workshop Supplies
572	McDougall Energy Inc, 421 Bay Street, Suite 301, Sault Ste. Marie, ON, P6A 1X3	03-01-22	Furnace Oil	03-26-22	\$1,338.50	\$1,338.50	01-06-210-031	Furnace Oil
5662111		02-23-22	Fuel - Diesel	03-26-22	\$1,511.27	\$1,511.27	01-06-228-142	Fuel - Diesel
845	TOROMONT CAT, WALDEN INDUSTRIAL PARK, 25 MUMFORD DRIVE, LIVELY, ON, P3Y 1K9	02-03-22	Maintenance Costs/Parts	03-26-22	\$54.64	\$54.64	01-06-243-143	Maintenance Costs/Parts
W0900836083		01-04-22	Maintenance Costs/Parts	03-26-22	\$115.83	\$115.83	01-06-243-143	Maintenance Costs/Parts
W0900858693		01-04-22	Maintenance Costs/Parts	03-26-22	\$502.74	\$502.74	01-06-243-143	Maintenance Costs/Parts
W0900858694		01-01-22	Maintenance Costs/Parts	03-26-22	\$435.71	\$435.71	01-06-248-143	Maintenance Costs/Parts
W0900855493		02-04-22	Maintenance Costs/Parts	03-26-22	\$209.58	\$209.58	01-06-248-143	Maintenance Costs/Parts
982	AIR AUTOMOTIVE TRACKING INC., 160 COLLARD DRIVE, KING CITY, ON, L7B 1E4	02-03-22	Maintenance Costs/Parts	02-28-22	\$20.35	\$20.35	01-06-235-143	Maintenance Costs/Parts
MCK03/22		03-03-22	Maintenance Costs/Parts	03-26-22	\$20.35	\$20.35	01-06-247-143	Maintenance Costs/Parts
MCK02-22		02-03-22	Maintenance Costs/Parts	02-28-22	\$20.35	\$20.35	01-06-247-143	Maintenance Costs/Parts
MCK03/22		03-03-22	Maintenance Costs/Parts	03-26-22	\$20.35	\$20.35	01-06-246-143	Maintenance Costs/Parts
MCK02-22		02-03-22	Maintenance Costs/Parts	02-28-22	\$20.35	\$20.35	01-06-246-143	Maintenance Costs/Parts
MCK03/22		03-03-22	Maintenance Costs/Parts	03-26-22	\$20.35	\$20.35	01-06-244-143	Maintenance Costs/Parts
MCK02-22		02-03-22	Maintenance Costs/Parts	02-28-22	\$20.35	\$20.35	01-06-244-143	Maintenance Costs/Parts
MCK03/22		03-03-22	Maintenance Costs/Parts	03-26-22	\$20.35	\$20.35	01-06-241-143	Maintenance Costs/Parts
MCK02-22		02-03-22	Maintenance Costs/Parts	02-28-22	\$20.35	\$20.35	01-06-241-143	Maintenance Costs/Parts
MCK03/22		03-03-22	Maintenance Costs/Parts	03-26-22	\$20.35	\$20.35	01-06-237-143	Maintenance Costs/Parts
MCK02-22		02-03-22	Maintenance Costs/Parts	02-28-22	\$20.35	\$20.35	01-06-237-143	Maintenance Costs/Parts
MCK03/22		03-03-22	Maintenance Costs/Parts	03-26-22	\$20.35	\$20.35	01-06-235-143	Maintenance Costs/Parts
MCK02-22		02-03-22	Maintenance Costs/Parts	02-28-22	\$20.35	\$20.35	01-06-235-143	Maintenance Costs/Parts
\$1,318.50								
\$2,849.77								

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	FEB2022	02-22-22 Miscellaneous	03-26-22	\$50.00	\$50.00	01-06-210-024	Miscellaneous
842	JANICE GIBSON, 4 SMITHPINE CRES, MCKELLAR, ON, P2A 0B5	MAR2022	03-03-22 McKellar Market Expenses	03-26-22	\$28.48	\$28.48	01-14-420-262	McKellar Market
818	AQUA GRAPHICS, 2 BOWES STREET, UNIT 3, PARRY SOUND, ON, P2A 2K6	2021-9125	02-01-22 ICECAP Committee	03-26-22	\$926.02	\$926.02	01-14-411-030	ICECAP Committee
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	FEB2022	02-16-22 Telephone	03-26-22	\$82.33	\$82.33	01-12-370-007	Telephone
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	FEB2022	02-16-22 Telephone	03-26-22	\$82.33	\$82.33	01-12-370-007	Telephone
919	WASTE CONNECTIONS OF CANADA INC., PO BOX 1779, 580 ECCLESTONE DRIVE, BRACEBRIDGE, ON, P1L 1V7	7113-0000317636	02-28-22 Recycling Contract	03-26-22	\$1,404.08	\$1,404.08	01-08-301-121	Recycling Contract
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	FEB2022	02-16-22 Telephone	03-26-22	\$43.64	\$43.64	01-08-300-007	Telephone
Environmental Services								
Total Environmental Services								
\$1,447.72								
Community Centre								
Total Community Centre								
\$82.33								
Planning and Development								
Total Planning and Development								
\$954.50								
Total Bills To Pay:								
\$49,740.72								

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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General

General Government

407	Corporate Express Canada Inc., C.O T04446C, PO BOX 4446, STN A, TORONTO, ON, M5W 4A2	03-07-22	Office Supplies/Materials	03-31-22	\$170.07	\$170.07	01-02-060-009	Office
58742334					\$170.07			
1022	RICOH CANADA INC., P.O. BOX 600 STREETSVILLE RPO, MISSISSAUGA, ON, L5M 0M6	02-28-22	Printing/Photocopier	03-31-22	\$490.97	\$490.97	01-02-060-012	Printing/Photocopier
SC093585285					\$490.97			
1139	PITNEY WORKS, 200-314 HARDWOOD AVENUE, AJAX, ON, L1S 2J1	02-25-22	Postage/Courier	03-31-22	\$177.00	\$177.00	01-02-060-010	Postage/Courier
FEB2022					\$177.00			
1147	E SOLUTIONS GROUP LIMITED, 455 PHILLIP STREET, WATERLOO, ON, N2L 3X2	03-09-22	Capital - Equipment	03-31-22	\$4,884.48	\$4,884.48	01-02-060-403	Capital - Equipment
723000095					\$4,884.48			
Total General Government								
					\$5,722.52	\$5,722.52		

Fire Protection Services

1283	PARTRIDGE EXCAVATING & ELECTRICAL LTD., 380 HIGHWAY 124, MCDUGALL, ON, P2A 2W7	03-04-22	Maintenance Repairs	03-31-22	\$2,721.53	\$2,721.53	01-03-152-113	Maintenance Repairs
273					\$2,721.53			
Total Fire Protection Services								
					\$2,721.53	\$2,721.53		

Transportation

90	Georgian Bay Propane Inc., 55 Great North Road, Parry Sound, ON, P2A 2N9	03-04-22	Materials & Supplies	03-31-22	\$198.13	\$198.13	01-06-221-145	Materials & Supplies
596535					\$198.13			
572	McDougall Energy Inc, 421 Bay Street, Suite 301, Sault Ste. Marie, ON, P6A 1X3	02-23-22	Furnace Oil	03-31-22	\$993.18	\$993.18	01-06-210-031	Furnace Oil
5683033					\$993.18			
985	GIN-COR, 5151 HIGHWAY 17 WEST, MATTAWA, ON, P0H 1V0	03-04-22	Maintenance Costs/Parts	03-31-22	\$1,797.44	\$1,797.44	01-06-233-143	Maintenance Costs/Parts
71885					\$1,797.44			
1126	LAWSON LANDSCAPES INC., P.O. BOX 597, 9 ROSE POINT ROAD, PARRY SOUND, ON, P2A 2X5	03-01-22	Maintenance Costs/Parts	03-31-22	\$5,516.24	\$5,516.24	01-06-238-143	Maintenance Costs/Parts
4592					\$5,516.24			
Total Transportation								
					\$8,504.99	\$8,504.99		

Township of McKellar
A/P Preliminary Cheque Run
 (Council Approval Report)

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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12	Adams Brothers Construction Ltd, P.O. Box 324, Parry Sound, ON, P2A 2X4	03-03-22	Waste Hauling Contract	03-31-22	\$1,526.09	\$1,526.09	01-08-301-122	Waste Hauling Contract
150207								

Total Environmental Services

\$1,526.09

Parks and Recreation Facilities

500	JOYCE HOPKINS, Box 92, McKellar, ON,	03-09-22	Materials & Supplies	03-31-22	\$100.00	\$100.00	01-11-360-145	Materials & Supplies
MARCH2022-REC								

Total Parks and Recreation Facilities

\$100.00

Community Centre

554	Alex Herr, 17 John St, Parry Sound, ON, P2A 1R6	03-10-22	Janitorial Contract	03-31-22	\$2,500.00	\$2,500.00	01-12-370-250	Janitorial Contract
MARCH2022								

Total Community Centre

\$2,500.00

Cultural

500	JOYCE HOPKINS, Box 92, McKellar, ON,	03-09-22	Event Materials & Supplies	03-31-22	\$50.00	\$50.00	01-13-383-145	Event Materials &
MARCH2022-HIST								

Total Cultural

\$50.00

Total Bills To Pay:

\$23,146.26

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number Vendor Date Description Due Date Invoice Amt Approved Amt Account Number Account Description

General Government

281	USTI Canada Inc, c/o Lockbox #918500, P.O. Box 4090, Station "A", Toronto, ON, M5W 0E9	03-17-22	Information Technology Support	03-31-22	\$4,057.81	\$4,057.81	01-02-060-023	Information Technology
33704					\$4,057.81			
602	TELIZON, P.O. BOX 627, BARRIE, ON, L4M 4V1	03-10-22	Telephone	03-31-22	\$4.01	\$4.01	01-02-060-007	Telephone
06311020220310								

Total General Government

\$4,061.82

Fire Protection Services

90	Georgian Bay Propane Inc., 55 Great North Road, Parry Sound, ON, P2A 2N9	03-07-22	Heating	03-31-22	\$1,091.52	\$1,091.52	01-03-151-033	Heating
20514					\$2,627.08			
20531		03-07-22	Heating		\$2,627.08		01-03-152-033	Heating

\$3,718.60

119	Dan Hamel, 53 Brownley Rd, R. R. 1, Parry Sound, ON, P2A 2W7	03-16-22	Courses & Training	03-31-22	\$75.00	\$75.00	01-03-150-015	Courses & Training
MARCH2022								
665	CHRIS A. EVERITT, 66 MILLER DRIVE, MCDUGALL, ON,	03-02-22	Courses & Training	03-31-22	\$21.53	\$21.53	01-03-150-015	Courses & Training
MARCH 2022-2								

\$21.53

Total Fire Protection Services

\$3,815.13

Building Department

217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7	03-09-22	Vehicle Fuel - Gas	03-31-22	\$74.55	\$74.55	01-04-170-141	Vehicle Fuel - Gas
771542								

\$74.55

Total Building Department

\$74.55

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
218	Parry Sound Auto Parts, 74 Parry Sound Drive, Parry Sound, ON, P2A 0B8	02-16-22	Materials & Supplies	03-31-22	\$151.82	\$151.82	01-06-210-145	Materials & Supplies
2868960/2869623								
245	EA Shipman Electric Ltd, 234 HIGHWAY 518, SEGUIN, ON, P2A 0B2	03-07-22	Materials & Supplies	03-31-22	\$395.85	\$395.85	01-06-227-145	Materials & Supplies
3040								
336	Wurth Canada Limited, 345 HANLON CREEK BLVD., GUELPH, ON, N1G 0A1	03-10-22	Materials & Supplies	03-31-22	\$105.80	\$105.80	01-06-210-145	Materials & Supplies
24747662								
572	McDougall Energy Inc, 421 Bay Street, Suite 301, Sault Ste. Marie, ON, P6A 1X3	03-11-22	Furnace Oil	03-31-22	\$1,009.54	\$1,009.54	01-06-210-031	Furnace Oil
5699027								
5689063	03-07-22 Motor Oil/Grease	03-31-22	Motor Oil/Grease	03-31-22	\$1,831.77	\$1,831.77	01-06-228-140	Motor Oil/Grease
5689095	03-07-22 Motor Oil/Grease	03-31-22	Motor Oil/Grease	03-31-22	\$4,965.38	\$4,965.38	01-06-228-140	Motor Oil/Grease
845	TOROMONT CAT, WALDEN INDUSTRIAL PARK, 25 MUMFORD DRIVE, LIVELY, ON, P3Y 1K9	03-04-22	Maintenance Costs/Parts	03-31-22	\$220.61	\$220.61	01-06-243-143	Maintenance Costs/Parts
WC00866634								
WC00866635	03-03-22 Maintenance Costs/Parts	03-31-22	Maintenance Costs/Parts	03-31-22	\$87.43	\$87.43	01-06-243-143	Maintenance Costs/Parts
331	Municipality of McDougall, 5 Baragar Blvd., McDougall, ON, P2A 2W9	02-28-22	Waste Tipping Fees	03-31-22	\$3,825.92	\$3,825.92	01-08-301-123	Waste Tipping Fees
23775								
819	AL LAST, 5 MAPLEWOOD DRIVE, MCKELLAR, ON, P2A 0B5	03-16-22	Materials & Supplies	03-31-22	\$47.05	\$47.05	01-11-360-145	Materials & Supplies
MARCH2022								
1284	DINAH RYELAND-BROWN, RECREATION COMMITTEE, , ,	03-16-22	Materials & Supplies	03-31-22	\$101.42	\$101.42	01-11-360-145	Materials & Supplies
MARCH2022								
Parks and Recreation Facilities								
Total Environmental Services								
Environmental Services								
Total Transportation								
Total Parks and Recreation Facilities								

Township of McKellar
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 (Council Approval Report)

Invoice Number Vendor Date Description Due Date Invoice Amt Approved Amt Account Number Account Description

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
21-509	124	03-17-22	John Jackson Planner Inc., 70 Isabella Street, Unit 110, Parry Sound, ON, P2A 1M6	03-31-22	\$320.54	\$320.54	01-14-400-021	Planning Consultant
21-389		03-17-22	Planning Consultant Services	03-31-22	\$99.22	\$99.22	01-14-400-021	Planning Consultant
21-439		03-17-22	Planning Consultant Services	03-31-22	\$547.49	\$547.49	01-14-400-021	Planning Consultant
21-466		03-17-22	Planning Consultant Services	03-31-22	\$623.28	\$623.28	01-14-400-021	Planning Consultant
21-469		03-17-22	Planning Consultant Services	03-31-22	\$195.89	\$195.89	01-14-400-021	Planning Consultant
21-488		03-17-22	Planning Consultant Services	03-31-22	\$726.94	\$726.94	01-14-400-021	Planning Consultant
21-489		03-17-22	Planning Consultant Services	03-31-22	\$786.10	\$786.10	01-14-400-021	Planning Consultant
21-490		03-17-22	Planning Consultant Services	03-31-22	\$890.41	\$890.41	01-14-400-021	Planning Consultant
21-493		03-17-22	Planning Consultant Services	03-31-22	\$942.56	\$942.56	01-14-400-021	Planning Consultant
21-590		03-17-22	Planning Consultant Services	03-31-22	\$195.89	\$195.89	01-14-400-021	Planning Consultant
21-591		03-17-22	Planning Consultant Services	03-31-22	\$1,542.94	\$1,542.94	01-14-400-021	Planning Consultant
21-592		03-17-22	Planning Consultant Services	03-31-22	\$213.70	\$213.70	01-14-400-021	Planning Consultant
21-593		03-17-22	Planning Consultant Services	03-31-22	\$10.00	\$10.00	01-14-400-021	Planning Consultant
21-593		03-17-22	Planning Consultant Services	03-31-22	\$249.31	\$249.31	01-14-400-021	Planning Consultant

Total Planning and Development

\$7,344.27

Total Bills To Pay:

\$30,670.30

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number Vendor Date Description Due Date Invoice Amt Approved Amt Account Number Account Description

General Liabilities and Equity

1287 RON VOLL, 15 FIRE ROUTE 300, MCKELLAR, ON, P2A 0B4
MARCH2022 03-23-22 Refundable Entrance/Bldg Fees

\$750.00 03-31-22 \$750.00 01-01-030-617 Refundable

Total General Liabilities and Equity

\$750.00

General Government

36 Bell Mobility Inc., P.O. Box 5102, Burlington, ON, L7R 4R7

03-31-22 \$33.58 \$33.58 01-02-060-007 Telephone
03-31-22 \$33.81 \$33.81 01-02-060-007 Telephone

116 Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3
FEB2022 03-07-22 Hydro Admin \$1,616.75 01-02-060-008 Hydro Admin \$1,616.75

407 Corporate Express Canada Inc., C 0 T04446C, PO BOX 4446, STN A, TORONTO, ON, MSW 4A2
58878760 03-22-22 Office Supplies/Materials \$204.76 01-02-060-009 Office \$204.76

1154 MARY SMITH, 19 SPRINGHILL ROAD, MCKELLAR, ON, P0G 1C0
MARCH2022 03-25-22 Mileage \$55.46 01-02-060-006 Mileage \$55.46

1223 R.J. BURNSIDE & ASSOCIATES, 15 TOWNLINE, ORANGEVILLE, ON, L9W 3R4
300053034.0000- 02-25-22 Consultant Services \$5,848.66 01-02-060-021 Consultant Services \$5,848.66

1286 CITY OF NORTH BAY, 200 MCINTYRE STREET EAST, PO BOX 360, NORTH BAY, ON, P1B 8H8
MARCH2022 03-23-22 Conferences, Courses, Training, \$407.04 01-02-050-015 Conferences, Courses, \$407.04

116 Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3
FEB2022 03-07-22 Hydro \$277.84 01-03-151-008 Hydro \$277.84

116 Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3
FEB2022 03-07-22 Hydro \$192.12 01-03-152-008 Hydro \$192.12

116 Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3
FEB2022 03-07-22 Hydro \$91.29 01-03-154-008 Hydro \$91.29

Fire Protection Services

36 Bell Mobility Inc., P.O. Box 5102, Burlington, ON, L7R 4R7

03-31-22 \$29.53 \$29.53 01-03-150-007 Telephone
03-31-22 \$37.04 \$37.04 01-03-150-007 Telephone

116 Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3
FEB2022 03-07-22 Hydro \$277.84 01-03-151-008 Hydro \$277.84

116 Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3
FEB2022 03-07-22 Hydro \$192.12 01-03-152-008 Hydro \$192.12

116 Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3
FEB2022 03-07-22 Hydro \$91.29 01-03-154-008 Hydro \$91.29

Total Fire Protection Services

\$561.25

Total General Government

\$8,200.06

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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Building Department

36	Bell Mobility Inc., P.O. Box 5102, Burlington, ON, L7R 4R7	MARCH2022	03-13-22 Telephone	03-31-22	\$34.26	\$34.26	01-04-170-007	Telephone
1285	CLOUDPERMIT INC., REGUS TORONTO, BROOKFIELD PLACE, TD TOWER, 161 BAY STREET, FLOOR 27 P.O. BOX 508, TORONTO, ON, M5J 2S1	201900250	03-22-22 Memberships/Subscriptions	03-31-22	\$4,273.92	\$4,273.92	01-04-170-017	Memberships/Subscriptio
					\$4,273.92	\$4,273.92		
					\$4,308.18	\$4,308.18		

Total Building Department

Protection to Persons and Property

36	Bell Mobility Inc., P.O. Box 5102, Burlington, ON, L7R 4R7	MARCH2022	03-13-22 Miscellaneous - CELL PHONE	03-31-22	\$33.58	\$33.58	01-05-190-024	Miscellaneous
					\$33.58	\$33.58		

Total Protection to Persons and Property

Transportation

36	Bell Mobility Inc., P.O. Box 5102, Burlington, ON, L7R 4R7	MARCH2022	03-13-22 Telephone	03-31-22	\$33.79	\$33.79	01-06-200-007	Telephone
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3	FEB2022	03-07-22 Hydro	03-31-22	\$216.59	\$216.59	01-06-210-008	Hydro
217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7	772295	03-16-22 Fuel - Gas	03-31-22	\$221.22	\$221.22	01-06-235-141	Fuel - Gas
772921			03-23-22 Fuel - Gas	03-31-22	\$164.53	\$164.53	01-06-235-141	Fuel - Gas
					\$385.75	\$385.75		
					\$636.13	\$636.13		

Total Transportation

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number Vendor Date Description Due Date Invoice Amt Approved Amt Account Number Account Description

Street Lighting

116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3	03-07-22 Hydro	\$22.24	\$22.24	01-07-229-008	Hydro
FEB2022		03-07-22 Hydro	\$124.62	\$124.62	01-07-229-008	Hydro
FEB2022		03-07-22 Hydro	\$5.64	\$5.64	01-07-229-008	Hydro
FEB2022		03-07-22 Hydro	\$12.90	\$12.90	01-07-229-008	Hydro

Total Street Lighting

\$165.40

Environmental Services

116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3	03-07-22 Hydro	\$252.14	\$252.14	01-08-300-008	Hydro
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Total Environmental Services

\$252.14

Parks and Recreation Facilities

116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3	03-07-22 Hydro	\$39.10	\$39.10	01-11-360-008	Hydro
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Total Parks and Recreation Facilities

\$39.10

Community Centre

116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, MSW 3L3	03-07-22 Hydro	\$721.77	\$721.77	01-12-370-008	Hydro
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Total Community Centre

\$721.77

600	Siff Electric, RR#1, Mactier, ON, P0C 1H0	03-18-22 Equipment Maintenance	\$406.02	\$406.02	01-12-370-252	Equipment Maintenance
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\$406.02

\$1,127.79

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3	FEB2022	03-07-22 Library - Hydro	03-31-22	\$548.54	\$548.54	01-13-381-008	Library - Hydro
Cultural								
1288	SAMANTHA ATHEY, 312-57 CHARLES STREET, TORONTO, ON, M5S 2X5	MARCH2022	03-14-22 ICECAP Committee	03-31-22	\$100.00	\$100.00	01-14-411-030	ICECAP Committee
Planning and Development								
Total Cultural								
					\$548.54	\$548.54		
Total Planning and Development								
					\$100.00	\$100.00		
					\$100.00	\$100.00		
					\$100.00	\$100.00		
					\$30,311.02	\$30,311.02		
Total Bills To Pay:								

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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General Liabilities and Equity

395	Four Winds Cottage Resort, 508 HURDVILLE ROAD, MCKELLAR, ON, P2A 0B5	MARCH2022	03-31-22 Refundable Entrance/Bldg Fees	03-31-22	\$750.00	\$750.00	01-01-030-617	Refundable
Total General Liabilities and Equity								
					\$750.00	\$750.00		

General Government

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$159.41	\$159.41	01-02-060-007	Telephone
407	Corporate Express Canada Inc., C.O T04446C, PO BOX 4446, STN A, TORONTO, ON, M5W 4A2	58920920	03-25-22 Office Supplies/Materials	03-31-22	\$46.99	\$46.99	01-02-060-009	Office
809	AIRD & BERLIS LLP IN TRUST, BROOKFIELD PLAGE, 181 BAY STREET, SUITE 1800, BOX 754, TORONTO, ON, M5J 2T9	743398	03-17-22 Professional Services - Legal / Land Registry etc	03-31-22	\$819.68	\$819.68	01-02-060-020	Professional Services -
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	MARCH2022	03-22-22 Accommodations/Meals	03-31-22	\$61.04	\$61.04	01-02-050-016	Accommodations/Meals
		MARCH2022	03-22-22 Memberships/Subscriptions	03-31-22	\$26.04	\$26.04	01-02-060-017	Memberships/Subscriptions
		MARCH2022	03-22-22 Telecommunication Service (Internet, Website)	03-31-22	\$114.47	\$114.47	01-02-060-031	Telecommunication
Total General Government								
					\$1,227.63	\$1,227.63		

Fire Protection Services

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$58.90	\$58.90	01-03-150-007	Telephone
109	Home Hardware, 31 Joseph Street, Parry Sound, ON, P2A 2G3	172649	03-29-22 Fire Fighting Tools/Equipment	03-31-22	\$149.52	\$149.52	01-03-150-111	Fire Fighting
301	WOSSCO Diesel Power, PO Box 100, Nobel, ON, P0G 1G0	9274	03-18-22 R2 - 2008 Ford E-350	03-31-22	\$3,846.93	\$3,846.93	01-03-153-208	R2 - 2008 Ford E-350
665	CHRIS A. EVERITT, 66 MILLER DRIVE, MCDougALL, ON,	MARCH2022-2	03-22-22 Courses & Training	03-31-22	\$24.50	\$24.50	01-03-150-015	Courses & Training
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	MARCH2022	03-22-22 Courses & Training	03-31-22	\$1,311.48	\$1,311.48	01-03-150-015	Courses & Training
Total Fire Protection Services								
					\$5,478.61	\$5,478.61		

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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Protection to Persons and Property

665	CHRIS A. EVERITT, MCDUGALL, ON,	MARCH2022	03-30-22 Bylaw Enforcement Annual Levy	03-31-22	\$1,650.00	\$1,650.00	01-05-182-030	Bylaw Enforcement
975	Minister of Finance (OPP), 33 KING STREET WEST, P.O. BOX 647, OSHAWA, ON, L1H 8X3		03-31-22 Policing Services Annual Levy	03-31-22	\$30,468.48	\$30,468.48	01-05-160-030	Policing Services
15	Association of Ontario Road Supervisors, P.O. Box 129, 160 King Street, Thornedale, ON, N0M 2P0	17-1398	03-14-22 Courses & Training	03-31-22	\$157.73	\$157.73	01-06-200-015	Courses & Training
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$43.64	\$43.64	01-06-200-007	Telephone
185	Metroland Northmedia, PO BOX 300, HAMILTON, ON, L8N 3G3		03-29-22 Advertising	03-31-22	\$252.50	\$252.50	01-06-200-011	Advertising
785264			03-29-22 Advertising	03-31-22	\$194.23	\$194.23	01-06-200-011	Advertising
785264			03-29-22 Advertising	03-31-22	\$102.64	\$102.64	01-06-200-011	Advertising
785270			03-29-22 Advertising	03-31-22	\$133.44	\$133.44	01-06-200-011	Advertising
289	West P.S. RD Supt Association, 5 Humphrey Drive, Seguin, ON, P2A 2W8	MARCH2022	03-31-22 Memberships/Subscriptions	03-31-22	\$125.00	\$125.00	01-06-200-017	Memberships/Subscriptio
572	McDougall Energy Inc, 421 Bay Street, Suite 301, Sault Ste. Marie, ON, P6A 1X3		03-28-22 Furnace Oil	03-31-22	\$1,649.31	\$1,649.31	01-06-210-031	Furnace Oil
5731661			03-28-22 Fuel - Diesel	03-31-22	\$2,286.81	\$2,286.81	01-06-228-142	Fuel - Diesel
5731669			03-28-22 Fuel - Diesel	03-31-22	\$1,031.31	\$1,031.31	01-06-228-142	Fuel - Diesel
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	MARCH2022	03-22-22 Memberships/Subscriptions	03-31-22	\$51.00	\$51.00	01-06-200-017	Memberships/Subscriptio

Total Protection to Persons and Property

\$32,118.48

Transportation

15	Association of Ontario Road Supervisors, P.O. Box 129, 160 King Street, Thornedale, ON, N0M 2P0	17-1398	03-14-22 Courses & Training	03-31-22	\$157.73	\$157.73	01-06-200-015	Courses & Training
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$43.64	\$43.64	01-06-200-007	Telephone
185	Metroland Northmedia, PO BOX 300, HAMILTON, ON, L8N 3G3		03-29-22 Advertising	03-31-22	\$252.50	\$252.50	01-06-200-011	Advertising
785264			03-29-22 Advertising	03-31-22	\$194.23	\$194.23	01-06-200-011	Advertising
785270			03-29-22 Advertising	03-31-22	\$102.64	\$102.64	01-06-200-011	Advertising
785270			03-29-22 Advertising	03-31-22	\$133.44	\$133.44	01-06-200-011	Advertising
289	West P.S. RD Supt Association, 5 Humphrey Drive, Seguin, ON, P2A 2W8	MARCH2022	03-31-22 Memberships/Subscriptions	03-31-22	\$125.00	\$125.00	01-06-200-017	Memberships/Subscriptio
572	McDougall Energy Inc, 421 Bay Street, Suite 301, Sault Ste. Marie, ON, P6A 1X3		03-28-22 Furnace Oil	03-31-22	\$1,649.31	\$1,649.31	01-06-210-031	Furnace Oil
5731661			03-28-22 Fuel - Diesel	03-31-22	\$2,286.81	\$2,286.81	01-06-228-142	Fuel - Diesel
5731669			03-28-22 Fuel - Diesel	03-31-22	\$1,031.31	\$1,031.31	01-06-228-142	Fuel - Diesel
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	MARCH2022	03-22-22 Memberships/Subscriptions	03-31-22	\$51.00	\$51.00	01-06-200-017	Memberships/Subscriptio
					\$6,027.61	\$6,027.61		

Total Transportation

**Township of McKellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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Environmental Services

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$43.64	\$43.64	01-08-300-007	Telephone
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Total Environmental Services

\$43.64

Health Services

196	NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT, 345 OAK STREET WEST, NORTH BAY, ON, P1B 2T2	MARCH2022	03-15-22 North Bay Parry Sound Health Unit Annual	03-31-22	\$3,190.86	\$3,190.86	01-09-330-030	North Bay Parry Sound
257	Town of Parry Sound, 52 Seguin Street, Parry Sound, ON, P2A 1B4	MARCH2022	03-13-22 EMS Ambulance Annual Levy	03-31-22	\$18,163.00	\$18,163.00	01-09-320-030	EMS Ambulance Annual

Total Health Services

\$21,353.86

Parks and Recreation Facilities

155	Minuteman Press, 1 Mall Drive, Parry Sound, ON, P2A 2G5	MARCH2022	03-29-22 Materials & Supplies	03-31-22	\$500.00	\$500.00	01-11-360-145	Materials & Supplies
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Total Parks and Recreation Facilities

\$500.00

**Township of Mckellar
A/P Preliminary Cheque Run
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description																																																						
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$82.33	\$82.33	01-12-370-007	Telephone																																																						
197	Near North Laboratories Inc, 11-191 Booth RD, North Bay, ON, P1A 4K3	03-15-22	Water Testing	03-31-22	\$39.80	\$39.80	01-12-370-257	Water Testing																																																						
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	MARCH2022	03-22-22 Materials & Supplies	03-31-22	\$437.57	\$437.57	01-12-370-145	Materials & Supplies																																																						
Total Community Centre																																																														
<table border="0"> <tr> <td>23</td> <td>Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7</td> <td>MARCH2022</td> <td>03-16-22 Telephone</td> <td>03-31-22</td> <td>\$82.33</td> <td>\$82.33</td> <td>01-12-370-007</td> <td>Telephone</td> </tr> <tr> <td>197</td> <td>Near North Laboratories Inc, 11-191 Booth RD, North Bay, ON, P1A 4K3</td> <td>03-15-22</td> <td>Water Testing</td> <td>03-31-22</td> <td>\$39.80</td> <td>\$39.80</td> <td>01-12-370-257</td> <td>Water Testing</td> </tr> <tr> <td>1019</td> <td>CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,</td> <td>MARCH2022</td> <td>03-22-22 Materials & Supplies</td> <td>03-31-22</td> <td>\$437.57</td> <td>\$437.57</td> <td>01-12-370-145</td> <td>Materials & Supplies</td> </tr> <tr> <td colspan="9">Total Community Centre</td> </tr> </table>									23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$82.33	\$82.33	01-12-370-007	Telephone	197	Near North Laboratories Inc, 11-191 Booth RD, North Bay, ON, P1A 4K3	03-15-22	Water Testing	03-31-22	\$39.80	\$39.80	01-12-370-257	Water Testing	1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	MARCH2022	03-22-22 Materials & Supplies	03-31-22	\$437.57	\$437.57	01-12-370-145	Materials & Supplies	Total Community Centre																										
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7	MARCH2022	03-16-22 Telephone	03-31-22	\$82.33	\$82.33	01-12-370-007	Telephone																																																						
197	Near North Laboratories Inc, 11-191 Booth RD, North Bay, ON, P1A 4K3	03-15-22	Water Testing	03-31-22	\$39.80	\$39.80	01-12-370-257	Water Testing																																																						
1019	CIBC VISA, P.O. BOX 4595, STATION "A", TORONTO, ON,	MARCH2022	03-22-22 Materials & Supplies	03-31-22	\$437.57	\$437.57	01-12-370-145	Materials & Supplies																																																						
Total Community Centre																																																														
124	John Jackson Planner Inc., 70 Isabella Street, Unit 110, Parry Sound, ON, P2A 1M6	03-30-22	Planning Consultant Services	03-31-22	\$1,478.08	\$1,478.08	01-14-400-021	Planning Consultant																																																						
21-451	03-30-22 Planning Consultant Services	03-31-22	03-31-22		\$337.09	\$337.09	01-14-400-021	Planning Consultant																																																						
21-498	01-31-22 Planning Consultant Services	03-31-22	03-31-22		\$337.09	\$337.09	01-14-400-021	Planning Consultant																																																						
21-530	01-31-22 Planning Consultant Services	03-31-22	03-31-22		\$676.71	\$676.71	01-14-400-021	Planning Consultant																																																						
21-575	02-28-22 Planning Consultant Services	03-31-22	03-31-22		\$267.12	\$267.12	01-14-400-021	Planning Consultant																																																						
Total Planning and Development																																																														
<table border="0"> <tr> <td>124</td> <td>John Jackson Planner Inc., 70 Isabella Street, Unit 110, Parry Sound, ON, P2A 1M6</td> <td>03-30-22</td> <td>Planning Consultant Services</td> <td>03-31-22</td> <td>\$1,478.08</td> <td>\$1,478.08</td> <td>01-14-400-021</td> <td>Planning Consultant</td> </tr> <tr> <td>21-451</td> <td>03-30-22 Planning Consultant Services</td> <td>03-31-22</td> <td>03-31-22</td> <td></td> <td>\$337.09</td> <td>\$337.09</td> <td>01-14-400-021</td> <td>Planning Consultant</td> </tr> <tr> <td>21-498</td> <td>01-31-22 Planning Consultant Services</td> <td>03-31-22</td> <td>03-31-22</td> <td></td> <td>\$337.09</td> <td>\$337.09</td> <td>01-14-400-021</td> <td>Planning Consultant</td> </tr> <tr> <td>21-530</td> <td>01-31-22 Planning Consultant Services</td> <td>03-31-22</td> <td>03-31-22</td> <td></td> <td>\$676.71</td> <td>\$676.71</td> <td>01-14-400-021</td> <td>Planning Consultant</td> </tr> <tr> <td>21-575</td> <td>02-28-22 Planning Consultant Services</td> <td>03-31-22</td> <td>03-31-22</td> <td></td> <td>\$267.12</td> <td>\$267.12</td> <td>01-14-400-021</td> <td>Planning Consultant</td> </tr> <tr> <td colspan="9">Total Planning and Development</td> </tr> </table>									124	John Jackson Planner Inc., 70 Isabella Street, Unit 110, Parry Sound, ON, P2A 1M6	03-30-22	Planning Consultant Services	03-31-22	\$1,478.08	\$1,478.08	01-14-400-021	Planning Consultant	21-451	03-30-22 Planning Consultant Services	03-31-22	03-31-22		\$337.09	\$337.09	01-14-400-021	Planning Consultant	21-498	01-31-22 Planning Consultant Services	03-31-22	03-31-22		\$337.09	\$337.09	01-14-400-021	Planning Consultant	21-530	01-31-22 Planning Consultant Services	03-31-22	03-31-22		\$676.71	\$676.71	01-14-400-021	Planning Consultant	21-575	02-28-22 Planning Consultant Services	03-31-22	03-31-22		\$267.12	\$267.12	01-14-400-021	Planning Consultant	Total Planning and Development								
124	John Jackson Planner Inc., 70 Isabella Street, Unit 110, Parry Sound, ON, P2A 1M6	03-30-22	Planning Consultant Services	03-31-22	\$1,478.08	\$1,478.08	01-14-400-021	Planning Consultant																																																						
21-451	03-30-22 Planning Consultant Services	03-31-22	03-31-22		\$337.09	\$337.09	01-14-400-021	Planning Consultant																																																						
21-498	01-31-22 Planning Consultant Services	03-31-22	03-31-22		\$337.09	\$337.09	01-14-400-021	Planning Consultant																																																						
21-530	01-31-22 Planning Consultant Services	03-31-22	03-31-22		\$676.71	\$676.71	01-14-400-021	Planning Consultant																																																						
21-575	02-28-22 Planning Consultant Services	03-31-22	03-31-22		\$267.12	\$267.12	01-14-400-021	Planning Consultant																																																						
Total Planning and Development																																																														
66	Conseil Scolaire Public du Nord-Est de l'Ontario, P.O. Box 3600, 820 Lakeshore Drive, North Bay, ON, P1B 9T5	MARCH2022	03-30-22 School Board Requisitions	03-31-22	\$68.47	\$68.47	01-15-112-060	School Board																																																						
190	Near North District School BD, 600 McIntyre Street, PO Box 3110, North Bay, ON, P1B 8H1	MARCH2022	03-30-22 School Board Requisitions	03-31-22	\$263,662.74	\$263,662.74	01-15-110-060	School Board																																																						
223	Simcoe Muskoka Catholic District School Board, 46 Alliance Blvd, Barrie, ON, L4M 5K3	MARCH2022	03-30-22 School Board Requisitions	03-31-22	\$15,104.00	\$15,104.00	01-15-111-060	School Board																																																						
Total Education																																																														
<table border="0"> <tr> <td>66</td> <td>Conseil Scolaire Public du Nord-Est de l'Ontario, P.O. Box 3600, 820 Lakeshore Drive, North Bay, ON, P1B 9T5</td> <td>MARCH2022</td> <td>03-30-22 School Board Requisitions</td> <td>03-31-22</td> <td>\$68.47</td> <td>\$68.47</td> <td>01-15-112-060</td> <td>School Board</td> </tr> <tr> <td>190</td> <td>Near North District School BD, 600 McIntyre Street, PO Box 3110, North Bay, ON, P1B 8H1</td> <td>MARCH2022</td> <td>03-30-22 School Board Requisitions</td> <td>03-31-22</td> <td>\$263,662.74</td> <td>\$263,662.74</td> <td>01-15-110-060</td> <td>School Board</td> </tr> <tr> <td>223</td> <td>Simcoe Muskoka Catholic District School Board, 46 Alliance Blvd, Barrie, ON, L4M 5K3</td> <td>MARCH2022</td> <td>03-30-22 School Board Requisitions</td> <td>03-31-22</td> <td>\$15,104.00</td> <td>\$15,104.00</td> <td>01-15-111-060</td> <td>School Board</td> </tr> <tr> <td colspan="9">Total Education</td> </tr> </table>									66	Conseil Scolaire Public du Nord-Est de l'Ontario, P.O. Box 3600, 820 Lakeshore Drive, North Bay, ON, P1B 9T5	MARCH2022	03-30-22 School Board Requisitions	03-31-22	\$68.47	\$68.47	01-15-112-060	School Board	190	Near North District School BD, 600 McIntyre Street, PO Box 3110, North Bay, ON, P1B 8H1	MARCH2022	03-30-22 School Board Requisitions	03-31-22	\$263,662.74	\$263,662.74	01-15-110-060	School Board	223	Simcoe Muskoka Catholic District School Board, 46 Alliance Blvd, Barrie, ON, L4M 5K3	MARCH2022	03-30-22 School Board Requisitions	03-31-22	\$15,104.00	\$15,104.00	01-15-111-060	School Board	Total Education																										
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Total Education																																																														
Total Bills To Pay: \$351,329.90																																																														

April 5, 2022

Correspondence for Consideration:

It has come to our attention that a proposal has been forwarded to extend the McKellar Market by closing Patterson Lane.

While we support the Market we have our concerns.

When we opened the Farm Store 20+ years ago, we were required to adhere to a rezoning process.

Rezoning was granted only if we provided parking for our customers. Our parking area is directly off of Patterson Lane. If Patterson Lane is closed, our customers will not have access to our parking. This would seriously affect our business negatively.

Traffic congestion from all businesses on a summer Saturday morning are challenging at best. Patterson Lane is frequently use to avoid the congestion.

As a business that operates year round and works with the community, we are requesting that Patterson Lane remain open for traffic.

Sincerely
Katy and Cameron Ward
Owners and Operators of Middle River Farm and Farm Store

From: Dave Spiegl <spiegl.dave@gmail.com>
Sent: April 4, 2022 11:01 AM
To: mhaskim@hotmail.com; MikeonMcKellarCouncil@outlook.com; nryeland@gmail.com; regm529@gmail.com; Peter Hopkins; clerk@mckellar.ca; Greg Gostick
Cc: Dave Spiegl
Subject: McKellar New Roads Standard and its impact on Deerfield Road and Bay Drive (Manitouwabing Peninsula Association - MPA)

Good afternoon McKellar Council and McKellar staff.

I represent the Manitouwabing Peninsula Association (MPA) which represents 55 cottagers/full-time residents in the Township.

I and other MPA members have been working with McKellar staff (various Clerks, McKellar Public Works) and Council, and various councillors, for several years now on how to move forward on the MPA's desire to upgrade our road for eventual assumption by the Township. Several of our MPA members volunteered many hours to the McKellar Roads Committee and they and myself have spent dozens (likely hundreds) of hours over the past few years talking to staff and councillors trying to move this request forward.

Although we have made some gains, most notably the acquisition and subsequent sale to McKellar of a privately held portion of Deerfield road (a previous right of way that had in the past been a stumbling block) it seems that for every hard fought gain achieved we are met with multiple roadblocks/delays/changes that just seem to make our target seem even farther away.

I understand that McKellar has had some challenges ... between staffing turnovers/challenges within McKellar, to the Pandemic, to an Oil Spill, to councillor resignations, to public political 'disagreements' within the Township, etc etc. I understand the above and their impacts on the effective running of the Township. BUT ... through all of this our association has been both patient and supportive and eager to work with McKellar to get to an acceptable end result on our roads issue.

Our patience however is starting to wear thin as we continue to see what we thought was approved items or processes continually revisited by McKellar, and new requirements not previously discussed being raised by McKellar, both delaying and complicating the process. Where we once understood and were in the process of following a defined process (the same process that both the Bailey and Craigmere subdivisions followed) we now are in a position where there is confusion as to what is a clear or defined process for organizations such as ours to follow.

I understand that there was a meeting last week (March 17, 2022) to discuss version 6 of the Roads Standard. This version in my opinion represents a significant change over the previous approved version and will increase the work, costs, and time required to bring roads up to this new standard.

In addition to that, I understand that in that March 17, 2022 meeting, that it was stated (verbally) that work previously scheduled for Summer/Fall 2022 for Deerfield Rd and Bay Drive would now be delayed another year until the 2022/2023 fiscal year, now taking this work beyond the upcoming Municipal election where its fate will now be in the hands of a still to be determined next Council where we fear we will now have to start our road upgrade request all over again, in essence going back to square one.

It is totally unacceptable to MPA members who have invested so much time and effort, and who have been patient with McKellar despite all of its internal issues, to yet again be put on a back burner and to be put in a situation where its future can once again be changed by a still to be determined next council. What has changed from only a couple of weeks ago when I was yet again told that MPA work would be scheduled and budgeted for by McKellar THIS summer/fall (ie 2022)? The 2022 budget is still being discussed (April meeting) and is still awaiting approval by McKellar ... if there is anything that needs to be put into the budget or the McKellar work plan to support this long awaited MPA work why can it not be included in 2021-2022 plans (and before budget approval in April)?

Could McKellar please confirm whether it plans to work with the MPA this fiscal year (FY) on improving our roads (cost recovered) as per previous discussions with us?

Is there anything the MPA needs to submit to the Township or to Council to more formally request the same road upgrade considerations recently provided to both the Baileys and Craigmere subdivisions? If so I will be happy to submit this formal paperwork to get this underway ...

I am prepared to address Council on April 12 (I will be attending) or to meet with McKellar staff again to clarify past work or meetings/discussions if this would be helpful. I understand there are new people involved (staff and councillors) due to changes on the McKellar side that may benefit from such a meeting.

Dave Spiegel
President - MPA
647.581.5974

The United Church of Canada
McKellar-Dunchurch Pastoral Charge

March 14, 2022

MAR 17 2022

To the Reeve and Councillors
The Township of McKellar
PO Box 69, 701 Highway 124
McKellar, ON P0G 1C0

**Re: United Church Manse, 2 Lakeshore Road
Roll Number 49-28-000-003-24000-0000
Interim Property Taxes 2022**

On behalf of the Official Board for the McKellar-Dunchurch Pastoral Charge, may I once again request that Council accept this letter as a request for relief of the 2022 Property tax on the Manse.

Also, please update your records to read 9 Lakeshore Road. PO Box 9. Thank you.

Your support has been greatly appreciated in the past years and the congregations would be grateful if you could approve this request again this year in order that we may continue to support the communities.

Yours sincerely,

Goldie Ladd
Central Treasurer
McKellar Dunchurch Pastoral Charge
c/o 2057 Hwy 124
Dunchurch, ON
P0A 1G0

Township of McKellar Roads Policy update provided April 6, 2022

For review and discussion at April 12, 2022, Council Meeting

This document (version 6.1) contains content not yet added to the Roads Policy Version 6 document distributed at the March 17, 2022, council meeting

It represents a reorganization, clarification and edit of content that previously appeared in version 5 and earlier roads policy documents

Next steps include:

1. Consolidate content of this version (6.1) with the Draft Roads Policy Version 6 distributed at the March 17, 2022, council meeting
2. Edit/clarify the consolidated content to remove overlap and duplication
3. Distribute the new consolidated version (v 6.2?) to council, staff, and interested parties for their feedback, input and advice.
4. Gather feedback, input and advice and produce a new clean copy (v6.3?)
5. Distribute clean copy to council and staff for review, discussion, and adoption via Bylaw once approved.

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User's Guide to this Road Policy

If you are a McKellar resident living on a road that does not receive winter maintenance by the Township (meaning that local residents or a third-party contractor maintains your road) this roads policy may provide help if:

- You live on a municipally owned road that might have been a seasonal road in the past but now has full-time residents?
- Significant portions of your road less than 5m (16 ft) wide?
- There are times when you are concerned about access for emergency services due to road conditions, which may also compromise your year-round property insurance coverage?

This Township of McKellar Road Policy provides a process to upgrade these roads to a minimum construction standard that would then allow the Township to take over the maintenance of your road.

Summary

The purpose of the McKellar roads policy is to promote public safety for road travel and access to emergency services, to establish clear standards for roads development and maintenance standards as well as defining options for municipal assumption of existing roads not previously assumed.

With changing demographics, the majority of McKellar residents are over the age of 60. Virtually all rural roads in McKellar now have elderly, full-time residents that need year-round safe passage and access to emergency services.

Road Classes

Within this policy all McKellar roads have a recommended assigned provincial road class, which is determined by average daily traffic and established speed limits. The majority of rural roads are recommended as a 20 km/h speed limit that determines a road class 6 and secondary roads or main roads with a speed limit of 50 km/h to 60 km/h should be assigned to road class 5. The Roads Department has established road maintenance guidelines that may differ for road class 5 and 6 to set priorities based on road usage. These guidelines establish response time to inspect and maintain road surfaces.

As noted in the 2021 Tatham Engineering Roads Needs Study, all roads with estimated average daily traffic of less than 50 and a speed limit of less than 80 km/h are considered class 6 roads meaning that there is no Minimum Maintenance Standard i.e., they are not subject to O.Reg 239/02. In addition, the Inventory Manual for Municipal Roads deemed the existing condition of rural roads with less than 50 AADT as being adequate (i.e., addressed via routine maintenance only)

While the province has not established multiple road construction guidelines, a municipality is permitted to create construction guidelines. McKellar has identified a rural road construction guideline for road class 6 roads. This guideline is supported by the Tatham Engineering 2021 Roades Needs Study report, it allows for a 6 metre surface width plus 1 metre (2 x .5 metre)

shoulder width (total width of 7 metres), in contrast to the 7 metre surface plus 2 metre (2 x 1 metre) shoulder width (total width of 9 metres) specified as the provincial standard for main roads. It is anticipated that upgrading narrow rural roads may not require excavation (other than to replace culverts as required). Consequently, the historically high cost of upgrading narrow roads may now be reduced. Local Roads are intended to provide access to abutting properties and to discourage through traffic. Local Roads are intended to provide access to abutting properties and to discourage through traffic. Travel speeds and road capacity are typically lower on local roads, reflective of the number of driveways and access points. Local roads account for more than 70% of the road sections in McKellar.

McKellar Roads Needs Study 2021 - Standards, Guidelines & Assumptions

Township of McKellar Road Needs Study 2021 Standards, Guidelines & Assumptions

ROAD DESIGN STANDARDS		TOLERABLE STANDARDS									
Environment	Road Class	Surface Type	Through Lane	Shoulder Width	Surface Course	Base Course	Asphalt Depth	Granular A. Depth	Granular B. Depth	Through Lane	Shoulder Width
			m	m	mm	mm	mm	mm	mm	m	m
Rural	local	R1 see note 1	3.5	1.0	40	50	90	150	300	3.0	0.5
	collector	R2 see note 1	3.5	1.0	40	50	90	150	300	3.0	0.5
	arterial	R3 asphalt	3.5	1.0	40	50	90	150	300	3.0	0.5
Semi-Urban	local	S1 see note 2	3.5	1.0	40	50	90	150	300	3.0	0.5
	collector	S2 see note 2	3.5	1.0	40	50	90	150	300	3.0	0.5
	arterial	S3 asphalt	3.5	1.0	40	50	90	150	300	3.0	0.5
Urban	local	U1 asphalt	4.25	4.0	40	50	90	150	300	3.75	4.0
	collector	U2 asphalt	4.5	4.5	50	50	100	150	450	4.0	4.0
	arterial	U3 asphalt	4.5	4.5	50	50	100	150	450	4.0	4.0

1. For rural roads, surface type will be dependent upon the traffic volumes
 0 ≤ AADT < 400 gravel
 400 ≤ AADT < 1000 surface treated
 1000 ≤ AADT asphalt

2. For semi-urban roads, surface type will be dependent upon the traffic volumes
 0 ≤ AADT < 1000 surface treated
 1000 ≤ AADT asphalt

These guidelines are consistent with the Official Plan Consolidated of the Township of McKellar, in particular section 5.8.2.7 which states: "Road Allowances must be a minimum of 20 metres except in special circumstances where it may be determined by a professional engineer that the functional requirements may be accommodated by a lesser width."

Most McKellar roads (approximately 90+%) are category 6 roads, low volume, low speed rural roads. A standard for category 6 which is different from 5 in some of the response times for inspection and repair will be included. "For gravel roads, shoulders are assumed to be 0.5 metres wide." (RNS pg. 29)

"It is noted that all widen and resurface needs are for class 6 roads and therefore the existing widths are considered adequate, and no widening improvements are required" (RNS pg. 33)

Class 6 roads are specifics are identified in the below table:

Average Daily Traffic (no of motor vehicles)	Speed Limit in km/h					
	71-80	61 - 70	51-60	41 - 50	1 - 40	
1000 - 1999	3	3	3	4	5	
500 - 999	4	4	4	5	5	
200 - 499	4	4	5	5	6	
50 - 199	4	5	5	6	6	
0 - 49	6	6	6	6	6	

Road Categories and definitions:

Municipal Year Round Maintained Roads

These roads receive year-round maintenance by the municipality depending on the surface type, usually on an as-needed basis. Money is budgeted each year for repairs and improvements to these priority roads and federal and provincial grant money is utilised if it becomes available. Culverts will be replaced as required. Ditching and brushing may be performed if needed. Roadside mowing is carried out each year usually in late summer.

Year-round roads have various surface treatments: gravel, surface treatment, or asphalt. Liquid calcium is applied on highly travelled gravel roads as dust suppressant at least once per year. It is Council's intent to gradually increase the percentage of surface treated roads and thereby decrease the number of municipal gravel roads provided as determined by cost benefit and budget considerations.

Municipal Summer Maintained Seasonal Roads

These roads receive maintenance by the Municipality on an as needed basis during the summer months only. Gravel may be applied, grass growth may be eliminated or minimized, culverts will be replaced as required, ditching and brushing may be performed if needed and roadside mowing is carried out each year.

Each summer-maintained road or section is posted with a 'summer maintenance only' sign. Residents owning property and residing on said roads will not receive year-round maintenance. At Council's discretion, some of these roads may be plowed and sanded during winter months provided that minimum road standard criteria are met. It is understood that Council has no obligation to provide this service or continue to provide this service.

Municipal Unassumed Road Allowances

An unassumed road is a road owned by the Township and maintained by private individual or company rather than by the Township. Since the roads are owned by the Township the general public is allowed to travel on them however because they have not been assumed by the Township for maintenance purposes the private individual/company is responsible for all maintenance, repair, access, snow clearance, liability, or other obligation

- i. As a rule, the municipality does not provide any maintenance services on a municipal unassumed road.
- ii. At the Council's sole discretion, the municipality may provide some services on specified municipal unassumed roads that meet specific requirements. Council may provide the service based on the maintenance needs and the townships financial capabilities. It is understood that Council is under no obligation to continue this program.

- iii. Township may register a notice on title or require that the owner enter into an agreement acknowledging that the Township will not be responsible for the repair or maintenance of unassumed roads and further that the Township may not be able to provide emergency services to developments located on an unassumed road

It is the intent of the council to protect the municipality and its residents from incurring tax increases to finance road construction and upgrades that are the responsibility of developers and in some cases residents whose properties are abutting or accessed by municipal unassumed roads.

All new or existing roads must be brought up to the municipal minimum construction standard before they are assumed by the Municipality.

Unopened Road Allowances

Throughout the Township there are many unopened road allowances and some shoreline road allowances owned by the municipality. The municipality has no obligation to open or improve road allowances to provide access to private or public property.

For various purposes, abutting property owners may approach the Township regarding the purchase of portions of unopened or shoreline road allowance. In considering the sale of unopened or show shoreline road allowance a Township will have regard for public recreational use. All costs will be borne by the applicant.

Any portions of a road allowance that contain, abut or provide access to important fish spawning areas wildlife habitat or other environmentally sensitive features or hazard shall be reserved. Portions of road allowances where significant historical or cultural features have been identified shall also be reserved.

Unless council determines otherwise it is the policy of the Township to reserve or retain road allowances that lead to water so the public may still have access in the future.

Crown Lands

The Municipality has no objection to the establishment of road over Crown land so long as the proponent receives the necessary permission from the Ministry of Natural Resources and Forestry and so long as they understood that the Municipality has no responsibility for the maintenance of the road

Private Roads

There is no legal obligation on the part of the Township to maintain or repair private roads or otherwise provide monies or services to any development located on a private road nor is there any responsibility acknowledged for the provision of school busing.

The Township may register a notice on title or require the owner to enter into an agreement acknowledging that the Township will not be responsible for the repair or maintenance of private road or provision of services to any development located on a private road and further that the Township may not be able to provide emergency services to development located on a private road due to the road condition.

If a private road is reconstructed to a standard acceptable to the Township and at no expense to the Township, the Township may consider the assumption of the private road if it abuts an existing maintained municipal year-round road or provincial highway. Prior to undertaking any such reconstruction landowners of the property on a private road must obtain the approval of the Township. The work shall be undertaken to the standards of the Township.

Summary

In summary, the roads policy is designed as input for McKellar municipal staff to standardize an approach to defining road service levels, construction guidelines and to provide residents with local options to address road safety and access concerns.

❖SAFETY

- Promote road safety: reduce the chance of accidents by regulating speed limits, road width, sight lines, grading
- 911 access: reasonable access to ensure safety of first responders, insurance requirements
- McKellar Public Works staff: safe working conditions using the 'right' equipment on the 'right' roads

❖FAIRNESS

- Equitable access to municipal services
- Fair share of tax-based road maintenance

❖PRACTICAL

- Changing demographics, more full-time residents on virtually every road
- Seasonal roads are often not safe, impractical for winter access
- Upgrading to a year-round, minimum road standard must be AFFORDABLE.

McKellar Township population (as noted in the 2021 StatsCan Census) increased from 1111 in 2016, to 1419 in 2021, a 27.7% increase. This increase materially affects McKellar roads and services including higher traffic volumes, increased emergency access needs, and roads usage due to higher volumes

The objective of the Roads Policy is to find a balance among competing interests:

- Widen narrow roads to provide safer year-round access for full-time residents, snow plowing capability and emergency services access
- Create new road guidelines that retain the character of a rural setting (not solely relying on an “urban” 7 metre road plus an additional 2 metres of shoulder provincial standard).
- Meet road construction standards while minimizing the per km. road upgrade expense by considering road travel width guidelines in the 6 to 7 m range^[C&J]
- Further information is available in the Tatham Engineering Roads Needs Study dated November 2021; a copy of this report is available in Adobe/pdf format from the township office/website.

The hallmark of this policy is multiple road guidelines based on the traffic volume and speed limit road classification standards in combination with municipally defined road construction standards.

Historically, there has been provincial grants to construct roads so that the province’s highway standard (6 metre width) became the default standard. In rural Ontario with sparse daily traffic volume, a much lesser road width guideline is sufficient for safety, liability, aesthetics, and cost. “This recognizes that while a road’s width may be less than the desired standard, it may provide adequate function and operations, and hence widening may not be required.” (RNS pg. 29) While safety is paramount, whenever feasible the intent is to preserve the be natural beauty with rural roads, not rural highways.

The current reality in McKellar (and beyond) is that previous seasonal unassumed or private roads now have full-time residents. Emergency services access and even general access in the winter requires a new approach to road construction and minimum maintenance guidelines.

There are many McKellar roads that are less than 1 km, with small numbers of properties on dead-end, low traffic volume roads. Incorporating the province road standard traffic volume with municipally designated speed limit is the basis for defining multiple road guidelines that are practical and addresses potential liability.

From the vantage of safety, liability and cost effectiveness, the past practice of providing municipal services to the very narrow, unassumed roads has been replaced with an appropriate transition to service provision consistent with this Roads Policy. Residents on unassumed (or private) roads may apply for grants for unassumed road allowances, or private roads to offset some of the maintenance costs to eventually upgrade the road to a minimum construction standard. Road Grants are limited to a 5-year maximum period, at which time it is expected that landowners on roads receiving grants should proceed to a road assumption request.

Road Classification - OReg 239/02

Ontario Regulation 239/02 prescribes minimum maintenance standards for municipal roads based on road class. This regulation defines road class as summarized in the table below, based on estimated daily traffic and posted speed limit. All McKellar assumed, unassumed or private roads are class "5" or "6". All roads with an estimated average daily traffic of less than 50 and a speed limit of less than 80 km/h are considered class 6 roads meaning that there is no Minimum Maintenance Standard i.e., they are not subject to O.Reg 239/02. In addition, the Inventory Manual for Municipal Roads deemed the existing condition of rural roads with less than 50 AADT as being adequate (i.e., addressed via routine maintenance only)

This Regulation sets the minimum response time standards for various maintenance functions, such as patrols, snow clearing, pot-hole repair, icy roads, etc. The Township of McKellar has incorporated the road classification into the adoption of multiple road construction guidelines. The traditional approach of applying one construction standard to all Municipal roads is now replaced with three guidelines.

Given the customary speed limits and traffic volume, all McKellar roads are assigned to the provincial road standard category 5 or 6. The unassumed municipal road allowances (all which quality as a category '6') currently vary in road surface travel width from 9 ft. to 16+ft.

Virtually every unassumed and private road in McKellar now has full-time residents. Historically, the cost to upgrade unassumed roads to a single provincial standard was cost prohibitive. The McKellar Public Works Department has determined that safe winter access requires a minimum of 16.4 ft surface width, in particular class 6 roads that are: less than 2km long, dead-ended and have traffic volume under 50 per day. The 20 km/h speed limit provides a safe environment to support a wide gravel road surface

The rationale for multiple road guidelines is based on the variation in the road length and number of households. As noted, many roads are less than 1 km. in length with only a few households that have occasional traffic. Moreover, the provincial road classification system (that determines minimum road maintenance standards) uses a similar logic with the combination of daily traffic volume and posted speed limit.

While this concept initially is an attempt to address the variation across the previous "Schedule A" roads in the **annual winter maintenance resolution**, the intent is that

approach will work for all future roads as well, because each road will be assigned a road guideline based on traffic volume, road class and speed limit (Appendix III). In addition, the maximum length of current or future expansion of any road should be considered when estimating daily traffic volume.

Previously the township utilized an annual Schedule A list of unassumed municipal road allowances which were approved for winter maintenance provided by annual renewal of a Council resolution (e.g., 18-237, Sep 18, 2018). Most of these roads are dead ended. Surface road width of these roads varied from 9 foot to 16-foot travelled surface width which created hazards when trying to plow such smaller roads with larger equipment.

The traditional approach to upgrading these roads to the provincial standard of 6m (20 ft) can cost up to \$600,000 per km (for a full replacement). Using applicable standards in Table 1 - McKellar Roads Needs Study 2021 Standards, Guidelines & Assumptions upgrades may cost less than \$100,000 per km for 6 metre gravel surface and \$200,000 per km for a surface treatment (commonly known as tar & chip) travel surface. The Table 1 - McKellar Roads Needs Study 2021 Standards, Guidelines & Assumptions standard is much easier to justify as part of a local upgrade plan whereby the respective landowners fund the capital road construction upgrade costs directly or finance them via their tax bills over multiple years.

Road Grants

- 1 Confirm that you live on a road that does not receive summer and/or winter maintenance from the Township. Check your road designation. Roads designated as “P” for private or “UA” for unassumed road allowance do not currently receive road maintenance from the Township. These roads may be eligible for an annual road grant.
- 2 To be eligible for the annual road grant, landowners on the road must form a Road Association. This document includes a sample template for forming a road association. It is the intent that maintaining a road association should not be onerous. Other local road associations are willing to provide advice. The road association provides a forum for neighbours to come together to agree on applying for grants as well as upgrading road services and sharing costs amongst the association members.
- 3 For eligible roads, the annual road grant is a way to receive financial support from the Township to offset some of the cost of the summer maintenance to upgrade the road(s). This document provides an application form for road grants.
- 4 Note that landowners on roads receiving a road grant will be expected to upgrade the road (over time) to a minimum road travel width and applicable road construction standards. When this is completed, the road can then be considered for assumption by the Township for ongoing winter and/or summer maintenance. Annual grants are only available for 5 years, or via an accelerated plan as shown on page 4, applicants must proceed to assumption petition/request within the 5 years, or another accelerated timeframe as agreed with the township

Municipal Assumption Options

Under the Official Plan, an unassumed road that is brought up to the minimum municipal road construction guideline may be eligible to assumed by the township for ongoing winter and/or summer maintenance.

Option 1 - Residents on narrow roads are encouraged to upgrade to the road class 6 guideline by means of the Fees and Charges By-law process. The cost of road construction upgrade can be paid upfront as a onetime payment or financed over as much as 20 years (added to the semi-annual tax bill) by a cost sharing model that is determined by the road association landowners (this is much more practical than the historical limitations of Local Improvement Charges).

Option 2 Residents on municipally owned unassumed roads or on privately-owned roads have an option to apply for an annual road grant. The grant provides financial assistance to offset some of the annual cost of summer maintenance. This is an incentive to promote safe roads by encouraging residents on rural roads to upgrade to a road class 6 construction guideline. In addition, a matching grant option is available to accelerate a road upgrade. The draft policy document includes sample templates for residents to form road associations to help organize the local community to apply for the annual road grant. There is also a guide for residents on unassumed or private roads to apply to the township to assume winter and/or summer maintenance.

Unassumed Roads - Grant Options

The implementation of this roads policy includes the following options for municipally owned unassumed roads or private roads:

1. Status quo: no municipal road services, no grants
2. Annual road grant/allowance option which requires a road association to account for expenditure of funds for contract services to upgrade their road(s), over time, to be consistent with road standards in table 1.
3. Accelerated grants, to speed up the assumption process. Where agreed, a road association may apply for an accelerated grant program whereby ongoing grants otherwise planned over 5 years can be consolidated into one or two years provided a written commitment is made by the road association to apply for assumption by the end of the accelerated period.
4. Options 2, and 3 are intended to lead to an application for assumption of roads for winter and/or summer maintenance within a timeframe agreed with the township, no longer than 5 years from and including the first grant.

The annual roads grant concept is based on length of the unassumed road and number of residents that is made available to a road association. As an order of magnitude, if the road grant is approximately \$2,000 per km (max 2 km) requiring an annual \$60,000 budget to support up to 30 km of unassumed roads.

In addition to grants, it has been the practice of the township to contract winter road maintenance / snowplowing out to local contractors for a number of unassumed roads as well as the township firehalls (refer Roads Committee Resolution 21-01 dated October 18, 2021, as well as similar resolutions in previous years).

Upgrade Cost Recovery

Unless Council makes an exception, the policy of the Township has been that all costs associated with upgrading or improving a private road or a municipally owned, unassumed road allowance to become a municipal year-round maintained road shall be borne by the landowners who front, abut, or access their property from the respective road.

When landowner associations/groups on a road agree to approach the Township to assume ongoing winter and/or summer maintenance, the upgrade process is found in the section titled Road Upgrade Process. Subject to council approval, the costs of upgrading your road may be financed by the Township and paid off by the landowners following completion as a one-time payment, or over optional financing terms of as much as 20 years. There are two distinct township cost recovery processes that can be utilized:

1. Cost recovery can be facilitated via the Fees & Charges Bylaw process, when a simple majority of the respective landowners agree. The Fees and Charges By-law process provides for local determination of the cost sharing model amongst your road association/group members. Some examples of cost sharing models include: equal share, travel distance or relative assessed property value. Again, the Township can provide initial advice on how to proceed.

or

2. Cost recovery can be facilitated via OReg 586/06 Local Improvement Charges process. Previously this was the only cost recovery option. This regulation requires consent of 2/3rd of the landowners who represent at least 50 per cent of the MPAC assessed property value. These costs are allocated based on road frontage and may be financed or paid directly as a one-time payment.

A representative from the association/group must contact Township office early to start the review process. Initial advice from the Roads Superintendent is essential to determine the extent of the work required, approximate costs and timeframe, etc.

Road Upgrade Landowner Votes

There is no specified requirement for majority vote, but the Township would normally look for a simple majority vote by the respective landowners before commencing a road upgrade facilitated by the fees and charges process. Such landowner votes must be supported by written documentation including vote selection, landowner names, addresses, roll number, phone and/or email addresses. This documentation must be submitted to the township before road upgrades are commenced.

Road Upgrade Processes

In 2020, six municipally owned unassumed McKellar roads in the Bailey's Subdivision area were upgraded to meet township standards and enable later assumption by the township. The Local Fees and Charges process was used to collect the upgrade costs from the 26 respective landowners. Road Upgrade Methods included:

- ∅ Setup of a local road association or similar group by landowners
- ∅ A questionnaire/survey form was sent by the township to each landowner to determine their preferences for road widths, payment options, cost sharing options, and preferred completion dates
- ∅ Choices were selected, surveys were completed and returned to the township, (not all surveys were returned but a strong majority supported the road upgrades)
- ∅ A preliminary letter was later sent by the township to each landowner, documenting:
 - construction commencement date,
 - estimated total costs (\$83 K), shared costs (\$3,789 each)
 - projected costs covered Granular Materials, Culverts, Fuel/other expenses, Rental Equipment, and use of Municipal Equipment
 - one-time payment option, or Tax bill financing options including multi-year financing term options including respective payment amounts and financing interest rates (e.g., 2.5% p.a.)
 - township contact information
- ∅ Final total costs (\$91 K) and final shares (\$3,503 each) were later determined and advised to 26 landowners. When financing the costs via the tax bill, interest rates were set at 1.71% for a 2-year term, 2.61% for a 15-year term, 2.82% over a 20-year term. Future rates are subject to change at the time of use.
- ∅ Labour costs for township public works staff performing the upgrades were absorbed by the township and not passed on to the respective landowners
- ∅ Council passed By-law 2020-57 (supported by resolution 21-466) to collect the costs related to the project via the Fees and Charges By-law process

€ Financing or one-time payment options were finalized with individual landowners, billing and collection procedures were implemented by the Township Treasurer

Road Upgrade Completion Report

Once the upgrades have been completed to the satisfaction of the township, the road association/group must submit a road upgrade completion report and submit it to the township. A road upgrade completion form will be provided to formally document the process. Once the upgrade is satisfactorily completed and the completion report is accepted by the township, council at its discretion may agree to provide winter maintenance/plowing of the subject road(s) prior to formal assumption.

Road Assumption Request

Following the road upgrades needed to bring unassumed roads up to municipal standards, a road association or similar group may apply to have the roads formally assumed as a “Municipal Year-Round Maintained Road” by the township. The request will trigger a subsequent examination of the road by both township staff and/or a professional engineer selected by the township.

Break in Period

Owing to uncertainties about buried road base conditions or other unknown conditions following a road upgrade, the township will not assume a road until a suitable break in period has been passed to ensure upgrades meet applicable road standards. This protects the township from incurring unexpected expenses to repair or maintain a newly assumed road. In general, this period will be no less than 15 months (or longer if deemed necessary by township staff) after completion of the upgrades e.g., following the end of spring conditions at least one year after completion of the upgrades. The expected break in period will be documented, recorded, and communicated by the township at the time the road upgrade completion report is submitted by the road association/group.

Assumption

Once the break in period has been passed, a final examination will be performed by the township and/or a professional engineer selected by the township. Township staff will provide a status report and an assumption recommendation to council. If approved by council, a By-law will be passed, and the road will be formally assumed. Respective costs will be recovered from landowners via one-time payments of tax bill financing as documented above



21 Church Street
Dunchurch, Ontario P0A 1G0
Phone: 705-389-2466 ~ Fax: 705-389-1855

www.whitestone.ca
E-mail: info@whitestone.ca

Whitestone and Area Nursing Station Building Expansion

Information update to McKellar Council March 30, 2022

Clinical Services

We are delighted to announce that West Parry Sound Health Centre has hired an additional nurse practitioner (NP) for the Whitestone and Area Nurse Practitioner-Led Clinic (NPLC). Nikki Mayes joined us as a nurse practitioner intern last year, and is staying on now that she is a fully-licensed nurse practitioner. Having another full-time NP will improve our ability to provide timely appointments for our patients. The Ministry of Health's funding for this position is most welcome. Having one more full-time person in the existing building, however, has made the need for the building expansion more urgent.

Building Construction

At the March 15 Regular Council meeting of Whitestone Council, the contract for the building expansion of the NPLC was awarded to W.S. Morgan Construction Limited from Parry Sound. Construction is expected to commence in early May.

Fundraising Update

Our community fundraising continues. We have reached 64% of our target of \$90,000 (approximately \$57,600). We have more fundraising initiatives planned for the spring, including a cash raffle, and a second raffle with prizes from local businesses and artisans.

On March 17, our MPP Norm Miller announced the award of a Northern Ontario Heritage Fund grant of \$500,000 for the NPLC building expansion. This is fantastic news for our communities – and confirms that our Provincial Government understands how valued and valuable the NPLC is.

On the same day, we announced that our anonymous donor has made an additional \$30,000 grant to the fundraising campaign – which means a total commitment of \$120,000 towards the construction costs.

Project Financing

A summary of our projects expenses and sources of funds is shown in the table on the following page.



21 Church Street
Dunchurch, Ontario POA 1G0
Phone: 705-389-2466 ~ Fax: 705-389-1855

www.whitestone.ca
E-mail: info@whitestone.ca

EXPENSES

	\$s
Engineering, Design and Contract Admin	45,000
Construction Tender	697,600
Landscaping and Parking Lot *	45,000
New Septic System *	35,000
	SUB TOTAL 822,600
	HST 106,938
	HST REBATE 92,459
Contingency (approx. 10% of Construction, Septic and Landscaping costs)	80,000
	TOTAL ESTIMATED EXPENSES 917,079

FUNDING

NOHFC Grant	500,000
ICIP Grant	100,000
Township of McKellar	60,000
Municipality of Magnetawan	5,000
NPLC Community Advisory Committee	26,500
Community fundraising	90,000
Anonymous Donor	120,000
	TOTAL FUNDING OTHER SOURCES 901,500
Municipality of Whitestone	15,579
	TOTAL FUNDING 917,079

* Not part of construction tender

In addition to the capital contribution, Whitestone is committed to ongoing upkeep of the building and grounds (including septic, water system, winter and summer maintenance and general repair and improvement requirements)

Thank you for Your Continued Support

Our Committee would like to sincerely thank our three municipal councils in Magnetawan, McKellar and Whitestone for their continued support of our fundraising efforts. Your financial support is important to us and to the community. And your assistance in facilitating communications with our community donors is very much appreciated. You have made our fundraising so much easier and contributed to the success!

Respectfully Submitted by:

Marcella Sholdice
Chair, Whitestone and Area Nursing Station
Community Advisory Committee

Michelle Hendry
CAO/Clerk, Municipality of Whitestone



111 Sandiford Drive
Stouffville, Ontario
L4A 0Z8

t: 905-640-1900
tf: 855-642-TOWN
townofws.ca

March 28, 2022

Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Delivered by email
premier@ontario.ca

RE: Dissolve Ontario Land Tribunal

Please be advised the above-noted matter was placed before Council at its meeting held on March 23, 2022 and the following resolution was passed:

WHEREAS Municipalities across this province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy; and

WHEREAS an Official Plan is developed through months of public consultation to ensure, “that future planning and development will meet the specific needs of (our) community”; and

WHEREAS our Official Plan includes provisions that encourage development of the “missing middle” or “gentle density” to meet the need for attainable housing in our community; and

WHEREAS our Official Plan is ultimately approved by the province; and

WHEREAS it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of the Town of Whitchurch-Stouffville Official Plan; and

WHEREAS it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the Town of Whitchurch-Stouffville Official Plan; and

WHEREAS municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board or “OMB”), an unelected, appointed body that is unaccountable to the residents of Whitchurch-Stouffville; and

WHEREAS the OLT has the authority to make a final decision on planning matters based on a “best planning outcome” and not whether the proposed development is in compliance with municipal Official Plans; and

WHEREAS all decisions—save planning decisions—made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process; and

WHEREAS Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans; and

WHEREAS towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time consuming and ultimately futile OLT hearings; and

WHEREAS lengthy, costly OLT hearings add years to the development approval process and acts as a barrier to the development of attainable housing.

NOW THEREFORE BE IT RESOLVED THAT the Government of Ontario be requested to immediately engage municipalities to determine an alternative land use planning appeals process in order to dissolve the OLT and eliminate one of the most significant sources of red tape delaying the development of more attainable housing in Ontario; and

THAT a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario, the Large Urban Mayors' Caucus of Ontario, the Small Urban GTHA Mayors, the Regional Chairs of Ontario, the Association of Municipalities of Ontario, and all Ontario municipalities for consideration.

Yours truly,



Kristina Lepik, Council Coordinator
(905) 642-4130

cc. Minister of Municipal Affairs and Housing,
Leader of the Opposition,
Leaders of the Liberal and Green Party,
MPPs in the Province of Ontario,
Large Urban Mayors' Caucus of Ontario,
Small Urban GTHA Mayors,
Regional Chairs of Ontario,
Association of Municipalities of Ontario,
All Ontario municipalities



North Algona Wilberforce Township
1091 Shaw Woods Road
RR #1 Eganville, Ontario K0J 1T0

Tel: 613-628-2080
Fax: 613-628-3341

March 7, 2022

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Premier,

RE: Dissolve Ontario Land Tribunal

At it's meeting held on March 1, 2022, North Algona Wilberforce Township adopted the following resolution with respect to the Ontario Land Tribunal:

WHEREAS Municipalities across this Province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy; and

WHEREAS an Official Plan is developed through months of public consultation to ensure, "that future planning and development will meet the specific needs of our community"; and

WHEREAS our Official Plan includes zoning provisions that encourage development of the "missing middle" or "gentle density" to meet the need for attainable housing in our community; and

WHEREAS our Official Plan is ultimately approved by the Province; and

WHEREAS it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of the Official Plan; and

WHEREAS it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the Official Plan; and

WHEREAS municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT - formerly the Ontario Municipal Board or "OMB"), an unelected, appointed body that is not accountable to the residents of North Algona Wilberforce Township; and

WHEREAS the OLT has the authority to make a final decision on planning matters based on a "best planning outcome" and not whether the proposed development is in compliance with municipal Official Plans and Provincial Planning Policy; and

WHEREAS all decisions—save planning decisions—made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process; and

WHEREAS Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans; and

WHEREAS towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time consuming, and ultimately futile OLT hearings; and

WHEREAS lengthy, costly OLT hearings act as a barrier to the development of attainable housing;

1. NOW THEREFORE BE IT HEREBY RESOLVED THAT North Alcona Wilberforce Township requests the Government of Ontario to dissolve the OLT immediately thereby eliminating one of the most significant sources of red tape delaying the development of more attainable housing in Ontario; and
2. BE IT FURTHER RESOLVED THAT a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors' Caucus of Ontario, the Small Urban GTHA Mayors and Regional Chairs of Ontario; and
3. BE IT FURTHER RESOLVED THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Your favorable consideration of this request is respectfully requested.

Sincerely,



Michelle Mantifel
Clerk-Treasurer

cc: Minister of Municipal Affairs and Housing;
Leader of the Opposition;
Leaders of the Liberal and Green Party;
MPPs in the Province of Ontario;
Large Urban Mayors' Caucus of Ontario,
Small Urban GTHA Mayors and Regional Chairs of Ontario;
AMO and All Ontario Municipalities



If this information is required in an alternate format, please contact the Accessibility Co-ordinator at 905-623-3379 ext. 2131

April 5, 2022

To All Ontario Municipalities:

Re: Correspondence Regarding the Municipality of Clarington's Comprehensive Zoning By-law Review Project, Zone Clarington

File Number: PG.25.06

At a meeting held on April 4, 2022, the Council of the Municipality of Clarington approved the following Resolution #PD-037-22:

That the correspondence arising from the following Resolution, #C-398-21, passed on December 13, 2021, be forwarded directly to all municipalities in Ontario.

"Whereas rural property owners and farmers in Clarington and across the Province are affected by the natural heritage system mapping;

And Whereas the mapping of natural heritage systems conflicts between the Greenbelt Natural Heritage System, Conservation Authority mapping, official plan mapping, and zoning bylaw mapping;

And Whereas the over-reach of natural heritage system mapping often results in environmental protection designations which are not justified, and are not protecting natural heritage features, and which negatively affects thousands of rural property owners and farmers;

And Whereas municipalities which are engaged in official plan updates and zoning bylaw updates have no clear direction on natural heritage systems mapping from the Province;

The Corporation of the Municipality of Clarington, 40 Temperance Street, Bowmanville, ON L1C 3A6
1-800-563-1195 | Local: 905-623-3379 | info@clarington.net | www.clarington.net

And Whereas a thorough investigation into the designated natural heritage systems by the provincial ministries are desperately needed immediately to ensure appropriate mapping is done and the designations are indeed accurate;

Now therefore be it resolved that:

1. The Provincial Government be requested to issue a cease and desist order on all updates to Natural Heritage System designations in official plans and zoning bylaws, thereby pausing the updates until a review of same by the province can be completed.
2. Clarington not proceed further with any revisions to its natural heritage system in its zoning bylaw pending the provincial review.
3. A copy of this resolution be forwarded to:
 - a) The Minister of Municipal Affairs and Housing;
 - b) The Minister of the Environment, Parks and Conservation;
 - c) All Durham MPP's;
 - d) The Region of Durham and all Durham municipalities; and
 - e) AMO for distribution to all rural municipalities."

Yours truly,



John Paul Newman
Deputy Clerk

JPN/lp

c: R. Windle, Director of Planning and Development Services
A. Burke, Senior Planner



Doug Ford, Premier of Ontario
premier@ontario.ca (Sent via email)

April 1st 2022

Re: Funding Supports for Infrastructure Projects – Bridge / Culvert Replacements in Rural Municipalities

Please be advised that on March 30th 2022 the Town of Plympton-Wyoming Council passed the following motion supporting the Township of Clearview regarding their resolution for Funding Supports for Infrastructure Projects – Bridge / Culvert Replacements in Rural Municipalities (attached).

Motion 18

Moved by Gary Atkinson

Seconded by Mike Vasey

That Council support correspondence item 'n' from Township of Clearview regarding Funding Supports for Infrastructure Projects – Bridge / Culvert Replacements in Rural Municipalities.

Motion Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at dgiles@plympton-wyoming.ca.

Sincerely,

Denny Giles

Deputy Clerk

Town of Plympton-Wyoming

Cc: (all sent via e-mail)

Hon. Peter Bethenfalvy, Ontario Minister of Finance minister.fin@ontario.ca

Hon. Chrystia Freeland, Federal Minister of Finance chrystia.freeland@fin.gc.ca

ROMA roma@roma.on.ca

AMO amo@amo.on.ca

All Ontario Municipalities

The Corporation of the Town of Plympton-Wyoming

P.O Box 250, 546 Niagara Street, Wyoming Ontario N0N 1T0

Tel: 519-845-3939 Ontario Toll Free: 1-877-313-3939

www.plympton-wyoming.com



MUNICIPALITY OF SHUNIAH

420 Leslie Avenue, Thunder Bay, Ontario P7A 1X8
Phone: (807) 683-4545 Fax: (807) 683-6982
Email: shuniah@shuniah.org www.shuniah.org

March 24, 2022

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca
Via Email

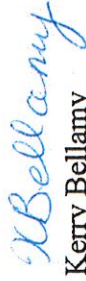
Dear Premier Ford,

RE: Support Resolution – Township of Chapple supports resolution from Northwestern Ontario Municipal Association (NOMA)

Please be advised that, at its meeting on March 22, 2022, the Council of the Municipality of Shuniah resolved to support resolution number RES-7-2022 from the Township of Chapple regarding resolution 2022-01 dated January 17, 2022, from Northwestern Ontario Municipal Association (NOMA) with regards to supporting the expansion of Northern Ontario School of Medicine (NOSM) to address the urgent need for physicians on Northern Ontario.

We kindly request your support and endorsement for the expansion of the Northern Ontario School of Medicine.

Yours truly,


Kerry Bellamy

Clerk
KB/jk

Cc:

Hon. Jill Dunlop, Minister of Colleges and Universities
Hon. Cristine Elliot, Minister of Health
Hon. Victor Fedeli, Minister of Economic Development, Job Creation, and Trade
local MPs & MPPs
Ontario Medical Association
Northern School of Medicine
Northern Ontario Academic Medicine Association
Association of Municipalities of Ontario (AMO)
Federation of Northern Ontario Municipalities (FONOM)



COUNCIL RESOLUTION

MUNICIPALITY OF
SHUNIAH

Date: Mar 22, 2022

Resolution No.: 100-22

Moved By: Den Smith

Seconded By: Denna Blunt

THAT Council hereby receives the following correspondence: *Supports & Resolutions and Correspondence.*

- a. NOMA et al. Letter to Minister of Indigenous Affairs & Northern Development
- b. Township of Chapple Resolution - Support NOMA Resolution re NOSM Expansion
- c. Lakehead Region Conservation Authority Annual Meeting Minutes

and the same be filed at the Clerk's Office.

Carried

Defeated

Amended

Deferred

Wendy Landry
Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8