

TOWNSHIP OF MACHAR
MINUTES – REGULAR MEETING
Tuesday, November 12, 2024

6:30 pm Call to Order, Disclosures of Pecuniary Interest and the General Nature Thereof; Nil

Council present: Mayor Lynda Carleton, Deputy Mayor Ron McLaren, Councillors Blair Flowers, Neil Scarlett and Pearl Ivens. Staff present: Treasurer Deputy Clerk Angela Loney, Administrative Assistant – Planning Teresa Coombs and MHBC Planner Patrick Townes.

Guests registered and attending in Council Chambers: Donald Bruce, Mary Ann Helmond, Russ Balkwill, Clinton MacQuarrie, Jane Armstrong, Andrea Nieuwland, Fay Boyd, David Heller, Mark Savill, Elizabeth Bradley, Linda Madill, Mark Smuck, Stephanie Apollonio, Bob Hoang, Sherri Hawthorne, Jim Hawthorne, Allen Hawthorne, Shelly Silk, Jane Kowalski, Brent Rich, Linda McKenzie, Lorna Lamparski, Kathy Schoenberger, Kara Mitchell, Beth Lowes, Michael Lowes.

Guests registered and attending by telephone for the Public Meeting portion: Dale D’Allaire, Stephen Armstrong, Lori Collins, Dave Jensen, Erin Cunningham, Adrienne Whalen and Tracy Wainman, Marg Farren, Kathy Kamstra, Doug and Karen Kemp, Helen Staal, Martha Brown and Mary Wiseman, Doug Silk, Barbara Lynn Lawrie, Ed Skrt and Heather Roseblade, Jane Simmons, Sharon Harrison, Rich Touzin, Helen Weaver, Robin Harper, Denise Gauer, Andrew Whitman, Jean-Phillipe Giguere, Aly Livingston, Sean Cunningham, Dale Ricker, Dave Minor, Doug Farren, Jim Erven, John and Joyce Kellough, Andre de Hann, Glenna de Hann, Robert and Ruth Kostash, Marilee Hornung, Nancy Thrall, Gary Taylor, Karen and Eric Johnstone, Pete Livingston, Donald Moore and Valda Vidners, Anita Rich, Ann Sheppard, Paul Warren

3 additional callers not registered.

PUBLIC MEETING

6:30 pm Official Plan Amendment & Zoning By-Law Amendment 517 Jim Young Road (5-097)

Guest scheduled: The Biglieri Group Planner Mallory Nieves

Via teleconference: The Biglieri Group Shilpi Saraf-Uiterlinden, Oakridge Environmental Consultant Rob West.

Mayor Carleton welcomed everyone in attendance to this Public Meeting, held under Sections 17, 22 and 34 of the Planning Act, Notice was provided in accordance with the requirements of the Planning Act. Mayor Carleton explained the process of how the Public Meeting was going to go and how comments were going to proceed after. Mayor Carleton gave Patrick Townes from MHBC Planning, the Township’s Planning Consultant, the floor to provided an overview of the applications and the proposed development. The subject lands is located within the area that is designated as Shoreline in the Official Plan. As indicated in the application submission, the proposed development includes the following: The application seeks to facilitate the development of a Tourist Commercial Camp. On the western portion of the site, the proposed development includes 12 camp sites (3.66 metre by 3.66 metre tent platforms), a kitchen area located in a shipping container structure, a proposed camp centre located in two shipping container structures that are connected by a pitched roof, a seating area, four outdoor toilets, two outdoor showers, and a utility room. There is also an existing firepit, existing sauna, an existing dock accessing a beach area, a parking area with 16 parking spaces and additional outdoor toilets near the parking lot. On the eastern portion of the site, there is a proposed Maintenance Office (also comprised of a shipping container structure), a proposed overnight shelter and a proposed outhouse. A septic system and a gray water pit is proposed to manage water from the kitchen sink. Following pre-consultation with the owners and their agent, it was confirmed that the proposed development is not specifically permitted in the Shoreline designation in the Official Plan nor permitted within the Shoreline Residential (SR) Zone in the Zoning By-law. The proposed development generally fits under the category of a tourist commercial use or a small scale (shoreline) commercial use. Pre-consultation identified that site specific amendments would be necessary to permit a tourist commercial use and to establish a definition to define the proposed use.

The owner and their agent were to demonstrate that the required Official Plan Amendment is consistent with the Provincial Planning Statement and conforms to the relevant policies in the Official Plan, in order to permit the new shoreline commercial development. A Planning Rationale Report and an Environmental Impact Report (Including Fish Habitat Assessment) was required.

The purpose of the Official Plan Amendment is to permit a tourist commercial use in the Shoreline designation. The Official Plan only permits existing tourist commercial uses that are in existence on the date the Official Plan was approved. The proposed development is new development and therefore an amendment is required.

The purpose of the Zoning By-law Amendment is to permit the proposed development and to establish a site specific zone in the Zoning By-law that recognizes the proposed uses. The owner and their agent are seeking a site specific zone and definition of the proposed use.

The Official Plan Amendment and Zoning By-law Amendment applications are being processed in accordance with the legislative requirements of the Planning Act. Notice for the Statutory Public Meeting was circulated in accordance with the requirements of the Planning Act.

The Official Plan Amendment is an elevated application in comparison to a Zoning By-law Amendment application that reaches the Council table. Council does not have the approval authority for the Official Plan Amendment. The Ministry of Municipal Affairs and Housing (MMAH) has approval authority for Official Plan Amendments in the Township of Machar. In terms of processing, although the application was submitted generally at the start of the summer, the Township is not able to hold a Statutory Public Meeting for the Official Plan Amendment until at least 110 days after the application and supporting material is submitted to MMAH for review. This is a unique process specific to an Official Plan Amendment where MMAH has approval authority. It is standard process for MMAH to provide their comments back to the Township within the 90 day review period, however these comments from MMAH and the member Ministries, i.e. the Ministry of Natural Resources and the Ministry of the Environment, Conservation and Parks remain outstanding. The applications were provided to MMAH in May of 2024. Council remains the approval authority for the Zoning By-law Amendment application, but a decision on the Zoning By-law Amendment should not be made by Council until the Official Plan Amendment is considered by MMAH. A Zoning By-law Amendment must conform to the Official Plan. The purpose of the Statutory Public Meeting is to provide Council and the members of the public an opportunity to review the application and to provide comments on the public record. Due to the community interest of the proposed applications and the proposed development, staff are not recommending that a decision be made by Council this evening.

Mayor Carleton thanked Mr. Townes and invited applicant's Planner, Mallory Nievas from Biglieri Group, to provide an overview of the applications and the proposed development. Ms. Nievas provided handouts to all in attendance in the Council Chambers: the application seeks to facilitate the development of a Tourist Commercial Camp consisting of the following: 12 camp sites (12' x 12' tent platforms), a kitchen area located in a shipping container structure, a proposed camp centre located in two shipping container structures that are connected by a pitched roof, seating area, four outdoor showers, maintenance office to be constructed from a shipping container, shelter, outhouse, septic system, grey water pit, firepit, sauna, a dock accessing an existing beach area, a parking area with 16 parking spaces and additional outdoor toilets near the parking lot. The intent of the application is not to apply blanket permissions for commercial use of the subject lands. The intent of the application is to seek permission for the scope of the development that is detailed above and within the attached Concept Plan. The proposal is 'commercial' in nature due to the fact that the operator would charge a fee for visitors to use the proposed facilities. It should be noted that at this stage of the development applications process, we have not provided specific details on all elements of the proposed septic/grey water pit design yet. As noted within the Township's Staff Report, a Site Plan application will be required, should the OPA/ZBA be permitted, that will provide detail on all of these technical items. Should the Province, Council or Township staff require these details prior to Site Plan application they will be provided.

Mayor Carleton thanked Ms. Nievas and opened the floor to the public within the Council Chambers then those calling in via teleconference to state their name and address for the record. Concerns voiced mirrored those of 133 written comments received so far. A query about the development of 517 Jim Young Road in the Township of Machar entered into an Artificial Intelligence chat produced concerning possibilities including multiple residences and townhouses. Treasurer Deputy Clerk interjected: there are policies and processes in place that would prevent that without an application to Council. Something like that would not get past Administrative Assistant – Planning staff with the Zoning Compliance Form needed within the building permit process. The comparison was made in the Environmental Impact Study to 3 additional residential lots equalling 4 which would all require private water and waste

servicing in the form of wells and/or septic systems, that would operate all year long. It is the author's opinion that the proposed seasonal use of the lands for a tourist commercial use will generate similar if not less impacts as compared to the *theoretical* residential use of the lands.

Concerns raised about the values that we all have to protect in those protection zones and what are the plans to eliminate harm to them? Environmental Consultant Rob West spoke to considerations that were made for the Study and thanked those in attendance for voicing their questions. The Lakeshore Capacity Assessment for Eagle Lake, Hutchinson Environmental Sciences Ltd, May 2013 was suggested for his review. Comments and questions around septics were raised, as the application is in a preliminary stage, those plans remain premature.

Mayor Carleton thanked the public for their comments and called on the members of Council for questions or comment. Councillor Ivens thanked everyone for sending in their comments.

With no further questions or comments, Mayor Carleton declared the Public Meeting CLOSED.

Information will be circulated in the future to those who are interested in the applications and this item is proposed to return to Council at a future date.

7:45 pm Minor Variance Application 4-174 1/24

The purpose of the Application is to permit the construction of a new accessory structure (detached garage) on the subject property that does not meet the minimum front yard requirement of the Zoning By-law. Section 4.7.2 iii) of the Zoning By-law requires a minimum front yard of 30 metres for lots within the Backlot Residential (BR) Zone. Notice of the Public Hearing was given on Oct 24, 2024 by 1st class mail. The Mayor advised that should any person wish further notice, leave full name and address with the Treasurer Deputy Clerk prior to leaving the Public Meeting. The application and planner's report were reviewed. There were no written or oral comments. Decision: Approved as it is in keeping with the intent of the Official Plan and Zoning By-Law, is desirable for the appropriate development of the lands, is considered minor in nature, and represents good planning.

BUSINESS

1. Adoption of Oct 28, 2024 minutes, Resolution

192-24 Flowers, McLaren

THAT we adopt Oct 28, 2024 minutes. CARRIED

2. Citizen 5-266 email re: communication & website

Councillor Ivens requested Admin inquire with the Township's website host about a sign up function that would take the public's email addresses for subscribing to News Alerts with the added benefit of newsletters and additional Township communications. The citizen request goes on to suggest email addresses for all Council members on the website, as it is important that residents be able to contact Council members directly for any issues. TDC agreed to look into creating a database for notifications, but the contact for Council members shall remain Admin as Council makes decisions as a whole, after reviewing the information provided in the meeting package and discussing issues together at the Council meeting.

3. Christmas at the Coughlin's financial support inquiry

Council approved a \$400 donation.

4. 2025 Ontario Municipal Partnership Fund (OMPF)

The Province will be increasing the OMPF by \$100 million over two years, bringing the total funding envelope to \$600 million by 2026. In 2025, the Township of Machar will receive \$638,100, an increase of \$54,000 from \$584,100 in 2024. Mayors were invited to the OMPF Funding Announcement Nov 15th in Gravenhurst but that was later cancelled.

5. 2025 Ontario Community Infrastructure Fund (OCIF)

The Ontario Community Infrastructure Fund (OCIF) was launched in 2014 and provides funding to help small, rural and northern communities renew and rehabilitate critical infrastructure. Ontario will provide \$400 million to 423 communities across the province in 2025. The Township of Machar will receive \$100,000 in 2025, same as 2024, and same as South River in 2025 and 2024.

6. Ontario Filmmaker Directory: Media Kit

Council declined the offer to advertise in the Ontario Filmmaker Directory.

7. Pay List by Fund for Oct, Resolution

Council noted the grader door's window has been replaced for \$1,571.71, Granular A tender has been fulfilled, and Park Rd Culvert Contractor Progress Payment #1 has been processed.

193-24 Scarlett, McLaren

THAT we authorize List of Proposed Payments for Oct 2024: \$1,075,627.55 Grand Total. CARRIED

COMMITTEES

8. Shared Services, Arena;

a. AHSS Hockey Canada Skills Academy, The Village of South River Resolution of support

Reviewed, Council agreed it was a great learning opportunity for students in our region, enhancing the educational experience of each student (grades 9-12) by integrating hockey into their school day, regardless of participation in organized hockey, regardless of skill level or family income status.

b. Arena Tender Review – Ice Rink Slab Replacement

Tender will be on the Joint Council agenda for Nov 20. The project is now projected between \$1,282,000 and \$1,422,000, resulting in a Municipal Committed shortfall of \$222,068.33 to be divided 50% = \$111,034 more from Machar.

c. OPP vs Almaguin Highland Sec School Charity Hockey Game Dec 18, 2024

Looking for a donation of free ice time, Council is supportive.

9. District of Parry Sound EMS (Emergency Med Services) minutes of Oct 24, 2024, Resolution

Reps Key Takeaways: In a strong 2024 financial position with a surplus just under \$300,000 currently around 2% of budget, Community Paramedicine Long Term Care funding is in place until March 2026 and we anticipate funding to move forward after 2026 however it has not been indexed, that will have to come from the province, a 3.25% increase to the municipal levy was discussed in length, enhancements include 2 cars on the west side at night full time, approx. cost 150,000, upstaff on the long weekends during the summer at South River base will help improve call times, these will be expanded in future years, a new shift is a large financial shock to the system, 17 defibrillators will be replaced in 2025, 2 ambulances will be replaced next year, these 3 enhancements are boots on the ground that provide better response times to the residents, over 80% of the budget is in wages, - 3.25% increase in budget was passed.

194-24 Ivens, Flowers

THAT we acknowledge EMS minutes of Oct 23, 2024 and area rep report. CARRIED

10. Central Almaguin Planning minutes of Jul 3, Aug 7, and Sep 4, 2024, Resolution

The Municipality of Magnetawan received approval effective Sep 1, 2024 to withdraw.

195-24 Scarlett, McLaren

THAT we acknowledge Planning minutes of Jul 3, Aug 7, and Sep 4, 2024. CARRIED

11. Joint Building Permit Summaries for Oct, Resolution

Reviewed permit fees and project values, permit totals 103 at the end of Oct 2024 (116 in 2023) as follows: Strong 27, Machar 26, Ryerson 18, Sundridge 13, South River 8, Joly 7, Burks Falls 4.

196-24 Ivens, Scarlett

THAT we accept Building Permit Summaries for Oct 2024. CARRIED

12. Emergency Control Group minutes of Oct 17, 2024, Resolution

197-24 Scarlett, Flowers

THAT we accept Emergency Control Group minutes of Oct 17, 2024. CARRIED

13. District of Parry Sound Municipal Assoc gauging interest in hosting a Land Use Planning Workshop for Elected Officials

Mayor Carleton emphasized the invitation to staff as well as Councillors. Mayor, TDC, and AAP interested: Feb or Mar 2025.

14. N Bay Parry Sound District Health Unit – Free Upcoming Harm Reduction Trainings

Acknowledged.

15. N Bay Parry Sound District Health Unit Release – Availability of a new preventative medication for Respiratory Syncytial Virus (RSV) for newborns and eligible infants up to 24 months of age

Council asked for the Release to be posted on the Township website.

16. N Bay Parry Sound District Health Unit Resolution re: Northern Ontario’s perspective on the Public Health Funding review

It is being acknowledged by the Office of the Chief Medical Officer of Health and the Ministry of Health that Northern Ontario faces unique factors: geography, breadth, diversity and complexity of populations and partners, health care gaps, and municipal capacity. The Northern Health Units are cautioning the Ministries not to rely on Census or Ontario Marginalization Index as data, as they are not always reliable when considering the Indigenous population. The Northern Health Units seek a funding approach that delivers not equal per capita funding, but equitable per capita funding.

17. N Bay Parry Sound District Health Unit notification of the presence of microcystin toxin (0.2 µg/L) detected in the raw water sample taken from Forest Lake by Ontario Clean Water Agency (OCWA)

Posted to the Township website as an alert, as Forest Lake (the South River) runs through the Township on it’s way north-west. There are 48 blue-green algae bloom locations in the North Bay Parry Sound district.

18. FONOM Resolution to support Ontario’s Forest Industry in the 2025 Ontario Budget

Reviewed.

19. FONOM – OPP Costing increase, request for feedback

In response to members sharing their frustration with 2025 OPP costing, FONOM requested the specific breakdown from each member municipality:

Machar’s 2024 Police Budget – \$221,805, Estimated 2025 Police Budget – \$265,248, Percentage increase – 20%, Dollar amount of increase – \$43,443, and Percentage of Municipal Budget was Police Cost in 2024 – 5%.

20. Council/Committee Remuneration and Expense Record – please submit at end of Nov

INFORMATION

- 21. Township of Whitewater Region, Town of Petawawa Resolution**, supports the Municipality of Tweed re: OPP Notice of Motion for funding
- 22. The Township of Larder Lake, Resolution** supports The City of Quinte West regarding a call on the federal government to provide supplement to the allocations provided by the municipalities the AMO CCBBF agreement for 2024-2028
- 23. The Township of Larder Lake, Resolution** supports Municipality of St. Charles, regarding recommendations for government regulations of nicotine pouches
- 24. Town of The Blue Mountain, Resolution**, Good Roads Re Ontario Good Roads Recommendations dated Oct 21, Establishment of an Ontario Rural Road Safety Program Ontario 24
- 25. AMO Oct 28**, AMO is seeking applicants for it's 2025 Youth Fellowship Program
- 26. AMO Education Oct 30**, Plan Today for AMO 2025 Education Workshops
- 27. AMO Education Oct 31**, Two Keys to Municipal Success-Pre-conference workshop at ROMA
- 28. AMO POLICY Update Oct 28**, Advancing Housing Initiatives, Ontario's Affordable Energy Future and Sustainable OPP Costs
- 29. AMO POLICY Update Oct 30**, 2024 Fall Economic Statement
- 30. AMO Watchfile Oct 24**, In This Issue,
 - Applications open for AMO's 2025 Youth Fellowship Program!
 - Ontario investing in transportation for rural communities - apply today!
 - Community Emergency Preparedness Grant.
 - Community Sport and Recreation Infrastructure Fund - October 29 deadline.
 - Funding available: Agricultural Workforce Equity and Diversity Initiative.
 - ERO posting on Electricity Energy Efficiency Framework.
 - ERO posting on Additional Residential Units Regulation.
 - Intake announcement - Canada Housing Infrastructure Fund.
 - Applications open for Codes Acceleration Fund.
 - New fire weather projections app.
 - ROMA 2025 Annual Conference - *Rural Routes*.
 - ROMA 2025 *Rural Routes*: Exhibitor and sponsorship opportunities.
 - Open mic session - Ask Canoe Anything!
 - Registration open for Western Ontario Municipal Conference.
 - Careers
- 31. AMO Watchfile Oct 31**, In This Issue,
 - Ontario investing in transportation for rural communities - apply today!
 - Community Emergency Preparedness Grant.
 - Funding available: Agricultural Workforce Equity and Diversity Initiative.
 - ERO posting on Electricity Energy Efficiency Framework.
 - Intake announcement - Canada Housing Infrastructure Fund.
 - Applications open for Codes Acceleration Fund.
 - New fire weather projections app.
 - ROMA 2025 Annual Conference - *Rural Routes* - Keynote Chantal Hébert.
 - ROMA 2025 *Rural Routes*: Exhibit hall 50% sold out.
 - Plan your professional development for 2025 with AMO Education Workshops.
 - Blog: LAS Commodity Programs Updates.
 - Is your team trauma-informed?
 - Careers.
- 32. AMCTO Oct 25**, Celebrate #LocalGovWeek with Member Affinity Program Perks
- 33. AMCTO Nov 1**, Advocacy Update Fall Economic Statement
- 34. AMOUNTario Nov 5**, Updates: New Board Member, final Cohort Registration, and Industry News
- 35. De Bartolo Betty Oct 29**, Motion – Fair Share This motion ensures that we have the resources to build and maintain the infrastructure that keeps our municipalities running smoothly, without increasing property taxes
- 36. Delegations (MMAH) Nov 1**, 2025 Rural Ontario Municipal Association (ROMA) Form
- 37. Enbridge Gas Inc. Nov 4**, IRP FALL 2024 Webinar – NORTHERN AND EASTERN REGIONS
- 38. Invasive Species Centre, Invasive Species Centre**, The Spread: Fall Edition
- 39. Invasive Species Centre**, Media, Research, and Events Scan: October 11 – 24
- 40. Jasmine Diantoro Oct 29**, Re: Meeting request: \$5M Funding Available from Ontario's Transit Investment Fund
- 41. King James Oct 24**, Invite OCIF Funding Announcement
- 42. LAS, REMINDER** – Panel Discussion: Fortifying Municipal Cyber Security Defenses – Oct. 28
- 43. MCM Nov 4**, 2025 Ontario Volunteer Services Awards
- 44. MEPCO Oct 24**, MEPCO's 2023 Annual Report and New Information Sheet
- 45. MFOA Oct 30**, Summary of the 2024 Fall Economic Statement

46. **MFOA Messenger Nov 4**, 2025 Membership Renewals
47. **MathewsDinsdale Oct 24**, In a Flash Ontario Court Finally Upholds ESA-only Termination Clause
48. **Ministry of Energy Oct 24**, Letter from the Minister of Energy and Electrification
49. **OMFA Nov1**, Greenhouse lighting Letter to municipalities on greenhouse light by-law pdf; Best Management Practices- Managing Nighttime Greenhouse Light Emissions Final pdf
50. **Ontario Honours And Awards Oct 25**, Ontario Senior Achievement Award
51. **ROMA Communication Oct 28**, ROMA Hosts ROI Webinar on Tools You Want to Know About
52. **ROMA Communication Oct 29**, Update Broadband – new tools to help municipalities work with ISP's to rollout high speed internet across Ontario by 2025
53. **ROMA Events Oct 26**, ROMA Conference Opening Keynote – Make Your Way to the 2025 ROMA Conference
54. **ROMA Events Nov 1**, ROMA Conference Request your Delegation Meetings
55. **Snelling, Allyson Oct 28**, RELEASE – HDMH South Wing Under COVID – 19 Outbreak Oct 28 24.pdf
56. **Snelling, Allyson Nov 1**, RELEASE – Make a Difference as a Patient Experience Partner at MAHC Nov 1 24.pdf
57. **Snelling, Allyson Nov 5**, RELEASE – Masking Requirements Return Amidst Respiratory Illness Season Nov 5 24.pdf
58. **Sun Life Group Benefits Oct 24**, Supporting women's health, in this week's Focus Update
59. **Sun Life Group Benefits Nov 1**, Sun Life awarded Canada Order of Excellence for Mental Health at Work, in this week Focus Update
60. **voterslist Oct 25**, An update from Elections Ontario

Councillor Ivens requested more details: For those making ward boundary changes leading up to the 2025 election, Municipal Stakeholder Relations is releasing a new Ward Management feature in the Election Portal next month to help with ward and subdivision boundary changes. This does not affect the Township as we do not have a wards system.

ADDITIONAL/ROUND TABLE/NOTICE OF MOTION

CLOSED SESSION

ADJOURN

198-24 Ivens, Scarlett

THAT we give 1st, 2nd, 3rd and final reading to Confirming By-Law and that we adjourn until our Regular meeting scheduled for Mon, Nov 25, 2024. CARRIED

Mayor Lynda Carleton

Treasurer Deputy Clerk Angela Loney

AL/kk