

**TOWNSHIP OF MACHAR
MINUTES – REGULAR MEETING
Monday, November 14, 2022**

Call to Order, Disclosures of Pecuniary Interest and the General Nature Thereof; Councillor Flowers in item 2 as he has been doing work for them.

Council present: Mayor Lynda Carleton, Deputy Mayor Ron McLaren, Councillors Blair Flowers, Bart Wood and Neil Scarlett. Staff present: Clerk Administrator Brenda Paul and Treasurer Deputy Clerk Angela Loney.

Guests observing: Kathy Schoenberger, Pearl Ivens, and Mark Smuck.

BUSINESS

1. Adoption of Oct 11 & Sep 28, 2022 minutes, Resolution

155-22 Scarlett, Wood

THAT we adopt Oct 11 and Sep 28, 2022 minutes. CARRIED

2. Leighton Rd 2-011 Development Update; Planning Justification, Potential Land Swap

Council updated and provided planning file activity as follows; initial planning opinion from applicant's planner (Sep 7, 2022): subject land approximately 400 acres, proposal is for a 42 lot draft plan of subdivision indicating internal lots will front and have access from the new internal year-round municipally maintained road (currently driveway), proposed lots 15, 17, 22, 41 and 42 will have access from Leighton Rd, each lot to be serviced with individual water and septic.

Our planner response to planning justification from proponent on proposed 42 residential lot subdivision and road allowance purchase request (Oct 20, 2022): purpose of memorandum is to summarize staff's position on the proposed development following a review of the relevant Provincial and local land use policies, and provide a response to the proponent regarding the request to swap a portion of an unopened road allowance. The proposed development represents a significant amount of growth for the Township. Growth is contemplated and encouraged within the settlement area (Community designation) and development is promoted through the Plan of Subdivision application. The creation of 42 new residential lots in the Rural designation is a departure from the land use concept and growth management concept provided through the policies of the Official Plan. It is difficult to demonstrate that the existing rural character of the area is being maintained. The proposal would introduce a new form of development to this rural area of the Township. From a Provincial and local policy perspective, it is difficult to conclude that the proposed development is appropriate for the rural area. If the proponent has other examples where a similar number of lots were created in a rural area, that would be helpful to contribute to the process and the review of the proposed development. We are not aware of any other examples where rural lot creation of this magnitude has been approved based on a policy framework similar to the Machar Official Plan. The proponent and planners have since discussed (Nov 3, 2022). The proponent and his planner have been tasked with revising the proposal, additional justification.

During the proponent's presentation to Council, a request was made for Township support to swap an unopened road allowance for a deed to the travelled portion of Leighton Rd. The basis is to increase the potential building envelope on the lot located to the east of Leighton Rd. Section D1.1.7 of the Official Plan includes policies regarding closing and conveyance of road allowances. It is unprecedented for the Township to sell the whole of an unopened road allowance. Township staff do not feel a land swap is required as Leighton Rd is a travelled road and it can be transferred to the Township if required during the Plan of Subdivision application process. In regards to the land swap request for the unopened road allowance, it is recommended that the proponent apply to purchase a portion of the unopened road allowance in order to expand the potential building envelope on the lot to the east of Leighton Rd, the proponent would be responsible for all the costs associated with the transaction (survey, advertising, legal) and Township policy requirements would

need to be satisfied; posting/4 weeks advertising public notice, Public meeting for public comment.

The Mayor advised she has been contacted by the proponent recently on a number of occasions and has advised that she's unable to meet individually with the proponent, the matter is between planners, following the planning process and appropriately before Council for updates.

3. Minister of Municipal Affairs; More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-2023 that proposes bold and transformative action to get 1.5 m homes built over next 10 years, Ontario Taking Bold Action to Build More Homes, More Homes Built Faster

- a. **AMO (Assoc of Munic of ON) Policy Update – More Homes Built Faster Act**
- b. **CBO (Chief Building Official) MMAH (Ministry of Munic Affairs and Housing) Technical Briefing**
- c. **AMCTO (Assoc of Munic Clerks and Treasurers of ON) Advocacy Update: Province Introduces Bill 23, More Homes Built Faster Act, 2022; legislation proposes landmark changes**
- d. **AMO (Assoc of Munic of ON) Policy Update – Unpacking Bill 23 – More Homes Built Faster Act**

Information reviewed and discussed. Various housing and land use policy reviews – including a housing-focused policy review of A Place to Grow and the Provincial Policy Statement, with a theme of supporting rural and northern housing – are being undertaken to identify and remove barriers to getting more homes built. The More Homes Built Faster Act would, if passed, ensure that cities, towns and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians, from single family homes to townhomes and mid-rise apartments. The plan puts in place actions to support the development of “gentle density” – housing like triplexes or garden suites – that bridge the gap between single family homes and high-rise apartments. For example, it would remove exclusionary zoning, which allows for only one single detached home per lot. Instead, it would allow property owners to build three units without lengthy approvals and development charges. The plan would permit up to 3 residential units on most residential lots “as of right” – that is to say, without needing a by-law amendment. For example: **a main residence, a basement apartment, a garden house.** The new units would also be exempt from development charges and parkland dedication fees and municipalities wouldn't be able to set minimum unit sizes or require more than one parking space per unit. They're proposing to require municipalities to update their zoning by-laws within 1 year. We'd need to keep this in mind to co-ordinate our update. Additionally, there are 444 municipalities in Ontario that will all be required to update at the same time, potentially clogging the planning approval process even further and experiencing already stressed staffing availability. We've experienced increased planning pressures consistently since the start of Covid-19. They're proposing to require municipalities to use or allocate 60% of their development charge and parkland reserve balances each year, to build the infrastructure and parks communities need. This is a new requirement with potential negative impacts to us. Our Parkland grows slowly and once diminished, would be difficult to replenish. Currently, the time to complete development approvals for a 4 storey apartment and a 40 storey condominium is virtually the same. They're proposing to remove site plan control for projects with fewer than 10 units. If passed, most changes would be in effect by Summer 2023. Growth should pay for growth. While AMO would like to support the province's housing objectives, it cannot support changes that largely place the burden of carrying the costs associated with development onto municipalities. AMO believes that the proposed changes may contradict the goal of building more housing in the long term as it merely shifts the financial burden of growth-related infrastructure onto existing taxpayers. Already under-resourced municipal staff and lake quality concerns were also highlighted.

4. Pay List by Fund for Oct, Resolution

156-22 McLaren, Scarlett

THAT we authorize Pay List by Fund as of Oct 31, 2022: \$372,849.75 Grand Total. CARRIED

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

COMMITTEES

6. Shared Services Monthly Reports for Sep; Arena and Fire

Items reviewed: Arena Manager's Report for Sep (stove is now installed), Income Statement to Sep 30 (revenues at 58.77% and expenses at 74.04%), AP Ledger for Sep, Fire Chief's Report Oct (tanker shuttle accreditation successfully completed/renewed), Income Statement to Sep 30 (revenues at 65.53% and expenses at 45.56%) and AP Ledger for Sep. No questions to be sent to South River.

7. Machar Public Works minutes of Oct 13, 2022, Resolution

157-22 Wood, Flowers

THAT we accept Public Works minutes of Oct 13, 2022. CARRIED

Septic pumping inquiry as part of planning requirements discussed. It has been referred to our planner for review. Planner advises it's required per the Official Plan. Council queried other municipalities. Clerk Administrator responded it needs to be demonstrated that services are available at the time of an application, in order to permit a new lot (that the new lot can be serviced sufficiently to be permitted and created). This item is in the planning queue and a memo coming.

By-Law Enforcement is active on areas of concern. The Clerk Administrator again demonstrated that procedures and policies can differ between municipalities based on the thoroughness of planning application review, policies in place and directives put forward by Council for implementation.

8. South River Machar Medical Centre minutes of Oct 18, 2022, Resolution

158-22 Scarlett, Wood

THAT we support motions in Medical Centre minutes of Oct 18, 2022 as follows: adopt the minutes, Pay Lists, Budgetary Control, adjourned until Nov 15, 2022... CARRIED

Tenant and building concerns discussed, including plumbing and septic. Request-comment-complaint form and Caretaker response discussed. Administration to reach out to the Caretaker to see if he can attend the Medical Board meeting on Tue to determine the plumbing and septic status.

9. South River Machar Library minutes of Oct 12, 2022, Resolution

159-22 McLaren, Scarlett

THAT we acknowledge Library minutes of Oct 12, 2022. CARRIED

Patron concerns, safety protocols and ideas to safeguard staff discussed.

10. Joint Building minutes of Oct 20, 2022, Resolution

160-22 Scarlett, Wood

THAT we acknowledge Joint Building minutes of Oct 20, 2022; including Christmas bonus and Building Inspector receive a \$1/hr wage increase for 2023 effective Jan 1, 2023 with additional \$1/hr upon successful completion of Large Building Exam. CARRIED

11. Joint Building permit summaries for Oct 2022, Resolution

161-22 Wood, McLaren

THAT we accept Joint Building permit summaries for Oct 2022. CARRIED

Machar has the highest number of permits at 38 – permit fees \$100,977.50 and project values \$6,428,500, next is Strong at 33 – permit fees \$76,917.50 and project values \$8,448,700.

12. Almaguin Clerks Group; RFP Integrity Commissioner, Resolution

162-22 Scarlett, McLaren

THAT we accept Integrity Commissioner RFP submitted by ADR Chambers Inc as recommended by the Almaguin Clerks Group Sub-Committee. CARRIED

13. District of Parry Sound EMS (Emergency Med Services) minutes of Oct 27, 2022, Resolution

163-22 Wood, McLaren

THAT we acknowledge EMS minutes of Oct 27, 2022. CARRIED

14. District of Parry Sound Social Services Area Rep; CAO Report Oct

There are still six 1 bedroom apartments available for age 55 years and up in Powassan. The DSSAB owns property in the Town of Parry Sound and a public meeting to have it rezoned for higher density in order to create housing units has taken place with huge opposition from the neighbours. Their goal is to be shovel ready should funding become available, indicating people recognize the need for affordable housing but just not in their backyards. DSSAB is interested in any vacant land.

INFORMATION

- 15. Short term Rentals 4-083 Cottage Life; Short term rentals a hot button issue in municipal elections ATTACHED**
- 16. Short term Rentals 4-083 Cottage Life; Appellants say Tiny Township's STR rules insufficient for addressing "ghost hotels" ATTACHED**
- 17. Homes designated as vessels Mayor CBC News Toronto; Why this shipping container home is making waves in ON cottage country ATTACHED**
- 18. Transport Canada Safety and Security; Use of pleasure craft as commercial passenger vessels ATTACHED**
- 19. East Ferris Municipality Resolution**, Looking for support for the Province of Ontario to address the child care work force shortage in Ontario by immediately increasing the \$18/hour minimum wage and providing benefits to RECE's in licensed child care centres to an equitable level to which is paid to RECE's employed by school boards
- 20. Municipality of Huron Shores Resolution**, Requests that the Government of Ontario provide funding and change legislation to allow the College of Physicians and Surgeons of Ontario (CPSO) to implement the following changes: Exempting Individualized Education Plan's from the regulatory requirement to have Canadian experience (redo residency) where all other requirements are met, and Implementing Practice Ready Assessment programs similar to those already used in 7 other provinces
- 21. Municipality of Mattawa Resolution**, Looking for support against Bill 3 which is described as "An act to amend various statues with respect to special powers and duties of heads of council", this bill if enacted will give Mayors additional authority and powers taking away authority and powers from Councils and professional staff and will give the Mayor the authority to propose and adopt the Municipal budgets and veto some decisions of Council
- 22. Municipality of Wawa Resolution**, Looking for support against Bill 3 this bill if enacted will give Mayors additional authority and powers taking away authority and powers from Councils and professional staff and will give the Mayor the authority to propose and adopt the Municipal budgets and veto some decisions of Council, these changes to the Municipal Act 2001, are unnecessary and will negatively affect the Municipality of Wawa
- 23. AMO Watchfile Oct 6, 2022 In This Issue**
 - AMO stresses collective action on housing in Toronto Star op-ed
 - Railways and Drainage Act Survey
 - Opportunity to provide feedback about the AODA
 - Feedback due by Oct 7: Community Engagement for IESO Long Term RFP
 - Federal Enabling Accessibility Fund applications open
 - AMO 2022-2023 training roster available now
 - AMO's iconic New Head of Council Training & New Councillor Training is back
 - ROMA 2023 Conference information
 - Canoe vender spotlight: Mondo
 - OMERS 2022 Employer Education Week
 - Investments 101, Training seminars
 - Register for OMSSA's Mitigating Bias in the Workplace workshop
 - Overdose Prevention and Engagement Network (OPEN), Ontario Chapter
 - Careers: Utilities Kingston, Kawartha Lakes, Toronto, MLITSD, MOH and MOT
- 24. AMO Watchfile Oct 13, 2022 In This Issue**
 - MNFR webinar training sessions on Conservation Authorities Act
 - ROMA 2023 registration now open

- AMO 2022-2023 training roster available now
- AMO's iconic New Head of Council Training & New Councillor Training is back
- LAS Blog: New Council Orientation: Tips for Treasurers
- Get a quote for 2023 road/sidewalk surveys
- Canoe vendor spotlight: Flaghouse, Gopher Sport
- Investments 101, Training seminars
- Overdose Prevention and Engagement Network (OPEN), Ontario chapter
- ORFA's Fall 2022 Professional Development Program
- Career: Southwest Middlesex, Dufferin, Wellington, Windsor, Owen Sound, Lincoln

25. AMO Watchfile Oct 20, 2022 In This Issue

- 2022 Ontario Municipal Elections
- Property assessment and taxation toolkit
- ROMA 2023 registration now open
- AMO's iconic New Head of Council Training & New Councillor Training is back
- AMO's customized councillor training
- AMO has your training needs covered
- Pandemic recovery support for Municipal Health and Safety Programs
- Canoe vendor spotlight: Zetron
- Fixed Income in a Rising Interest Rate Environment – ONE Investment webinar
- Investments 101, Training seminars
- Sponsored message from NWMO
- Careers: Waterloo, Niagara, Chatham-Kent and Ministry of Energy

26. AMO Watchfile Oct 27, 2022 In This Issue

- Call for nominations to the ROMA Board of Directors
- AMO's Response to the More Homes Built Faster Act 2022
- Webinar on Conservation Authority Phase Two Regulations
- MTO consultation on EV charging infrastructure
- Ontario One Call Administrative Penalty Regime consultation
- ROMA 2023 registration now open
- AMO's iconic New Head of Council Training & New Councillor Training is back
- AMO's customized councillor training
- AMO has your training needs covered
- Pandemic recovery support for Municipal Health and Safety Programs
- LAS Distributor Consolidated Billing Program secures a hedge
- LAS to present at upcoming Automated Speed Enforcement event
- Canoe vendor spotlight: Club Car
- Fixed Income in a Rising Interest Rate Environment, ONE investment webinar
- Careers/RFP: Town of Goderich

27. AMCTO The Municipal Minute Oct 12, 2022

- Technology Tornado, Regional governments train for emergency
- Many Ontario municipalities using online voting despite lack of provincial standards
- Clarington repaving project halted after residents find 'all kinds of crap' in material for new road bed
- New tool developed to improve health of Northern Ontario forests
- \$1 million boost for land ambulance services in NWMO
- Essex Country's Leamington next to get increased broadband service
- Toronto housing sees fewest new listings for Sep since 2002
- MPAC Digital Toolkit re Property Assessment and Taxation in Ontario

28. AMCTO The Municipal Minute Nov 2, 2022

- City of Ottawa awaits answers on derecho storm compensation
- Shovels in the ground for Ontario, The Province announces the More Home Built Faster Act to address the "housing crisis"
- Who's responsible for low voter turnout in Ontario?
- 911 model of care by paramedics to expand in Peterborough city county, MPP Smith
- Huron Country staff to investigate updates to municipal 511 program
- A federal commission wants to remove a riding in Scarborough, Toronto's mayor is fighting back
- Mounties' union says allowing trucks to park near Parliament was a mistake, Emergencies Act inquiry docs show

29. AMO's Canada Community Building Fund (CCBF), AMO's latest report on the CCBF is now available

30. **AMCTO The Municipal Experts**, Happy Local Government Week
31. **AMCTO The Municipal Experts Advocacy Update**, Response to Strong Mayor Regulatory Postings
32. **AMO Policy Update**, AODA Consultation Open, Overdose and Prevention Engagement Network (OPEN) Website, Federal Cannabis Act Review
33. **Bereavement Authority of Ontario (BAO)**, Bereavement sector may charge a credit card fee but must disclose it
34. **BAO Lifeline**, Prepare for COVID, Licensing small cemeteries, BAO notices, Videos
35. **Rural Ontario Municipal Association (ROMA)**, Registration is open for the 2023 ROMA Annual General Meeting and Conference
36. **ROMA**, Call for Nominations: 2023-2027 ROMA Board of Directors
37. **ROMA**, Registration is open for the 2023 ROMA Annual General Meeting and Conference
38. **ROMA**, Reminder Registration is open for the 2023 ROMA Annual General Meeting and Conference
39. **ROMA**, 2023 Delegation Meetings at ROMA Conference
40. **ROMA**, 2023 ROMA Delegation Form
41. **Ius Laboris Canada Global HR Lawyers Mathews Dinsdale**, Canada Temporarily Allows International Students to Work More Hours to Address Labour Shortage
42. **Ius Labrois Canada Global HR Lawyers Mathews Dinsdale**, Overview of Upcoming Amendments to the Canada Labour Code and Canada Labour Standards Regulations, New amendments to the Canada Labour Code and Canada Labour Standards Regulations may be coming, with varying degrees of certainty
43. **Federation of Ontario Cottagers Associations, FOCA Elert Oct 2022**, Fall Seminar Nov 19, 2022, Carbon monoxide safety, Get Ready to Vote, Short-term Rental developments, Town of Collingwood where short term rentals have been banned in-town for several years is reviewing by local by-law expressing concerns about effective enforcement, given available resources
44. **Ontario Honours and Awards Secretariat**, 2023 Ontario Volunteer Service Awards
45. **Ministry of Agriculture, Food and Rural Affairs, Letter from the Deputy Chief Veterinarian for Ontario**, Cases of highly pathogenic avian influenza (H5N1) in domestic poultry continue to be confirmed across Ontario by the Canada Food Inspection Agency (CFIA)
46. **Federation of Northern Ontario Municipalities (FONOM)**, 2023 Annual FONOM Conference
47. **Muskoka Algonquin Healthcare (MAHC) News Release**, MAHC Launches Housing for Healthcare, Program Engages Community for Residential Rental Opportunities
48. **Almaguin Adult Learning Centre**, AALC November Calendar
49. **Almaguin Highlands Chamber of Commerce**, Director Recruitment
50. **Almaguin Highlands Chamber of Commerce**, Attention Members 4th Annual RED Gala, RSVP for this great event
51. **Enbridge Gas Inc**, filed an application with the Ontario Energy Board (OEB) for an order for gas changes related to compliance obligations under the Greenhouse Gas Pollution Pricing Act
52. **Corporate Services**, MFOA's Northern Call To Action Long Term Financial Planning Workshops Nov 23-25 in Sudbury
53. **Blue Sky Net**, Tech Talk Oct 2022, Don't Let Online Threats Give You A Fright This Halloween
54. **Municipal Property Assessment Corporation (MPAC) 2022 Year End Initiatives Update**, distribution of 800,000 Property Assessment Notices that reflect changes to property ownership, classification or value that occurred this year across Ontario, direct property questions about their Property Assessment Notice to mpac.ca
55. **MPAC Oct 2022 In Touch**, Condo's getting smaller, detached homes getting bigger, year end preparations underway, elimination of new construction property classes for business properties effective Jan 1, 2023
56. **Tribunals Ontario**, New Tribunals Ontario and Assessment Review Board Key Performance Indicators
57. **Ecological Farmers Association of Ontario (EFAO)**, Northeastern Regional Gathering Nov 26, 2022
58. **Pierrette Desrochers (OMAFRA)**, SNAPP Funding Open for NEW Intake 1, Nov 3 – Jan 13
59. **Pierrette Desrochers (OMAFRA)**, Learning opportunity 2023 Ontario Agricultural Conference (OAgC)
60. **N Bay Parry Sound District Health Unit, Public Service Announcement, Boil Water Advisory Issued For Individuals Receiving Water From the South River Water Treatment Plant**, Residents are advised to bring water they intend to consume to a rolling boil for a full minute
61. **N Bay Parry Sound District Health Unit, News Release, Stay On Your Feet Coalition Hosts Fall Prevention Month Activities Throughout Nov**,
 - Eating Well for Older Adults Nov 1
 - Navigating Health Care Nov 8

- Physical Activity for Older Adults, Benefits, Guidelines, Tips and Tricks Nov 17
- Sexual Health and Older Adults Nov 22

62. N Bay Parry Sound District Health Unit, Public Service Announcement, Flu Shot now Available for High-Risk Individuals, the following walk-in flu clinics will take place:

- Magnetawan Nov 11, Mattawa Nov 16, N Bay Nov 12, Parry Sound Nov 19, Sundridge Nov 9

INFORMATION – COVID 19

63. Muskoka Algonquin Healthcare (MAHC) News Release, More Units Under Covid-19 Outbreak at MAHC, testing of patients and staff is occurring as part of outbreak management protocols and enhanced cleaning practices are underway to limit spread, East Wing at the Huntsville District Memorial (HDMH) site also remained in outbreak as of Oct 9

64. MAHC News Release, COVID Outbreak on SMMH’s North Wing Declared Over, North Wing has reopened to visitors in line with MAHC’s visitation policy, East and South Wing at HDMH Site remain in the outbreak at this time

65. MAHC News Release, HDMH East Wing COVID Outbreak Declared Over, East Wing has reopened to admissions as well as visitors in line with MAHC’s visitation policy, South Wing at HDMH Site remains in outbreak with no visiting permitted except for approved special circumstances such as essential caregiver and palliative end-of-life patients

66. MAHC News Release, HDMH South Wing COVID Outbreak Confirmed Over, South Wing has reopened to admissions as well as visitors in line with MAHC’s visitation policy, there are no units in outbreak at either MAHC’s sites

67. N Bay Parry Sound District Health Unit, Public Service Announcement, Book an Appointment to Get Your COVID-19 Vaccine This Week, the following clinics will take place this week:

- Mattawa Oct 17, N Bay Oct 20, Parry Sound Oct 19, Sturgeon Falls Oct 18

68. N Bay Parry Sound District Health Unit, Public Service Announcement, Book an Appointment to Get Your COVID-19 Vaccine This Week, the following clinics will take place this week:

- Mattawa Oct 31, N Bay Nov 1, Parry Sound Nov 2, Sundridge Nov 3

69. N Bay Parry Sound District Health Unit, Public Service Announcement, Book and Appointment to Get Your COVID-19 Vaccine This Week, the following clinics will take place this week:

- N Bay Oct 25, Parry Sound Oct 27, Sundridge Oct 24

70. N Bay Parry Sound District Health Unit, Public Service Announcement, COVID-19 Vaccine and Flu Shot Opportunities This Week, the following clinics will take place this week:

- Magnetawan Nov 11, N Bay Nov 12, Sundridge Nov 9, Mattawa Nov 14, Parry Sound Nov 8, Sturgeon Falls Nov 7

ADDITIONAL/ROUND TABLE/NOTICE OF MOTION

Recreation: Haunted Halloween Walk...

Councillor Scarlett provided a debrief on the Haunted Halloween event at Mikisew indicating it was well attended, well done and extending several thank you mentions. Special mentions to Dr. Eavestrough, Kidds Home Hardware Building Centre, South River Machar Fire Department and Mikisew Provincial Park. Additional thank you to Almaguin Pet Rescue, Connie McCaig, Hailey Hanselman, Dennis Johnstone, Kathy Schoenberger, Pearl Ivens, Lynda and Stefanie Carleton, Nick and Angela Loney, Brenda and Carly Paul, Kevin Minor, Stephen and Bonnie Scarlett, Nick and Luken Scarlett, Linda and Bev Crawford, Bart Wood, etc. Full list to be put together and acknowledgements forthcoming. Future events discussed; Christmas at the Coughlin’s Ranch is upcoming (date to be established), Family Fun Day, Easter Egg Hunt/Maple Syrup event, Pumpkin Patch, Community Garden, Christmas Lights Tour.

ADJOURN

164-22 McLaren, Wood

THAT we give 1st, 2nd, 3rd and final reading to Confirming By-Law and that we adjourn this term of Council. CARRIED

Mayor Lynda Carleton

Clerk Administrator Brenda Paul, AMCT