



## **Municipality of French River**

### **AGENDA** **REGULAR MEETING OF COUNCIL** held in the Council Chambers French River Municipal Complex Wednesday, January 22, 2014 at 7:00 p.m.

- 1.0 CALL TO ORDER, ROLL CALL AND ADOPTION OF THE AGENDA**
- 2.0 PRAYER**
- 3.0 DISCLOSURE OF PECUNIARY INTEREST**
- 4.0 DELEGATIONS**
  - 4.1** Ontario Provincial Police - Monthly Municipal Policing Report
  - 4.2** Sudbury East Planning Board - Vacant Land Study
- 5.0 MANAGEMENT AND COMMITTEE REPORTS**
  - 5.1** Mayor's Report
  - 5.2** CAO/Clerk's Report
  - 5.3** Treasurer's Report
  - 5.4** Economic Development Committee - Chair Councillor Mike Bouffard
  - 5.5** Environmental Advisory Committee - Chair Councillor Ron Garbutt
  - 5.6** Finance and Administration Committee - Chair Councillor Michel Bigras
    - 5.6.1** Resolution - Approval of Council participation to Conferences in 2014
    - 5.6.2** Resolution - Telephone System for 37 St. Antoine
    - 5.6.3** Resolution - Declaration of the Noëlville Family Hockey Tournament of February 7<sup>th</sup> to 9<sup>th</sup> 2014, as a Community Event
    - 5.6.4** Resolution - Authority for No-parking signs on HWY 64 in Town of Alban
  - 5.7** Public Works Committee - Chair Councillor Shawnda Martin-Cross
  - 5.8** Manitoulin-Sudbury District Services Board - Councillor Shawnda Martin-Cross

*\* indicates that the item is presented under separate cover / item est sous pli séparé)*

- 6.0 CONSENT AGENDA - Resolution to Approve Items 6.1, 6.3, 6.5 and Receive Items 6.2, 6.4**  
(For the purpose of convenience and for expediting the meeting, matters of repetitive or routine nature are included in the Consent Agenda and are voted on collectively. A Member of Council can request an Item to be singled out from the Consent Agenda to allow debate while all other Items remaining are voted on collectively. Each Item contained in the Consent Agenda is recorded separately in the minutes of the meeting.)
- 6.1 Adoption of Minutes by Resolution**  
**6.1.1** Special Meeting of Council held January 8, 2014  
**6.1.2** Regular Council Meeting held December 18, 2013
- 6.2 Minutes Received by Resolution**  
**6.2.1** Economic Development Committee held January 13, 2014  
**6.2.2** Finance & Administration Committee held January 15, 2014  
**6.2.3** Public Works Committee held January 15, 2014  
**6.2.4** Sudbury East Planning Board held October 17 & November 14, 2013
- 6.3 Award of Tenders, Request for Proposals and Funding Matters by Resolution**  
**6.3.1** Approval of the Request for Proposal for Municipal Insurance  
**6.3.2** Approval of the Request for Proposal for IT Services and New Server
- 6.4 Correspondence for Council's Information Received by Resolution**
- 6.5 Adoption of By-laws by Resolution**  
**6.5.1** 2014-01 Authority to borrow money to meet current expenditures  
**6.5.2** 2014-02 Approval of the 2014 Budget  
**6.5.3** 2014-03 Confirmation By-law
- 7.0 CORRESPONDENCE FOR COUNCIL'S CONSIDERATION**
- 8.0 ADDENDUM (if required and by resolution)**
- 9.0 NOTICES OF MOTION**
- 10.0 ANNOUNCEMENTS AND INQUIRIES** (from Mayor, Council Members and Public)  
(This section of the Agenda is to allow Members of the Public and Members of Council to make brief verbal announcements and inquiries with the permission of the Chair (i.e.: conference attendance, meeting report, community event announcement). Inquiries shall deal with items pertaining to the current Agenda for the purpose of clarification only, and shall not be used to table new items that require Council's/Committee's consideration.)
- 11.0 CLOSED SESSION** - under section 239 (2) (b) "personal matters about an identifiable individual, including municipal or local board employees" with respect to the CAO's 6 month Probationary Performance Evaluation.  
- under section 239 (2) (f) "advice that is subject to solicitor-client privilege, including communications necessary for that purpose" with respect to an update on ongoing legal matters
- 12.0 ADJOURNMENT**

*\* indicates that the item is presented under separate cover / item est sous pli séparé)*



## **Municipalité de la Rivière des Français**

### **ORDRE DU JOUR RÉUNION RÉGULIÈRE DU CONSEIL** qui aura lieu dans la salle du conseil Complexe municipal de la Rivière des Français Mercredi le 22 janvier 2014 à 18h00

- 1.0 APPEL À L'ORDRE, PRÉSENCE ET L'ADOPTION DE L'ORDRE DU JOUR**
- 2.0 PRIERE**
- 3.0 RÉVÉLATIONS D'INTÉRÊT PÉCUNIAIRE**
- 4.0 DÉLÉGATIONS**
  - 4.1** Police provinciale de l'Ontario - Rapport mensuel
  - 4.2** Conseil de planification de Sudbury Est - Étude des terrains vacants
- 5.0 RAPPORTS DE LA DIRECTION ET DES COMITÉS**
  - 5.1 Rapports du maire**
  - 5.2 Rapports du directeur administratif/greffier**
  - 5.3 Rapports de la trésorière**
  - 5.4 Comité de développement économique - Président Conseiller Mike Bouffard**
  - 5.5 Comité consultatif de l'environnement - Président Conseiller Ron Garbutt**
  - 5.6 Comité de finance et d'administration - Président Conseiller Michel Bigras**
    - 5.6.1** Résolution - Délégués aux conférences 2014
    - 5.6.2** Résolution - Système de téléphone a 37 rue St. Antoine
    - 5.6.3** Résolution - Déclaration du Tourneement de famille de Hockey de Noëlville comme événement communautaire
    - 5.6.4** Résolution - Autorité pour des enseignes pour interdire le stationnement sur la route 64 dans le village d'Alban
  - 5.7 Comité des travaux publics - Présidente Conseillère Shawnda Martin-Cross**
  - 5.8 Conseil des Services du District de Manitoulin-Sudbury - Conseillère Shawnda Martin-Cross**

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## **6.0 ORDRE DU JOUR REGROUPE**

### **- Résolution pour adoptés Items 6.1, 6.3, 6.5 et recevoir Items 6.2, 6.4**

(Par souci de commodité et pour accélérer le déroulement des réunions, les items répétitifs ou routiniers sont inclus à l'ordre du jour regroupé et adopté par un vote collectif. Un membre du conseil peut demander qu'on retire un item de l'ordre du jour regroupé pour permettre un débat ou un vote séparé à l'item isolé, le reste des items dans l'ordre du jour regroupé sont adoptés collectivement. Tous les items dans l'ordre du jour regroupé sont inscrits séparément au procès-verbal de la réunion.)

#### **6.1 Procès-verbaux adoptés par résolution**

**6.1.1** assemblée spéciale du Conseil le 8 janvier 2014

**6.1.2** assemblée régulière du Conseil le 18 décembre 2013

#### **6.2 Procès-verbaux reçus par résolution**

**6.2.1** Comité de développement économique le 13 janvier 2014

**6.2.2** Comité de finance et d'administration le 15 janvier 2014

**6.2.3** Comité des travaux publics le 15 janvier 2014

**6.2.4** Conseil de planification de Sudbury Est le 17 octobre et 14 novembre 2013

#### **6.3 Soumissions et demandes de propositions et affaires financiers adoptées par résolution**

**6.3.1** Approbation de la Demande de proposition pour Assurance municipal

**6.3.2** Approbation de la Demande de proposition pour remplacer le serveur et pour des services d'informatique

#### **6.4 Correspondance à titre de renseignement seulement reçus par résolution**

#### **6.5 Règlements adoptés par résolution**

**6.5.1** 2014-01 Règlement pour l'autorité de faire un emprunt

**6.5.2** 2014-02 Budget 2014

**6.5.3** 2014-03 Règlement de confirmation

## **7.0 CORRESPONDANCE À L'INTENTION DU CONSEIL**

## **8.0 ADDENDUM (si requis et par résolution)**

## **9.0 AVIS DE MOTION**

## **10.0 ANNONCES ET QUESTIONS (par membres du Conseil et gens du public)**

(Cette section de l'ordre du jour vise à permettre les membres du public et les membres du Conseil à faire des annonces courtes et des enquêtes verbales avec la permission du président (ex: participation à une conférence, rapport d'une réunion, annonce d'un événement communautaire). Les enquêtes doivent être concernant l'ordre du jour actuel dans le but de clarification seulement, et ne doivent pas être utilisés pour apporter un nouveau sujet qui nécessite une décision du Conseil ou au Comité.)

## **11.0 SESSION À HUIS CLOS**

- section 239 (2) (b) "des renseignements privés concernant une personne qui peut être identifiée, y compris des employés de la municipalité ou du conseil local" au sujet de l'évaluation de probation du directeur générale
- section 239 (2) (f) "les conseils qui sont protégés par le secret professionnel de l'avocat, y compris les communications nécessaires à cette fin" au sujet d'une mise à jour des dossiers légaux

## **12.0 AJOURNEMENT**

*\* indicates that the item is presented under separate cover / item est sous pli séparé)*

# VACANT LANDS STUDY

## 2013

January 10, 2014



## **1.0 INTRODUCTION**

### **1.1 Purpose and Study Context**

The purpose of the Sudbury East Planning Board Vacant Lands Study is to evaluate the position of the Planning Board and its member municipalities with respect to the residential and employment land supply objectives contained in the Official Plan and growth related policies of the 2005 Provincial Policy Statement. In addition to providing a summary of lands available within identified growth areas, this study provides an inventory of all existing vacant lots within the Planning Area.

The inventory of lands outside designated growth areas will inform regarding the existing inventory of vacant lands, as well as the demand for development (as measured through building permit issuance) and assist municipalities in calculating uncommitted reserve sewage capacity.

The study does not provide, nor is it intended to provide, an indication of current availability of lands for sale or development. Information on lands which may be available for sale or development should be obtained from the local economic development office of the member municipalities.

### **1.2 Provincial Policy Statement**

The 2005 Provincial Policy Statement (PPS), referenced in Section 3 of the Planning Act, contains policies requiring municipalities to ensure sufficient land is made available to accommodate anticipated growth. Such growth is to be accommodated through intensification and redevelopment and, if necessary, designated growth areas, to allow for an appropriate range and mix of employment opportunities, housing and other land uses to meet the projected needs for a time horizon of up to 20 years. The PPS further requires that municipalities maintain a minimum 10 year land supply through residential intensification and redevelopment and, if necessary, vacant lands which are designated and available for residential development. Municipalities are also required to maintain a 3 year supply of residential land with servicing capacity which is suitably zoned to facilitate residential intensification and redevelopment, or in draft approved and registered plans. The PPS also contains policies with respect to intensification, which require municipalities to establish and implement minimum targets for intensification and redevelopment within built-up areas.

### **1.3 Sudbury East Planning Board Official Plan Policies**

The population of the Sudbury East Planning Area gradually declined between 2001 and 2006 from 7,909 to 7,546 permanent residents. Over the twenty-year horizon of this Plan (2003-2023), the population level is projected to remain stable with the potential for a slight decline. However, the extension of Highway 400 to the area could bring new permanent and seasonal residents seeking larger parcels of land and pristine lakes to build upon, which could stabilize the population of the Planning Area (1.2.1).

Consistent with housing trends, it is projected that the Planning Area will accommodate the development of 340 permanent residential households and 400 seasonal residents over the 20-year planning period (1.2.2).

Section 3.1.2 – It is the intent of the Sudbury East Planning Board and its member municipalities to ensure that there is at least a 10-year supply of land designated and available to meet anticipated short and long term housing demands. It is anticipated that the majority of future demand will be for single detached residential units of both a seasonal and permanent nature. It is the policy of this Plan to direct the majority of permanent residential development to Community and Village Policy Areas, where feasible, to take advantage of and optimize existing municipal services and community amenities prior to permitting the extension or expansion of new services and/or amenities. It is also a policy of this Plan to direct seasonal residential development to Waterfront Policy Areas and Rural Policy Areas where there will be minimal demand for municipal services and no negative impacts on the natural heritage features or their functions, and minimal impacts on the environment.

Infilling and intensification in designated Community and Village Policy Areas is encouraged prior to considering unserviced Greenfield areas.

#### **1.3.1 Settlement Hierarchy**

The majority of growth is to be directed to settlement areas (Community Policy Area and Village Policy Area) in order to maximize the use of existing infrastructure and services; reduce requests to extend municipal services beyond settlement areas; reduce the potential of demand for improved levels of service for garbage pick-up, school bus, snow removal and road maintenance in rural areas; reduce concentration of septic systems in rural areas and adjacent to waterbodies; and minimize the impact of residential development on agricultural and resource-based uses.

Waterfront Policy Areas and Rural Policy Areas are expected to accommodate a limited amount of the projected growth; however, of the two Policy Areas, the majority of the projected demand for seasonal residential growth will occur in the Waterfront Policy Area (Section 2.1.2.4, Official Plan for the Sudbury East Planning Area).

### **1.3.2 Designated Growth Areas**

Designated growth areas (Communities and Villages) in the Sudbury East Planning Area are comprised of those lands that either provide or demonstrate a strong potential to provide full municipal sewer and water services. They have the highest concentration and intensity of land uses, are the primary focus for residential and commercial development, and provide the largest range of dwelling types.

***Settlements designated to accommodate growth are: Warren, Killarney, Markstay, Noelville, St.-Charles, Hagar and Alban.***

### **1.3.3 Lands Outside Designated Growth Areas**

Rural lands, including clusters of residential development, and waterfront lands are not designated to accommodate the same level of development as the settlement areas listed above. Infilling and rounding out of existing clusters of development is permitted, but these areas are not intended to grow significantly. Scattered development could eventually result in financial hardship to the Municipality and its residents. Scattered remote development often encourages requests for both hard services (water, sanitary sewer, roads) and soft services (school busing, schools, garbage collection, recreational services).

**Level of Municipal Services by Settlement**

<b>Official Plan Policy Area</b>	<b>Settlement Name</b>	<b>Municipal Services</b>	<b>Water</b>	<b>Municipal Water Services</b>	<b>Waste</b>
Community Policy Area	Warren				
	Killarney				
Village Policy Area	Markstay				
	Noelville				
	St.-Charles				
	Hagar				
	Alban				
Waterfront Policy Area	No defined clusters				
Rural Policy Area	No defined clusters				



## **2.0 METHODOLOGY**

### **2.1 Preliminary Inventory**

The vacant lands inventory was compiled through a combination of GIS modelling, the SLIMS (Spatial Land Information Management System) and detailed staff review.

GIS was used to provide a summary table of all lots (parcels) with no structures by assessment roll number and zone classification.

### **2.2 Verifying Data**

The data from the preliminary GIS analysis was then reviewed to verify the accuracy of the information. Certain lands were excluded from the data set for the following reasons:

- Structures visible in aerial photography
- Landlocked (permit would not be available for development)
- Misalignment of zoning and parcel fabric (eg parcel counted in two zone categories, when only one zone classification is applicable)
- Parcel is not privately owned (eg owned by Province/Crown Land)
- Parcel is too small to be developed
- Parcel is under zone classification that would not necessarily have structures associated with it (eg OS/MX/MD)

NOTE: Rural (RU) lots do not necessarily require structures to be used (eg may be in crop production). However, single family dwellings are permitted uses and therefore a count of vacant lots has been provided.

### 3.0 VACANT LANDS – MUNICIPALITY OF FRENCH RIVER

#### 3.1 Residential Lands

**Figure 3.1: Supply – Total Vacant Lots and Lands Designated for Growth**

Policy Area Designation	Zone Classification	Number of Vacant Lots	Approximate Gross Area
<b>Lands Designated for Growth</b>			
Village Policy Area (Noelville)	Residential One (R1)	39	31.4 ha
Village Policy Area (Alban)	Residential One (R1)	9	5.0 ha
<b>Settlement Area Total</b>		<b>48</b>	<b>36.4 ha</b>
<b>Lands Outside Designated Growth Areas</b>			
Waterfront Policy Area	Waterfront Residential (WR)	130	n/a
Rural Policy Area	Residential Rural (RR)	93	n/a
Rural Policy Area	Rural (RU)	159	n/a
<b>Rural Area Total</b>		<b>382</b>	<b>n/a</b>
<b>TOTAL</b>		<b>430</b>	<b>n/a</b>

**Figure 3.2: Supply - Lot Creation Trends**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Lands Designated for Growth</b>										
R1 (SUB)	0	0	0	0	0	0	0	0	0	0
R1 (CON)	1	1	0	0	0	0	0	1	0	0
<b>Subtotal</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Lands Outside Designated Growth Areas</b>										
RR (SUB)	0	0	0	16	0	0	6	0	0	0
RR (CON)	0	3	20	8	12	5	1	6	6	9
WR (SUB)	0	0	0	24	0	0	18	0	0	0
WR (CON)	3	0	7	12	6	8	0	5	8	4
RU	1	2	6	1	11	4	0	0	1	4
<b>Subtotal</b>	<b>4</b>	<b>5</b>	<b>33</b>	<b>61</b>	<b>29</b>	<b>17</b>	<b>25</b>	<b>11</b>	<b>15</b>	<b>17</b>
<b>Total</b>	<b>5</b>	<b>6</b>	<b>33</b>	<b>61</b>	<b>29</b>	<b>17</b>	<b>25</b>	<b>12</b>	<b>15</b>	<b>17</b>
<b>AVERAGE</b>										<b>22</b>

**Figure 3.3: Demand - Building Permits Trends**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>R1</b>	-	-	-	-	-	-	-	-	-	-
<b>RR</b>	-	-	-	-	-	-	-	-	-	-
<b>WR</b>	-	-	-	-	-	-	-	-	-	-
<b>RU</b>	-	-	-	-	-	-	-	-	-	-
<b>NEW</b>	17	19	19	13	15	22	18	14	15	10
<b>DEMO</b>	8	6	2	5	7	7	9	6	7	7
<b>NET</b>	9	13	17	8	8	15	9	8	8	3
<b>AVERAGE PER YEAR</b>										<b>9.8</b>

**Figure 3.4: Subdivision Summary**

Year	Name	File No.	M-plan	Number of Lots	Building Permits Issued
<b>2006</b>	Pine Ridge Estates	52T-05001	53M-1334	24 (WR)	2
<b>2006</b>	Pine Ridge Estates II	52T-06001	53M-1343	16 (RR)	2
<b>2009</b>	Lakeview Estates	52T-09001	53M-1402	25 (WR and RR)	0
<b>TOTAL</b>				<b>65</b>	<b>4</b>

**Figure 3.5: Supply and Demand Comparison**  
**(Building Permits Issued for Newly Created Lots – consent only)**

	R1 – new	R1 – BP issued	RR – new	RR – BP issued	WR – new	WR – BP issued	RU – new	RU – BP issued
<b>2003</b>	1	0	0	0	3	0	1	0
<b>2004</b>	1	0	3	2	0	0	2	0
<b>2005</b>	0	0	20	2	7	1	6	0
<b>2006</b>	0	0	8	2	12	0	0	0
<b>2007</b>	0	0	12	0	6	0	11	0
<b>2008</b>	0	0	5	0	8	0	4	1
<b>2009</b>	0	0	1	0	0	0	0	0
<b>2010</b>	1	0	6	0	5	0	0	0
<b>2011</b>	0	0	6	0	8	0	1	0
<b>2012</b>								
<b>TOTAL</b>	3	0	61	6	41	0	21	1

### 3.1.1 Residential Lands Summary

Between 2003 and 2012 an average of 26.1 new lots were created annually in the French River Planning District, including two subdivision developments in 2006 and 2009. Of this development, only 3 new vacant lots were created within designated settlement areas; the remainder of lots were located in the Rural Policy Area and the Waterfront Policy Area. Both subdivisions are located in the Waterfront Policy Area designation.

#### Noelville

At present, Noelville has a supply of 39 vacant residential lots. Within the Village there are four (4) additional larger parcels of land which are designated 'Village Residential' and zoned 'Residential One (R1)' and are intended for further residential development. Combined these lots have a total area of 31.36 hectares, which represents a potential 177 lots.

#### Alban

The Village of Alban has a supply of 9 vacant residential lots. Alban also has one registered plan of subdivision (M-1092) which was registered in 1977. Twenty (20) of the original twenty-four (24) are still vacant, however they are constrained at present because no road has been constructed and assumed by the Municipality to provide frontage on a municipal road. The lands are designated 'Village Residential' and zoned 'Residential One (R1)' and intended to be developed. The municipality would have two options for proceeding with future development of the lands, 1) deem the subdivision to no longer be a plan of subdivision – in which case any new developer would be required to create lots to current standards (eg increased land area per lot) or 2) leave the subdivision intact and allow any potential developer to proceed based on the current lot configuration.

**Figure 3.6: Estimated Demand vs Supply of Residential Units**  
Municipality of French River

TIME FRAME	DESIGNATED GROWTH AREAS		LANDS OUTSIDE DESIGNATED GROWTH AREAS	TOTAL LOT
	Lots	Designated lands (potential lots)		
20-Year Demand – Residential Units	Average 9.8 residential building permits issued per year			196
20-Year Supply – Residential Units	48	177	223 (excluding RU lots)	448
MARGIN (+/-%)				+228%

At present there is a relative surplus of existing vacant residential lots both in designated settlement areas and in lands outside of designated settlements. Overall the Municipality of French River has a supply of 228% above the expected demand for residential units. Based on the number of vacant lots (not including Rural Zoned lots) and an average of 9.8 building permits issued per year, the Municipality of French River would have a 45.7 year supply of vacant residential lands.

An assessment was completed of each new lot created by consent between 2003-2011. During that time period 115 lots were created, building permits were issued for 7 of those lots as of April 2013. During the same time period 65 lots were created by plan of subdivision. As of April 2013, building permits were issued for 4 of those lots.

## 3.2 Employment Lands

Figure 3.7: Vacant Lands Zoned for Employment Uses

Policy Area Designation	Zone Classification	Number of Vacant Lots	Land area (Ha)
<b>Village Policy Area (Noelville)</b>	Commercial Community (CC)	0	0
	General Industrial (MG)	0	
<b>Village Policy Area (Alban)</b>	Commercial Community (CC)	1	0
	General Industrial (MG)	0	0
<b>Rural Policy Area</b>	Commercial Highway (CH)	6	0
<b>Rural Policy Area</b>	Industrial Rural (MR)	2	0

Little land has been designated or zoned for employment uses in designated settlement areas to ensure that each new proposed land use can be evaluated to determine compatibility with the adjacent land uses, which are primarily residential. The Official Plan does contain policies that direct non-resource based uses to settlement areas, but do allow for non-compatible uses to be established in the Rural Policy Area subject to meeting certain criteria.

### Noelville

There are presently no vacant lots or land which are zoned and designated for employment uses.

### Alban

There is one parcel of land within the settlement boundaries that is zoned 'Commercial Community (CC)' and designated 'Mixed Use'. The parcel has an area of 0.8 hectares.

## 4.0 VACANT LANDS – MUNICIPALITY OF KILLARNEY

### 4.1 Residential Lands

Figure 4.1: Supply – Total Vacant Lots and Lands Designated for Growth

Policy Area Designation	Zone Classification	Number of Vacant Lots	Approximate Gross Area
Lands Designated for Growth			
Community Policy Area (Killarney)	Residential One (R1)	35	15.3 ha
<b>Settlement Area Total</b>		<b>35</b>	<b>15.3 ha</b>
Lands Outside Designated Growth Areas			
Waterfront Policy Area	Waterfront Residential (WR)	93	n/a
Rural Policy Area	Residential Rural (RR)	1	n/a
Rural Policy Area	Rural (RU)	62	n/a
<b>Rural Area Total</b>		<b>156</b>	<b>n/a</b>
<b>TOTAL</b>		<b>191</b>	<b>15.3 ha</b>

Figure 4.2: Supply - Lot Creation Trends

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Lands Designated for Growth</b>										
R1 (SUB)	0	0	0	0	0	0	0	0	0	0
R1 (CON)	0	0	2	1	1	0	1	0	1	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>Lands Outside Designated Growth Areas</b>										
RR (SUB)	0	0	0	0	0	0	0	0	0	0
RR (CON)	0	0	0	0	0	0	0	0	0	1
WR (SUB)	0	0	0	0	0	0	0	0	0	0
WR (CON)	0	2	0	2	5	5	0	2	0	0
RU	1	2	1	0	1	0	0	0	0	0
<b>Subtotal</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>
<b>Total</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>7</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
<b>AVERAGE</b>										<b>2.8</b>

**Figure 4.3: Demand - Building Permits Trends**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
R1	-	-	-	-	-	-	-	-	-	-
RR	-	-	-	-	-	-	-	-	-	-
WR	-	-	-	-	-	-	-	-	-	-
RU	-	-	-	-	-	-	-	-	-	-
NEW										1
DEMO										
NET										
<b>AVERAGE PER YEAR</b>										<b>1</b>

**Figure 4.4: Subdivision Summary**

Year	Name	File No.	M-plan	Number of Lots	Building Permits Issued
2002	Badgeley Point	52T-02001	31M-207	15 (WR)	0
<b>TOTAL</b>				<b>15</b>	<b>0</b>

**Figure 4.5: Supply and Demand Comparison**  
**(Building Permits Issued for Newly Created Lots – consent only)**

	R1 – new	R1 – BP issued	RR – new	RR – BP issued	WR – new	WR – BP issued	RU – new	RU – BP issued
2003	0	0	0	0	0	0	1	0
2004	0	0	0	0	2	0	2	0
2005	2	0	0	0	0	1	1	0
2006	1	0	0	0	2	0	0	0
2007	1	0	0	0	5	0	1	0
2008	0	0	0	0	5	0	0	0
2009	1	0	0	0	0	0	0	0
2010	0	0	0	0	2	0	0	0
2011	1	0	0	0	0	0	0	0
2012								
<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>5</b>	<b>0</b>

## 4.1.1 Residential Lands Summary

### Supply of Residential Lands

Between 2003 and 2012 an average of 1 new lots were created annually in the Killarney Planning District. Of this development, 6 new vacant lots were created within the designated settlement area; the remainder of lots were located in the Rural Policy Area and the Waterfront Policy Area. Based on the number of vacant lots (not including Rural Zoned lots) and an average of 1 building permit issued per year, the Municipality of Killarney would have a 259 year supply of vacant residential lands.

### Community of Killarney

At present, Killarney has a supply of 35 vacant residential lots. Within the Community there are nine (9) additional larger parcels of land which are designated 'Community Residential' and zoned 'Residential One (R1)' and are intended for further residential development. Combined these lots have a total area of 12.98 hectares, which represents a potential 130 lots.

There is one draft plan approved plan of subdivision in the Community of Killarney (52T-98001) which consists of ten (10) lots. No lapsing date was tied to the subdivision as a condition of approval. The plan has never been registered, neither has a road been constructed and assumed by the Municipality to provide frontage on a municipal road.

**Figure 4.6: Estimated Demand vs Supply of Residential Units**  
**Municipality of Killarney**

TIME FRAME	DESIGNATED GROWTH AREAS		LANDS OUTSIDE DESIGNATED GROWTH AREAS	TOTAL LOT
	Lots	Designated lands (potential lots)		
<b>20-Year Demand – Residential Units</b>	<b>Average 1 residential building permit issued per year</b>			<b>20</b>
<b>20-Year Supply – Residential Units</b>	<b>35</b>	<b>130</b>	<b>94 (excluding RU lots)</b>	<b>259</b>
<b>MARGIN (+/-%)</b>				<b>+129.5%</b>

At present there is a relative surplus of existing vacant residential lots both in the designated settlement area and in lands outside of the designated settlement. Overall the Municipality of Killarney has a supply of 129.5% above the expected demand for residential units.

An assessment was completed of each new lot created by consent between 2003-2011. During that time period 24 lots were created, building permits were issued for 0 of those lots as of April 2013.



## 4.2 Employment Lands

Figure 4.7: Vacant Lands Zoned for Employment Uses

Policy Area Designation	Zone Classification	Number of Vacant Lots	Land area (Ha)
<b>Community Policy Area (Killarney)</b>	Commercial Community (CC)	6	0
	General Industrial (MG)	0	0
<b>Rural Policy Area</b>	Commercial Highway (CH)	0	0
<b>Rural Policy Area</b>	Industrial Rural (MR)	0	0

Little land has been designated or zoned for employment uses in designated settlement areas to ensure that each new proposed land use can be evaluated to determine compatibility with the adjacent land uses, which are primarily residential. The Official Plan does contain policies that direct non-resource based uses to settlement areas, but do allow for non-compatible uses to be established in the Rural Policy Area subject to meeting certain criteria.

There are presently 6 vacant lots or land which are zoned 'Commercial Community (CC)' and designated for employment uses.

## 5.0 VACANT LANDS – MUNICIPALITY OF MARKSTAY-WARREN

### 5.1 Residential Lands

**Figure 5.1: Supply – Total Vacant Lots and Lands Designated for Growth**

Policy Area Designation	Zone Classification	Number of Vacant Lots	Approximate Gross Area
<b>Lands Designated for Growth</b>			
Village Policy Area (Markstay)	Residential One (R1)	40	104.14 ha
Village Policy Area (Hagar)	Residential One (R1)	4	32.5 ha
Community Policy Area (Warren)	Residential One (R1)	5	116.4 ha
<b>Settlement Area Total</b>		<b>49</b>	<b>253.04 ha</b>
<b>Lands Outside Designated Growth Areas</b>			
Waterfront Policy Area	Waterfront Residential (WR)	7	n/a
Rural Policy Area	Residential Rural (RR)	36	n/a
Rural Policy Area	Rural (RU)	125	n/a
<b>Rural Area Total</b>		<b>168</b>	<b>n/a</b>
<b>TOTAL</b>		<b>217</b>	<b>253.04 ha</b>

**Figure 5.2: Supply - Lot Creation Trends**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Lands Designated for Growth</b>										
R1 (SUB)	0	0	0	0	0	0	0	0	0	0
R1 (CON)	0	0	0	0	0	0	0	2	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Lands Outside Designated Growth Areas</b>										
RR (SUB)	0	0	0	0	0	0	0	0	0	0
RR (CON)	1	0	0	1	0	5	0	2	1	2
WR (SUB)	0	0	0	0	0	0	0	0	0	0
WR (CON)	0	0	0	0	0	0	0	0	0	0
RU	0	0	2	1	3	9	5	5	6	5
<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>14</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>7</b>
<b>Total</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>14</b>	<b>5</b>	<b>9</b>	<b>7</b>	<b>7</b>
<b>AVERAGE</b>										<b>5.0</b>

**Figure 5.3: Demand - Building Permits Trends**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
R1										
RR										
WR										
RU										
NEW										
DEMO										
NET	1	9	3	n/c	n/c	10	11	10	10	5
<b>AVERAGE PER YEAR</b>										<b>5.9</b>

**Figure 5.4: Supply and Demand Comparison**  
**(Building Permits Issued for Newly Created Lots – consent only)**

	R1 – new	R1 – BP issued	RR – new	RR – BP issued	WR – new	WR – BP issued	RU – new	RU – BP issued
2003	0	0	1	0	0	0	0	0
2004	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	2	1
2006	0	0	1	1	0	0	1	0
2007	0	0	0	0	0	0	3	1
2008	0	0	5	0	0	0	9	3
2009	0	0	0	0	0	0	5	0
2010	2	0	2	0	0	0	5	0
2011	0	0	1	0	0	0	6	0
2012	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>5</b>

### 5.1.1 Residential Lands Summary – Municipality of Markstay-Warren

#### Supply of Residential Lands

Between 2003 and 2012 an average of 5.8 new lots were created annually in the Markstay-Warren Planning District. Of this development, only 1 new vacant lots was created within designated settlement areas; the remainder of lots were located in the Rural Policy Area.

## Markstay

At present, Markstay has a supply of 40 vacant residential lots. Within the Village there are six (6) additional larger parcels of land which are designated 'Village Residential' and zoned 'Residential One (R1)' and are intended for further residential development. Combined these lots have a total area of 15.62 hectares, which represents a potential 632.3 lots.

## Hagar

The Village of Hagar has a supply of four (4) vacant residential lots. Within the Village there are seven (7) vacant or underutilized parcels which are capable of further residential development based on their Official Plan designation and Zoning. Combined, these lots have a total area of 38.97 ha, which represents a potential 236.9 lots.

## Warren

The Community of Warren has a supply of five (5) vacant residential lots. Within the Community boundaries there are four (4) additional larger parcels of land which are designated "Community Residential" and zoned 'Residential One (R1)' are intended for further residential development. Combined these lots have a total area of 116.4 hectares, which represent a potential 1,413.8 lots.

**Figure 5.5: Estimated Demand vs Supply of Residential Units**  
**Municipality of Markstay-Warren**

TIME FRAME	DESIGNATED GROWTH AREAS		LANDS OUTSIDE DESIGNATED GROWTH AREAS	TOTAL LOT
	Lots	Designated lands (potential lots)		
<b>20-Year Demand – Residential Units</b>	<b>Average 5.9 residential building permits issued per year</b>			<b>118 lots</b>
<b>20-Year Supply – Residential Units</b>	<b>49</b>	<b>2283</b>	<b>43 (excluding RU lots)</b>	<b>2375</b>
<b>MARGIN (+/-%)</b>				<b>+2012%</b>

At present there is a relative surplus of existing vacant residential lots both in designated settlement areas and in lands outside of designated settlements. Overall the Municipality of Markstay-Warren has a supply of 2012% above the expected demand for residential units. Based on the number of vacant lots (not including Rural Zoned lots) and an average of 5.9 building permits issued per year, the Municipality of Markstay-Warren would have a 402.5 year supply of vacant residential lands.

An assessment was completed of each new lot created by consent between 2003-2011. During that time period 41 lots were created, building permits were issued for 6 of those lots as of April 2013.

## 5.2 Employment Lands

Figure 5.6: Vacant Lands Zoned for Employment Uses

Policy Area Designation	Zone Classification	Number of Vacant Lots	Land area (Ha)
Village Policy Area (Markstay)	Commercial Community (CC)	0	0
	General Industrial (MG)	1	0
Village Policy Area (Hagar)	Commercial Community (CC)	2	0
	General Industrial (MG)	0	0
Community Policy Area (Warren)	Commercial Community (CC)	0	0
	General Industrial (MG)	0	0
Rural Policy Area	Commercial Highway (CH)	0	0
Rural Policy Area	Industrial Rural (MR)	0	0

### Employment Lands

Little land has been designated or zoned for employment uses in designated settlement areas to ensure that each new proposed land use can be evaluated to determine compatibility with the adjacent land uses, which are primarily residential. The Official Plan does contain policies that direct non-resource based uses to settlement areas, but do allow for non-compatible uses to be established in the Rural Policy Area subject to meeting certain criteria.

#### Markstay

There is one parcel of land within the settlement boundaries that is zoned 'General Industrial (MG)' and designated 'Industrial'. The parcel has an area of 0.8 hectares.

#### Hagar

There are two (2) parcels of land within the settlement that are zoned 'Commercial Community (CC)' and designated 'Mixed Use'. The first parcel has an area of 0.28 hectares and the second has an area of 0.39 hectares.

#### Warren

There are presently no vacant lots or land which are zoned or designated for employment uses.

## 6.0 VACANT LANDS – MUNICIPALITY OF ST.-CHARLES

### 6.1 Residential Lands

Figure 6.1: Supply – Total Vacant Lots and Lands Designated for Growth

Policy Area Designation	Zone Classification	Number of Vacant Lots	Approximate Gross Area
<b>Lands Designated for Growth</b>			
Village Policy Area (St.-Charles)	Residential One (R1)	39	7.6 ha
<b>Settlement Area Total</b>		<b>39</b>	<b>7.6 ha</b>
<b>Lands Outside Designated Growth Areas</b>			
Waterfront Policy Area	Waterfront Residential (WR)	16	n/a
Rural Policy Area	Residential Rural (RR)	22	n/a
Rural Policy Area	Rural (RU)	136	n/a
<b>Rural Area Total</b>		<b>174</b>	<b>n/a</b>
<b>TOTAL</b>		<b>213</b>	<b>7.6 ha</b>

Figure 6.2: Supply - Lot Creation Trends

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Lands Designated for Growth</b>										
R1 (SUB)	0	0	0	0	0	0	0	0	0	0
R1 (CON)	0	0	0	0	0	0	1	3	2	1
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
<b>Lands Outside Designated Growth Areas</b>										
RR (SUB)	0	0	0	0	0	0	0	0	0	0
RR (CON)	0	1	0	1	3	1	0	1	0	0
WR (SUB)	0	0	0	0	0	0	0	0	0	0
WR (CON)	0	0	0	0	1	7	0	3	0	0
RU	0	1	1	0	4	9	3	3	4	0
<b>Subtotal</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>17</b>	<b>3</b>	<b>7</b>	<b>4</b>	<b>0</b>
<b>Total</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>17</b>	<b>4</b>	<b>10</b>	<b>6</b>	<b>1</b>
<b>AVERAGE</b>										<b>5.0</b>

**Figure 6.3: Demand - Building Permits Trends**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>R1</b>	-	-	-	-	-	-	-	-	-	-
<b>RR</b>	-	-	-	-	-	-	-	-	-	-
<b>WR</b>	-	-	-	-	-	-	-	-	-	-
<b>RU</b>	-	-	-	-	-	-	-	-	-	-
<b>NEW</b>	-	-	-	8	9	3	5	6	10	15
<b>DEMO</b>	-	-	-	4	4	5	2	6	6	5
<b>NET</b>	-	-	-	4	5	-2	3	0	4	10
<b>AVERAGE PER YEAR</b>										<b>3.4</b>

**Figure 6.4: Subdivision Summary**

Year	Name	File No.	M-plan	Number of Lots	Building Permits Issued
<b>1978</b>	Wisniewski/Dargan	52T-77056	53M-1140	28 (R1)	0
<b>1978</b>	Wisniewski/Dargan II	52T-77056	53M-1140	34 (RU)	0
<b>TOTAL</b>					<b>0</b>

**Figure 6.5: Supply and Demand Comparison**  
**(Building Permits Issued for Newly Created Lots – consent only)**

	<b>R1 – new</b>	<b>R1 – BP issued</b>	<b>RR – new</b>	<b>RR – BP issued</b>	<b>WR – new</b>	<b>WR – BP issued</b>	<b>RU – new</b>	<b>RU – BP issued</b>
<b>2003</b>	0	0	0	0	0	0	0	0
<b>2004</b>	0	0	1	0	0	0	1	0
<b>2005</b>	0	0	0	0	0	0	1	1
<b>2006</b>	0	0	1	1	0	0	0	0
<b>2007</b>	0	0	3	0	1	0	4	0
<b>2008</b>	0	0	1	0	7	1	9	2
<b>2009</b>	1	1	0	0	0	0	3	0
<b>2010</b>	3	2	1	0	3	0	3	0
<b>2011</b>	2	0	0	0	0	0	4	0
<b>2012</b>								
<b>TOTAL</b>	<b>6</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>11</b>	<b>1</b>	<b>25</b>	<b>3</b>

## 6.1.1 Summary Residential Lands

### Supply of Residential Lands

Between 2003 and 2012 an average of 5.1 new lots were created annually in the St.-Charles Planning District. Of this development, 6 new vacant lots were created within the designated settlement area; the remainder of lots were located in the Rural Policy Area and the Waterfront Policy Area.

### St.-Charles

The Village of St.-Charles has a supply of 38 vacant residential lots, 25 of which are in registered plan of subdivision (M-1140). The remaining thirty-four (34) lots in the registered plan of subdivision are not yet appropriately zoned, and constrained at present because no have roads been constructed and assumed by the Municipality to provide frontage on a municipal road. The municipality would have two options for proceeding with future development of the lands, 1) deem the subdivision to no longer be a plan of subdivision – in which case any new developer would be required to create lots to current standards (eg increased land area per lot) or 2) leave the subdivision intact and allow any potential developer to proceed based on the current lot configuration.

**Figure 6.6: Estimated Demand vs Supply of Residential Units  
Municipality of St.-Charles**

TIME FRAME	DESIGNATED GROWTH AREAS		LANDS OUTSIDE DESIGNATED GROWTH AREAS	TOTAL LOT
	Lots	Designated lands (potential lots)		
<b>20-Year Demand – Residential Units</b>	<b>Average 3.4 residential building permits issued per year</b>			<b>102</b>
<b>20-Year Supply – Residential Units</b>	<b>39</b>	<b>49.2</b>	<b>38 (excluding RU lots)</b>	<b>126.2</b>
<b>MARGIN (+/-%)</b>				<b>+124%</b>

At present there is a relative surplus of existing vacant residential lots both in designated settlement areas and in lands outside of designated settlements. Overall the Municipality of St.-Charles has a supply of 124% above the expected demand for residential units. Based on the number of vacant lots (not including Rural Zoned lots) and an average of 3.4 building permits issued per year, the Municipality of St.-Charles would have a 37 year supply of vacant residential lands.

An assessment was completed of each new lot created by consent between 2003-2011. During that time period 51 lots were created, building permits were issued for 8 of those lots as of April 2013.



## 6.2 Employment Lands

**Figure 6.7: Vacant Lands Zoned for Employment Uses**

<b>Policy Area Designation</b>	<b>Zone Classification</b>	<b>Number of Vacant Lots</b>	<b>Land area (Ha)</b>
Village Policy Area (St.-Charles)	Commercial Community (CC)	1	0
	General Industrial (MG)	0	0
Rural Policy Area	Commercial Highway (CH)	0	0
Rural Policy Area	Industrial Rural (MR)	0	0

### **Employment Lands**

Little land has been designated or zoned for employment uses in designated settlement areas to ensure that each new proposed land use can be evaluated to determine compatibility with the adjacent land uses, which are primarily residential. The Official Plan does contain policies that direct non-resource based uses to settlement areas, but do allow for non-compatible uses to be established in the Rural Policy Area subject to meeting certain criteria.

### **St.-Charles**

There are no vacant lands currently designated or zoned for employment use within the Village of St.-Charles.

## 7.0 VACANT LANDS – UNINCORPORATED TOWNSHIPS

### 7.1 Residential Lands

Figure 7.1: Supply – Total Vacant Lots and Lands Designated for Growth

Policy Area Designation	Zone Classification	Number of Vacant Lots	Approximate Gross Area
Lands Designated for Growth			
There are no lands designated for growth in the Unincorporated Townships			
<b>Settlement Area Total</b>		<b>0</b>	<b>n/a</b>
Lands Outside Designated Growth Areas			
Waterfront Policy Area	Waterfront Residential (WR)	18	n/a
Rural Policy Area	Residential Rural (RR)	24	n/a
Rural Policy Area	Rural (RU)	39	n/a
<b>Rural Area Total</b>		<b>81</b>	<b>n/a</b>
<b>TOTAL</b>		<b>81</b>	<b>n/a</b>

Figure 7.2: Supply - Lot Creation Trends

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Lands Designated for Growth</b>										
R1 (SUB)	0	0	0	0	0	0	0	0	0	0
R1 (CON)	0	0	0	0	0	0	0	0	1	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>Lands Outside Designated Growth Areas</b>										
RR (SUB)	0	0	0	0	0	0	0	0	0	0
RR (CON)	2	0	1	0	1	0	4	0	3	0
WR (SUB)	0	0	0	0	0	0	0	0	0	0
WR (CON)	0	2	0	0	0	1	0	5	0	1
RU	0	0	1	3	0	3	0	0	0	0
<b>Subtotal</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>1</b>
<b>Total</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>1</b>
<b>AVERAGE</b>										<b>2.8</b>

**Figure 7.3: Demand – Zoning Conformity Permits Trends**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
R1	0	0	0	0	0	0	0	0	0	0
RR	0	0	0	0	1	1	0	2	3	2
WR	3	2	3	0	3	3	1	0	2	0
RU	2	1	4	0	1	2	3	0	0	3
NEW	-	-	-	-	-	-	-	-	-	-
DEMO	-	-	-	-	-	-	-	-	-	-
NET	5	3	7	0	5	6	4	2	5	5
<b>AVERAGE PER YEAR</b>										<b>4.2</b>

**Figure 7.4: Supply and Demand Comparison**  
**(Zoning Conformity Permits Issued for Newly Created Lots – consent only)**

	R1 – new	R1 – BP issued	RR – new	RR – BP issued	WR – new	WR – BP issued	RU – new	RU – BP issued
2003	0	0	2	1	0	0	0	0
2004	0	0	0	0	2	1	0	0
2005	0	0	1	0	0	0	1	1
2006	0	0	0	0	0	0	3	2
2007	0	0	1	0	0	0	0	0
2008	0	0	0	0	1	0	3	0
2009	0	0	4	1	0	0	0	0
2010	0	0	0	0	5	0	0	0
2011	1	0	3	0	0	0	0	0
2012								
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>2</b>	<b>8</b>	<b>1</b>	<b>7</b>	<b>3</b>

## 7.1.1 Residential Lands Summary

### Supply of Residential Lands

Between 2003 and 2012 an average of 26.1 new lots were created annually in the Unincorporated Townships. Of this development, only 3 new vacant lots were created within designated settlement areas; the remainder of lots were located in the Rural Policy Area and the Waterfront Policy Area. Both subdivisions are located in the Waterfront Policy Area designation.

**Figure 7.5: Estimated Demand vs Supply of Residential Units**  
**Unincorporated Township of the Sudbury East Planning Area**

TIME FRAME	DESIGNATED GROWTH AREAS		LANDS OUTSIDE DESIGNATED GROWTH AREAS	TOTAL LOT
	Lots	Designated lands (potential lots)		
20-Year Demand – Residential Units	Average 4.2 residential building permits issued per year			84
20-Year Supply – Residential Units	0	0	42 (excluding RU lots)	42
MARGIN (+/-%)				+50%

At present there is a relative surplus of existing vacant residential lots both in designated settlement areas and in lands outside of designated settlements. Overall the Unincorporated Townships have a supply of 50% above the expected demand for residential units. Based on the number of vacant lots (not including Rural Zoned lots) and an average of 4.2 zoning conformity permits issued per year, the unincorporated townships would have a 10 year supply of vacant residential lands. An assessment was completed of each new lot created by consent between 2003-2011. During that time period 26 lots were created, zoning conformity permits were issued for 6 of those lots as of April 2013.

Though there are a number of clusters of residential development in the Unincorporated Townships, including Estaire, none are formally identified as settlement areas in the Official Plan for the Sudbury East Planning Area. The unincorporated townships are not intended to be a significant focus for development.

## 7.2 Employment Lands

Figure 7.6: Vacant Lands Zoned for Employment Uses

Policy Area Designation	Zone Classification	Number of Vacant Lots	Land area (Ha)
Rural Policy Area	Commercial Highway (CH)	0	0
Rural Policy Area	Industrial Rural (MR)	0	0

### Employment Lands

Little land has been designated or zoned for employment uses in designated settlement areas to ensure that each new proposed land use can be evaluated to determine compatibility with the adjacent land uses, which are primarily residential. The Official Plan does contain policies that direct non-resource based uses to settlement areas, but do allow for non-compatible uses to be established in the Rural Policy Area subject to meeting certain criteria.

## 8.0 CONCLUSION

### 8.1 Summary of Vacant Residential Lands Supplies

Figure 8.1: Summary of Vacant Residential Lands

Municipality	Zone	Number of Vacant Lots
<b>French River</b>		
	Residential One (R1)	48
	Residential Rural (RR)	93
	Waterfront Residential (WR)	130
	Rural (RU)	159
<b>Killarney</b>		
	Residential One (R1)	35
	Residential Rural (RR)	1
	Waterfront Residential (WR)	93
	Rural (RU)	62
<b>Markstay-Warren</b>		
	Residential One (R1)	49
	Residential Rural (RR)	36
	Waterfront Residential (WR)	7
	Rural (RU)	125
<b>St.-Charles</b>		
	Residential One (R1)	39
	Residential Rural (RR)	22
	Waterfront Residential (WR)	16
	Rural (RU)	136
<b>Unincorporated</b>		
	Residential One (R1)	n/a
	Residential Rural (RR)	24
	Waterfront Residential (WR)	18
	Rural (RU)	39
<b>Sudbury East Planning Area</b>		
	Residential One (R1)	171
	Residential Rural (RR)	176
	Waterfront Residential (WR)	264
	Rural (RU)	521
	<b>TOTAL – Designated Growth Areas</b>	171
	<b>TOTAL – Lands Outside Designated Growth Areas</b>	961
<b>TOTAL</b>		<b>1,132</b>

## 8.2 Summary of Employment Land Supplies

**Figure 8.2: Summary of vacant employment lands**

Municipality	Zone	Number of Vacant Lots
<b>French River</b>		
	Commercial Community (CC)	1
	Commercial Highway (CH)	6
	Industrial Rural (MR)	2
	Industrial General (MG)	0
<b>Killarney</b>		
	Commercial Community (CC)	6
	Commercial Highway (CH)	0
	Industrial Rural (MR)	0
	Industrial General (MG)	0
<b>Markstay-Warren</b>		
	Commercial Community (CC)	2
	Commercial Highway (CH)	1
	Industrial Rural (MR)	0
	Industrial General (MG)	1
<b>St.-Charles</b>		
	Commercial Community (CC)	1
	Commercial Highway (CH)	0
	Industrial Rural (MR)	0
	Industrial General (MG)	0
<b>Unincorporated</b>		
	Commercial Community (CC)	0
	Commercial Highway (CH)	0
	Industrial Rural (MR)	0
	Industrial General (MG)	0



## **Municipality of French River**

### **MINUTES OF THE SPECIAL MEETING OF COUNCIL**

held in the Council Chambers  
French River Municipal Complex  
Wednesday, January 8, 2014 at 7:00 p.m.

#### **Members Present:**

Mayor Claude Bouffard(Chair), Councillors Michel Bigras, Larry Bouffard, Mike Bouffard, Ronald Garbutt, Shawnda Martin-Cross, Denny Sharp

#### **Members Excused:**

#### **Officials Present:**

Sébastien Goyer, Chief Administrative Officer/Clerk  
Julie Bouthillette, Treasurer/Tax Collector  
Mélanie Bouffard, Deputy Clerk, Recording Secretary  
Robert Martin, Parks, Recreation & Facilities Manager  
Brennan Kenny, Economic Development Manager  
Linda Keenan, Library Chief Executive Officer  
Jim Sartor, Public Works Superintendent

#### **Guests:**

3 Guests

#### **1. Call to order, roll call and adoption of the agenda**

The Chair called the meeting to order at 7:00 p.m.

Moved By: Denny Sharp  
Seconded By: Larry Bouffard

Resol. 2014- 01

**BE IT RESOLVED THAT** the agenda be accepted as distributed.

Carried

#### **2. Disclosure of Pecuniary Interest**

None declared.

#### **3. 2014 Draft Budget Presentation**

The 2014 Draft Operating and Capital Budgets were distributed to Council.

The CAO presented a report of the 2014 proposed budget highlights.

The Treasurer went through the budgets and outlined the changes since the last meeting and answered questions. Some items that were removed from the budget can proceed at nil budget impact through either vendor dealings (i.e. roof study for the arena), community partnerships (i.e. Joe Chartrand

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Park), Grant Funding application (i.e. Generator for the Community Centre) and capital investment in cost saving strategies should they be brought forward by council at the committee levels.

The Chair excused Councillor Shawnda Martin-Cross at 9:28pm.

Council directed that the 2014 Draft Budget be further reviewed at the Finance and Administration Committee then considered at the January 22<sup>nd</sup> Regular Council Meeting.

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#### **4. Announcements and Inquiries**

Ron Robert and Richard Bisaillon from the French River Citizens Association stated that they are members of the Northeastern Ratepayers Association and that they will bring the items of the OPP and DSB costs forward for discussion. The Treasurer will provide them with the required information.

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#### **5. Adjournment**

Moved By: Michel Bigras  
Seconded By: Mike Bouffard

Resol. 2014- 02

**BE IT RESOLVED THAT** the special meeting be adjourned at 10:03 p.m.

Carried

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**MAYOR**

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**CLERK**





## **Municipality of French River**

### **MINUTES OF THE REGULAR MEETING OF COUNCIL** held in the Council Chambers French River Municipal Complex Wednesday, December 18, 2013 at 6:00 p.m.

#### **Members Present:**

Mayor Claude Bouffard(Chair), Councillors Michel Bigras, Larry Bouffard, Mike Bouffard, Ronald Garbutt, Shawnda Martin-Cross, Denny Sharp

#### **Members Excused:**

#### **Officials Present:**

Sébastien Goyer, Chief Administrative Officer/Clerk  
Julie Bouthillette, Treasurer/Tax Collector  
Mélanie Bouffard, Deputy Clerk, Recording Secretary  
Brennan Kenny, Economic Development Manager  
Jim Sartor, Public Works Superintendent  
Trista Verbiwski, Tourism Coordinator

#### **Guests:**

21 Members of public

#### **1. CALL TO ORDER, ROLL CALL AND ADOPTION OF THE AGENDA**

The Chair called the meeting to order at 6:00 p.m.

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Moved By: Larry Bouffard  
Seconded By: Michel Bigras

Resol. 2013- 386

**BE IT RESOLVED THAT** the agenda be accepted as distributed and amended to add:

1. Closed Session pursuant to section 239 (2) (f) "advice that is subject to solicitor-client privilege, including communications necessary for that purpose" with respect to a legal opinion on a personnel/legal matter.
2. Addendum - Receipt of Copy of letter from the Health and Housing Cooperative of the French River to the Manitoulin Sudbury District Services Board
3. Addendum - Action Report for road conveyance through a Consent Application (Delamere and Gary's Road)

Carried

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#### **2. PRAYER**

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### **3. DISCLOSURE OF PECUNIARY INTEREST**

None declared.

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### **4. DELEGATIONS**

#### **4.1 Presentation on the 2012 Financial Indicator Review**

Mr. Bryan Searle, Municipal Advisor for the Ministry of Municipal Affairs and Housing presented the 2012 Financial Indicator Review and answered questions from Council.

Councillor Shawnda Martin-Cross arrived at 6:10pm.

#### **4.2 Ontario Provincial Police - Monthly Municipal Policing Report**

Not present.

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### **5. MANAGEMENT AND COMMITTEE REPORTS**

#### **5.1 Mayor's Report**

Mayor gave a verbal report.

##### **5.1.1 Schedule of 2014 Meetings**

The Schedule for all Council and Committee Meetings for 2014 was included in the agenda package; the meetings in January will be pushed one week ahead because of the holidays.

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#### **5.2 CAO/Clerk's Report**

CAO/Clerk's report was submitted under separate cover.

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#### **5.3 Treasurer's Report**

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#### **5.4 Economic Development Committee**

Councillor Mike Bouffard, Chair of the committee gave a verbal report.

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##### **5.4.1 Committee Recommendation to Council to defer the decision on the current proposed Spectrum internet tower until the Policy for Siting of Telecommunication Facilities is adopted**

Moved By: Mike Bouffard

Seconded By: Ron Garbutt

Resol. 2013- 387

**WHEREAS** the Economic Development Committee made a recommendation to Council at their December 4<sup>th</sup>, 2013 meeting;

**THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby agrees to defer the decision on the current proposed Spectrum internet tower until the Siting of Telecommunication Facilities Policy is adopted.

Defeated

#### **5.4.2 Amendment to Terms of Reference to revise the Agenda format**

Moved By: Ron Garbutt  
Seconded By: Michel Bigras

Resol. 2013- 388

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby approves to amend the Terms of Reference of the Economic Development Committee to revise the Agenda Format as attached.

Carried

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#### **5.4.3 Memorandum of Understanding - Partnership with Tourism Northern Ontario and the Ministry of Tourism, Culture & Sport**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 389

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby authorizes the Mayor and Clerk to enter into a Memorandum of Understanding to partner with Tourism Northern Ontario and the Ministry of Tourism, Culture & Sport for the development of a targeted multi-media tourism campaign and commits a 50% contribution that will be pulled from the 2013 signage and branding that has been transferred to reserves.

Carried

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#### **5.4.4 Investment Readiness Reallocation to Reserves**

Moved By: Larry Bouffard  
Seconded By: Michel Bigras

Resol. 2013- 390

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby approves that the previously budgeted amount of \$5,000 of the Economic Development Budget be reallocated to reserves specifically to complete the market study by February 2014.

Carried

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#### **5.5 Environmental Advisory Committee**

Councillor Garbutt, Chair of the committee gave a verbal report.

## **5.6 Finance and Administration Committee**

Councillor Bigras, Chair of the committee gave notice that the next Budget deliberation meeting was scheduled for Wednesday, January 8, 2014 at 7pm.

### **5.6.1 Adoption of Asset Management Plan**

Moved By: Larry Bouffard

Seconded By: Shawnda Martin-Cross

Resol. 2013- 391

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby adopts the Asset Management Plan as attached and dated December 2013.

Carried

Council recommended that in addition to adopting the asset management plan that it was a working document and would like one of the first revisions in 2014 to include the information gathered on the sanitary sewer system study that will be done in early 2014 more precisely the lagoon.

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### **5.6.2 Reallocation of Funds from the 2013 Parks Capital Budget to Operating Reserves**

Moved By: Denny Sharp

Seconded By: Mike Bouffard

Resol. 2013- 392

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby approves the reallocation of Funds from the 2013 Parks Capital Budget to Operating Reserves for the special purpose of the Municipal Complex Drainage Project to be done in 2014 in the amount of \$9,000.

Carried

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### **5.6.3 2014 ROMA/OGRA Combined Conference - Delegates**

Moved By: Shawnda Martin-Cross

Seconded By: Denny Sharp

Resol. 2013- 393

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby approves that the following members of Council and staff attend the 2014 ROMA/OGRA Combined Conference February 23-26, 2014 held at the Fairmont Royal York Hotel in Toronto:

- 1) Claude Bouffard
- 2) Shawnda Martin-Cross
- 3) Michel Bigras
- 4) Denny Sharp
- 5) Jim Sartor
- 6) Sébastien Goyer

Carried

#### **5.6.4 Community Policing Advisory Committee (CPAC)**

Moved By: Denny Sharp  
Seconded By: Larry Bouffard

Resol. 2013- 394

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby approves the creation and the Terms of Reference of the Community Policing Advisory Committee (CPAC);

**AND** appoints Mayor Claude Bouffard to represent the Municipality of French River;

**AND FURTHER** delegates Sébastien Goyer, CAO/Clerk to act as Secretary.

Carried

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#### **5.6.5 Grants and Subsidy Application**

Moved By: Larry Bouffard  
Seconded By: Denny Sharp

Resol. 2013- 395

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby approves the Grants and Subsidy Application for a rebate of \$200 from the hall rental fee at the Noëlville Community Centre received from the French River Cultural Industries Council Inc. for their Annual Rubber Boots Festival being held on May 3, 2014.

Carried

#### **Disclosure of Pecuniary Interest**

Name: Ronald Garbutt

**Disclosed his/her (their) interest(s), abstained from discussion and did not participate on this Item.**

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#### **5.7 Public Works Committee**

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##### **5.7.1 Snow Ploughing & Sanding Methodology Report**

The report was included in the agenda package.

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#### **5.8 Manitoulin-Sudbury District Services Board**

**5.8.1** 2013 Third Quarter Activity Report

**5.8.2** 2013 Third Quarter Financial Report

**5.8.3** Special Priority Policy for Seniors applying for Housing

## **6. CONSENT AGENDA**

The following motion was presented to adopt the items contained in the Consent Agenda:

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 396

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby approves the Items of the Consent Agenda under Sections 6.1, 6.3 and 6.5 and receives the Items under Sections 6.2 and 6.4.

Carried

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### **6.1 Adoption of Minutes by Resolution**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 397

**BE IT RESOLVED THAT** the following minutes be adopted as presented:

Special Meeting of Council held November 20, 2013  
Regular Council Meeting held November 20, 2013  
Special Meeting of Council held November 28, 2013  
Special Meeting of Council held December 11, 2013

Carried

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### **6.2 Minutes Received by Resolution**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 398

**BE IT RESOLVED THAT** the following minutes be received as presented:

Economic Development Committee held December 4, 2013  
Environmental Advisory Committee meeting held December 10, 2013  
Finance & Administration Committee held December 11, 2013  
Committee of Adjustment held November 20, 2013  
Sudbury & District Board of Health held November 21, 2013  
French River Public Library Board held November 12, 2013  
Manitoulin-Sudbury DSB held November 28, 2013

Carried

### **6.3 Award of Tenders and Request for Proposals by Resolution**

#### **6.3.1 Award of Wood Waste Chipping Contract at the Noëlville Landfill Site**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 399

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby awards the Wood Waste Chipping at the Noëlville Landfill Site Contract No.2013-51 to William Day Construction Ltd. for an amount of \$16,000 plus applicable taxes.

Carried

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### **6.4 Correspondence for Council's Information Received by Resolution**

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#### **6.5 Adoption of By-laws by Resolution**

**The following By-laws were read and adopted:**

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##### **6.5.1 Renewal of Land Lease Agreement with Alban Master Antenna for the operation of a Satellite Master Antenna TV (SMATV) at the Alban Community Centre for an additional three (3) years and 2% rent increase**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 400

**BE IT RESOLVED THAT** By-law 2013-44, being a by-law to authorize the Mayor and Clerk to execute a Land Lease Agreement with Alban Master Antenna be read a first, second and third time and finally passed.

Carried

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##### **6.5.2 Renewal of Canteen Lease Agreement with Tracey McAleese at the Noëlville Community Centre for six (6) months and a 2% rent increase**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 401

**BE IT RESOLVED THAT** By-law 2013-45, being a by-law to authorize the Mayor and Clerk to execute a Canteen Lease Agreement with Tracey McAleese be read a first, second and third time and finally passed.

Carried

### **6.5.3 Capacity Funding Contribution Agreement under the Small Rural and Northern Municipal Infrastructure Fund for Asset Management Planning**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 402

**BE IT RESOLVED THAT** By-law 2013-46, being a by-law to authorize the Mayor and Clerk to execute a Capacity Funding Contribution Agreement with the Ministry of Rural Affairs for Asset Management Planning be read a first, second and third time and finally passed.

Carried

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### **6.5.5 Confirmation By-law**

Moved By: Shawnda Martin-Cross  
Seconded By: Denny Sharp

Resol. 2013- 403

**BE IT RESOLVED THAT** By-law 2013-47, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of French River at a meeting held on December 18, 2013 be read a first, second and third time and finally passed.

Carried

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## **7. CORRESPONDENCE FOR COUNCIL'S CONSIDERATION**

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### **7.1 Statement of Concurrence to Spectrum Group for the proposed telecommunications tower to be constructed on Lot 2, Plan M530 at 1427 Owl's Nest Road** *(deferral at November Regular Council Meeting)*

Moved By: Larry Bouffard  
Seconded By: Shawnda Martin-Cross

Resol. 2013- 404

**WHEREAS** Spectrum Telecom Group Ltd. (Spectrum Group) wishes to erect a 96-foot, self-support, small profile, telecommunications tower at a site located on private lands at 1427 Owl's Nest Road, Lot 2, Plan M-530, in the Township of Hoskin, in the District of Sudbury for the delivery of wireless Internet and other related services to the Trout Lake area; and

**WHEREAS** Spectrum Group is required by Industry Canada to consult with the local Land-Use Authority being the Municipality of French River to obtain a statement of concurrence from the Municipality; and

**WHEREAS** Spectrum Group has completed the required public consultation process as mandated by Industry Canada as well as complying

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with additional consultation items as requested by the Municipality, with concerns being addressed to the satisfaction of the Municipality;

**THEREFORE BE IT RESOLVED** that the Council of the Municipality of French River hereby authorizes the CAO/Clerk to issue a statement of concurrence to Spectrum Group for the proposed telecommunications tower to be constructed on Lot 2, Plan M530 at 1427 Owl's Nest Road, for the delivery of broadband wireless and other services to the area.

Carried

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**7.2 Participation in the Ministry of Natural Resources Bear Management Pilot Program in the North for 2014-2015**

Moved By: Ron Garbutt  
Seconded By: Larry Bouffard

Resol. 2013- 405

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby participates in the Ministry of Natural Resources Bear Management Pilot for 2014-2015.

Carried

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**8. ADDENDUM** (if required and by resolution)

Moved By: Shawnda Martin-Cross  
Seconded By: Ron Garbutt

Resol. 2013- 406

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby allows Addendums to the Agenda as per the rules of the Procedural By-law 2012-11 under Section 8.8 authorizing Council to deal with an urgent matter that requires the immediate consideration of Council.

Carried

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**8.1 Copy of letter from the Health and Housing Cooperative of the French River to the Manitoulin Sudbury District Services Board**

Moved By: Mike Bouffard  
Seconded By: Denny Sharp

Resol. 2013- 407

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby acknowledges the correspondence received from the Health and Housing Cooperative of the French River and supports their initiative to return the 'Domaine des pionniers' to a senior's only building.

Carried

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## **8.2 Action Report - Conveyance of a portion of land part of Delamere Road and Gary's Road to the Municipality for road purposes**

Moved By: Larry Bouffard  
Seconded By: Shawnda Martin-Cross

Resol. 2013- 408

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River hereby authorizes the Mayor and Clerk to sign the Acknowledgement & Direction for the conveyance of Part 2 and Part 3 on Plan 53R-20162 (Delamere Road and Gary's Road) from Donna Spencer to the Municipality of French River for road purposes.

Carried

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## **9. NOTICES OF MOTION**

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### **9.1 Motion submitted by Councillor Mike Bouffard for the Amendment to the Official Plan**

Moved By: Mike Bouffard  
Seconded By: Shawnda Martin-Cross

Resol. 2013- 409

**WHEREAS** the Approval Authority for Official Plan Amendments in the Sudbury East Planning Area is the Ministry of Municipal Affairs and Housing;

**AND WHEREAS** in accordance with Provincial Policy and the policies of the Sudbury East Planning Board an Official Plan Amendment would be required to designate a new settlement area;

**AND WHEREAS** settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted (Section 1.1.3);

**AND WHEREAS** Settlement Areas are defined as urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlet) that area;

- a) Built up areas where development is concentrated and which have a mix of land uses; and
- b) Lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

**AND WHEREAS** a planning authority may identify a settlement area or allow the expansion of a settlement boundary only at the time of a comprehensive review and only where it can be demonstrated that:

- a) Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
  - b) The infrastructure and public service facilities which are planned or
-

available are suitable for the development over the long term and protect public health and safety;

- c) In prime agricultural areas:
  - 1. The lands to not comprise specialty crop areas;
  - 2. There are no reasonable alternatives which avoid prime agricultural areas; and
  - 3. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and
- d) Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety;

**AND WHEREAS** Comprehensive Review means, for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

- 1. based on a review of population and growth projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate growth while protecting provincial interests;
- 2. Utilizes opportunities to accommodate projected growth through intensification and redevelopment;
- 3. Confirms that the land to be developed do not compromise specialty crop areas in accordance with policy 2.3.2;
- 4. Is integrated with planning for infrastructure and public service facilities; and
- 5. Considers cross-jurisdictional issues

**AND WHEREAS** Section 1.1.4 In rural areas located in municipalities:

- a) Permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;
- b) 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;
- c) New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae;
- d) Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;
- e) Locally important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses;
- f) Opportunities should be retained to locate new or expanding land uses that require separation from other uses; and
- g) Recreational, tourism and other economic opportunities should be promoted.

**AND WHEREAS** in accordance with the policies of Section 3.1.2, it is the intent of the Sudbury East Planning Board and its member municipalities to ensure that there is at least a 10-year supply of land designated and available to meet anticipated short and long term housing demands. It is anticipated that the majority of future demand will be for single detached residential units both of a seasonal and permanent nature. It is the policy of this Plan to direct the majority of permanent residential development to Community and Village Policy Areas, where feasible, to take advantage of and optimize existing municipal services and community amenities prior to permitting the extension or expansion of new services and/or amenities;

**AND WHEREAS** in accordance with Section 2.1.6.1 of the Official Plan, Rural Policy Areas are intended to protect the natural amenities of the Sudbury East Planning Area as well as to provide opportunities for agriculture and resource based uses, such as forestry, mining and aggregate operations, as well as limited residential developments where appropriate;

**AND WHEREAS** in accordance with Section 2.1.6.2 Infilling and rounding out of existing clusters of development within the Rural Policy Area may be permitted without requiring an amendment to this Plan; however, these areas are not identified to grow significantly over the life of this plan and the majority of development should be directed to the Community Policy Area and, to a lesser extent, the Village Policy Area. Where development that is proposed that would increase the number of dwellings within an existing cluster of development outside of the infilling and minor rounding out of the existing cluster, it shall only be permitted subject to the comprehensive review requirements of the PPS and this Plan, in addition to the requirements of Section 4.18. The proposal shall be accompanied by a report that demonstrates:

- a) The physical suitability of the land for the proposed uses with respect to the suitability of the site for building purposes;
- b) A planning justification report that includes, but is not limited to, how the lands are to be used and evaluates why said lands are more appropriate than other lands in the municipality;
- c) The appropriateness of the site considering access to existing and proposed public roads, including visibility and grade;
- d) That all opportunities for development through intensification, redevelopment, and existing settlement areas have been exhausted or examined and determined not to be appropriate to accommodate the projected needs over the identified planning horizon;
- e) A servicing options report and a servicing feasibility report that demonstrates the ability to provide adequate potable water, sewage management/disposal facilities and other services as deemed appropriate by the Planning Board and/or applicable municipality;
- f) That any archaeological or cultural heritage resources that may be identified on the subject lands are properly protected; and
- g) The environmental impact of the proposed development on significant natural features and functions on site and on land adjacent to the site.

**AND WHEREAS** MOE Guideline D-5-4, “Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment”, “For development where the lot size for each private residence within the development is one hectare or larger, the risk that the boundary limits imposed by these guidelines may be exceeded by individual systems

is considered acceptable in most cases. Developments consisting of lots which average 1 hectare (with no lot being smaller than 0.8 hectares), may not require a detailed hydrogeological assessment, provided it can be demonstrated that the area is not hydrologically sensitive”;

**AND WHEREAS** MOE Guideline D-5-4, “Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment”, Where proposed lot sizes are less than one hectares, the proponent and/or consultant is/are responsible for assessing the potential risk to groundwater....When it has been demonstrated that the sewage effluent will not enter supply aquifers, the lot density of the proposed development may be dictated by factors such as the need for sewage system replacement areas (i.e. contingency area), and by the minimum distances between individual on-site beds and wells, as defined by Ontario Regulations 358 and 903;

**AND WHEREAS** Rural Areas are intended to have a less dense development pattern in keeping with the rural character of the area;

**AND WHEREAS** Section 7.5 of the Zoning by-law for the Municipality of French River, 2003-23 currently requires a minimum lot area of 0.8 hectares for ‘Residential Rural (RR)’ lots;

**AND WHEREAS** Section 7.1 the Zoning by-law for the Municipality of French River 2003-23 currently allows a minimum lot area of 0.4 hectares for ‘Residential One (R1)’ lots where municipal sewer services are not currently available and such zone is applied in designated settlement areas.

**THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River directs the Finance and Administration Committee to consider the possibility of including a 0.4 hectare lot size for Residential Rural lots where a settlement area and/or cluster of houses would be deemed appropriate during the next Official Plan Review.

Carried

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## **9.2 Motion submitted by Councillor Michel Bigras for the Inspection of fill beds**

Moved By: Michel Bigras  
Seconded By: Mike Bouffard

Resol. 2013- 410

**WHEREAS** currently the Sudbury and District Health Unit is responsible for the inspection and permitting of field beds;

**AND WHEREAS** since our Chief Building Officer is trained and certified to inspect field beds;

**THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River directs the Finance and Administration Committee to consider taking over the responsibility for the inspection and permitting of field beds.

Carried

**9.3 Motion submitted by Mayor Claude Bouffard for the National Anthem at Council Meetings**

Moved By: Claude Bouffard  
Seconded By: Shawnda Martin-Cross

Resol. 2013- 411

**WHEREAS** Council has already a prayer item at the agenda;

**AND WHEREAS** many municipalities are playing the national anthem at the beginning of their meeting;

**THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of French River directs the Finance and Administration Committee to consider a change to the procedural by-law to include the playing of the National Anthem of Canada with the prayer.

Carried

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**10. ANNOUNCEMENTS AND INQUIRIES**

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**11. CLOSED SESSION**

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Moved By: Ron Garbutt  
Seconded By: Mike Bouffard

Resol. 2013- 412

**BE IT RESOLVED THAT** the next portion of the meeting be closed to the public in order to consider directions that should be given to senior staff pursuant to section 239 (2) (b) "personal matters about an identifiable individual, including municipal or local board employees" with respect to the CAO's Probationary Performance Evaluation and to section 239 (2) (f) "advice that is subject to solicitor-client privilege, including communications necessary for that purpose" with respect to a legal opinion on a personnel/legal matter.

Carried

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Moved By: Michel Bigras  
Seconded By: Mike Bouffard

Resol. 2013- 414

**BE IT RESOLVED THAT** the open session reconvenes at 7:41 p.m.

Carried

## **12. ADJOURNMENT**

Moved By: Ron Garbutt  
Seconded By: Larry Bouffard

Resol. 2013- 415

**BE IT RESOLVED THAT** the meeting be adjourned at 7:42 p.m.

Carried

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**MAYOR**

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**CLERK**



## Municipality of French River

### **MINUTES OF THE Economic Development Committee Meeting** held in the Council Chamber French River Municipal Complex Monday, January 13, 2014 at 6:00 p.m.

#### **Members Present:**

Mayor Claude Bouffard, Councillor Mike Bouffard (Chair), Claude Dubuc, Nina Judge-Levett, Vassie Lumley, Councillor Denny Sharp, Paul Sharp

#### **Members Excused:**

Harold Duff, Raymond Monette, Terry Young

#### **Officials Present:**

Sébastien Goyer, CAO/Clerk, Recording Secretary  
Brennan Kenny, Economic Development Officer  
Trista Verbiwski, Tourism Coordinator  
Patrick Losier, Community Development Coordinator

#### **Guests:**

0 members of public  
Councillor Ronald Garbutt

#### **1. Call to order, roll call and adoption of the agenda, and Addendum**

The Chair called the meeting to order at 6:00 p.m.

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Moved By: Claude Bouffard  
Seconded By: Paul Sharp

Resol. 2014-01

**BE IT RESOLVED THAT** the agenda be accepted as distributed and amended:

Move Item 6.2.1 to Item 3.1

Carried

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#### **2. Disclosure of Pecuniary Interest**

None declared.



### **3. Delegations**

The Committee received a presentation from the Sudbury East Planning Board Planner Melissa Riou in regards with the proposed Tower Policy.

#### **Discussion:**

- Councillor Bouffard, Chair, made a query in regards with a clear policy statement.
- Nina suggested to look at camouflage of towers
- Discussion amongst member in regards of the consultation area (from 500m to 1km)
- Councillor M. Bouffard brought the idea of collecting some fees/charges for towers on an annual basis.

#### **Action Item:**

The Planner will include the comments in the draft policy to be presented at the February meeting and the Municipality will solicit consultations with tower providers including Blue Sky Economic Growth Corporation.

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### **4. Adoption of Minutes**

Moved By: Vassie Lumley  
Seconded By: Nina Judge-Levett

Resol. 2014-02

**BE IT RESOLVED THAT** the minutes of the Economic Development Committee Meeting held December 4<sup>th</sup>, 2014 be accepted as presented.

Carried

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### **5.0 Correspondance**

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#### **6.0 Reports and Items for Discussion**

##### **6.1.1 Chair's Report**

The Chair gave a verbal report.

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##### **6.1.2 Economic Development Manager's Report**

The Economic Development Manager summarized the report found in the agenda package.

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##### **6.1.3 Tourism Coordinator's Report**

The Tourism Coordinator summarized the report found in the agenda package.

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##### **6.1.4 Community Development Officer's Report**

The Community Development Coordinator summarized the report found in the agenda package.

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### **6.1.5 Strategic Plan/Action Tracking**

The uncompleted Action Tracker was presented, small changes including revision date were proposed; will be implemented for February meeting.

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## **6.2 Old Business**

### **6.2.1 Draft Policy for Telecommunications Towers – MOVED TO ITEM 3.1.**

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## **6.3 New Business**

### **6.3.1 English-French School**

Paul Sharp brought the idea of performing consultations with regional school board providers on how to best accommodate the students in the area in both French and English.

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## **7.0 Notice of Motion**

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## **8.0 Announcements and Inquiries**

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## **9.0 Closed Session**

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## **10.0 Adjournment**

Moved By: Paul Sharp  
Seconded By: Claude Bouffard

Resol. 2014-03

**BE IT RESOLVED THAT** the Economic Development Committee meeting be adjourned at 8:25 p.m.

Carried

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**CHAIR**

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**CLERK**



## Municipality of French River

### **MINUTES OF THE Finance & Administration Committee Meeting** held in the Council Chamber French River Municipal Complex Wednesday, January 15, 2014 at 10:00 a.m.

#### **Members Present:**

Mayor Claude Bouffard, Councillors Michel Bigras (Chair), Mike Bouffard

#### **Members Excused:**

Councillor Larry Bouffard

#### **Officials Present:**

Sébastien Goyer, CAO/Clerk (Recording Secretary)  
Julie Bouthillette, Treasurer/Tax Collector

#### **Guests:**

#### **1. Call to order, roll call and adoption of the agenda**

The Chair called the meeting to order at 10:00 a.m.

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Moved By: Claude Bouffard  
Seconded By: Mike Bouffard

Resol. 2014-01

**BE IT RESOLVED THAT** the agenda be accepted as modified to include  
7.1 – 2014 Conferences for Council.

Carried

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#### **2. Disclosure of Pecuniary Interest**

None declared.

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#### **3. Delegations**

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#### **4. Adoption of Minutes**

Moved By: Mike Bouffard  
Seconded By: Claude Bouffard

Resol. 2014-02

**BE IT RESOLVED THAT** the minutes of the Finance & Administration  
Committee Meeting held December 11<sup>th</sup>, 2013 be accepted as presented.

Carried

## **5.0 Reports and Items for Discussion**

### **5.1. Management Reports**

#### **5.1.1 Treasurer's Report**

The Treasurer presented the report submitted in the agenda package and reported that the total disbursements for the month of November 2013 were in the amount of \$597,197.63. The November budget vs actual were not ready in time and will be distributed when ready. The Budget process is well on the way for a budget approval on January 22, 2014. The Employee Benefits Review with LAS provided a cost saving of \$1,383 per month.

Action/Recommendation: The Committee recommended the following to Council:

1. to proceed with the proposed 2014 Budget
2. to study in 2014 the access road from the Municipal Complex to Highway 64 so that the project could be done in 2015.

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#### **5.1.2 Chief Building Officer's Report**

A total of 107 Residential Permits and 9 Commercial/ Industrial/ Institutional Permits were issued for a total of 116 Permits in 2013.

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#### **5.1.3 Municipal Law Enforcement Officer's Report**

The Municipal Law Enforcement Officer presented a report in regards with a parking issue along Highway 64 in the Town of Alban.

Action/Recommendation: The Committee recommended to Council to proceed with Option 1 to erect no-parking signs on the north side of Highway 64 in the Town of Alban, from the hours of 07:00AM to 06:00PM – Monday to Friday.

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#### **5.1.4 Parks, Recreation & Facilities Manager's Report**

The Parks, Recreation & Facilities Manager presented the report submitted in the agenda package and further reported that a meeting with Greenview Environmental Management took place on January 7<sup>th</sup> 2014 to start the review of the Drainage issue of the Municipal Complex, a second Teleconference was scheduled for January 16<sup>th</sup>.

The Noelville Hockey Family Tournament preparations are going well for the weekend of February 7, 8 & 9, 2014.

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#### **5.1.5 French River Public Library Financial Report**

The Chief Executive Officer of the Public Library's presented the report submitted in the agenda package.

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## **5.2 Old Business**

### **5.2.1 Municipal Insurance**

Action/Recommendation: The Committee recommended to Council to proceed with the RFP for the Municipal Insurance.

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## **5.3 New Business**

### **5.3.1 Replacement/upgrade of the Administration Server and review of IT Services**

Action/Recommendation: The Committee recommended to Council to authorize the Administration to release a RFP for the purpose of IT Services and the new server. The RFP will be presented at the January Regular Council Meeting.

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### **5.3.2 Telephone System at 37 St-Antoine**

Action/Recommendation: The Committee recommended to Council to proceed with option 2 for a Voice over IP (VoIP) telephone system at 37 St. Antoine for a cost of \$1,488 plus \$50 per month.

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### **5.3.3 Amendment to the Official Plan**

Action/Recommendation: The Committee recommended that Councillor Mike Bouffard provide a list of witness to the CAO for the Committee to hear comments and ideas.

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### **5.3.4 Inspection of Fill Beds**

Action/Recommendation: The Committee recommended that the issue be brought back at the February Meeting.

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### **5.3.5 National Anthem at Council Meetings**

Action/Recommendation: The Committee recommended that this item be brought to Council for a discussion and subsequent decision.

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## **6. Correspondence**

### **6.1 Declaration of the Noëlville Family Hockey Tournament - February 7, 8 & 9 2014 as a Community Event**

Action/Recommendation: The Committee recommended to Council that the Noëlville Family Hockey Tournament event being held on the weekend of February 7, 8 & 9, 2014 be declared as a Community Event.

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## **7. Addendum**

### **7.1 2014 Council Conferences**

Action/Recommendation: The Committee recommended to Council to approve the attendance to the Conferences for the year 2014.

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## **8. Notice of Motion**

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## **9. Announcements and Inquiries**

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## **10. Closed Session**

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## **11. Items Deferred to Next Meeting**

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## **12. Adjournment**

Moved By: Mike Bouffard  
Seconded By: Claude Bouffard

Resol. 2014-03

**BE IT RESOLVED THAT** the Finance & Administration Committee meeting be adjourned at 12:15 p.m.

Carried

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**CHAIR**

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**CLERK**



## Municipality of French River

### **MINUTES OF THE Public Works Committee Meeting** held in the Council Chamber French River Municipal Complex Wednesday, January 15, 2013 at 2:00 p.m.

#### **Members Present:**

Mayor Claude Bouffard, Councillors Ronald Garbutt(Chair),  
Denny Sharp

#### **Members Excused:**

Shawnda Martin-Cross

#### **Officials Present:**

Sébastien Goyer, CAO/Clerk, Recording Secretary  
Jim Sartor, Public Works Superintendent

#### **Guests:**

1 Member of public

#### **1. Call to order, roll call and adoption of the agenda**

The Committee selected Councillor Ron Garbutt to chair the meeting in absence of Councillor Shawnda Martin-Cross.

The Chair called the meeting to order at 2:00 p.m.

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Moved By: Claude Bouffard  
Seconded By: Denny Sharp

Resol. 2014-01

**BE IT RESOLVED THAT** the agenda be accepted as presented and amended to:

Replaced 5.2.3 Review of Budget with Alban Helipad

Carried

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#### **2. Disclosure of Pecuniary Interest**

None declared.

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#### **3. Delegations**

None

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#### **4. Adoption of Minutes**

The minutes for the meeting held November 14<sup>th</sup>, 2013 were presented; changes were required and will be brought forward at February meeting.

## **5.0 Reports and Items for Discussion**

### **5.1. Management Reports**

#### **5.1.1 Monthly Activity Report**

The Public Works Superintendent presented a verbal report of his activities.

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### **5.2 Old Business**

#### **5.2.1 Purchase of New Equipment**

The CAO and the Public Works Superintendent presented a verbal report of the purchase of new equipment (Grader and Snow Plow Tandem Truck).

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#### **5.2.2 Damage to Golf Course Road**

The CAO summarized the report submitted under separate cover.

Actions/Recommendations: The Committee recommended to proceed with the request to meet the Minister at the ROMA/OGRA Conference and the legal review of the file.

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#### **5.2.3 Helipad Alban**

The CAO gave a verbal update of the Helipad in Alban.

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#### **5.2.4 Owl's Nest Road**

The Committee discussed the legal matter with the Zanettes on Owl's Nest Road.

Actions/Recommendations: The Committee agreed that an update of the matter and the legal opinion from Parisé Law Office be presented in a closed session at the January Regular Council Meeting.

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### **5.3 New Business**

Councillor Sharp inquired for a date for the CAO and the Public Works Superintendent to meet with residents of Cherriman Road relating to winter control.

Councillor Garbutt raised the issue of the no parking zone in front of Lemieux in Alban.

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## **6. Correspondence**

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## **7. Addendum**

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## **8. Notice of Motion**

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## **9. Announcements and Inquiries**

Councillor Denny Sharp reminded that raffle tickets for the Snowmobile Club are still available.

Mr. Paul Sharp suggested that the cones at the Alban Helipad be vertical and clear.

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## **10. Closed Session**

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## **11. Items Deferred to Next Meeting**

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## **12. Adjournment**

Moved By: Denny Sharp  
Seconded By: Claude Bouffard

Resol. 2014-03

**BE IT RESOLVED THAT** the Public Works Committee Meeting be adjourned at 3:04 p.m.

Carried

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**CHAIR**

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**CLERK**

**SUDBURY EAST PLANNING BOARD  
MINUTES  
Thursday, October 17, 2013 at 5:30 p.m.  
Sudbury East Planning Board Office  
5 Dyke Street, Warren, Ontario**

**MEMBERS PRESENT:** Michel Bigras, Shawnda Martin-Cross, Peter McMullen, Heide Ralph, Steve Salonin, Paul Schoppmann, Jim Stankovich

**MEMBERS ABSENT:** Mira Melien, Morgan Pitfield

**OFFICIALS PRESENT:** Melissa Riou  
Director of Planning/Secretary-Treasurer

Karen Beaudette  
Administrative Assistant

**PUBLIC PRESENT:** Mike Bouffard, Dave Dorland, Simon Doyon, Sebastien Goyer, Bruce Moore, Robert Wilson

**1. MEETING CALLED TO ORDER**

The meeting was called to order at 5:30 p.m. by the Vice Chair, Shawnda Martin-Cross

**2. ADOPTION OF THE AGENDA**

**Resolution: 13-057**

**BE IT RESOLVED THAT** the agenda for the Sudbury East Planning Board regular meeting of October 17<sup>th</sup>, 2013 be adopted as amended

**MOVED BY:** Paul Schoppmann

**SECONDED BY:** Michel Bigras

**Carried.**

**3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

There were no disclosures of pecuniary interest and general nature thereof.

**4. ELECTIONS**

**Resolution: 13-058**

**BE IT RESOLVED THAT** Melissa Riou be appointed chairperson for the purpose of the ensuing elections.

**MOVED BY:** Michel Bigras  
**SECONDED BY:** Paul Schoppmann  
**Carried**

**Resolution: 13-059**

**BE IT RESOLVED THAT** nominations for the position of Chairperson of the Sudbury East Planning Board be opened.

**MOVED BY:** Heide Ralph  
**SECONDED BY:** Michel Bigras  
**Carried**

<b>Shawnda Martin-Cross</b>	<b>Nominated by:</b>	Jim Stankovich
	<b>Seconded by:</b>	Mike Bigras

**Resolution: 13-060**

**BE IT RESOLVED THAT** nominations for the position of Chairperson of the Sudbury East Planning Board be closed.

**MOVED BY:** Heide Ralph  
**SECONDED BY:** Jim Stankovich  
**Carried**

Shawnda Martin-Cross accepts nomination for the year 2013.

**Resolution: 13-061**

**BE IT RESOLVED THAT** nominations for the position of Vice-Chairperson of the Sudbury East Planning Board be opened.

**MOVED BY:** Heide Ralph  
**SECONDED BY:** Michel Bigras  
**Carried**

<b>Paul Schoppmann</b>	<b>Nominated by:</b>	Michel Bigras
	<b>Seconded by:</b>	Heide Ralph

**Resolution: 13-062**

**BE IT RESOLVED THAT** nominations for the position of Vice-Chairperson of the Sudbury East Planning Board be closed.

**MOVED BY:** Jim Stankovich  
**SECONDED BY:** Heide Ralph  
**Carried**

Paul Schoppmann accepts nomination for the year 2013.

**Resolution: 13-063**

**BE IT RESOLVED THAT** THE Sudbury East Planning Board confer signing authority to Shawnda Martin-Cross, Chairperson or Paul Schoppmann, Vice-Chairperson and Melissa Riou, Secretary-Treasurer, in regards to all banking matters pertaining to the Planning Board's General account.

**MOVED BY:** Michel Bigras  
**SECONDED BY:** Paul Schoppmann  
**Carried**

Chairperson Martin-Cross welcomed new member Mr. Peter McMullen to the Sudbury East Planning Board.

**5- ADOPTION OF THE MINUTES**

a) Sudbury East Planning Board - Regular meeting of September 12, 2013.

**Resolution: 13-064**

**BE IT RESOLVED THAT** the minutes of the Sudbury East Planning Board's regular meeting of September 12<sup>th</sup>, 2013, be adopted as distributed.

**MOVED BY:** Michel Bigras  
**SECONDED BY:** Paul Schoppmann  
**Carried.**

**6. ZONING CONFORMITY PERMITS**

Summary of permits issued between July to September 2013 provided for information only.

**7. PRESENTATIONS/DELEGATIONS – Mr. Mike Bouffard**

Mr. Mike Bouffard presented information pertaining to his applications for draft plan approval and re-zoning as per attached report.

Chairperson Martin-Cross requested that Mr. Sebastien Goyer, CAO of the Municipality of French River provide an update on the appeal to the Ontario Municipal Board as outlined in the attached report.

Member Ralph asked if there was a chance that this could be resolved between the parties involved and what was required from the Board.

The Director of Planning said that the Subdivision Application would be circulated with combined Agency and Public Notice jointly. Since comments have already been received this would speed up the process. Member Bigras said that the Application has to go through the proper process given the history of the original Application. Member Ralph said that costs would be incurred. Member Bigras asked if costs could be waived and inquired about the original fee. Director of Planning said that the original fee was \$4,850.00. Member Schoppmann asked what costs would be incurred for the circulation process. The Director of Planning said that there would also be internal costs associated with the resubmitted Application. Member Salonin asked what the incremental cost of recirculating would be. The Director of Planning said that recirculating of an Application is \$200.00. The Chair said that the fee for this application cost should be \$400.00. Member Schoppmann said that the Application should have a two (2) year time period prior to lapsing. The Director of Planning said that with the new Application, there would automatically be a three (3) year time period for the applicant to fulfill the conditions of draft plan approval. Member Ralph asked Mr. Bouffard if \$400.00 would be reasonable. Mr. Bouffard said yes. The CAO Sebastien Goyer thanked The Director of Planning for all the assistance given to the Municipality.

**Resolution: 13-065**

**WHEREAS** the extension for Draft Approval of SEPB Subdivision File No. 52T-09002 lapsed on July 9, 2013;

**AND WHEREAS** Section 51(33) of The Planning Act states that “the approval authority may extend the approval for a time period specified by the approval authority and may further extend it but no extension is permissible if the approval lapses before the extension is given”;

**AND WHEREAS** Mr. Mike Bouffard has requested that the Planning Board consider lowering their application fees (to a total of \$400.00) for his resubmission of a subdivision application;

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Board hereby agrees to application fees of \$400.00 for a subdivision application resubmission identified as SEPB File No. 52T-09002.

**MOVED BY:** Michel Bigras

**SECONDED BY:** Paul Schoppmann

**Carried**

**8. ZONING BY-LAW AMENDMENT APPLICATION and CONSENT APPLICATION**

- a) ZBA 13-11SCR – Hannunen Pennanen
- b) B/22/13/SCR – Hannunen Pennanen

The Zoning By-law Amendment Application ZBA 13-11SCR and Consent Application B/22/13/SCR are related and were presented jointly.

The subject lands are presently zoned Rural (RU) under Zoning By-law 03-01 of the Sudbury East Planning Board. The proposed Zoning By-law Amendment will rezone the portion of the subject

property to be severed through consent application B/22/13/SCR to 'Industrial Rural (MR)' in order to permit a bulk storage tank. Both the proposed lot to be severed and the proposed lot to be retained are vacant, the majority of the vegetation has been removed from the southerly portion of the subject land, as it was used as a 'works yard' during the construction of the adjacent new Highway 69.

Mr. Bruce Moore, owner of Moore Propane, and Mr. Robert Wilson from Sterling Engineering were present to answer questions from the Board.

Mr. Robert Wilson stated that Moore Propane already has two bulk plants in operation; one in Utterson and one in North Bay. Moore Propane is looking expand service in the Sudbury area. Initially, they wanted to purchase the entire property from Mr. Pennanen but only 0.9 hectares is available. Sterling Engineering has done Risk and Safety Management Plans (RSMP) for over 30 facilities in Ontario. There is a new regulation that requires the Municipal Fire Service to sign off on the RSMP. This process has been started with the local Fire Service. Moore Propane will provide a transportation and response plan to the Planning Board and the local Fire Department. Mr. Moore said that there will be two or three trucks servicing present clientele in the Noelville area.

Member Ralph asked how big a hole would be created if the bulk tank exploded. Mr. Wilson said that there would be a fireball 100 metres maximum in the event of an explosion. Member Ralph asked for clarification on evacuation plan in the event of an explosion. Mr. Wilson said that there would be guidelines in place for the Fire Chief and there was standard distances to follow. Member Ralph stated that the Fire Service is a volunteer service only. Mr. Wilson said that this is typically the type of service encountered in remote locations. Mr. Wilson went on to state that propane facilities are generally very safe, ¾ of existing facilities required no upgrading with ¼ of existing facilities requiring additional valves or better hoses in order to upgrade to a safer facility. For an example, the Utterson propane site risk has been set at one in one million year chance of an accident. The industry acceptable risk is one in ten thousand years. The new facility in Secord Township will be safer than the Utterson facility. Member Stankovich stated that St. Charles has a propane site and it is very safe.

#### **Resolution: 13-066**

**BE IT RESOLVED THAT** By-Law No. 13-02 being a By-law for the purpose of amending Zoning By-law No. 03-01 of the Sudbury East Planning Board, as amended, in respect of application ZBA 13-11SCR submitted by Hannunen Pennanen be read a first, second and third time this 17<sup>th</sup>, day of October 2013.

**MOVED BY:** Paul Schoppmann

**SECONDED BY:** Heide Ralph

**Carried.**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this appeal period, no building permit may be issued or other work commenced.

b) B/22/13/SCR – Hannunen Pennanen

To sever one (1) lot from the subject lands. The proposed severed lot is to be approximately 0.93 hectares in lot area with a lot frontage of approximately 125 metres; the proposed retained lands are to be approximately 2.8 hectares in lot area with a lot frontage of approximately 261 metres. The proposed severed lands are to be used to house a bulk propane storage tank; the proposed retained lands are to continue to be used for rural purposes. LRL Associates Ltd. have been retained by Moore Propane to locate an appropriate site in proximity to the City of Greater Sudbury for a bulk propane plant, consisting of 1 – 30,000 USWG tank. Moore Propane has retained Sterling Engineering to draft a Risk and Safety Management Plan (RSMP) for the site which will satisfy the licensing requirements through the Technical Standards and Safety Authority (TSSA).

**Resolution: 13-067**

**BE IT RESOLVED THAT** Consent application B/22/13/SCR submitted by Hannunen Pennanen be recommended for approval as per the report prepared by the Board's Director of Planning.

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Michel Bigras

**Carried.**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this appeal period, no building permit may be issued or other work commenced.

## **7. CONSENT APPLICATIONS**

The Chair advised that a Consent Application be analyzed and discussed before the Planning Board decides whether or not to grant Provisional Consent. Also that the analysis and discussion of a Consent Application serves two purposes: first, to present to the Planning Board and the public the details and background to a proposed Consent; and second, to receive comments from the public and agencies before a Planning Board decision is made.

The Director of Planning advised that Notice of Application was posted in the municipal office and was sent by First Class Mail to the assessed owners within 60 metres of the properties subject to the proposed Consent, and to those persons and agencies likely to have an interest in the application. The Notice was sent on October 4, 2013 (B/17-18/13/MW – Simon Doyon) and September 27, 2013 (B/22/13/SCR – Hannunen Pennanen) being over fourteen (14) days prior to this evening's meeting. The Notices were sent by First Class Mail to the assessed owners with 60 metres of the properties subject to the proposed Consent. Included with each Notice was an explanation of the purpose and effect of the proposed Consent and a key map showing the location of the property. The circulations were provided in accordance with the provisions of The Planning Act, R.S.O. 1990, Chapter P.13.

a) B/17-18/13/MW – Simon Doyon

Mr. Dave Dorland and Mr. Simon Doyon were available for questions from the board. Mr. Dorland indicated that this was a very straight forward consent application. Mr. Dorland congratulated new Chairperson Martin-Cross on her appointment. Mr. Dorland also thanked the Director of Planning for her ability and for being extremely effective and helpful.

To sever two (2) lots from the subject lands. Both proposed severed lots are to be approximately 5.0 hectares in lot area with lot frontages of approximately 120 metres; the proposed retained lands are to be approximately 51 hectares in lot area with a lot frontage of approximately 425 metres. The proposed severed and retained lands are proposed to be used for rural uses.

Planning Board members had no comments or questions.

**Resolution: 13-068**

**BE IT RESOLVED THAT** Consent application B/17-18/13/MW submitted by Simon Doyon be recommended for approval as per the report prepared by the Board's Director of Planning.

**MOVED BY:** Jim Stankovitch

**SECONDED BY:** Michel Bigras

**Carried.**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this appeal period, no building permit may be issued or other work commenced.



## 8- BUSINESS ARISING FROM PREVIOUS MINUTES

### a) Zoning By-law Review Update.

The Director of Planning informed the Board that the Open Houses on October 1, 2013 showed a doubling in the attendance. This was due to the notices and advertising that was sent out in the tax bills for the Municipalities of St. Charles and French River, the Markstay-Warren newsletter, a mail-out to the Village of Killarney and a notice in the Sudbury Star on September 14, 2013. The notice was also posted on the Sudbury East Planning Board website and sent to all the Municipalities requesting that it be posted on the Municipal websites and Municipal Facebook accounts.

Member Bigras asked what next steps would be. The Director of Planning said that November 15, 2013 is the deadline for comments. Text will then be finalized. There will be a Public Meeting in January to present the final documents for Council and Planning Board approval.

Member Ralph asked if there could be something included to restrict mobile homes in the Unorganized Townships to mobile home parks. Member Schoppmann said that there was concern in St. Charles of travel trailers' impact on waterfront lots. He asked if this was a concern in French River. Chairperson Martin-Cross said it was not an issue in French River. Member Bigras said it should be brought to the attention of the Chief Building Official (CBO). The Director of Planning said that the CBO is undertaking targeted inspections. Member Bigras said he would discuss this with the CAO and CBO. Chairperson Martin-Cross said that there were none in Ward 4 and the island, but that travel trailers did exist in the First Nations area. Member Bigras said that there were other lakes with waterfront in French River. Chairperson Martin-Cross said that Ranger's Bay might have some. Member Bigras asked about vacant lots. The Director of Planning said that it is a matter of enforcement and travel trailers were not permitted. Member Ralph said that mobile home are allowed in the Unincorporated Townships and should only be allowed in Mobile Home parks. The Director of Planning said that some restrictions were in place such as no mobile homes were allowed on provincial highways or within 100 metres of settlement areas. Member Ralph said that mobile homes were very unsightly and messy. Chairperson Martin-Cross stated that there was no property standards by-law for the Unincorporated Townships. Member Bigras asked if mobile homes were allowed on farm property. Member Ralph said that there were no farms any more. The Director of Planning clarified were agricultural uses were permitted in accordance with the zoning by-law.

Member Stankovich asked why the 0.8 hectare lot size was the standard for Residential Rural lots. The Director of Planning said that anything smaller would require a hydro-geological study as per MOE guidelines. The municipalities opted to keep the size to 0.8 hectares so that only the Sudbury District Health Unit comments would be required. Density in the rural area is supposed to be of less and the intention is to maintain the rural atmosphere.

## **11. NEW BUSINESS**

### **a) Business Case Funding**

The Director of Planning requested a resolution from the Board to submit a request for Special Business Case Funding to the Municipal Affairs and Housing, for the portion of the Zoning By-law Review associated with the Unincorporated Townships. This year there is only \$20,000.00 available and a request has already been submitted by another Planning Board. The MMAH may be able to cover some of our request this year but we can reapply in 2014 for the balance.

### **Resolution: 13-069**

**WHEREAS** the Sudbury East Planning Board is conducting the update of its Zoning By-laws as required by Section 26(9) of the Planning Act of Ontario;

**AND WHEREAS** the Ministry of Municipal Affairs and Housing provides funding through special grants for the Unincorporated Townships of the Province for special business cases;

**NOW THEREFORE BE IT RESOLVED THAT** the Sudbury East Planning Board hereby approves the funding application to the Ministry of Municipal Affairs and Housing for the additional costs associated with the update of the Sudbury East Planning Area Zoning By-laws as they pertain to the Unincorporated Townships of the Sudbury East Planning Area.

**MOVED BY: Michel Bigras**

**SECONDED BY: Heide Ralph**

**Carried.**

## **12. NOTICES OF MOTION RECEIVED BY THE SECRETARY-TREASURER PRIOR TO THE CLOSING OF THE MEETING**

There were no notices of motion received by the Secretary-Treasurer prior to the closing of the meeting.

## **13. PAYMENT OF VOUCHERS**

### **a) September 2013**

### **Resolution: 13-070**

**BE IT RESOLVED THAT** the statement of disbursements for the month of September 2013, in the amount of \$18,968.87 to be distributed, and is hereby approved for payment.

**MOVED BY: Michel Bigras**

**SECONDED BY: Paul Schoppmann**

**Carried.**

**14. ADJOURNMENT**

**Resolution: 13-071**

**BE IT RESOLVED THAT** the Meeting be adjourned at 6:55 P.M.

**AND THAT** the next regular meeting be held on November 14<sup>th</sup> at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

**MOVED BY:** Michel Bigras

**SECONDED BY:** Paul Schoppmann

**Carried.**

  
CHAIR

\_\_\_\_\_  
SECRETARY-TREASURER

**SUDBURY EAST PLANNING BOARD  
MINUTES  
Thursday, November 14, 2013 at 5:30 p.m.  
Sudbury East Planning Board Office  
5 Dyke Street, Warren, Ontario**

**MEMBERS PRESENT:** Michel Bigras, Shawnda Martin-Cross, Peter McMullen, Heide Ralph, Steve Salonin (5:35 pm), Paul Schoppmann, Jim Stankovich

**MEMBERS ABSENT:** Mira Melien, Morgan Pitfield

**OFFICIALS PRESENT:** Melissa Riou  
Director of Planning/Secretary-Treasurer

Karen Beaudette  
Administrative Assistant

**PUBLIC PRESENT:** Tom Benvenuti, Mike Bouffard, Allan Hebert, Brian O'Rawe

**1. MEETING CALLED TO ORDER**

The meeting was called to order at 5:30 p.m. by the Chair, Shawnda Martin-Cross

**2. ADOPTION OF THE AGENDA**

**Resolution: 13-072**

**BE IT RESOLVED THAT** the agenda for the Sudbury East Planning Board regular meeting of November 14<sup>th</sup>, 2013 be adopted as amended

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Paul Schoppmann

**Carried.**

**3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

There were no disclosures of pecuniary interest and general nature thereof.

**4. ADOPTION OF THE MINUTES**

a) Sudbury East Planning Board - Regular meeting of October 17<sup>th</sup>, 2013.

**Resolution: 13-073**

**BE IT RESOLVED THAT** the minutes of the Sudbury East Planning Board's regular meeting of October 17<sup>th</sup>, 2013, be adopted as distributed.

**MOVED BY:** Peter McMullen  
**SECONDED BY:** Jim Stankovich  
**Carried.**

**5. PRESENTATIONS/DELEGATIONS**

a) Stantec Engineering regarding Union Gas Property in St. Charles – request to present withdrawn.

**6. SUBDIVISION APPLICATION**

a) 52T-13001FR – 1381429 ONTARIO INC. (Mike Bouffard)

Mr. Mike Bouffard, applicant, Mr. Tom Benvenuti and Mr. Allan Hebert, adjacent land owners, were present to comment or answer questions from the board.

The Director of Planning summarized the application as follows. The proposed development is comprised of five (5) single detached residential dwelling (rural residential lots) on an approximate total of 4.0 hectares of land located on Part of Lots 23 & 24, Concession 5, in the Township of Scollard, now in the Municipality of French River, Territorial District of Sudbury. The proposed lots each have frontage on Provincial Highway 528. Each lot is proposed to have an area of 0.8 hectares with lot frontages of 70.0 metres (Lot 1), 84.2 metres (Lots 2, 3, 4) and 120 metres (Lot 5). The “other lands of the applicant” are to remain as a golf course.

This application is similar to application 52T-09002 which was approved by the Sudbury East Planning Board on July 9, 2009, subject to twelve (12) conditions. An application for Zoning By-law amendment was submitted concurrently with the original application for draft plan approval. On August 19<sup>th</sup>, 2009, Council for the Municipality of French River deferred the application for re-zoning and subsequently defeated the by-law at third reading on April 21, 2010. On May 12, 2010 an Appeal of the decision of Council was received from Michel Bouffard.

On October 7, 2010 an Ontario Municipal Board Hearing was held to consider the appeal. On November 9, 2010, the Ontario Municipal Board issued an order that the appeal be dismissed finding that, “...in this case the five lots represent a greater potential conflict with the existing farming operations and do not represent good planning due to the lack of sewage treatment capacity for septic tank pump outs and the lack of information on the theoretical impact of the five lots upon nearby existing agricultural operations.”

Since the Board order, the applicant re-submitted an application for zoning by-law amendment which requested re-zoning of the proposed five (5) lots (subsequently reduced to 3 lots to address concerns with Minimum Distance Separation (MDS)) and the Municipality of French River has since completed studies which confirm sufficient reserve capacity for hauled sewage.

With regard to the Minimum Distance Separation, current Council does not wish to apply MDS. Council’s decision is consistent with Minimum Distance Separation Implementation Guidelines.

With regard to sewage capacity, the Municipality of French River has confirmed that sufficient sewage capacity is available for the proposed lots.

On March 20, 2013, Council for the Municipality of French River approved by-law 2013-11, which re-zoned three (3) lots from 'Open Space (OS)' to 'Residential Rural (RR)'. Approval of By-law 2013-11 was appealed by two adjacent property owners.

Draft Plan Approval for application 52T-09002 lapsed on July 9, 2013. The applicant has submitted the current application to ensure that all applications are active and can be dealt with simultaneously at the Ontario Municipal Board.

Comments were received from Mr. Don McCullough, a planning consultant representing adjacent land owners, Mr. & Mrs. Allan Hebert, as per attached letter. Comments were also received from Staff of the Municipality of French River who had no concerns with the proposed development.

The Ministry of Transportation advises that they are prepared to endorse the proposal and issue the necessary permits once approval has been obtained.

The Ministry of Natural Resources indicates that there is low to moderate potential for Bobolink (Threatened) habitat to exist in the area. If the species is observed in the area of the proposal, landowner may wish to pursue a permit under the rules and registry system of the Endangered Species Act.

MNR also provided comments on aggregate.

A neighbouring property owner, Mr. Tom Benvenuti provided written concerns pertaining to the effect on future use of his land.

The Director of Planning, on advice from the Planning Board's legal counsel, provided a Supplementary Report to the Planning Board Members on Aggregate Resource Site Policies as per attached report.

The Planning Board adopted a new Official Plan (2010) since the original draft plan approval was granted (52T-09002). Aggregate Resource Sites are now identified on Schedule D: Development Constraints and must be given consideration.

Member Schoppmann asked if there were two identified Aggregate Resources existing within the property. The Director of Planning said that there was one Aggregate Resource site adjacent to the subject property to the west and two Aggregate Resource sites to the east of the subject property. Member Schoppmann asked if the Ministry of Natural Resources (MNR) had commented on the Aggregate Resource site on the golf course. The Director of Planning said that they had not commented on that site. Member Schoppmann said that the Planning Board has to practice due diligence in this application. Member Ralph said that it would be difficult to provide an answer on the application at this meeting without receiving more detail. Member Schoppmann asked for clarification on the aggregate on the subject property itself.

Member Ralph asked where the Aggregate Resource was located on the subject property. The Director of Planning (Schedule D from the Official Plan) showed the Planning Board Members indicating where the Aggregate Resource sites were located and also the identified Mineral Deposit on the subject property.

The Director of Planning said that the subject property is an active golf course would be interested in comments from MNR, but the primary concern is the Aggregate Resource sites on the adjacent property owner's lands.

Member Schoppmann asked why the application showed that five lots were being requested and not the three lots as the past Subdivision Application had. The Director of Planning said that the applicant had been given advice that it was preferable to negotiate down from five lots and very difficult to negotiate up from three lots.

Chair Martin-Cross asked if the applicant had any comments. Mr. Bouffard came forward. Member Ralph asked Mr. Bouffard if any contact had been made with the adjacent land owners to work on a compromise. Mr. Bouffard said that the Municipality of French River's lawyer, Rejean Parise, had been negotiating with the adjacent land owners. Mr. Bouffard also stated that the only reason there was an issue now was because the prior Subdivision Application was allowed to lapse. Mr. Bouffard stated that the Aggregate Resource on his golf course had been there for over 100 years. When the Aggregate Resource sites were being identified by the MNR in 2007, he was asked by MNR if he wanted to grandfather his licence and he told them no. Any gravel on the site is used for his golf course. When his neighbours purchased the adjacent farm, there was only a small pit which was not active. There is mostly clay, a little sand and the gravel is very deep. He was not informed when buying his property of the neighbours Aggregate Resource. He would not have invested over two million dollars only to be shut down because of the Aggregate Resource. His golf course is in a corridor identified as a tourist attraction. He has to offset the capital cost of running the golf course by selling lots. Mr. Bouffard stated that he is in the position of not being able to survive because of the difficulties with his Subdivision Application. His property is located on Highway 535, not in the bush. In his Plan of Subdivision, air conditioners are requested as one of the conditions of any purchase agreement. These air conditioners would work to prevent noise and smells from an agricultural operation and an aggregate resource operation.

Chair Cross asked Mr. Tom Benvenuti to come forward. Mr. Benvenuti said that he had come north and bought 500 acres to farm with his family. He has two children who have now moved back up north and one more child who will be moving as soon as they have completed further education down south. He knew there was a pit on the property when he purchased. The MNR approached him regarding licensing of the site. He had a copy of the licence and site plan with him. Mr. Benvenuti said that as soon as they build houses on the subject property, it will affect his farm. The drawing indicated the pit begins 150 feet past his residence and extends all the way to the end of his property. He said that air conditioners would not stop the smells. Mr. Benvenuti said that in the application, Mr. Bouffard indicated that the subject property was vacant and used as a driving range and that there was no agricultural operations. Mr. Benvenuti said that both of these were incorrect. Mr. Benvenuti said that a Hydro Geological Study should

be done. There were nine lots taken off the back of the subject property and now the application was for five more lots. This would affect the water table and be detrimental to his farming operation. He hired his own Planning Consultant and produced an MDS report. He said that Mr. Bouffard's "Planning Consultant" was not a planner and did not produce a clear MDS report even indicating that Mr. Benvenuti had an arena on his property when it is a pole barn. When he purchased the property no one told him there would be the possibility of a subdivision. Mr. Benvenuti feels that the Council for the Municipality of French River have not been helpful at all and has concerns that Mr. Bouffard is a Councillor and his cousin, Claude Bouffard, is the Mayor of the Council.

Member Ralph asked if a compromise could be reached. Mr. Benvenuti said that if MDS was followed, that would satisfy him. Member Ralph asked if lot number five was the issue. Mr. Benvenuti said that lot five was the problem. He thanked the Planning Board Members for their time.

Member Schoppmann asked what the Ontario Municipal Board (OMB) had said regarding MDS. The Director of Planning advised that the wording of the OMB decision said that it was reasonable for Council to request MDS. Council could apply MDS but explained that the agricultural operations were already restricted by the presence of the golf course. Member McMullen asked if an Aggregate Study had been completed. The Director of Planning said that the onus for the Aggregate Study to be completed was on the applicant. Prior to 2007 the area was not designated under the Aggregate Resources Act. In 2007 MNR went to all of the land owners concerned and asked if they wanted to licence their Aggregate pits. The land owners that did obtain their licences were then grandfathered with no further research or studies of the Aggregate done by MNR. The 2010 Official Plan identifies Aggregate Resource sites licensed by MNR as well as potential resource areas. When development is proposed adjacent to identified sites, studies are required to determine potential impact.

Member Bigras asked why the Aggregate Resource was not identified in 2008 when the prior application was submitted. The Director of Planning said that the information was based on the knowledge that was available at the time.

Chair Martin-Cross asked if the Planning Board members were ready to make a decision. Member Bigras said that the decision would have to be to defer. The Director of Planning recommended deferral as there was not enough information on the Aggregate Resource sites. Member Ralph said the report should include location of buildings, setbacks, and noise evaluation. The Director of Planning said that a professional consultant would be able to assess the sites and produce a report. Chair Martin-Cross asked Mr. Bouffard if he understood the need to hire a professional consultant to complete the study. Mr. Bouffard said that the maximum Aggregate that could be extracted would be 20,000 tonnes per year and that it would take 100 years for the Aggregate to get to the front of the designated Aggregate Resource site. He could produce aerial photographs that indicate a large number of trees on the property. Lot number five is not even close to the abutting property. MDS is already applied as the golf course is identified as a sensitive use and there is already a 100 metre buffer in place. Mr. Bouffard said that MDS1 does not apply.



The Director of Planning said that there are a number of companies in the Sudbury area capable of completing the study. There are many sample reports available to use as guidelines. Member Ralph asked if a report was received by the board, could a decision be made. Member McMullen said that a study was needed, it is very easy to say that the Aggregate Resource would take 100 years to deplete but the Planning Board needs to have information. He said that the MNR could not provide the data and the applicant would have to produce a favourable report indicating no major problems. This report plus the omission of lot number five should bring a resolution to this issue.

Member Schoppmann said that 20,000 tonnes a year works out to 150 truckloads per year and that was a lot of traffic. Chair Martin-Cross said that the study was required.

Mr. Allan Hebert, adjacent property owner, reiterated that he felt MDS should be applied.

**Resolution: 13-074**

**BE IT RESOLVED THAT** Subdivision application 52T-13001FR submitted by 1381429 Ontario Inc. (Mike Bouffard) be deferred, pending receipt of Aggregate Resource Justification Study.

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Paul Schoppmann  
Carried.

**7. CONSENT APPLICATIONS**

The Chair advised that a Consent Application be analyzed and discussed before the Planning Board decides whether or not to grant Provisional Consent. Also that the analysis and discussion of a Consent Application serves two purposes: first, to present to the Planning Board and the public the details and background to a proposed Consent; and second, to receive comments from the public and agencies before a Planning Board decision is made.

The Director of Planning advised that Notice of Application was posted in the municipal office and was sent by First Class Mail to the assessed owners within 60 metres of the properties subject to the proposed Consent, and to those persons and agencies likely to have an interest in the application. The Notice was sent on October 29, 2013 (B/19-20/13/FR – Brian O’Rawe), October 30, 2013 (B/23-24/13/FR – Alfred and Colleen Caron) and October 29, 2013 (B/27/13/MW – Roger and Lorna Laforest) being over fourteen (14) days prior to this evening’s meeting. The Notices were sent by First Class Mail to the assessed owners with 60 metres of the properties subject to the proposed Consent. Included with each Notice was an explanation of the purpose and effect of the proposed Consent and a key map showing the location of the property. The circulations were provided in accordance with the provisions of The Planning Act, R.S.O. 1990, Chapter P.13.

a) B/19-20/13/FR – Brian O’Rawe

Mr. Brian O’Rawe was present for comments or questions from the board.

The Director of Planning summarized the application. The application proposes to sever two (2) waterfront lots from the subject lands. The proposed severed lot A is to be approximately 0.8 hectares in lot area with a shoreline lot frontage of approximately 45 metres; proposed severed lot B is to be approximately 0.83 hectares in lot area with a shoreline frontage of approximately 64 metres; the proposed retained lands are to be approximately 1.2 hectares in lot area with a lot frontage of approximately 71.3 metres. The existing waterfront commercial operation is proposed to be discontinued and the proposed severed and retained lands are to be used as waterfront residential lots.

Staff of the Municipality of French River expressed no concerns.

The Ministry of the Environment indicates that they will require proof from a qualified professional (either a Professional Engineer or a Professional Geoscientist or a licensed installer under the Ontario Building Code) that decommissioning of the existing septic systems has been done. The applicant must submit such proof and an application requesting the current Environmental Compliance Approval be revoked.

Comments were received from an adjacent land owner concerning the reduced lot frontage of lot one. A copy of the letter was provided to each Planning Board Member and is attached to this report.

Mr. O’Rawe indicated that he had purchased the subject property at the peak of the market in 2008. The market then crashed in October 2008. He has operated Sand Beach Lodge for six years and the property has been up for sale for the last two years. There has been no interest in the property. He is looking for an exit strategy in order to retire. The four lots are all large lots and there is enough foliage that it should not impact the adjacent land owner. Mr. O’Rawe said it is not the same operation that Mr. Dean Wenborne had for forty years. Member Bigras said that the property had been sold two or three times since Mr. Wenborne operated the lodge. Mr. O’Rawe said that he charges \$165.00 per night per person and cannot compete with all of the vacation deals now offered for overseas vacations.

Chair Martin-Cross asked who owned the landfill site located near the property. Mr. O’Rawe said that the current owners were Swiss. Chair Martin-Cross asked where the landfill was located. Mr. O’Rawe indicated where it was. Chair Martin-Cross said that there were restrictions in place when Mr. Wenborne sold the lodge regulating testing and observation of the landfill for 25 years. Mr. O’Rawe thought that the time had expired. Member Martin-Cross said that the time was not quite up yet. Member Ralph said the application should be approved as is without changing the frontage on Lot one.

Planning Board members had no other comments or questions.

**Resolution: 13-075**

**BE IT RESOLVED THAT** Consent application B/19-20/13/FR submitted by Sand Beach Lodge (Brian O'Rawe) be recommended for approval as per the report prepared by the Board's Director of Planning.

**MOVED BY:** Paul Schoppmann

**SECONDED BY:** Jim Stankovich

**Carried.**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this appeal period, no building permit may be issued or other work commenced.

b) B/23-24/13/FR – Alfred and Colleen Caron

No one from the public was present for comments or questions from the board. The Director of Planning summarized the application. The application proposes to sever one parcel (22844) from the subject lands, retain parcel (16053) and create a right-of-way to continue to provide access to parcel 16053. The parcels were previously separate parcels which merged on title due to the pattern of ownership. The proposed severed lot is to be approximately 0.37 hectares in lot area with a lot frontage of approximately 49 metres; the proposed retained lands are to be approximately 0.5 hectares in lot area with a lot frontage of approximately 67.4 metres. The proposed severed lands are to continue to be used for waterfront residential use; the proposed retained lands are to be used for waterfront residential purposes.

The applicant's have also increased the size of each of the parcels by acquiring the original crown reserve resulting in an increase of 0.15 hectares for parcel 22844 and an increase of 0.12 hectares for parcel 16053.

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received: Staff of the Municipality of French River expressed no comments or concerns with the applications. Council of the Municipality of French River expressed no comments or concerns through resolution 2013-332.

**Resolution: 13-076**

**BE IT RESOLVED THAT** Consent application B/23-24/13/FR submitted by Alfred and Colleen Caron be recommended for approval as per the report prepared by the Board's Director of Planning.

**MOVED BY:** Jim Stankovich  
**SECONDED BY:** Peter McMullen  
**Carried.**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this appeal period, no building permit may be issued or other work commenced.

c) B/27/13/MW – Roger and Lorna Laforest

No one from the public was present for questions or comments from the board. The Director of Planning summarized the application. The application proposes to sever approximately 700 m<sup>2</sup> from the subject lands and add such lands to an adjacent property municipally known as 3 Hill Street. The proposed retained lands are to be approximately 0.82 hectares in lot area with a lot frontage of approximately 66.5 metres. The proposed enlarged lot (once the severed lot has been added) will have an approximate lot area of 0.21 hectares and a lot frontage of 37.5. The proposed enlarged and retained lands will continue to be used as residential lots.

At present, the configuration of the subject lands is irregular. The proposed lot addition will achieve both a more consistent lot fabric while providing additional amenity area for the proposed enlarged lot.

No comments or concerns were raised through agency circulation as of the date this report was written.

**Resolution: 13-077**

**BE IT RESOLVED THAT** Consent application B/27/13/FR submitted by Roger and Lorna Laforest be recommended for approval as per the report prepared by the Board's Director of Planning.

**MOVED BY:** Paul Schoppmann  
**SECONDED BY:** Jim Stankovich  
**Carried.**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this

appeal period, no building permit may be issued or other work commenced.

8. **BUSINESS ARISING FROM PREVIOUS MINUTES** – No business arising from previous minutes.
9. **NEW BUSINESS** – No new business.
10. **NOTICES OF MOTION RECEIVED BY THE SECRETARY-TREASURER PRIOR TO THE CLOSING OF THE MEETING**

There were no notices of motion received by the Secretary-Treasurer prior to the closing of the meeting.

11. **PAYMENT OF VOUCHERS**
  - a) October 2013

**Resolution: 13-078**

**BE IT RESOLVED THAT** the statement of disbursements for the month of September 2013, in the amount of \$28,617.31 to be distributed, and is hereby approved for payment.

**MOVED BY:** Paul Schoppmann  
**SECONDED BY:** Peter McMullen  
**Carried.**

14. **ADJOURNMENT**

**Resolution: 13-079**

**BE IT RESOLVED THAT** the Meeting be adjourned at 6:39 P.M.

**AND THAT** the next regular meeting be held on December 12<sup>th</sup> at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

**MOVED BY:** Peter McMullen  
**SECONDED BY:** Michel Bigras  
**Carried.**

  
CHAIR

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SECRETARY-TREASURER

# **THE CORPORATION OF THE MUNICIPALITY OF FRENCH RIVER**

## **BY-LAW 2014-01**

### **BEING A BY-LAW TO AUTHORIZE THE BORROWING OF MONEY TO MEET CURRENT EXPENDITURES**

**WHEREAS** the Council of the Corporation of the Municipality of French River deems it necessary to borrow funds from time to time to meet, until the taxes are collected, the current expenditures of the Corporation for the current year under the provisions of the Municipal Act, 2001 S.O. 2001, c. 45, as amended to October 22, 2008;

**AND WHEREAS** Section 407 of the Municipal Act, 2001 S.O. 2001, c. 45, as amended to October 22, 2008, provides authority for a council by By-law to authorize the head of council and the Treasurer to borrow from time to time, by way of promissory note or bankers' acceptance, such sums as the council considers necessary to meet, until taxes are collected and other revenues are received, the current expenditures of the Corporation for the current year,

**AND WHEREAS** the total amount which may be borrowed from all sources at any one time to meet the current expenditures of the Corporation, except with the approval of the Ontario Municipal Board, is limited by Section 407 of the Municipal Act.

**NOW THEREFORE** the Council of the Corporation of the Municipality of French River enacts as follows:

1. The Head and the Treasurer of the Corporation are hereby authorized on behalf of the Corporation to borrow from time to time, from the Caisse Populaire d'Alban and the Caisse Populaire de Noëlville, herein after referred to as the Bank, funds to meet, until the taxes are collected, the current expenditures of the Corporation for the year including the amount required for the purposes mentioned in the Municipal Act, as amended, and to give, on behalf of the Corporation, to the Bank a promissory note or notes, sealed with the corporate seal and signed by them for the money so borrowed with interest at a rate not exceeding Prime plus one quarter per cent per annum, which may be paid in advance or otherwise.
2. The total amount which may be borrowed at any one time under this By-law, together with the total of any similar borrowing that has not been repaid, shall not exceed, from January 1st until September 30th of the current year, 50 percent of the estimated revenues of the Corporation as set forth in the estimates adopted for the year. Such borrowing shall not exceed, from October 1st until December 31st of the current year, 25 percent of the said estimated revenues of the Corporation as set forth in the estimates adopted for the year. For purposes of this By-law, the estimated revenues of the corporation shall not include revenues derivable or derived from (a) arrears of taxes, fees or charges, or (b) a payment from a reserve fund of the municipality, whether or not the payment is for a capital purpose.

3. All sums borrowed from the Bank, for any or all the purposes mentioned in the Sec. 407 of the Municipal Act, as amended, shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years, as and when such revenues are received.
4. The Treasurer is hereby authorized and directed to apply in payment of all sums borrowed under the authority of this By-law, as well as all other sums borrowed in this year and any previous years, from the Bank for any purposes mentioned in the Municipal Act, 2001, S.O. 2001, C. 25, as amended, together with interest thereon, all of the money collected or received from any other source, which may lawfully be applied for such purpose.
5. This By-law shall come into force and take effect on the day it is passed.
6. Any and all By-laws inconsistent with this By-law are hereby repealed.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 22<sup>nd</sup> DAY OF JANUARY, 2014.**

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**MAYOR**

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**CLERK**

**THE CORPORATION OF THE MUNICIPALITY OF FRENCH RIVER**

**BY-LAW 2014-02**

BEING A BY-LAW TO ADOPT THE 2014 OPERATING AND CAPITAL BUDGET FOR  
THE MUNICIPALITY OF FRENCH RIVER

**WHEREAS** Subsection 289 (1) of the Municipal Act, S.O. 2001, as amended, requires that the Council of a local municipality shall in each year prepare and adopt estimates of all sums required during the year for the purposes of the municipality and amounts required for any board, commission or other body;

**NOW THEREFORE** the Council of the Corporation of the Municipality of French River enacts as follows:

1. That the estimates of sums for an operating purpose as set out in Schedule “A” – Operating Budget, attached hereto, are hereby adopted;
  2. That the estimates of sums for a capital purpose as set out in Schedule “B” – Capital Budget, attached hereto, are hereby adopted;
  3. Confirmation of Human Resources Related Issues from the Budget
    - a. Schedule “C” - Organizational Chart and change to a Lead Hand instead of an Operator at the Environmental Division;
    - b. Schedule “D” - Cost of Living Allowance (COLA) and Pay scale step increases.
    - c. Schedule “D” - Permanencies;
2. This by-law shall come into force and take effect upon passage by Council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 22<sup>nd</sup> DAY OF JANUARY, 2014.**

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**MAYOR**

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**CLERK**





		OPERATING BUDGET																							
		Ontario Conditional Grants	Canada Conditional Grants	User Fees and Service Charges	Property Taxation	Rent / Use of TCAsset	Pulled from Reserves	Total Revenues	Salaries, Wages and Employee Benefits	Interest on Long Term Debt	Materials	Utilities	Contracted Services	Telecommu nication	Representati on	Advertising and promotion	Operating Leases	Rents and Financial Expenses	External Transfers - other mun/board	Amortizatio n	Additional Reserves	TOTAL - Operating Expenses	Net Operating	Comments	
		1000-9	2000-9	4000-9	4100-9	4200-9	R900	( R )	0100-0	0200-0	0300-0	0310-0	0400-0	0410-0	0420-0	0430-0	0440-0	0500-0	0600-0	1600-0	R900	E	(NO)	xxxxx-xxxx-0 = Expense   xxxxx-xxxx-9 = Revenues xxxxxx-Rxxxx = Reserves   xxxxx-Lxxx = Liabilities   xxxxx-Axxxx= Asset	
		INCLUDES A 2.9% tax revenue increase																							
General government																									
02400	Governance . . . . .						14,000	14,000			-0		-18,000		-39,400	-1,400						- 58,800	- 44,800	_ Election costs <del>(\$15,000)</del> (\$16,000) _ Donation in lieu expenses reduced in line with the reduction of recreation revenues due to change of accounting policy(\$16,000).	
02500	Corporate Manageme	1,900,000		48,000	3,923,700			5,871,700					-81,000			-1,000					-6,700	- 88,700	5,783,000	_ Ontario Municipal Partnership Fund Reduced by (\$19,000) _ Reduction in revenues and expenses equally for tax sale costs. _ Additional revenues due to interest on investments \$9,000	
02600	Program Support . . .	21,000						21,000			-26,000		-94,500	-5,200	-19,000	-2,000	-15,200	-1,000				- 162,900	- 141,900	<del>= 2 x new laptops (\$5,000)</del> 1 computer, 2 Ipads (\$2,500) <del>= Corporate Advertising (\$3,500)</del> _ Financial accounting software (Revenues 21,000 - Expenses \$17,000 = Net impact \$4,000)	
02710	TCAs\$ Land			7,000		12,000		19,000														-	19,000		
02715	TCAs\$ Building					179,200		179,200			-33,000	-61,000	-35,000								-	129,000	50,200	_ Repairs and Maintenance 37 St. Antoine <del>(\$6,000)</del> (\$3,000)	
02740	TCAs\$ Equipment							-														-	-	-	
02765	TCAs\$ Parking Lots							-														-	-	-	
02990	Subtotal	1,921,000	-	55,000	3,923,700	191,200	14,000	6,104,900	-0	-0	-59,000	-61,000	-228,500	-5,200	-58,400	-4,400	-15,200	-1,000	-0	-0	-6,700	- 439,400	5,665,500		
Protection services																									
04100	Fire . . . . .							-			-20,500		-7,500	-5,700	-8,000							- 41,700	- 41,700		
04115	TCAs\$ Building - Fire							-				-23,500	-15,000								-5,000	- 43,500	- 43,500	<del>= Pavement in parking lot (Exp- 5,000 – Reserve \$5,000 = Net \$0)</del> <del>= Roof Replacement (\$15,000) Reserve (\$5,000)</del>	
04135	TCAs\$ Vehicles - Fire							-			-7,000		-3,800									- 10,800	- 10,800		
04140	TCAs\$ Equipment - Fire							-					-7,000									- 7,000	- 7,000		
04200	Police . . . . .	10,000						10,000											-526,100			- 526,100	- 516,100	_ Increase of 15.72% - Cost per household \$467 (2013-\$404) <del>= Advisory Committee (\$1,000)</del>	
04400	Protective inspection &			2,700				2,700			-700		-6,000	-1,800	-3,000							- 11,500	- 8,800		
04435	TCAs\$ Vehicles - Prote							-			-5,000		-3,800									- 8,800	- 8,800		
04450	Building permit and in			55,000				55,000							-11,500							- 11,500	43,500	_ increase in representation over Prior Year budget <del>(\$4,000)</del> (2,500)	
04500	Emergency measures							-			-2,000		-0		-2,000							- 4,000	- 4,000	<del>= Answering Services (\$1,600)</del> _ Training and Public Education <del>(\$4,900)</del> (\$2,000)	
04990	Subtotal	10,000	-	57,700	-	-	-	67,700	-0	-0	-35,200	-23,500	-43,100	-7,500	-24,500	-0	-0	-0	-526,100	-0	-5,000	- 664,900	- 597,200		
Transportation services																									
06110	Roads - Paved . . . . .							-					-4,000									- 4,000	- 4,000		
06115	Roads - Hard Surface							-			-4,000											- 4,000	- 4,000		
06120	Roads - Unpaved . . .							-			-105,000		-33,000									- 138,000	- 138,000		
06130	Roads - Bridges and C							-					-37,000									- 37,000	- 37,000		
06140	Roads - Traffic Operat							-			-25,000		-24,700									- 49,700	- 49,700	_ Safety Signs <del>(\$14,000)</del> (\$0)	
06210	Winter Control . . . .	3,000		3,000				6,000			-60,000		-27,000									- 87,000	- 81,000	_ increased due to under budget in prior year (\$27,000)	
06500	Street lighting . . . . .							-				-12,000	-5,000									- 17,000	- 17,000		
06715	TCAs\$ Building							-				-15,500	-6,000									- 21,500	- 21,500		
06735	TCAs\$ Vehicles							-					-34,000									- 34,000	- 34,000		
06740	TCAs\$ Equipment							-			-85,000		-22,000									- 107,000	- 107,000		
06980	Other Program Supp							-			-17,000		-15,000	-4,000	-8,000	-1,000						- 45,000	- 45,000		
06990	Subtotal	3,000	-	3,000	-	-	-	6,000	-0	-0	-296,000	-27,500	-207,700	-4,000	-8,000	-1,000	-0	-0	-0	-0	-0	- 544,200	- 538,200		
Environmental services																									
08100	Sanitary sewer system			87,000				87,000					-67,000									- 67,000	20,000		
08120	Wastewater treatment							-				-5,200										- 5,200	- 5,200		
08210	Urban storm sewer sy							-					-2,000									- 2,000	- 2,000		
08220	Rural storm sewer sys	12,000						12,000					-41,000									- 41,000	- 29,000		
08400	Solid waste collection			500				500														-	500		
08500	Solid waste disposal .			53,000				53,000			-32,000		-112,000									- 144,000	- 91,000		
08600	Waste diversion . . . .	15,000						15,000					-62,000									- 62,000	- 47,000		
08715	TCAs\$ Building							-				-5,000	-2,000									- 7,000	- 7,000	_ Hydro Cost and Repairs and Maintenance at landfill building (\$7,000)	
08740	TCAs\$ Equipment							-			-25,000		-27,000									- 52,000	- 52,000		
08980	Other Program Supp							-				-1,200			-4,000	-5,000						- 10,200	- 10,200	<del>= Signage for environmental (\$12,000)</del> (\$5,000)	
08990	Subtotal	27,000	-	140,500	-	-	-	167,500	-0	-0	-57,000	-11,400	-313,000	-0	-4,000	-5,000	-0	-0	-0	-0	-0	- 390,400	- 222,900		
Health services																									
10100	Public health services							-											-92,000			- 92,000	- 92,000	_ 1.4% increase cost per household \$82 (2013-\$81)	
10300	Ambulance services .			3,500				3,500					-1,000						-701,800			- 702,800	- 699,300	_ increase due to MFR's increase in apportionment. _ 12% increase Cost per household \$623 (2013-\$558)	
10400	Cemeteries . . . . .			3,500				3,500					-4,100		-500							- 4,600	- 1,100	<del>= Memorial Project Alban \$1,000</del> (\$500)	
10715	TCAs\$ Building							-														-	-		
10990	Subtotal	-	-	7,000	-	-	-	7,000	-0	-0	-0	-0	-5,100	-0	-500	-0	-0	-0	-793,800	-0	-0	- 799,400	- 792,400		



		OPERATING BUDGET																					Comments xxxxx-xxxx-0 = Expense   xxxxx-xxxx-9 = Revenues xxxxx-Rxxx = Reserves   xxxxx-Lxxx = Liabilities   xxxxx-Axxx= Asset				
		Ontario Conditional Grants	Canada Conditional Grants	User Fees and Service Charges	Property Taxation	Rent / Use of TCAsset	Pulled from Reserves	Total Revenues	Salaries, Wages and Employee Benefits	Interest on Long Term Debt	Materials	Utilities	Contracted Services	Telecommu- nication	Representati- on	Advertising and promotion	Operating Leases	Rents and Financial Expenses	External Transfers - other mun/board	Amortizatio- n	Additional Reserves	TOTAL - Operating Expenses			Net Operating		
		1000-9	2000-9	4000-9	4100-9	4200-9	R900	( R )	0100-0	0200-0	0300-0	0310-0	0400-0	0410-0	0420-0	0430-0	0440-0	0500-0	0600-0	1600-0	R900	E			(NO)		
INCLUDES A 2.9% tax revenue increase																											
Social and family service																											
12100	General assistance . .						-											-472,000			-	472,000	-	472,000	-	6.5% increase Cost per household \$420 (2013-\$393)	
12990	Subtotal	-	-	-	-	-	-	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-472,000	-0	-0	-	472,000	-	472,000	-	
Recreation and cultural																											
16100	Parks . . . . .			500			500				-1,000	-8,000										-	9,000	-	8,500	-	Repairs and Maintenance on lights Noelville Ball field (\$5,000)
16200	Recreation programs .	36,000					36,000			-36,000		-5,000										-	41,000	-	5,000	-	2013-2014 Ontario Sport and Recreation Communities Fund Rev: \$10,000 - Expenses: \$10,000 = Net: \$0 _ Culture Development Fund Rev: \$6,000 - Expenses: \$6,000 = Net: \$0 2014-2015 Ontario Sport and Recreation Communities Fund Rev: \$20,000 - Expenses: \$20,000 = Net: \$0 _ Contracted Services (\$5,000)
16340	Recreation facilities. .			50,000		4,700	54,700				-77,500	-20,000		-1,000								-	98,500	-	43,800	-	Recreation revenues reduced in line with the reduction of donations in lieu due to change of accounting policy in which we are no longer recording revenues and expenses in lieu of donations. (\$16,000)
16400	Libraries . . . . .						-												-124,600			-	124,600	-	124,600	-	-2% increase over prior year (Conditional)
16500	Cultural services . . .	1,000		3,000			4,000			-4,000				-3,500								-	7,500	-	3,500	-	Non for profit networking (Revenues \$3,000 - Expenses \$3,500 = Net \$500) - Look into getting Sponsors Businesses, Economic Partners, Fed Nor - Fee for services _ Canada Day (Revenues \$1,000 - Expenses \$4,000= Net Impact \$3,000)
16735	TCAss Vehicles						-			-4,200		-1,000										-	5,200	-	5,200	-	
16740	TCAss Equipment						-			-2,100		-8,500										-	10,600	-	10,600	-	
16765	TCAss Parking Lots						-															-	-	-	-	-	
16980	Other Program Supp						-			-1,000				-3,000								-	4,000	-	4,000	-	
16990	Subtotal	37,000	-	53,500	-	4,700	-	95,200	-0	-0	-47,300	-78,500	-42,500	-0	-7,500	-0	-0	-0	-124,600	-0	-0	-	300,400	-	205,200	-	
Planning and developm																											
18100	Planning and zoning .						-												-48,000		-0	-	48,000	-	48,000	-	
																											_ Rural Economic Development Rev: \$60,000 - Exp: \$80,000 = Net \$20,000 *Approved R#2013-316 _ Culture Development Fund, Rev: \$25,000 - Exp: \$30,000 = Net \$5,000* *Approve via Res#2013-270 _ Visitor Guide, Rev:\$5,000 - Exp: \$10,000 = Net \$5,000 _ Beautification Fundraising, Rev: \$5,000 - Exp: \$20,000-\$5,000 Net Impact \$0
18200	Commercial and indu	80,000	30,000	13,000			30,000	153,000			-135,000		-45,000			-26,000						-	206,000	-	53,000	-	Community Promotion, Rev: \$3,000 - Exp: \$16,000 = Net \$13,000 _ Signage, Rev: \$0 - Exp: \$60,000-\$20,000- Reserves \$15,000 = Net \$5,000 _ Northern Community Investment Readiness Program, Rev: \$10,000 - Exp: \$15,000 = Net \$5,000 *Approved R#2013-390 _ Northern Ontario Tourism Grant, Rev:\$15,000 + Reserves \$15,000 - Expenses \$30,000 = Net \$0 *Approved R#2013-389
18300	Residential developm						-															-	-	-	-	-	
18400	Agriculture and refor						-															-	-	-	-	-	
18500	Tile drainage/shorelin						-															-	-	-	-	-	
17715	TCAss Building						-															-	-	-	-	-	
18980	Other Program Supp						-						-4,800	-15,500								-	20,300	-	20,300	-	
18990	Subtotal	80,000	30,000	13,000	-	-	30,000	153,000	-0	-0	-135,000	-0	-45,000	-4,800	-15,500	-26,000	-0	-0	-48,000	-0	-0	-	274,300	-	121,300	-	
Other																											
																											Includes a 1.5% COLA allowance (\$42,000) _ Environmental Labourer to Lead Hand (14,900) _ Overtime and Unforeseen (30,000) _ Step increases and permanencies(\$45,000)
19200	Human Resources	9,500					9,500	-1,821,700														-	1,821,700	-	1,812,200	-	
19300	Amortization/Reserve						-												-800,000			-	800,000	-	800,000	-	increase due to increase in TCA _ Net impact on reserves = increase of \$26,500
19400	Insurance						-					-94,000										-	94,000	-	94,000	-	increase relating to industry
19500	Long Term Debt									-205,800												-	205,800	-	3,100	-	
19990	Subtotal	9,500	-	-	-	-	202,700	212,200	-1,821,700	-205,800	-0	-0	-94,000	-0	-0	-0	-0	-0	-0	-800,000	-0	-	2,921,500	-	2,709,300	-	
99100	TOTAL	2,087,500	30,000	329,700	3,923,700	195,900	246,700	6,813,500	-1,821,700	-205,800	-629,500	-201,900	-978,900	-21,500	-118,400	-36,400	-15,200	-1,000	-1,964,500	-800,000	-11,700	-	6,806,500	-	7,000	-	

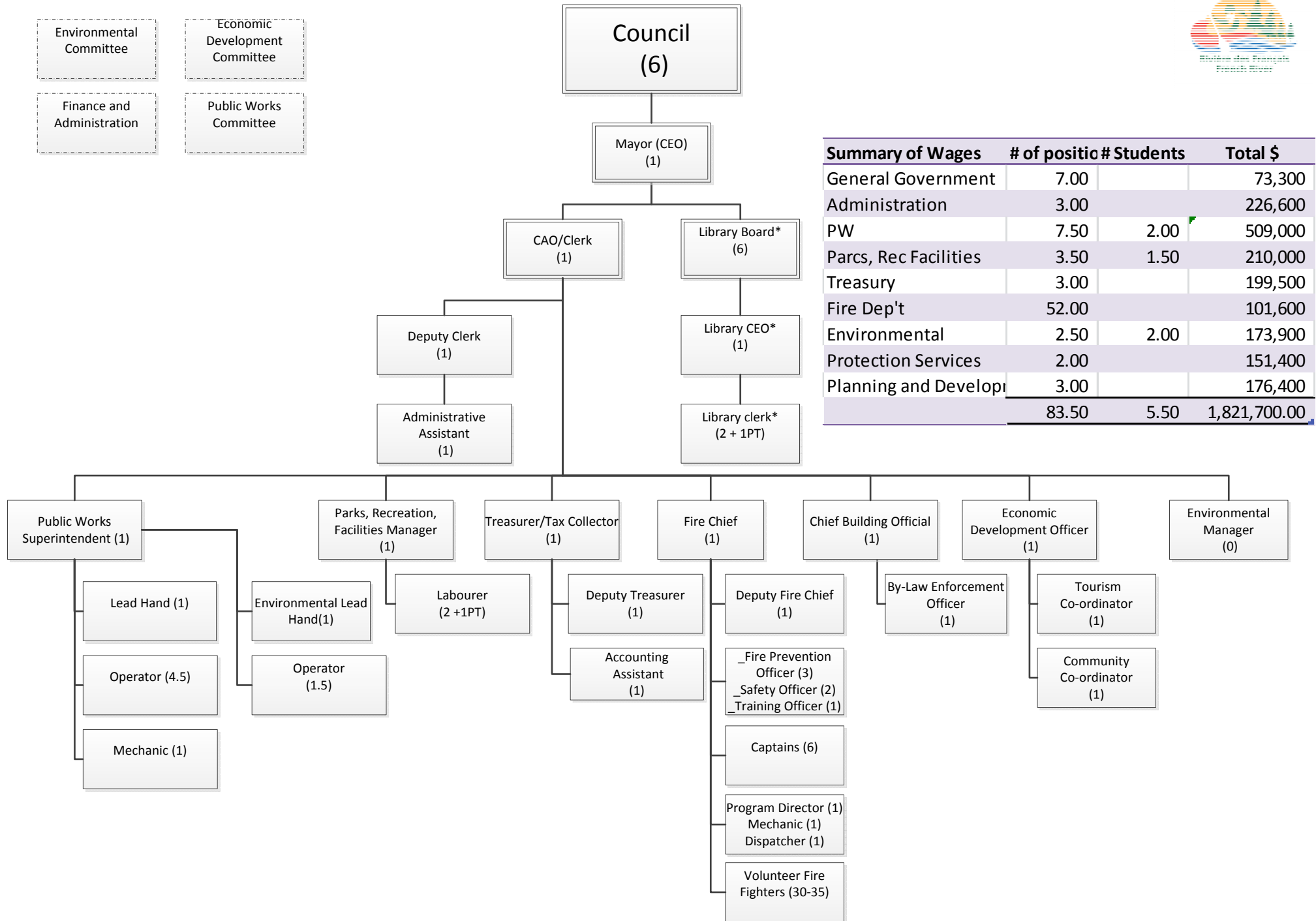


		CAPITAL BUDGET											
		Ontario Grants - Tangible Capital Assets	Canada Grants - Tangible Capital Assets	Pulled from Reserves	Changes to Long Term Debt New Debt	Sale of Tangible Capital Assets (TCAsset)	Total Capital Cash Flow In	Additional Reserves	Changes to Long Term Debt Repayment of Debt	Purchase of Tangible Capital Assets (TCAsset)	Total Capital Cash Flow Out	Net Capital	Comments
		5000-9 \$	6000-9 \$	R900 \$	L800 \$	A121 \$	(CFI)	R900 \$	L800 \$	A121 \$	(CFO)	(NC)	xxxxx-xxxx-0 = Expense    xxxxx-xxxx-9 = Revenues xxxxxx-Rxxx = Reserves    xxxxx-Lxxx = Liabilities    xxxxx-Axxx= Asset
General government													
02710	TCAsset Land						-	-			-	-	<del>_ well 37 St.- Antoine (\$10,000)</del> <del>_ well 37 St. Antoine reserve (\$1,600)</del>
02715	TCAsset Building			9,000			9,000			- 9,000	- 9,000	-	<del>_ Drainage issue at municipal complex (Expense \$55,000— Reserve \$55,000 net impact \$0)</del> Study to be done (\$9,000) Resol. 2013- 392
02740	TCAsset Equipment			9,500			9,500			- 9,500	- 9,500	-	<del>_ Council Chamber Desks (\$8,000) may be reduced for amount to be put in reserves in reserves</del> <del>_ Sound System Council Chamber (\$15,000)</del> <del>_ Server Replacement / Upgrade (\$9,500)</del>
02765	TCAsset Parking Lots			1,000			1,000			- 1,000	- 1,000	-	<del>_ Removal of Berm at municipal Complex (\$20,000)</del> <del>_ Done in house (\$1,000)</del>
02990	Subtotal	-	-	19,500	-	-	19,500	-	-	- 19,500	- 19,500	-	
Protection services													
04115	TCAsset Building - Fire			10,000			10,000			- 10,000	- 10,000	-	<del>_ New Overhead Doors (Expense 10,000 - Reserve \$10,000 = Net \$0)</del>
04135	TCAsset Vehicles - Fire						-				-	-	<del>_ Replacement for Rescue vehicle (Expense: \$60,000— Reserves \$30,000— Finance \$30,0900 = Net \$0)-</del>
04140	TCAsset Equipment - Fire				14,500		14,500			- 14,500	- 14,500	-	<del>_ Repeater (\$5,000)</del> <del>_ Moving of Tower Fire Dep't (\$10,000) Done in house (\$2,000)</del> <del>_ Bunker Gear (\$10,000) (\$7,500)</del>
04435	TCAsset Vehicles - Protective i						-				-	-	
04990	Subtotal	-	-	10,000	14,500	-	24,500	-	-	- 24,500	- 24,500	-	
Transportation services													
06110	Roads - Paved . . . . .	1,014,000	103,000	10,000			1,127,000			- 1,127,000	- 1,127,000		<del>_ Houle Road Improvements – 3.9km (Pulverize Existing Road, Sub-Excavation &amp; Granular B, Addition of Granular A, Resurfacing w. 50mm Hot Mix Asphalt, Engineering &amp; Project Management) (\$647,496)</del> <del>_ Monte Guerin Road Improvements – 3.4km (Pulverize Existing Road, Addition of Granular A, Resurfacing w. 50mm Hot Mix Asphalt, Engineering &amp; Project Management) (\$478,584)</del>
06115	Roads - Hard Surface Treated.						-				-	-	<del>_ As per 2014 roads management plan— Turenne Road, Notre Dame West, Mayer Road, Dokis Road, Golf Course Road, Gauthier Road (\$404,000)</del>
06120	Roads - Unpaved . . . . .	123,000	15,000				138,000			- 138,000	- 138,000	-	<del>_ Seguin Road Improvements – 1.9km (Addition of Granular A ONLY) (\$52,326)</del> <del>_ Viau Road Improvements – 1.7km (Addition of Granular A ONLY) (\$46,818)</del> <del>_ Pitre Road Improvements – 1.9km (Addition of Granular A ONLY) (\$38,556)</del> <del>_ As per 2014 Road Management Plan—White Pine Lane, Plouffe Road (\$97,000)</del>
06130	Roads - Bridges and Culverts .	73,000	22,000	2,000			97,000			- 97,000	- 97,000	-	<del>_ Montee Guerin Bridge Improvements Bridge #1 and #2 (\$81,600)</del> <del>_ Turenne No3 (\$15,000)</del>
06500	Street lighting . . . . .						-				-	-	<del>_ 3 new streetlights Labelle &amp; Hwy 535, Harmony &amp; Hwy 64, Sucker Creek &amp; Hwy 64 (\$30,000)</del>
06715	TCAsset Building						-				-	-	
06735	TCAsset Vehicles			200,000			200,000			- 200,000	- 200,000	-	<del>_ Snow Plow Truck/Sander (Expense \$200,000 - Reserve \$200,000 = Net \$0)</del>
06740	TCAsset Equipment				5,000		5,000			- 5,000	- 5,000	-	<del>_ Safety Signs (\$5,000)</del>
06980	Other						-				-	-	
06990	Subtotal	1,210,000	140,000	212,000	5,000	-	1,567,000	-	-	- 1,567,000	- 1,567,000	-	
Environmental services													
08100	Sanitary sewer system . . . . .						-				-	-	<del>_ Inspection of entire system Jim to get a \$\$, Infiltration problem</del>
08120	Wastewater treatment & dispo			50,000			50,000			- 50,000	- 50,000	-	<del>_ lagoon study costs (Expense \$50,000 - Reserve \$50,000 = Net \$0)</del>
08210	Urban storm sewer system . .						-				-	-	
08220	Rural storm sewer system . . .						-				-	-	
08400	Solid waste collection . . . . .						-				-	-	
08500	Solid waste disposal . . . . .			50,000			50,000			- 50,000	- 50,000	-	<del>_ Completion of EA (Expense \$50,000 - Reserve \$50,000 = Net \$0)</del>
08600	Waste diversion . . . . .						-				-	-	
08715	TCAsset Building			5,000			5,000			- 5,000	- 5,000	-	<del>_ Addition of Lights (\$5,000)</del>
08735	TCAsset Vehicles						-				-	-	<del>_ Garbage Truck (Expense:\$274,000 Reserves:\$180,000 Net impact: \$94,000)</del>
08740	TCAsset Equipment						-				-	-	<del>_ Moving the garbage collection bins at the Community Centre (\$55,000)</del> <del>_ Privacy Walls Bins at Community Centre(\$20,000)</del> <del>_ Bins at French River Station</del>
08980	Other						-				-	-	
08990	Subtotal	-	-	105,000	-	-	105,000	-	-	- 105,000	- 105,000	-	
Health services													
10715	TCAsset Building						-				-	-	<del>_ Reserve for Columbarium Noelville (\$5,000)</del>
10990	Subtotal	-	-	-	-	-	-	-	-	-	-	-	
Social and family services													
12100	General assistance . . . . .						-				-	-	
12990	Subtotal	-	-	-	-	-	-	-	-	-	-	-	



			CAPITAL BUDGET														
			Ontario Grants - Tangible Capital Assets	Canada Grants - Tangible Capital Assets	Pulled from Reserves	Changes to Long Term Debt New Debt	Sale of Tangible Capital Assets (TCAsset)	Total Capital Cash Flow In	Additional Reserves	Changes to Long Term Debt Repayment of Debt	Purchase of Tangible Capital Assets (TCAsset)	Total Capital Cash Flow Out	Net Capital	Comments			
			5000-9 \$	6000-9 \$	R900 \$	L800 \$	A121 \$	(CFI)	R900 \$	L800 \$	A121 \$	(CFO)	(NC)	xxxx-xxxx-0 = Expense    xxxx-xxxx-9 = Revenues xxxx-Rxxx = Reserves    xxxx-Lxxx = Liabilities    xxxx-Axxx= Asset			
Recreation and cultural services																	
16100	Parks . . . . .				55,000	55,000			-	55,000	-	55,000	-	_Sucker Creek Warf (\$45,000) +Embellishment (\$10,000) _Joe Chartrand Park improvements –cement pad, roof and hydro (\$30,000) (Put to reserves \$10,000) _Lights at Alban ball field (Revenues:\$5,000 – Exp.\$40,000 = Net \$35,000) _Feasibility Study for new wharfs (\$5,000)			
16340	Recreation facilities. . . . .			10,000		10,000	-	3,000	-	10,000	-	13,000	-	3,000	_Arena Upstairs Bathroom Reserve (\$1,000) _Accessibility Upgrade (Elevator Arena Reserve) (\$2,000) _Storage containers Comm. Centre (\$6,000) _Ceiling improvements study (\$5,000) _Lobby Floor (Expense: \$10,000 - Reserves: \$10,000 = Net \$0) _Exterior Rink (\$BOB to get pricing)		
16735	TCAsset Vehicles					-						-		-			
16740	TCAsset Equipment					-	-	4,000		-	-	4,000	-	4,000	_Generator Community Centre (\$35,000) _Sound System Community Centre (15,000) Upgrade instead of replacement (5,000) _Zamboni (Expense: \$75,000 – Reserves \$66,000= Net \$9,000)) Reserve (\$4,000)		
16765	TCAsset Parking Lots					-				-	-	-	-	-	_Hard Surface Treatment for Laneway at the Community Centre(\$15,000) (\$35,000 – \$40,000 for paving)		
16990	Subtotal	-	-	10,000	55,000	-	65,000	-	7,000	-	-	65,000	-	72,000	-	7,000	
Planning and development																	
17715	TCAsset Building					-						-		-			
18990	Subtotal	-	-	-	-	-	-	-	-	-	-	-	-	-			
Other																	
19500	Long Term Debt			189,000		189,000		-	189,000		-	189,000		-			
19990	Subtotal	-	-	189,000	-	-	189,000	-	-	189,000	-	-	189,000	-			
99100	TOTAL	1,210,000	140,000	545,500	74,500	-	1,970,000	-	7,000	-	189,000	-	1,781,000	-	1,977,000	-	7,000

# Schedule "C" - 2014 Organizational Chart



\* These positions are not included in the Municipality's HR costs

## Schedule "D" - Cost of Living Allowance (COLA) and Pay scale step increases and permanencies

<b>Subject:</b> Employee Compensation Plan Schedule	<b>Effective Date:</b> January 1, 2014
	<b>Revision Date:</b> January 16, 2013
<b>Page: 1 of 2</b>	

### Employee Compensation Plan Schedule

**Purpose:**

To outline the employee compensation plan of the Municipality of French River.

**Policy:**

2014 Human Resource Grid					
	1.5% COLA increase from 2013 - 2014				
		Hourly		Min Wage	10.25
Step ▸ ▼ Payband	1	2	3	4	5
a	11.65	12.00	12.35	12.73	13.11
b	17.13	17.65	18.18	18.73	19.29
c	18.73	19.29	19.86	20.46	21.07
d	21.04	21.67	22.32	22.99	23.68
e	21.67	22.32	22.99	23.68	24.39
f	22.32	22.99	23.68	24.39	25.12
g	24.48	25.22	25.98	26.77	27.57
		Salaried			
Step ▸ ▼ Payband	1	2	3	4	5
a	30,388	31,300	32,238	33,206	34,201
b	36,475	37,569	38,696	39,857	41,053
c	41,296	42,536	43,811	45,126	46,480
d	43,427	44,730	46,072	47,454	48,878
e	50,929	52,456	54,029	55,650	57,320
f	59,465	61,249	63,086	64,979	66,929
g	62,746	64,629	66,568	68,565	70,623
h	80,688	83,109	85,602	88,170	90,815

# Schedule "D" - Cost of Living Allowance (COLA) and Pay scale step increases and permanencies

Subject: <b>Employee Classification</b>	<b>Effective Date:</b> January 1, 2014
	<b>Revision Date:</b> February 20, 2013
<b>Page: 1 of 1</b>	

## Employee Classification

### Purpose:

To establish a classification system for employees of the Municipality of French River.

### Policy:

The Municipality of French River uses the following employee classifications:

### Hourly Rated:

Student (High School)	Min Wage
Students (University / College)	Min Wage
Parks and Recreation Service Worker	a
Labourer	b
Operator	d
Mechanic	e
Lead Hand	f
Municipal Law Enforcement Officer	g

### Salaried

Administrative Assistant	b
Accounting Assistant	b
Community Development Officer ( <del>Contract</del> )	b
Deputy Treasurer	c
Deputy Clerk	d
Tourism Coordinator ( <del>Contract</del> )	d
Economic Development Manager	d
Parks, Recreation & Facilities Manager	e
Manager of Environmental Services	f
Public Works Superintendent	f
Chief Building Official	f
Treasurer/Tax Collector	g
CAO/Clerk	h

**THE CORPORATION OF THE MUNICIPALITY OF FRENCH RIVER**

**BY-LAW 2014-03**

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF  
THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF FRENCH RIVER  
AT A MEETING HELD THIS 22<sup>TH</sup> DAY OF JANUARY 2014

**WHEREAS** pursuant to Section 5(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended to October 22, 2008, the powers of a municipality shall be exercised by its Council;

**AND WHEREAS** pursuant to Section 5(3) of the Municipal Act, 2001, S.O. 2001, c.25 as amended to October 22, 2008, a Municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** it is deemed expedient that proceedings of the Council of the Corporation of the Municipality of French River as herein set forth be confirmed and adopted by by-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF FRENCH RIVER ENACTS AS FOLLOWS:**

1. The actions of the Council of the Corporation of the Municipality of French River at the meeting held on this 22<sup>nd</sup> day of January 2014 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of French River at this meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and proper officials of the Corporation of the Municipality of French River are hereby authorized and directed to do all things necessary to give effect to the actions of the Council of the Corporation of the Municipality of French River referred to in the preceding section hereof.
3. The Mayor and Clerk are authorized and directed to execute all documents necessary in that behalf and to affix the Seal of the Corporation of the Municipality of French River.
4. Section 1 does not apply to any action or matter that is required by law to be done by resolution.
5. Section 1 does not apply to any matter to which Ontario Municipal Board approval is required until such approval is obtained but Section 2 applies for the purpose of obtaining such approval.
6. This by-law shall come into force and take effect on the day it is passed.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 22<sup>nd</sup> DAY OF JANUARY, 2014.**

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**MAYOR**

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**CLERK**