

**AGENDA FOR THE COUNCIL MEETING OF
THE CORPORATION OF THE TOWNSHIP OF RED ROCK
FOR THE 916th REGULAR MEETING OF DECEMBER 7th, 2020 AT 7:00PM**

<u>ITEM</u>	<u>ACTION TAKEN</u>
1. Additions to Agenda	
2. Disclosure of Interest	
3. Presentation	
a) CAO Report Queries, Replies	
b) CAO Report OPA & ZBA Enhancements and clarifications	
4. Minutes of Previous Council Meeting	
a) Monday, November 16 th , 2020	RES
5. By-Laws	
a) By-Law 2020-1220- to amend the Official Plan	RES (2)
b) By-Law 2020-1221- to amend the Zoning By-law	RES (2)
6. Correspondence	
a) TBDSSAB letter – 2021 Rent Freeze	
7. Reports of Municipal Officers	
a) Chief Administrative Officer Monthly Report Payment Vouchers	RES
8. Unfinished Business	
a) West End Nipigon Bay Lake Trout Re-Stocking	
9. New Business	
a) CAO Report - Filling a Council Vacancy	
b) TBRHSC Foundation – Cardiovascular Campaign	RES
c) Set Facilities Rental Rates and Specified Fees and Charges for Service	
d) ROMA AGM 2021 Registration & Participants	RES
e) Cancel Regular Meeting of Council Jan 4, 2021	RES
f) Asset Management Level Two and Three	RES
10. In-Camera	RES
a) Labour Relations	
b) Limestone Partners	
c) OCWA efficiencies	
d) Personal matters about an identifiable individual, including municipal or local board employees	
11. Out of In-Camera	RES
12. Report from In-Camera	
14. Adjournment	RES



To: Acting Mayor & Council

From: CAO Albert Headrick

Date: Dec 7, 2020

Subject: Recent Queries, Replies at Public Meeting Nov. 23, 2020

At the time of the public meeting November 23, 2020 we had received additional email correspondence, being memos stating no objection from Enbridge Gas, MNRF and MOEC, plus a letter of objection from two residents. These memos and summary responses to them are attached.

If you have any questions that pertain to the above please reach out for clarity.

Respectfully,

A handwritten signature in blue ink, appearing to be "A. Headrick", written over a faint circular stamp.

Albert Headrick
CAO/Clerk

NORTHERN PLANNING

5034 Dawson Road, Thunder Bay, ON P7G 0V4
Phone: (807) 767-2458 Cell: (807) 629-3107

email: northernplanning@tbaytel.net

December 3, 2020

To: Albert Headrick, CAO, Red Rock

Re: **PUBLIC MEETING – Regarding land use planning concerns and Agencies**
– Files O-2020-02 and Z-2020-04

In response to the Notice of Re-schedule Public Meeting for November 23, 2020, the Township received two emails from Ministries: MNR and MOEC. The land use planning concerns they raise are summarized and responded to, as follows:

MNR – Kimberly MCNAUGHTON

- Notes, that their agency does not generally comment on a proposed OPA or ZBA. She notes that the Township may want to contact Park Canada, regarding the adjacent National Marine Conservation Area.

Re:

MOEC – Mira MAJEROVICH

- Notes, that their agency does not generally comment on a proposed OPA or ZBA. She notes that should a developer seek a building permit on the lands then a Record of Site Condition might be required if it is a change of use [which is not]. She also noted that a Holding Zone provision can and ought be retained to ensure environmental compliance.

Stefan HUZAN, land use planner, has been qualified by the Ontario Local Planning Appeal Tribunal (LPAT) and the former Ontario Municipal Board (OMB) on numerous occasions to provide Expert Planning Opinion evidence.

From: McNaughton, Kimberly (MNRF) <kimberly.mcnaughton@ontario.ca>

Sent: Monday, November 23, 2020 10:26 AM

To: cao@shawbiz.ca

Cc: Bonnema, Jeff (MNRF) <jeff.bonnema@ontario.ca>; Eady, Robert (MMAH) <Robert.Eady@ontario.ca>

Subject: MNRF_ Red Rock - Site Specific Amendment to the Official Plan & Zoning By-law

Importance: High

Hello Mr. Headrick—

Sen.

Thank you for sending this Official Plan and Zoning by-law amendment to our office.

Cc: B...

If there is specific technical information you would like MNRF to provide, please let me know recognizing that these are not Crown lands. As you may be aware, it is not MNRF's role to provide technical review to municipalities. In accordance with the One Window/MPR process, MNRF is not required to comment on these types of requests. Technical reviews are a municipal responsibility (please see the Technical Studies Compendium, an Appendix of the One Window Protocol).

MNRF will not be reviewing these types of applications as, under the Municipal Plan Review system, the municipality is responsible for identifying provincial interests and making decisions that are consistent with the Provincial Policy Statement. Where local planning approval authorities lack the technical expertise needed to evaluate planning applications, they should be encouraged to use alternative review models (e.g.: peer review, outsourcing) to obtain the necessary expertise.

The above aside and at a quick glance, the MNRF provides the following:

It remains unclear to MNRF as to how the Hazard Land designation delineated in the Official Plan as identified through the 1991 *Technical Report on a Floodline Delineation Study of Big Trout Creek and Nipigon Bay* for the Township of Red Rock through the Canada – Ontario Flood Damage Reduction Program is being considered in this proposed amendment. The MNRF would appreciate understanding if this information has been updated in recent years to support this proposed Official Plan and Zoning Bylaw amendment. In order to help you meet the intent of the Provincial Policy

Statement section 3.1, the MNRF is identifying the following documents / manuals for assistance.

Technical guidelines prepared by the province to support municipalities and conservation authorities in managing flooding and other natural hazards

- Understanding Natural Hazards (2001)
- Special Policy Areas Technical Guide (2009)
- Technical Guide for Large Inland Lakes (1996)
- Hazardous Sites Technical Guide (1996)
- Technical Guide - River and Stream Systems: Erosion Hazard Limit (2002)
- Technical Guide - River & Stream Systems: Flooding Hazard Limit (2002)
- Great Lakes-St. Lawrence River System Tech Guide (2001)

These documents are also listed in this link:

<https://www.ontario.ca/document/independent-review-2019-flood-events-ontario/appendix-list-documents-reviewed>

1. Should the redesignation of these lands move forward as proposed it would be prudent to engage with future adjacent land holders ie Parks Canada – National Marine Conservation Area. Through the proposed zoning amendment, if approved, could lead to shoreline development which may have future environmental impacts on adjacent lands/waters.

Please advise if you have any further questions.

Regards,

Kimberly

Kimberly McNaughton / Planner / Nipigon District / Ministry of Natural Resources and Forestry

From: Majerovich, Mira (MECP) <Mira.Majerovich@ontario.ca>

Sent: Monday, November 9, 2020 6:07 PM

To: Albert Headrick <cao@shawbiz.ca>

Subject: RE: Site Specific Amendment to the Official Plan & Zoning By-law

Hello Mr. Headrick—

Thank you for sending this Official Plan and Zoning by-law amendment to our office.

From:

Sent:

If there is specific technical information you would like MECP to provide, please let me know. As you may be aware, it is not MECP's role to provide technical review to municipalities. We haven't done this since 1996. In accordance with the One Window/MPR process, MECP is not required to comment on these types of requests. Technical reviews are a municipal responsibility (please see the Technical Studies Compendium, an Appendix of the One Window Protocol).

MECP will not be reviewing these types of applications as, under the Municipal Plan Review system, the municipality is responsible for identifying provincial interests and making decisions that are consistent with the Provincial Policy Statement. Where local planning approval authorities lack the technical expertise needed to evaluate planning applications, they should be encouraged to use alternative review models (e.g.: peer review, outsourcing) to obtain the necessary expertise.

The above aside and at a quick glance, I do have the following to provide:

1. Under the *Building Code Act* and the *Environmental Protection Act*, the filing of a Record of Site Condition (RSC) to the Environmental Site Registry is required before a property use can change from an industrial, commercial, or community use to residential, institutional, parkland, or agricultural use. The filing of an RSC is also required prior to construction of a building if the building will be used in connection with a prohibited change in use.

If approved, the re-designation of these lands could potentially facilitate the change in use of the newly created subject lands from OPEN SPACE, HAZARD LAND and INDUSTRIAL to TOWNSITE residential designation.

Filing of an RSC in the Environmental Site Registry should be completed prior to any use of the property for residential purposes, and prior to the construction or placement of any buildings on the site, if buildings are to be used in connection with residential use. MECP further recommends that the RSC be filed prior to other activities or disturbances on the site. This is due to the fact that soil sampling likely required for investigations required in order to file the RSC, as well as removal of contaminated soils (should any be identified), will be more straightforward if the site has not been previously disturbed.

1. Holding zone provisions and the lands zoned for its designated use should only be removed from an OP once the site has been remediated by MECP standards for the new use.

Official Plans and the municipality's actions can go beyond the requirements of MECP legislation. MECP contaminated sites legislation requires RSCs in certain defined circumstances, but in order to meet the requirements of the PPS and to be sure that potential past contamination is addressed, municipalities will often have to go beyond the requirements of MECP legislation. It is best to take a precautionary approach and to be conservative in your requirements for development on a potentially contaminated site.

Please take MECP off your circulation list for these types of applications. That being said, if there is specific technical data that you feel MECP may have to help you make your decisions, or specific questions about our technical guidelines, please let us know.

Regards,

Mira

Mira Majerovich | EA Coordinator/Environmental Planner (A) | Environmental Assessment Branch | Ministry of the Environment
Conservation and Parks 📞 Telephone: (807) 707-5052

We want to hear from you. How was my Service? You can Provide feedback at 1-888-745-8888

Votre opinion nous importe. Comment avez-vous trouve mon service? Transmettez-nous vos commentaires au 1-888-745-8888

NOTICE OF PROPOSED AMENDMENT
To The
RED ROCK ZONING BY-LAW

To: (Agency)

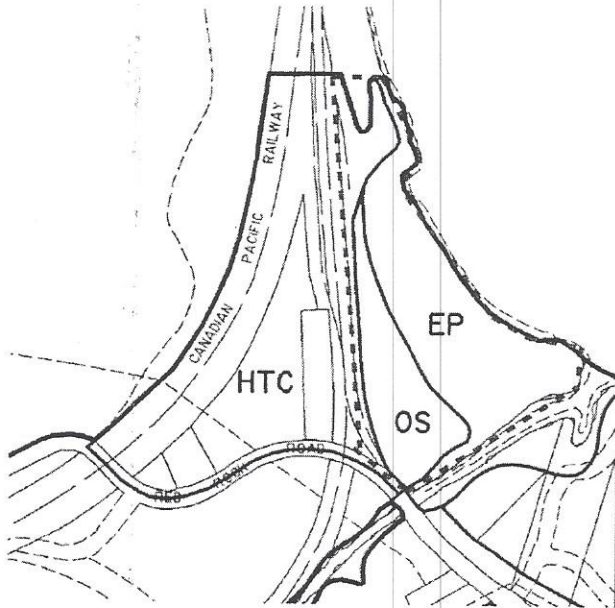
ENBRIDGE GAS INC

1211 AMBER DRIVE THUNDER BAY
P7B 6M4

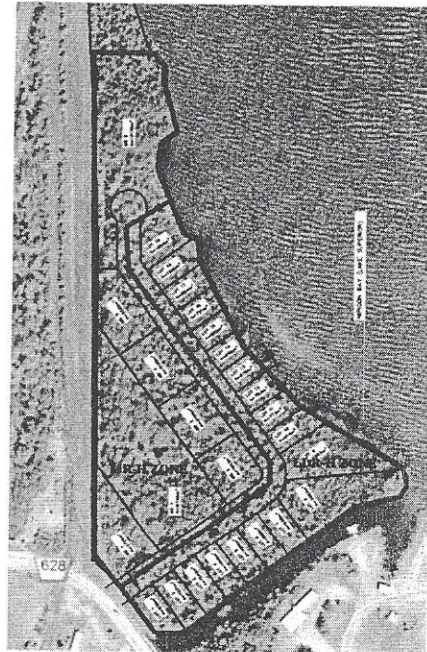
Re: Township Lands located on North Side of Highway 628 - Northwest of Trout Creek

Proposed Amendment:

To Re-Zone the Subject Lands, as shown on Schedule "A" to the Zoning By-law, from the "OS" - Open Space, "EP" - Environmental Protection and "HTC" - Highway/Tourism Commercial zones, and place these lands into the "LDR-H" Low Density Residential and "MR-H" Multiple Residential Zones; each with the "H" - Holding Zone provision, and to specify the conditions for Council removal of the "H" - Holding Zone provision.

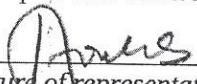


----- Boundary of Subject Lands, as shown on Zoning By-Law



Agency Reply:

We have no concerns, and request no further notice regarding the above described proposed Township of Red Rock Zoning By-law Amendment,


(signature of representative)

Nov 4 / 2020
(date)

NOTICE OF PROPOSED AMMENDMENT
To The
RED ROCK TOWNSHIP - OFFICIAL PLAN

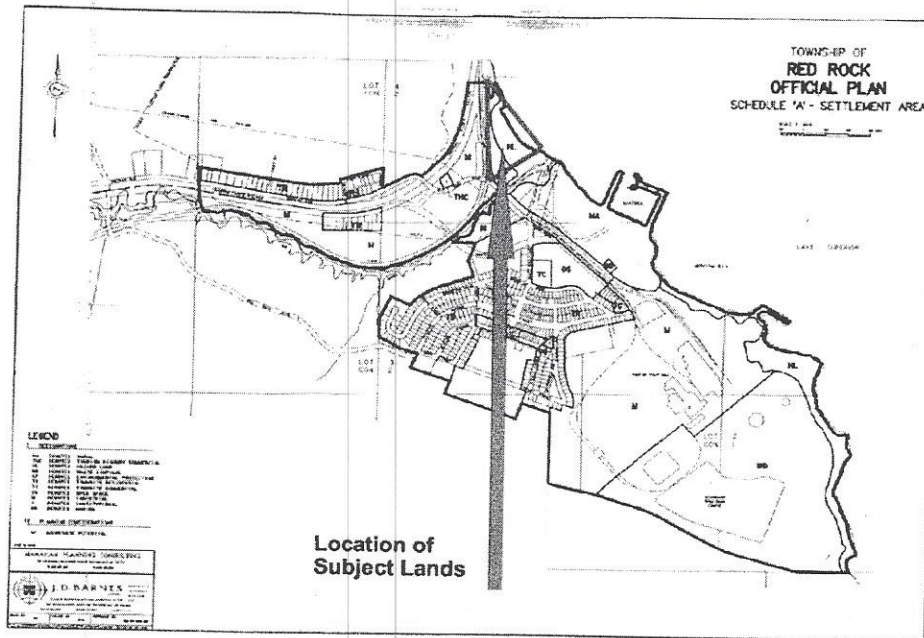
To: (Agency)

ENBRIDGE GAS INC
1211 AMBER DRIVE THUNDER BAY
PTB 6M4

Re: Township Lands located on North Side of Highway 628 - Northwest of Trout Creek

Proposed Amendment:

To re-designate the Subject Lands on Schedule "A" of the Official Plan, from the OPEN SPACE (OS), HAZARD LAND (HL) and INDUSTRIAL (M) designations, and place these lands into the TOWNSITE RESIDENTIAL (TR) designation; and,
To delete paragraph two of Policy 5.9.6 - Open Space/Environmental Protection Areas.



Agency Reply:

We have no concerns, and request no further notice regarding the above described proposed Township of Red Rock Official Plan Amendment,

[Signature]
(signature of representative)

Nov. 4 / 2020
(date)

NORTHERN PLANNING

5034 Dawson Road, Thunder Bay, ON P7G 0V4
Phone: (807) 767-2458 Cell: (807) 629-3107

email: northernplanning@tbaytel.net

December 3, 2020

To: Albert Headrick, CAO, Red Rock

Re: **PUBLIC MEETING – Regarding land use planning concerns and Agencies**
– Files O-2020-02 and Z-2020-04

In response to the Notice of Re-schedule Public Meeting for November 23, 2020, the Township received two emails from Ministries: MNRF and MOEC. The land use planning concerns they raise are summarized and responded to, as follows:

MNRF – Kimberly MCNAUGHTON

- Notes, that their agency does not generally comment on a proposed OPA or ZBA. She notes that the Township may want to contact Park Canada, regarding the adjacent National Marine Conservation Area.

MOEC – Mira MAJEROVICH

- Notes, that their agency does not generally comment on a proposed OPA or ZBA. She notes that should a developer seek a building permit on the lands then a Record of Site Condition might be required if it is a change of use [which is is not]. She also noted that a Holding Zone provision can and ought be retained to ensure environmental compliance.

Stefan HUZAN, land use planner, has been qualified by the Ontario Local Planning Appeal Tribunal (LPAT) and the former Ontario Municipal Board (OMB) on numerous occasions to provide Expert Planning Opinion evidence.

Stefan

Stefan

Stefan

NORTHERN PLANNING

5034 Dawson Road, Thunder Bay, ON P7G 0V4
Phone: (807) 767-2458 Cell: (807) 629-3107

email: northernplanning@tbaytel.net

December 3, 2020

To: Albert Headrick, CAO, Red Rock

Re: **PUBLIC MEETING – Regarding land use planning concerns of residents**
– Files O-2020-02 and Z-2020-04

At the re-schedule Public Meeting on November 23, 2020, the Township received a very lengthy email of concern from two residents, Corinna Dampier and Wayne Boulter. Their land use planning matters concerns are summarized and responded to, as follows:

Paragraph 1 – Intro & OP 2.4.1, OP 2.1

- Resident's opinion that because the waterfront is picturesque, then per 2.4.1 of the OP and 2.1 of the PPS, township must protect natural features and functions for the long term. Beauty is an attribute, but not a function. The waterfront is not similar to natural wetland features which serve a water conservation, purification, etc functions. Section 2,2 goes on to list wetlands, fish habitat and habitat of endangered species as such 'features', not the waterfront.

- Residents notes in OP 2.2.4 it is councils intent to facilitate w/f land uses for recreation and conservation. Yes, but other uses are not mutually exclusive. In addition, this same section of eight desirable goals, states that for the built environment there is a desire to create and maintain a balance - not exclusion.

Par 2 – OS & EP Zones and related OP designations

Yes, the OS & EP zones have a purpose and therefore certain permitted uses, and yes, when the zone is changed this reflects a change in purpose.

Similarly, when the Open Space and Environmental Protection designations are changes, this reflects a different intent of Council.

Par 3 – Holding zone

Resident suggests a holding zone is not usable, believing fundamental use issues have not been resolved.

However, it has been proposed that fundamentally, the use of the lands for Open Space and for Industrial Uses is simply no longer not appropriate. In addition, it has been proposed that both site rehabilitation and the opportunity for new serviced waterfront housing development is both needed and desirable – and should be subject to holding provisions, for appropriate environmental study and protection reasons.

Par 4 – 30m setback

The residents correctly restate the purposes of protection of the natural shoreline. However, as noted, these lands have been disrupted by aggregate extraction and are nowhere near normal 'natural' area.

Par 5 – Hazard Lands OP 4.14

Residents note the restrictions of Sections 4.14.2 and 4.14.5 but ignore the very relevant policy 4.14.3 which states where there is no engineered mapping applications will be considered on an individual basis, provided comply with provincial standards. This is exactly the case proposed for the subject property.

Par 6 – 300m lake capacity study

Water quality, like other environmental concerns is to be satisfied before any development is permitted.

Par 7 – OP 4.2.1

As suggested by the residents, no use of land will be permitted until appropriate studies are completed.

Par 8 – 4.4.1 to 4.4.12 studies

Residents quote study requirements from Official Plan.

Par 9 – types of details

Residents quote type of study details required.

Par 10+11 – Beauty

Residents suggest that any development will detract from beauty. Beauty is in the eyes of the beholder, and it is believed that waterfront residential can be very complementary.

Par 12+13 - Mandate

Resident quote the purpose of the Planning Act, and of Zoning.

Par 14+15 - rezoning

Residents suggest the proposed rezoning would be contrary to act and cannot be considered due to possible lake flooding and presence of shoreline. Zoning may be passed for these purposes, at the discretion of council. It is not mandatory. In this case, due to the nature of the site, the H zoning is considered appropriate, per the Act.

Par 16 – rezoning considerations

The reference to criteria is wrong, rezoning is considered against policy criteria of the OP and PPS and other documents, and administration had considered the four criteria listed by the residents.

Par 17 - 19 - Services

Resident repeat concerns about flooding and mistakenly suggest the site does not have access to municipal services. The lines exist and would be extended by any developer into the site.

Par 20 – Home location specific concerns

Residents suggest they will experience negative effect from this development. They suggest a change in property values. Sales studies have identified mixed density developments have little significant effect on adjacent residential properties, and even less on those in vicinity. There are no residential units adjacent to the site. No tax increase occurs, rather a reduction could occur due to township growth in assessment. Yes, noise and traffic may increase during construction, inevitably and generally such temporary changes are within acceptable community levels. Noise worries from possible new owners is unreasonable. Residents suggest a lift station will be located very near their house, and this also seems unrealistic.

Par 21 – 24 - Meeting

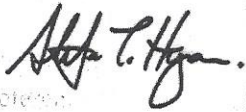
These paragraphs complain about notice, yet applaud the additional public information meeting hosted by administration, and make non-land-use planning references to other Council actions.

Par 22 – Disclosure

Residents request non-disclosure of their names. This is contrary to the Planning Act Notice, which with reference to the Freedom of Information Act states: “any comments received will become public information and will be maintained for the purpose of collecting a record that is available to the general public”. The residents were asked if they wished to withdraw their submission, and declined.

Please note, the policy research efforts made by these residents are impressive and general participation in the land use planning process should be welcomed and encouraged by Council and Administration, even though it can be very challenging at times.

Thank you,



Stefan HUZAN, land use planner, has been qualified by the Ontario Local Planning Appeal Tribunal (LPAT) and the former Ontario Municipal Board (OMB) on numerous occasions to provide Expert Planning Opinion evidence.

On Nov 23, 2020, at 5:44 PM, Corinna Dampier <hometownhygiene@hotmail.com> wrote:

Dear Mayor, Council and CAO,

Please accept this submission as my formal opposition to the proposed Official Plan Amendment File #O-2020-2 and the Zoning By-Law Amendment File #Z-2020-4.

As a Métis person, and a Red Rock resident for the past 11 years, I have been fortunate to have enjoyed the natural beauty that the Red Rock Marina area has had to offer. According to The Red Rock Township website, “ as far back as the 60’s, people recognized the potential of the waterfront as a park .” It is walking distance for all of its residents and offers a peaceful and picturesque location to spend time outdoors. It is in my opinion, Red Rock’s greatest feature. The Township of Red Rock’s Official Plan states in section 2.4.1 that “the Township will protect natural features and functions for the long term, and will seek to restore and improve such resources, as required in Section 2.1 of the Provincial Policy Statement.” The proposed Amendment Files #O-2020-2 and File #Z-2020-4 directly contradicts this. Section 2.4.4 of the Township of Red Rock’s Official Plan, section d); states that it is the intent of Council to facilitate use of land adjacent to the Nipigon River and Lake Superior for conservation, recreation and open space purposes . Again, the proposed Amendment Files #O-2020-01 and File #Z-2020-01 conflict with this.

The Subject Land that would be affected by Amendment File #Z-2020-4 are currently zoned Open Space, Environmental Protection and Highway Tourism Commercial.

The Township of Red Rocks Zoning By-Law- 2013-1080 states in:

- Section 13-OPEN SPACE ZONE [OS] 13.1 The predominant use of land shall be for the conduct of activities related to and involving open space, conservation, and or preservation.
- Section 14-ENVIRONMENTAL PROTECTION ZONE [EP] 14.1 The predominant use of land shall be for the conduct of activities related to and involving the conservation and protection of identified natural features of significance, and including uses and/or activities customarily related thereto, and shall involve; conservation, preservation, natural resource protection, outdoor education, hiking trails and flood control.

If the rezoning from Environmentally Protected, Open Space, Highway/Tourism Commercial zones to Low Density Residential and Multiple Residential zones occurs, Red Rock's best feature will no longer be conserved or protected.

Similarly, to reference the Official Plan for the Township of Red Rock, in the Open Space/Environmental Protection Land Use Designation:

- 5.9.1 states that Open Space land use is intended to provide recreation and/or leisure activity area, and to accommodate related buildings and/or facilities and to protect natural features.
- 5.9.3 states that Council desires to protect areas within the Municipality which exhibit a fragile environment, including wetlands; significant habitat of fish, wildlife, threatened and endangered species; areas of natural scientific interest; areas that contain significant archaeological or cultural resources; and other such areas of natural heritage.

The proposed amendments would no longer support the Official Plan for these areas.

The amendment Z-2020-4 also would specify a Holding Zone provision. In the Official Plan for the Township of Red Rock section 6.8.1, it states that a holding symbol shall not be applied to establish the principle of development for a particular use where issues that are fundamental to the feasibility of the proposed land use have not yet been resolved . Clearly, these issues have not been resolved therefore the holding

symbol shall not be applied.

In regard to the Amendment file # O-2020-2, with the re-designation of the subject lands from Open Space, Hazard Land and Industrial designations to Townsite Residential and the removal of the restrictive 30 m shoreline setback policy permitted, the proposed setback reduction would create a negative visual impact when looking at the lot from the water and/or impact the natural environment. As well, the purpose of a 30m shoreline setback includes but is not limited to protecting wetlands, which filter water before it enters the main waterbody and act as a breeding ground and home for many plant and animal species including fish, insects, animals, birds and wildlife. Activities such as removing top soil, dumping fill or blasting rock can increase the flow of surface water to other areas or water bodies, decreasing our water quality. Clear cutting of trees in shoreline areas can also damage our water system. Trees act as habitat for many species, control sediment, and absorb nutrients such as phosphorus and nitrogen that otherwise could enter and possibly harm our water system. The Township of Red Rock's Official Plan section 5.9.4 states that "all watercourses and lakes within the Municipality shall have a minimum 15 metre setback". It also clearly states that "Due to the erodible nature of the banks of Big and Little Trout Creeks a minimum setback of 30 m will be required to protect riparian vegetation and soil stability ."

This is listed right in the Official Plan for Red Rock, that the subject lands affected by the amendments are ERODIBLE in nature and require a minimum setback of 30m, yet they are suggesting removing this "required" provision and developing here.

The Subject Land is currently deemed Hazard Land, and as per the Township of Red Rock's Official Plan, this makes it unfit for the proposed development,

- Section 4.14.1 a Hazard Land is defined as consisting primarily of areas prone to flooding and erosion .
- Section 4.14.2 states that development and site alteration shall generally be directed to areas outside of the Hazard Land designation.
- Section 4.14.5 states that where required under the Lakes and Rivers Improvement Act or the Public Lands Act, prior written authorization from the

Province must be obtained. Has this authorization been obtained?

- Section 4.13.8 states that no plans to divert, channelize or in any way alter an inland natural watercourse shall proceed without prior written authorization from the Province. Where required under the federal Fisheries Act, prior written authorization from the federal Fisheries and Oceans Canada must also be obtained. Have these authorizations been obtained?

Section 5.5.7 of the Township of Red Rock's Official Plan says that any development proposed within 300 metres of a waterbody will require consideration of the impact of the development on the ability of the waterbody to sustain additional development.

Where necessary, development and site alteration shall be restricted in or near sensitive lakes such that these features and their related hydrologic functions will be protected, improved or restored. Have these impacts been considered? Section 5.9.5 states that any development proposed within 300 metres of a waterbody will require consideration of the impact of the development on the water quality and remaining development capacity of the lake, consistent with the policies of this plan regarding Lake Capacity Assessment. It is my understanding that this has not happened. As above, the feasibility of the proposed land use has not been resolved, this being another reason that a Holding zone provision is not warranted.

In the Township of Red Rock's Official Plan, section 4.2.1, it states that the Township will avoid land use conflicts as much as possible. The encroachment of sensitive land uses including but not limited to residential developments is discouraged. Whenever a change in land use is proposed, appropriate studies will be completed to determine the effect of the proposed use on existing land uses. These studies should be completed BEFORE the Amendment Files #O-2020-2 and File #Z-2020-4 are considered.

The Township of Red Rock's Official Plan has set out these policies, all of which the proposed amendment Files #O-2020-2 and File #Z-2020-4 contradict the Official Plan:

- 4.4.1 of the Township of Red Rock's Official Plan, it states that Natural features and areas shall be protected for the long term.

- 4.4.2 states that a) development and site alteration shall not be permitted in or adjacent to significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions . b) Adjacent lands to significant wildlife habitat is defined as 120 metres from the boundary of the feature. c) Preliminary ecological assessments will be conducted when development and/or site alteration is proposed to determine if the proposed development is within or adjacent to significant wildlife habitat. Preliminary assessments will be based on existing mapping and reference information, existing local knowledge, and preliminary field visits. d) Significant wildlife habitat can include but is not limited to: areas of relatively high animal density, areas of seasonal concentration, areas with locally/regionally/provincially rare vegetative communities, areas with features that are limited across the landscape, and areas that provide corridors for animal movement. e) Where preliminary assessments indicate the likely presence of significant wildlife habitat, the local MNR office will be contacted for review of the information. An environmental impact study will be required where development may impact significant wildlife habitat.

- 4.4.3 states that a) development and site alteration shall not be permitted in or adjacent to significant wetlands or significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions . b) Adjacent lands are defined as 120 metres from the boundary of the feature. c) No Significant Areas of Natural and Scientific Interest have been documented within the municipality at the time of writing. d) Wetlands occurring within the municipality have not been evaluated using the Ontario Wetland Evaluation System to determine significance. A preliminary assessment will be required for development and/or site alteration proposed within or adjacent to wetland

features as mapped on Schedule B to determine if a full wetland evaluation is required. e) Wetland features are limited within the Town of Red Rock and are recognized as important environmental values regardless of whether they are designated as provincially significant. The municipality will discourage development within or adjacent to wetland features. Wetland features are identified on Schedule B.

● 4.4.4 states that: a) development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. b) Big Trout and Little Trout Creeks are coldwater creeks containing brook trout and their associated habitat. Coldwater fisheries are sensitive to development. Potential impacts to this sensitive fish habitat will be carefully considered when development and site alteration is proposed in proximity. Riparian vegetation is important in moderating stream temperatures. A minimum 30m vegetated buffer along Big and Little Trout Creeks will be maintained. c) Two groundwater re-charge areas and a natural spring are identified on Schedule B and are natural heritage features essential to the maintenance of the coldwater fish habitat. Development and site alteration in these areas will be discouraged.

● 4.4.5 states that: a) development and site alteration shall not be permitted in significant habitat of species listed on the Species at Risk in Ontario List as endangered or threatened. b) Where a habitat regulation under the Endangered Species Act (2007) is in place for a species, the regulated habitat is considered to be a significant threatened or endangered species habitat for the purposes of the PPS. c) Development and site alteration shall not be permitted on adjacent lands to the significant habitat of threatened and endangered species unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions. d) Adjacent lands for threatened and endangered species habitat is deemed to be 120 metres at a

minimum unless there are other site specific considerations such as species habits, type of development, and/or landscape characteristics that may warrant extending (or in some cases retracting) the adjacent land boundary for the purposes of meeting the preceding policy. e) Preliminary ecological assessments will be conducted when development and/or site alteration is proposed to determine if the proposed development is within or adjacent to significant habitat of threatened and endangered species. Preliminary assessments will be based on existing mapping and reference information, existing local knowledge, and preliminary field visits. f) Where preliminary assessments indicate the potential presence of significant habitat of threatened and endangered species, the local MNR office will be contacted for review of the information. An environmental impact assessment will be required in instances where the Ministry of Natural Resources indicates that the habitat may be impacted by the proposed activity. g) Species at risk that are known to occur in and around the municipality at the time of plan preparation include: American white pelican (threatened), peregrine falcon (threatened), lake sturgeon (threatened) and woodland caribou (threatened). h) Those undertaking development and site alteration should be aware that the Endangered Species Act (ESA) prohibits the killing, harming or harassing of threatened and endangered species and, subject to transition provisions of the Act, prohibits the damage or destruction of the habitat of threatened and endangered species.

- 4.4.6 states that: a) Peregrine Falcon is listed as a threatened species under the Endangered Species Act. b) Regulated habitat for peregrine falcon under the Endangered species Act (O. Reg. 436/09, s.1) includes: 1. A natural cliff face on which a peregrine falcon is nesting or has nested at any time during the previous 15 years, excluding any part of the cliff where the top of the cliff is less than 15 metres above the base of the cliff face. 2. The area within one kilometer of an area described in paragraph 1. 3. An artificially created cliff face, such as a vertical or very steep rock cut in an open pit mine, on which a

peregrine falcon is nesting. 4. A nesting site on a building or other structure that is being used by a peregrine falcon or was used by a peregrine falcon at any time during the previous two years, and the area on the outside surface of the building or structure that is within 10 metres of the nesting site. 5. An area that, is on or within 200 metres of a building or structure described in paragraph 4, and is habitually used by peregrine falcon

- 4.4.8 For the purposes of this policy, “adjacent lands” shall be defined as all lands within 120 metres of the normal high water mark of any watercourse or waterbody. All water features, including permanent or intermittent streams, headwaters, seasonally flooded areas, wetlands, municipal or agricultural surface drains, lakes and ponds are considered fish habitat unless it can be demonstrated in a report from a qualified professional that the feature does not constitute fish habitat as defined by the Fisheries Act; in which case this policy would not apply.

- 4.4.9 Where planning approvals are required to facilitate development or site alteration adjacent to fish habitat, proposals will be evaluated for their potential impacts on the fish habitat and/or its ecological functions.

Development proposals within 120m of fish habitat shall be accompanied by an Environmental Impact Study.

- 4.4.10 Wherever possible, natural vegetation should be retained adjacent to watercourses and water bodies to protect fish habitat. The maintenance of a natural vegetated buffer of a minimum of 30 metres is encouraged.

- 4.4.11 Alteration, Disruption, or Destruction of Fish Habitat - Where development or site alteration will result in the harmful alteration, disruption, or destruction of fish habitat, prior authorization from the Fisheries and Oceans Canada is required under the federal Fisheries Act.

- 4.4.12 Environmental Impact Study (EIS) - Where required by this plan or where determined by Council to be necessary, an EIS shall be prepared by a qualified environmental specialist in accordance with current MNR

Guidelines , and shall include but will not be limited to: a) A description of the existing natural environment, including natural features and ecological functions that may be affected by the proposed development or site alteration; b) A description of the potential impacts of the proposed development on the natural environment; c) Suggested development alternatives that would avoid these impacts , or, if impacts cannot be avoided, recommended mitigation measures, including proposed implementation measures; and d) Recommended monitoring activities. Where required, no planning approval will be granted until an EIS has been completed to the satisfaction of Council. Where necessary, other agencies or individuals with environmental expertise may be consulted to assist in the review of EIS. Where a peer review is necessary, the cost of this review may be the responsibility of the proponent.

All of these are listed in the Township of Red Rock's Official Plan, as being of vital importance. The proposed Amendment Files #O-2020-2 and File #Z-2020-4 contradicts all of these.

If Amendment Files #O-2020-2 and File #Z-2020-4 pass, the subject lands will no longer be one of beauty that everyone can enjoy. There will be a dramatic change to the landscape, the breathtaking views from every vantage point will be lost, and there will be an increase in noise and traffic from the once peaceful waterfront. As well, the view from the marina may be further diminished when new home owners decide to fill the shoreline with things like sea doo lifts, water trampolines and boats. All of this, further taking away from what is already beautiful and perfectly enjoyed by Red Rock's current residents. Imagine the new view of this development from Lloyd's Lookout compared to the view that we have today. The Corporation of the Township of Red Rock Strategic Scope 2018-2022, actual Mission Statement is " The Township of Red Rock is a caring, inclusive community nestled as a Superior Treasure. We are dedicated to providing services in a sustainable and responsible manner. " The amendments, as presented, conflict entirely with the Official Plan that Red Rock and discounts all of the protections in place for the subject lands.

The Vision statement further calls Red Rock “ a picturesque rural setting ”. The proposed amendments will negatively alter the picturesque setting that exists today. All of these contradict The Corporation of the Township of Red Rock Strategic Scope 2018-2022.

The Planning Act, R.S.O. 1990, c. P.13, which is defined as provincial legislation that sets out the ground rules for land use planning in Ontario, describes how land uses may be controlled, and who may control them. 1.1 The purposes of this Act are, (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act; (b) to provide for a land use planning system led by provincial policy ; (c) to integrate matters of provincial interest in provincial and municipal planning decisions; (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient; (e) to encourage co-operation and co-ordination among various interests ; (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

In reference to the Planning Act, Section 34 (1) and (3), it states that zoning by-laws may be passed by the council of local municipalities:

- For prohibiting the erection of any class or classes of buildings or structures on land that is subject to flooding or on land with steep slopes, or that is rocky, low-lying, marshy , unstable, hazardous, subject to erosion or natural or artificial perils .

Yet according to the information provided in the Administrative Report: Report No 9/2020- Chief Administrative Report, the effect of the proposed amendment File #Z-2020-4 would be to permit the development of a total of approximately nineteen single detached dwelling lots and seven multiple unit lots, on the subject lands by plan of subdivision, only after all environmental concerns have been addressed. There is simply no changing the fact that this area is located on Lake Superior and will continue to be located on Lake Superior thus the issue of flooding, being marshy, subject to

erosion or natural perils will not change. The Planning Act draws the Municipal Council's attention to the fact that these are the reasons to prohibit the erection of any class or classes of buildings or structures on land, yet our Mayor, Council and CAO are trying to amend the current zoning of the area to allow it. For these reasons alone, rezoning of this area is inappropriate.

Also, Section 34 (3.2) of the Planning Act states that zoning by-laws may be passed by the council of local municipalities: For prohibiting any use of land and the erecting, locating or using of any class or classes of buildings or structures within any defined area or areas, i. that is a significant wildlife habitat, wetland, woodland, ravine, valley or area of natural and scientific interest, ii. that is a significant corridor or shoreline of a lake, river or stream , or iii. that is a significant natural corridor, feature or area.

Again, all of these apply to the land that the Mayor, Council and CAO intend to develop with amendment Z-2020-4, yet they are guided by the Planning Act to prohibit such uses of areas like this.

According to the Zoning By-Laws in Ontario, when it considers a zoning by-law, the council evaluates it against criteria such as:

- conformity with the official plan and compatibility with adjacent uses of land
- suitability of the land for the proposed purpose, including the size and shape of the lot(s) being created
- adequacy of vehicular access, water supply, sewage disposal
- the risk of flooding

The rezoning offers no conformity with the official plan and no compatibility with adjacent uses of land .

The land is not suitable for the proposed purpose , as the proposed lots would be located on ground that is subject to flooding , low-lying, marshy , subject to erosion and natural perils . Also, without the amendment O-2020-01, the lots being created would

be too small according to the Planning Act under Lot Requirements 5.2, 5.2.1, 6.2.1.

The zone change is also inconsistent with the orderly development of public service. A zone change is not appropriate in an area with no public services such as water supply and sewage disposal especially when another part of town already has the services and can support this type of development that the proposed zone change would allow.

Again, there is a risk of flooding .

In the Township of Red Rock's Official plan it states in Section 6, Zoning by-law 6.7.3 Amendments to the Township's Comprehensive Zoning By-law may be considered for changes that are consistent with this official plan. These amendments fail to be consistent with the official plan.

In the Township of Red Rock's Official plan it also states in Public Infrastructure 4.11.1 that the Township wishes to deliver a full array of services to the community in a coordinated, efficient and cost effective manner , and in particular to maintain full urban level services within the Settlement Area. Again, developing an area with no public services such as water supply and sewage disposal when another part of town already has the services and can support this type of development is not defined as "efficient and cost effective".

As a homeowner within 120m of the Subject Lands, I am definitely concerned about how these amendments File #Z-2020-4 and File #O-2020-2 would affect my property should they be approved. Concerns are not limited to a change to my property value, an increase in property taxes, noise and traffic increases during the construction phase and later noise from the new homeowners, the view from my yard being negatively impacted all of which would adversely affect the enjoyment of my property. Another concern given my home's location is where the lift station to accommodate the new development would be located. I would like these questions answered in writing.

There had been multiple appeals from myself to the Mayor, Council and CAO to postpone the public meeting on October 19, 2020 in favor of first having an Open House Information Session in accordance with the Planning Act Section 17 (16), at which time residents like myself hoped to learn more about the proposed amendments Z-2020-4 and O-2020-2 and ask questions. These appeals had been fruitless.

I had reached out to Michael Gravelle, Thunder Bay-Superior North MPP who had sent an email to Mayor Gary Nelson on October 15, 2020, Mr. Gravelle writes "I appreciate this call for a truly public meeting to be called for a later date where public feedback and dialogue will work better in-person, and I will support Corinna's request for a full public meeting, and that her questions be answered." The October 19, 2020 Public Meeting had still not been postponed in favor of hosting an Open House Information Session.

Also an appeal was made to postpone the public meeting based on the rule that under the Planning Act, notices to property owners within 120m of the Subject Lands, must be mailed to the address of the tax roll on file . This DID NOT occur on June 24, 2020 or on September 28, 2020. The Administrative Report: Report No 9/2020- Chief Administrative Officer states that it did. Because I did not receive the notice on June 24, 2020, I was unable to comment or communicate any concerns regarding the notice previously. In an email from Albert Headrick, CAO on October 14, 2020, he indicated in regards to the public meeting that "there was an earlier one pertaining to the same content requesting written submissions from the public, which would of been read at council that was opened to the public then. No submissions were received." Again, as a property owner within 120m of the Subject Lands, I did not receive this notice and when I informed Mayor, Council and CAO of this fact, there was no response to the issue. As well, I have read the Council meeting minutes from June 2020 until now and cannot find truth in the statement made by Mr. Headrick that these amendments were read at council. There is no recorded mention of the Amendment Files #O-2020-01 (#O-2020-2) and File #Z-2020-01 (#Z-2020-4) in the minutes.

Ultimately, as you know, the October 19, 2020 meeting was rescheduled. I felt very proud of my council for hearing the residents of Red Rock and doing the right thing to allow us the opportunity to learn more before the amendments were considered for passing. Then I was informed of the real reason for the rescheduled meeting. I learned that the meeting was rescheduled not due to the residents appeals for more information, but instead due to car trouble and the fact that the planner could not attend. This was very disappointing. The Corporation of the Township of Red Rock's Values, are quoted as being "Accountable," and having their Strategic Initiatives to include "Good Governance." The actions of the CAO, Mayor and Council pertaining to these amendments have left questions on their accountability to the residents and questions on their good governance.

Also, please be informed that you will require my written permission to publish my name on your social media accounts including the Township of Red Rock website. Please remove the previous publishing of my name from these posts.

Thank you for your time and consideration of my formal opposition to the amendments
File #Z-2020-4 and File #O-2020-2.

Corinna Dampier
Wayne Boulter
3 White Boulevard
PO Box 308
Red Rock, ON
P0T 2P0
807-886-2121



To: Acting Mayor & Council

From: CAO Albert Headrick

Date: Dec 7, 2020

Subject: OP & ZB Enhancements and Rational

Attached are the Zoning and OPA By-laws for adoption, and note that these are slightly different than the Drafts previously presented to Council (see copies with highlighted changes) in association with the Planning Report Specifically, the Zoning by-law has been enhanced to ensure no disruption to the site until the H is removed. In addition, the planning rationale section of the OPA has been expanded upon to better explain the disrupted nature of the site, and the need for zoning that allows for site rehabilitation.

If you have any questions that pertain to the above please reach out for clarity.

Respectfully,

A handwritten signature in blue ink, appearing to read "Albert Headrick", is written over a faint circular stamp.

Albert Headrick
CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF RED ROCK

BY-LAW 2020-1220

To adopt Official Plan Amendment No. 2 of the Corporation of the Township of Red Rock Official Plan (Highway 628 at North Trout Creek)

WHEREAS the Corporation of the Township of Red Rock is desirous to amend the Official Plan;

NOW THEREFORE the Council of the Corporation of the Township of Red Rock ENACTS AS FOLLOWS:

1. Pursuant to the provisions of Subsection 21(1) of the Planning Act as amended, Amendment No. 2 to the Official Plan for the Township of Red Rock, being the attached text designated as Schedule "A" is hereby adopted.
2. This by-law shall come into force and take effect on the day of final passing.

Read a first and second time

this 7th day of December, 2020.

Read a third time and finally passed

this 7th day of December, 2020.

Mayor

Chief Administrative Officer/Clerk

SCHEDULE "A"

OFFICIAL PLAN FOR THE TOWNSHIP OF RED ROCK

Amendment No. 2

A Public Meeting was held on November 23, 2020 with respect to proposed amendment to the Official Plan as it applies to part of Lot 4 Con 2, identified as part of Pin No 62471-0535, and further identified in the Township Tax Roll as part of property number 5841-000000-410-00 and shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amendment.

Amendment No. 2 was adopted by the Corporation of the Township of Red Rock by By-law No. 2020-1220 in accordance with Section 22(1) of the Planning Act, 1990 on the 7th day of December, 2020.

MAYOR

CLERK

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text and schedule constitutes Amendment No. 2 to the Official Plan for the Township of Red Rock.

PART A

PART B
2 to 10

EX

PART C
2 to 10

EX

PART D
2 to 10

EX

Page 3

EX

Page

EX

Amendment No.

Amendment No.

Amendment No.

OPA No. 7

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to change the land use designation of certain lands, from the OPEN SPACE (OS), HAZARD LAND (HL) and INDUSTRIAL (M) designations, and place these lands into the TOWNSITE RESIDENTIAL (TR) designation, all as shown on "Exhibit ONE" to and forming part of this Amendment.

LOCATION

The Subject Lands are located on the north side of Red Rock Road, between CPR Road and Park Road, east of Highway 628, and immediately northwest of Big Trout Creek; and are legally described as being Part of Lot 4, Concession 2, Township of Red Rock, provincially identified as part of Pin # 62471-0535, and identified as part of municipal property Roll no 5841-00-000-041-000, as shown on "EXHIBIT ONE".

BASIS FOR AMENDMENT

The subject lands are currently owned by the Township. These lands are part of the former holdings of the Red Rock Mill Inc. which totalled over 240 hectares in area, and became owned by the Township due to tax arrears, several years after the kraft paper mill closed in November 2006.

The subject lands are located within the defined Settlement Area, intended for full service development, and are located within the area intended to accommodate growth of the township. Municipal sewage, water and storm services are immediately available to the subject lands.

The subject lands are located between a former rail spur and the lake shoreline. On-site field and historical investigations revealed that the lands had been disturbed by past aggregate extraction activity, primarily for the purposes of creating the adjacent spur rail bed. These construction activities left the lands in a disrupted state, with many area of irregular rock materials and irregular and interrupted drainage, on very thin or non-existent soil. Although vegetation had managed to grow up over the decades, it is clear the site qualifies and is in need of rehabilitation.

The primary goal of the 2011 Official Plan is to guide development for economic stability, and sustain a clean, friendly, healthy safe and viable community, so as to meet current and future need of the community (Policy 2.1.2). Since the closure of the mill the Township experienced population decline and a level of economic difficulty. The Township is focusing on diversification, tourism and quality of life. For these reasons, quality of place is considered a primary factor in retaining and attracting new population and economic development (Policy 2.3.5). In addition, because there has been very limited renewal of housing stock, it is important that suitable larger sites for development and new residential dwellings be available to meet current and future community needs.

The Official Plan directs new residential development to the Settlement Area, with an emphasis on infill development on full urban services (Policy 2.4.4.b). The subject lands are located within the defined

Settlement Area, have full urban services available. This lakeshore site is attractive, large enough and close to the built up area, making it well suited to providing new housing in a variety of tenure and building forms (Policy 5.4.1). In addition, the Township, as land owner, intends to participate and partnership in economic development (Policy 2.3.6.c) through land disposition. Accordingly, the Township is re-designating the subject lands, from predominantly Open Space to Townsite Residential.

In addition, it is Council's finding that the current Official Plan requirement of Policy 5.9.4 for a 30m setback along all of both Big and Little Trout Creeks is too widely applied, and that it would not be reasonable to apply this same setback distance to every property on these creeks, along their entire total lengths of over 25+ kilometres. It is also Administrations view that such site specific setbacks are more appropriately found in the Township Zoning by-law, and that it would also be more appropriate to determine any setback based on site specific reports which evaluate the suitability of conditions at any particular location. Accordingly the Township is amending this specific provision of the Official Plan.

This amendment removes the shoreline Hazard Land designation, which would typically prohibit alteration of vegetation and soils, intending to protect 'natural' lands and areas. As noted earlier the subject lands are not natural, but rather in need of rehabilitation. Such rehabilitation is consistent with the rehabilitation policies of Section 4.6.7 of the Red Rock Official Plan. Removal of the Hazard Land designation is needed because it would specifically allow the importation of suitable fill, the planting of proper vegetation and the general rehabilitation of to a 'natural' shoreline environment.

It is notable that the polices of Section 6.8 of the Official Plan allow for the use of an "H" - Holding provision in any implementing Zoning By-law amendment. The Official Plan further requires that any significant natural environment and habitat features be identified and protected prior to development (Policy 4.4). It is the intent of Council to utilize such holding provisions to ensure that an application for a Plan of Subdivision is received for the lands, and to also ensure that appropriate regard is had for the natural environment, and therefore such H - Holding provisions are to be included in any associated Zoning By-law amendment.

The policies of the Growth Plan for Northern Ontario (GPNO) became effective March 1, 2011, and seek to directs growth and economic development in Northern Ontario. This application is consistent with the GPNO. This proposal will support healthy communities by supporting a range and mix of housing types. The GPNO calls for higher density development in communities, which includes Red Rock. This type of intensification makes efficient use of existing infrastructure, which is one of the stated purposes of the GPNO.

The policies of the newly updated Provincial Policy Statement (PPS-2020), are in effect as of May 1, 2020 and guide planning approval authorities to make decisions that support planning toward a strong and sustainable Ontario. The proposal is supported by the Provincial Policy Statement (PPS), 2020, as it encourages residential infill and intensification in built up areas where services exist to support the proposed development. A range and mix of residential and employment uses is recognized as contributing to healthy, livable and safe communities. The PPS also calls for densities that support active and public transportation. This proposal is consistent with all of these settlement area and urban infill policies.

As noted earlier, the subject lands is a site disturbed by past aggregate extraction activity, which extended from the shoreline to the adjacent rail spur line, and the site is in need of proper soil, vegetation and natural environment rehabilitation, and such rehabilitation is supported by the PPS policies of Section 2.5.3.

This proposal does not conflict with any part of the PPS.

Accordingly, the re-designation of the subject land is consistent with the PPS-2020, does not conflict with the GPNO (2011) and conforms with the purpose and intent of the Red Rock Official Plan; and is therefore desirable, would provide for appropriate development of the property, and constitutes good planning.

PART B - THE AMENDMENT

The Township of Red Rock Official Plan, as amended, is further amended as follows:

1. Schedule "A" Land Uses of the Official Plan is amended by removing certain lands, being part of Lot 4 Con 2 and identified as part of Pin No 62471-0535, and part of Township property Roll Number 5841-000000-410-00, located within the Settlement Area Boundary from the OPEN SPACE (OS), HAZARD LAND (HL) and INDUSTRIAL (M) designations, and placing these lands into the TOWNSITE RESIDENTIAL (TR) designation, all as shown on "Exhibit One" to and forming part of this Amendment;

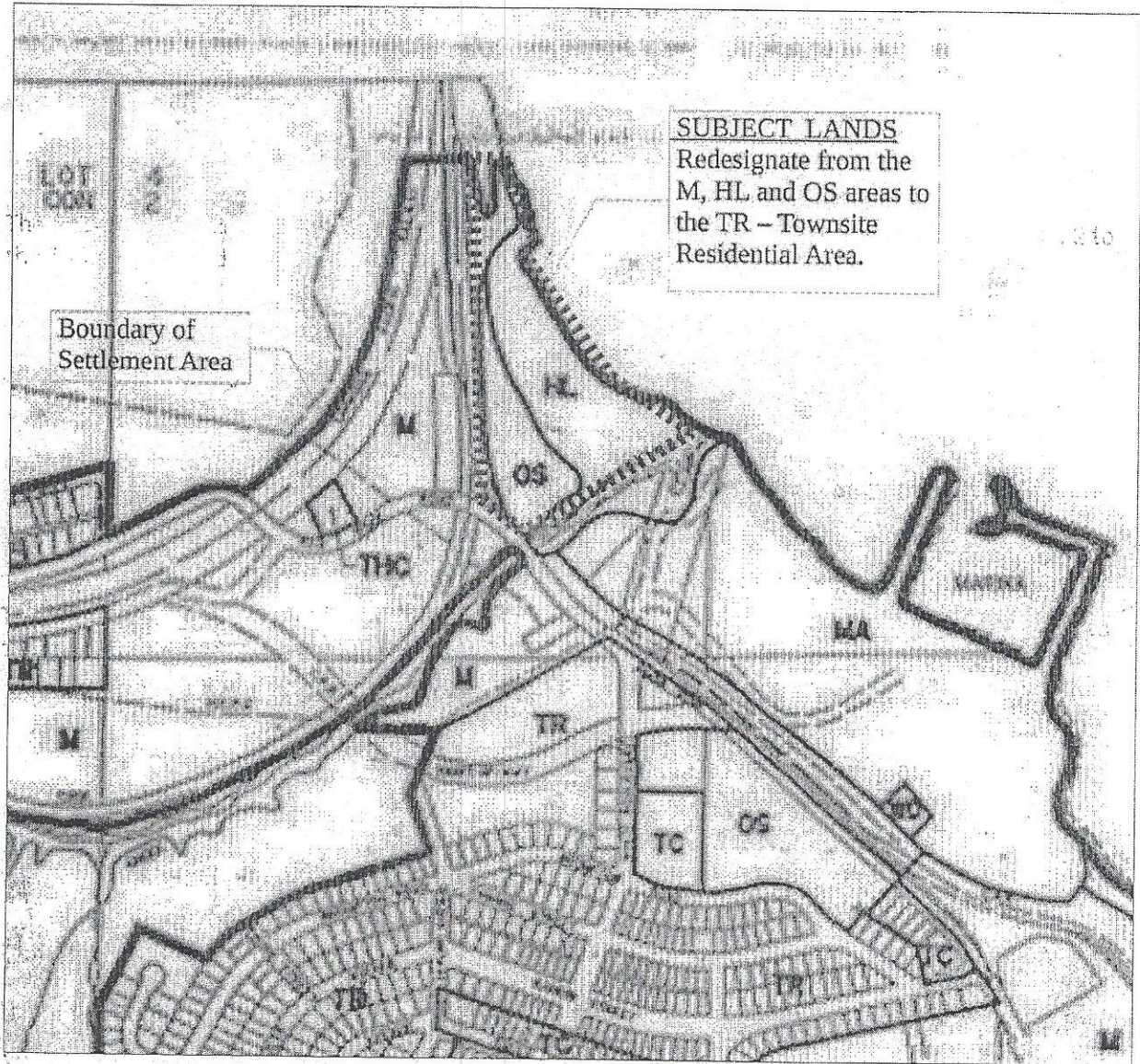
And

2. That paragraph two of policy 5.9.4 is deleted in its entirety and replaced by the following:

"All watercourses and lakes within the Municipality shall have a minimum 15 metre development setback. Due to the potentially erodible nature of the banks of the Big and Little Trout Creeks a larger minimum setback may be required, based on site-specific evaluation, to protect the riparian vegetation and soil stability. Other water courses may also have an additional setback established in the zoning by-law where site specific conditions warrant additional protection."

EXHIBIT ONE

The following map constitutes EXHIBIT ONE and forms and is part of Official Plan Amendment No. 2 to the Township of Red Rock Official Plan:



THE CORPORATION OF THE TOWNSHIP OF RED ROCK

BY-LAW 2020-1221

To amend By-Law 2013-1080 (The Zoning By-Law) of the Corporation of the Township of Red Rock (Highway 628 – Red Rock Road at Big Trout Creek)

WHEREAS authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend the Zoning By-law Number 2013-1080 of The Corporation of the Township of Red Rock.

AND WHEREAS in accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on September 28, 2020, and a public meeting was held on November 23, 2020 at which time Report No. 9/2020 (Chief Administrative Office) was considered.

AND WHEREAS Council may, in accordance with Section 36 of the Act, in a By-law passed under Section 34 of the Act, apply a holding symbol "H", in conjunction with any use designation, specify the use to which lands, buildings, or structures may be put at such time in the future as the holding symbol is removed by amendment to the By-law.

AND WHEREAS the holding provisions of the Act cannot be used unless Official Plan policies related to their use have been approved, and the Township of Red Rock Official Plan contains policies for using holding provisions.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF RED ROCK ENACTS AS FOLLOWS:

1. By-law 2013-1080 is amended by adding the following paragraph to it:

"ZBA-4-2020

(1) The following land in The Township of Red Rock, in the District of Thunder Bay:

Part of Lot 4, Concession 2, being part of Pin No. 62471-0535 located north of Highway 628, Township of Red Rock, identified in the Township Tax Roll as part of property number 5841-000000-410-00 and shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law,

is removed from the "OS"– Open Space and "EP"– Environmental Protection Zones, and is instead

part of property number 5841-000000-410-00 and shown as "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law,

is removed from the "OS"– Open Space, "EP"– Environmental Protection and "HTC"– Highway/Tourism Commercial Zones, and is instead designated as part of the "MR-H" Multiple Residential (Multiple Dwelling Units) Zone - Holding.

(3) The "H" Holding Symbol shall not be removed from the lands until such time as:

- a) The owner has submitted a complete application form for approval of a plan of subdivision for the lands shown as "PROPERTY LOCATION 1" and "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law; and,
- b) Council has received appropriate documentation from the developer and is satisfied that this documentation satisfactorily addresses any and all environmental concerns regarding the subject lands.

(4) In addition to the General Regulations of Section 3 of the Zoning By-law, the following provision also applies to the subject lands:

- a) No removal of vegetation is permitted, nor is any site alteration permitted, except for minor testing or similar purposes.

(5) Notwithstanding the Provisions of Sections 5.1 and 6.1 Permitted Uses, until the "H" - Holding provision is removed, the permitted uses on the subject lands are any use existing at December 7, 2020."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended by OPA No. 2.

3. This By-law shall come into force and take effect upon the date when the approval of OPA No 2 is final.

THE CORPORATION OF THE TOWNSHIP OF RED ROCK

915th REGULAR MEETING OF COUNCIL

NOVEMBER 16th, 2020

Present:	Acting Mayor:	G. Muir
	Councillors:	D. Robinson
		S. Park
		C. Todesco
	Chief Administrative Officer:	A. Headrick
	Co-Public Works Superintendents:	B. Westerman
Electronically:	Fire Chief	R. Pitre
	Regrets:	G. Sarrasin

Acting Mayor Muir called the meeting to order at 7:00 p.m.

ADDITIONS TO THE AGENDA

- 10. New Business
 - (d) Mayor Nelson Resignation

DISCLOSURES OF INTEREST

None

PRESENTATION

None

MINUTES OF PREVIOUS COUNCIL MEETING

The minutes of the November 2, 2020 regular meeting of Council were approved as presented.

BY-LAWS

None

RESOLUTIONS

Res. #1: Moved by C. Todesco, seconded by S. Park
 Be it resolved that minutes of Monday, November 2nd, 2020 regular meeting of Council be approved as presented.

Carried

Res. #2: Moved by S. Park, seconded by C. Todesco
 Be it resolved that the Township of Red Rock donate \$100.00 towards Christmas Cheer

Carried

Res. #3: Moved by S. Park, seconded by C. Todesco
 Be it resolved that the following payments be approved:

PAYMENT		
DATE	CHEQUE NOS.	AMOUNT
11/12	2921 – 2950	\$ 71,338.60
		\$ 71,338.60

**Cheque #2935 from General Account VOIDED **

COMMUNITY CHQ.		
DATE	CHEQUE NOS.	AMOUNT
11/13	38 - 39	\$ 35,566.61
		\$ 35,566.61

**Cheque #38 from Community Chq. Account VOIDED **

MANUAL

10/09 – 10/15	M5981 – M5990	\$ 30,394.48
		\$ 30,394.48

**Cheque #M5990 from General Account VOIDED **

PAYROLL

11/05	11661 – 11685	\$ 22,980.23
		\$ 22,980.23

TOTAL PAYMENTS

\$ 160,279.92

Carried

Res. #4: Moved by C. Todesco, seconded by S. Park
Be it resolved that Council give turkeys for Staff and Volunteers at Christmas

Recorded Vote: Sara Park – Yea
Darquise Robinson - Yea
Cam Todesco - Nay

Carried

Res. #5: Moved by D. Robinson, seconded by S. Park
Be it resolved that Council accepts the advertisement for Red Rock by Superior Travel Association for \$339.00

Carried

Res: #6: Moved by S. Park, seconded by C. Todesco
Be it resolved that Council accept Mayor Nelson's resignation with regret

Carried

Res: #7: Moved by C. Todesco, seconded by S. Park
Be it resolved that Council move In-Camera at 7:52 p.m. in order to address a matter pertaining to:

- Personal matters about an identifiable individual, including municipal or local board employees;
- Labour relations or employee negotiations;
- The receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose;

Carried

Res. #8: Moved by S. Park, seconded by C. Todesco
Be it resolved that Council come out of In-Camera at 8:46 p.m.

Carried

CORRESPONDENCE

Acting Mayor Muir reviewed the correspondence with Council.

Acting Mayor Muir read a letter from the Legion Ladies Auxiliary regarding Christmas Cheer Fund Donation. Council approved the donation of \$100.00 to the Christmas Cheer.

A letter was reviewed from the Office of the Solicitor General regarding the 2020 AMO Conference and a variety of topics including considering the use of auxiliary police and special constables to address the issue of the need for peace officer program similar to Alberta.

A letter from the Children's Aid Society regarding 2020 Annual Holiday Hamper Program was read and discussed. It was agreed that Council would not donate this year.

No other business arose from the correspondence.

REPORTS OF OFFICERS

Chief Administrative Officer

The CAO reviewed his written report with Council.

The CAO mentioned that the Interim Director of Corporate Services Juhani Pulkkinen has been attending at the office engaging with administrative staff regarding job descriptions, and providing assistance and leadership. Due to an increase in COVID-19 cases he has decided to return home for the time being but will continue to provide services into the new year and until we recruit a Director of Corporate Services.

The interview for a Director of Operations was cancelled due to increase in COVID-19 cases across Ontario and concerns raised by administration staff. We will bring him back for an interview in due course.

Continue working with Council to develop a Strat Plan to deal with the environmental issues at the Mill site. We have filed a complaint with the Office of the Information Commissioner for a denial of records from Environment and Climate Canada. The Information Commissioner will review what was requested and make a decision as to whether that information will be released.

Been in discussions with a firm in Southern Ontario regarding existing 2019 quote of \$149,000.00 renovation towards the bowling alley. This grant has been delayed due to COVID-19. This amount is part of the \$1,800,000.00 grant monies for the renovation of the Recreation Complex. The grant has been approved at the first level but still requires approval from the Federal government. Due to COVID-19 everything is on back log.

The Township changed the meeting place for the open public meeting on the site-specific amendment to the Official Plan & Zoning By-law to November 23, 2020 to the Legion. The other meeting dealing with this will be held on December 2, 2020.

Both levels of government have implemented additional grants available for infrastructure during COVID-19. Grant Match have agreed to assist with government grants. We have been allocated \$100,000.00 and we just have to see where we want to submit the application and what it's going to be used for.

We are waiting for grant approvals regarding the intern marketing position. We have received some applications and I have contacted the individuals to let them know we are awaiting grant approval. This position involves the individual to do marketing and promote the community, some website design

The SEIU Contract will be voted upon by Public Works on November 16, 2020.

Payment vouchers were submitted for approval.

2021 Budget Process

The budget process will begin December 1, 2020. It would be beneficial to have Councils thought processes with regards to budgetary increases related to user fees, operational projections capital, tax levies, amortization inclusion as recommended by the SAGE Report.

Co-Public Works Superintendents

Co-PSW Westerman reviewed both of monthly reports to Council.

Public Works staff continue to perform weekly inspections of the Marina Building while it is closed.

All boats have been removed from the marina slips.

New LED flood lights have been replaced at the library and recreation center exterior.

The Garbage truck was brought to Seppo Osala Repair Shop for repairs and hydraulic pump servicing.

All fire hydrants have been winterized.

Hydrant #3 is has been bagged and out of use.

David Hurd has been contacted to advise him that the scrap metal pile at the dump has not been removed yet and he must make this happen.

Fire Chief

The Fire Chief reviewed his written report with Council via electronic stream.

Training meeting was done October 5, 2020 regarding Hose Inspection and Hose Lay. All hoses are in good working order.

A fit test for the masks was scheduled but due to a connection issue on the machine we were unable to go ahead.

REPORTS OF COMMITTEES

Councillor Robinson reviewed the Minutes of the Red Rock Public Library Board's meeting held on October 20, 2020. The Board accepted the resignation of Eileen Ferren and Brooke Jean accepted a promotion to Junior Librarian.

UNFINISHED BUSINESS

None

NEW BUSINESS

Acting Mayor Muir read the Public Works Year End Forecast – Rolling Stock Summary. The Public Works Department is continuing with ongoing repairs to equipment when necessary. The report listed small rolling stock and heavy equipment and the condition of various equipment.

Turkey Vouchers were discussed amongst Council. Councillor Todesco opposed the turkey vouchers for this season. Councillor Park and Robinson supported the vouchers stating that this year has been difficult due to COVID-19 and the turkeys would be a nice gesture.

CAO Albert Headrick discussed the Superior Country 2021 Advertisement which promotes tourism in the area including Red Rock. Council approved the cost of the advertisement and a resolution was signed.

Council accepted Mayor Nelson's resignation with great sadness. He did a lot for this community and put in many volunteer hours. He absolutely loves this town and Council wishes him all the best.

IN-CAMERA

Council went In-Camera at 7:52 pm and came out at 8:46 pm.

REPORT FROM IN-CAMERA

Council discussed labour relations and personal matters relating to the town.

Res. #9: Moved by C. Todesco, seconded by S. Park
Be it resolved that this meeting be adjourned at 8:46 pm.

Carried

Acting Mayor

Chief Administrative Officer/Clerk

DRAFT

THE CORPORATION OF THE TOWNSHIP OF RED ROCK

BY-LAW 2020-1220

To adopt Official Plan Amendment No. 2 of the Corporation of the Township of Red Rock Official Plan (Highway 628 at North Trout Creek)

WHEREAS the Corporation of the Township of Red Rock is desirous to amend the Official Plan;

NOW THEREFORE the Council of the Corporation of the Township of Red Rock ENACTS AS FOLLOWS:

1. Pursuant to the provisions of Subsection 21(1) of the Planning Act as amended, Amendment No. 2 to the Official Plan for the Township of Red Rock, being the attached text designated as Schedule "A" is hereby adopted.
2. This by-law shall come into force and take effect on the day of final passing.

Read a first and second time

this 7th day of December, 2020.

Read a third time and finally passed

this 7th day of December, 2020.

Acting Mayor

Chief Administrative Officer/Clerk

SCHEDULE "A"

OFFICIAL PLAN FOR THE TOWNSHIP OF RED ROCK

Amendment No. 2

A Public Meeting was held on November 23, 2020 with respect to proposed amendment to the Official Plan as it applies to part of Lot 4 Con 2, identified as part of Pin No 62471-0535, and further identified in the Township Tax Roll as part of property number 5841-000000-410-00 and shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amendment.

Amendment No. 2 was adopted by the Corporation of the Township of Red Rock by By-law No. 2020-1220 in accordance with Section 22(1) of the Planning Act, 1990 on the 7th day of December, 2020.

Acting Mayor

Chief Administrative Officer/Clerk

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE – does not constitute part of this Amendment.

PART B – THE AMENDMENT – consisting of the following text and schedule constitutes Amendment No. 2 to the Official Plan for the Township of Red Rock.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to change the land use designation of certain lands, from the OPEN SPACE (OS), HAZARD LAND (HL) and INDUSTRIAL (M) designations, and place these lands into the TOWNSITE RESIDENTIAL (TR) designation, all as shown on “Exhibit ONE” to and forming part of this Amendment.

LOCATION

The Subject Lands are located on the north side of Red Rock Road, between CPR Road and Park Road, east of Highway 628, and immediately northwest of Big Trout Creek; and are legally described as being Part of Lot 4, Concession 2, Township of Red Rock, provincially identified as part of Pin # 62471-0535, and identified as part of municipal property Roll no 5841-00-000-041-000, as shown on “EXHIBIT ONE”.

BASIS FOR AMENDMENT

The subject lands are currently owned by the Township. These lands are part of the former holdings of the Red Rock Mill Inc. which totalled over 240 hectares in area, and became owned by the Township due to tax arrears, several years after the kraft paper mill closed in November 2006.

The subject lands are located within the defined Settlement Area, intended for full service development, and are located within the area intended to accommodate growth of the township. Municipal sewage, water and storm services are immediately available to the subject lands.

The subject lands are located between a former rail spur and the lake shoreline. On-site field and historical investigations revealed that the lands had been disturbed by past aggregate extraction activity, primarily for the purposes of creating the adjacent spur rail bed. These construction activities left the lands in a disrupted state, with many area of irregular rock materials and irregular and interrupted drainage, on very thin or non-existent soil. Although vegetation had managed to grow up over the decades, it is clear the site qualifies and is in need of rehabilitation.

The primary goal of the 2011 Official Plan is to guide development for economic stability, and sustain a clean, friendly, healthy safe and viable community, so as to meet current and future need of the community (Policy 2.1.2). Since the closure of the mill the Township experienced population decline and a level of economic difficulty. The Township is focusing on diversification, tourism and quality of life. For these reasons, quality of place is considered a primary factor in retaining and attracting new population and economic development (Policy 2.3.5). In addition, because there has been very limited renewal of housing stock, it is important that suitable larger sites for development and new residential dwellings be available to meet current and future community needs.

The Official Plan directs new residential development to the Settlement Area, with an emphasis on infill development on full urban services (Policy 2.4.4.b). The subject lands are located within the defined Settlement Area, have full urban services available. This lakeshore site is attractive, large enough and close to the built up area, making it well suited to providing new housing in a variety of tenure and building forms (Policy 5.4.1). In addition, the Township, as land owner, intends to participate and partnership in economic development (Policy 2.3.6.c) through land disposition. Accordingly, the Township is re-designating the subject lands, from predominantly Open Space to Townsite Residential.

In addition, it is Council's finding that the current Official Plan requirement of Policy 5.9.4 for a 30m setback along all of both Big and Little Trout Creeks is too widely applied, and that it would not be reasonable to apply this same setback distance to every property on these creeks, along their entire total lengths of over 25+ kilometres. It is also Administrations view that such site specific setbacks are more appropriately found in the Township Zoning by-law, and that it would also be more appropriate to determine any setback based on site specific reports which evaluate the suitability of conditions at any particular location. Accordingly the Township is amending this specific provision of the Official Plan.

This amendment removes the shoreline Hazard Land designation, which would typically prohibit alteration of vegetation and soils, intending to protect 'natural' lands and areas. As noted earlier the subject lands are not natural, but rather in need of rehabilitation. Such rehabilitation is consistent with the rehabilitation policies of Section 4.6.7 of the Red Rock Official Plan. Removal of the Hazard Land designation is needed because it would specifically allow the importation of suitable fill, the planting of proper vegetation and the general rehabilitation of to a 'natural' shoreline environment.

It is notable that the polices of Section 6.8 of the Official Plan allow for the use of an "H" – Holding provision in any implementing Zoning By-law amendment. The Official Plan further requires that any significant natural environment and habitat features be identified and protected prior to development (Policy 4.4). It is the intent of Council to utilize such holding provisions to ensure that an application for a Plan of Subdivision is received for the lands, and to also ensure that appropriate regard is had for the natural environment, and therefore such H – Holding provisions are to be included in any associated Zoning By-law amendment.

The policies of the Growth Plan for Northern Ontario (GPNO) became effective March 1, 2011, and seek to directs growth and economic development in Northern Ontario. This application is consistent with the GPNO. This proposal will support healthy communities by supporting a range and mix of housing types. The GPNO calls for higher density development in communities, which includes Red Rock. This type of intensification makes efficient use of existing infrastructure, which is one of the stated purposes of the GPNO.

The policies of the newly updated Provincial Policy Statement (PPS-2020), are in effect as of May 1, 2020 and guide planning approval authorities to make decisions that support planning toward a strong and sustainable Ontario. The proposal is supported by the Provincial Policy Statement (PPS), 2020, as it encourages residential infill and intensification in built up areas where services exist to support the proposed development. A range and mix of residential and employment uses is recognized as contributing to healthy, livable and safe communities. The PPS also calls for densities that support active and public transportation. This proposal is consistent with all of these settlement area and urban infill policies.

As noted earlier, the subject lands is a site disturbed by past aggregate extraction activity, which extended from the shoreline to the adjacent rail spur line, and the site is in need of proper soil, vegetation and natural environment rehabilitation, and such rehabilitation is supported by the PPS policies of Section 2.5.3.

This proposal does not conflict with any part of the PPS.

Accordingly, the re-designation of the subject land is consistent with the PPS-2020, does not conflict with the GPNO (2011) and conforms with the purpose and intent of the Red Rock Official Plan; and is therefore desirable, would provide for appropriate development of the property, and constitutes good planning.

PART B – THE AMENDMENT

The Township of Red Rock Official Plan, as amended, is further amended as follows:

1. Schedule "A" Land Uses of the Official Plan is amended by removing certain lands, being part of Lot 4 Con 2 and identified as part of Pin No 62471-0535, and part of Township property Roll Number 5841-000000-410-00, located within the Settlement Area Boundary from the OPEN SPACE (OS), HAZARD LAND (HL) and INDUSTRIAL (M) designations, and placing these lands into the TOWNSITE RESIDENTIAL (TR) designation, all as shown on "Exhibit One" to and forming part of this Amendment;

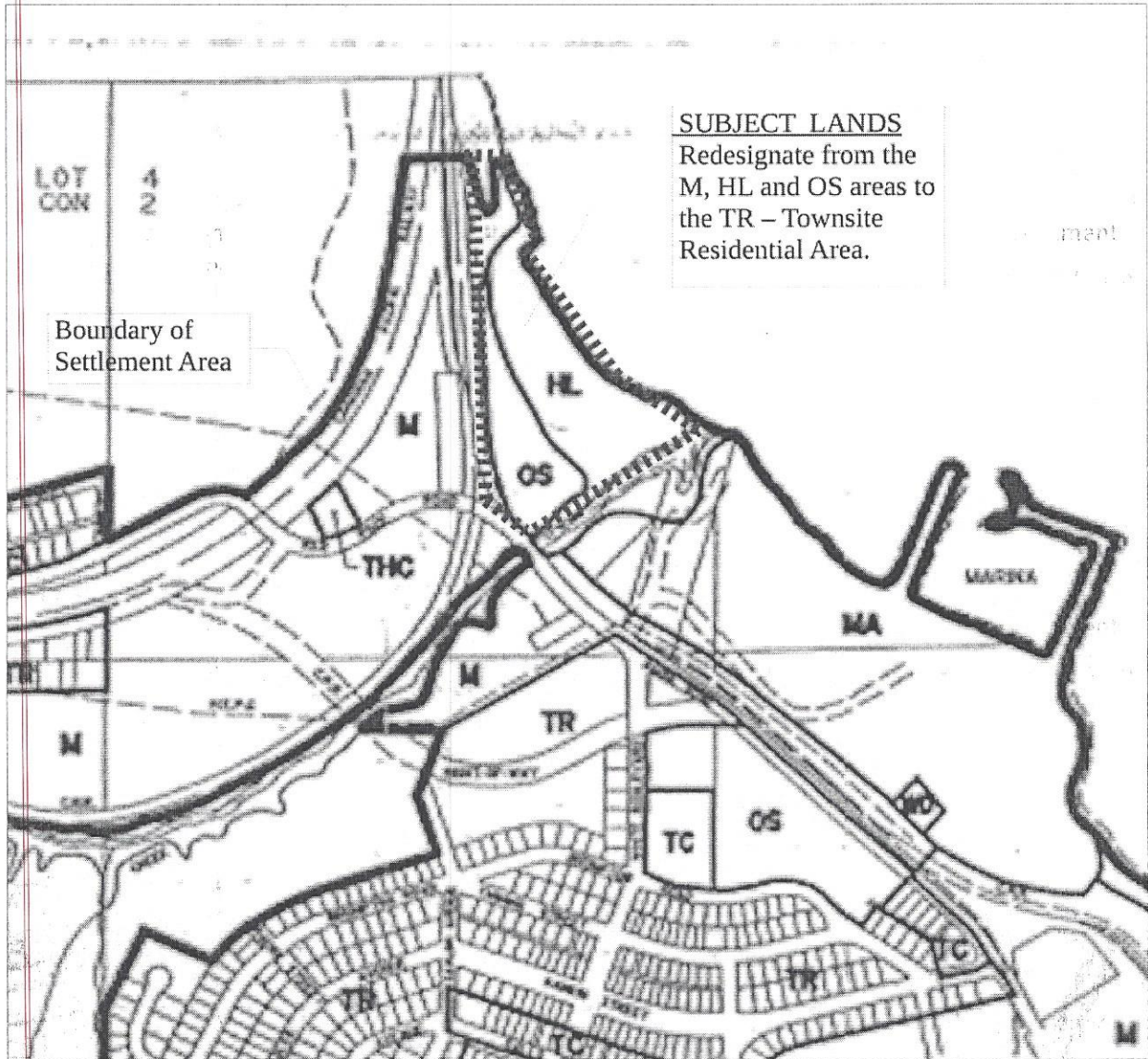
And

2. That paragraph two of policy 5.9.4 is deleted in its entirety and replaced by the following:

" All watercourses and lakes within the Municipality shall have a minimum 15 metre development setback. Due to the potentially erodible nature of the banks of the Big and Little Trout Creeks a larger minimum setback may be required, based on site-specific evaluation, to protect the riparian vegetation and soil stability. Other water courses may also have an additional setback established in the zoning by-law where site specific conditions warrant additional protection."

EXHIBIT ONE

The following map constitutes EXHIBIT ONE and forms and is part of Official Plan Amendment No. 2 to the Township of Red Rock Official Plan:



THE CORPORATION OF THE TOWNSHIP OF RED ROCK

BY-LAW 2020-1221

To amend By-Law 2013-1080 (The Zoning By-Law) of the Corporation of the Township of Red Rock (Highway 628 – Red Rock Road at Big Trout Creek)

WHEREAS authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend the Zoning By-law Number 2013-1080 of The Corporation of the Township of Red Rock.

AND WHEREAS in accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on September 28, 2020, and a public meeting was held on November 23, 2020 at which time Report No. 11/23/2020 by the (Chief Administrative Office) was considered.

AND WHEREAS Council may, in accordance with Section 36 of the Act, in a By-law passed under Section 34 of the Act, apply a holding symbol "H", in conjunction with any use designation, specify the use to which lands, buildings, or structures may be put at such time in the future as the holding symbol is removed by amendment to the By-law.

AND WHEREAS the holding provisions of the Act cannot be used unless Official Plan policies related to their use have been approved, and the Township of Red Rock Official Plan contains policies for using holding provisions.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF RED ROCK ENACTS AS FOLLOWS:

1. By-law 2013-1080 is amended by adding the following paragraph to it:

"ZBA-2020-04

(1) The following land in The Township of Red Rock, in the District of Thunder Bay:

Part of Lot 4, Concession 2, being part of Pin No. 62471-0535 located north of Highway 628, Township of Red Rock, identified in the Township Tax Roll as part of property number 5841-000000-410-00 and shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law,

is removed from the "OS"– Open Space and "EP"– Environmental Protection Zones, and is instead designated as part of the "LDR–H" Low Density Residential (One and Two Dwelling Units) Zone - Holding.

(2) The following land in The Township of Red Rock, in the District of Thunder Bay:

Part of Lot 4, Concession 2, being part of Pin No. 62471-0535 located north of Highway 628, Township of Red Rock, identified in the Township Tax Roll as part of property number 5841-000000-410-00 and

shown as "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law,

is removed from the "OS"– Open Space, "EP"– Environmental Protection and "HTC"– Highway/Tourism Commercial Zones, and is instead designated as part of the "MR–H" Multiple Residential (Multiple Dwelling Units) Zone - Holding.

(3) The "H" Holding Symbol shall not be removed from the lands until such time as:

- a) The owner has submitted a complete application form for approval of a plan of subdivision for the lands shown as "PROPERTY LOCATION 1" and "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law; and,
- b) Council has received appropriate documentation from the developer and is satisfied that this documentation satisfactorily addresses any and all environmental concerns regarding the subject lands.

(4) In addition to the General Regulations of Section 3 of the Zoning By-law, the following provision also applies to the subject lands:

- a) No removal of vegetation is permitted, nor is any site alteration permitted, except for minor testing or similar purposes.

(5) Notwithstanding the Provisions of Sections 5.1 and 6.1 Permitted Uses, until the "H" - Holding provision is removed, the permitted uses on the subject lands are any use existing at December 7, 2020."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended by OPA No. 2.

3. This By-law shall come into force and take effect upon the date when the approval of OPA No 2 is final.

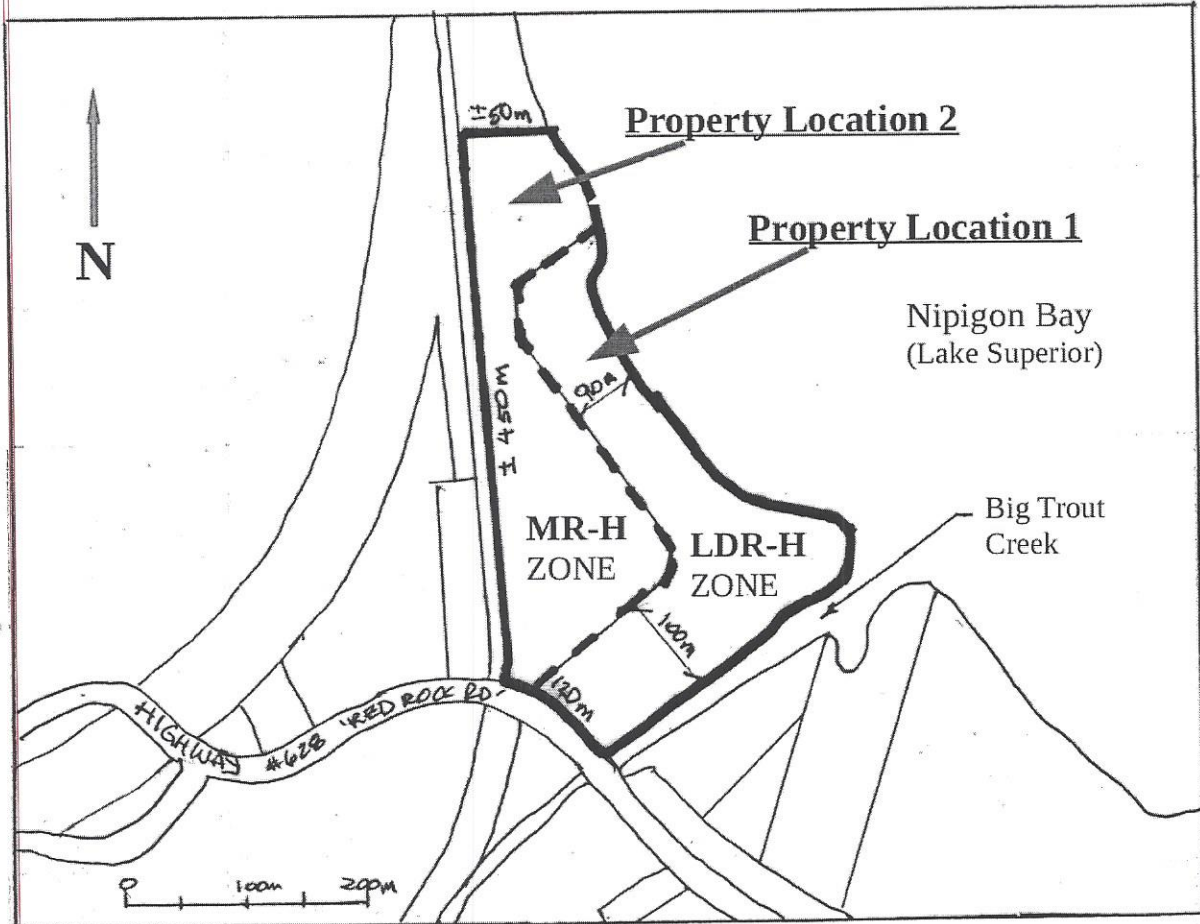
Read a first and second time this 7th day of December, 2020.

Read a third time and finally passed this 7th day of December, 2020.

Acting Mayor

Chief Administrative Officer/Clerk

EXHIBIT ONE
to
BY-LAW 2020-1221





THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD

Our File No.: SSB-10

October 29, 2020

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park 17th Floor
777 Bay Street
Toronto ON M7A 2J3

Dear Minister Clark:

Re: 2021 Rent Freeze

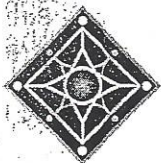
I am writing to you today, Minister, regarding the Rent Freeze that has been implemented for the 2021 year under *the Helping Tenants and Small Business Act, 2020*.

The District of Thunder Bay Social Services Administration Board (TBDSSAB) has passed the attached resolution, to call upon you to provide funding to offset revenue losses resulting from this Provincial policy change as it will result in a higher levy in 2021 to member municipalities than under current policy.

We appreciate the unprecedented situation that the COVID-19 pandemic has created and understand the Province of Ontario's efforts during these challenging times. However, the reduced rent revenue will leave non-profit housing providers with a lessened ability to cover operating cost increases in 2021. Service Managers, like the TBDSSAB, will be required to cover shortfalls experienced by funded non-profits. This shortfall will be passed on to member municipalities through the levy.

Last year, our member municipalities expressed serious concern to me regarding their ability to cover levy increases from District organizations due to the changes in Provincial policy and cost sharing arrangements that had been made. Adding another unexpected cost will only add to that concern.

I trust that this request will be accorded serious consideration and support.



THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD

Should there be any questions or clarification required regarding the Resolution, your staff should direct them to Bill Bradica, Chief Administrative Officer.

Sincerely,

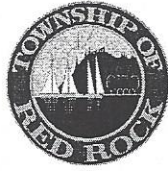
Lucy Kloosterhuis
Board Chair

WDB/gf

Sh...

Attachment: Resolution No. 20/75 TBDSSAB 2021 Rent Freeze

Copy to: His Worship Renald Beaulieu, Municipality of Greenstone
His Worship Erwin Butikofer, Municipality of Neebing
His Worship Rick Dumas, Town of Marathon
His Worship Kevin Holland, Township of Conmee
His Worship Robert Beatty, Township of Dorion
Her Worship Wendy Wright, Township of Gillies
His Worship John MacEachern, Township of Manitouwadge
His Worship Richard Harvey, Township of Nipigon
His Worship Jim Vezina, Township of O'Connor
Her Worship Lucy Kloosterhuis, Municipality of Oliver Paipoonge
His Worship Gary Nelson, Township of Red Rock
His Worship Dave Hamilton, Township of Schreiber
Her Worship Wendy Landry, Township of Shuniah
His Worship George Davis, Township of Terrace Bay
His Worship Bill Mauro, City of Thunder Bay
Kim Brown, Representative, Territory Without Municipal Representation
Wendy Landry, President, Northwestern Ontario Municipal Association
Graydon Smith, President, Association of Municipalities of Ontario
Dan McCormick, President, Ontario Municipal Social Services Association
William (Bill) Bradica, Chief Administrative Officer



Chief Administrative Officer Report

Period: Nov 16, to December 7, 2020

ACTION FROM PREVIOUS MINUTES:

GENERAL INFORMATION

- a) Intern Director of Corporate Services Juhani Pulkkinen has been engaged with all departments in relation to assumptions to budget process going forward and providing the 2021 budget templates for consideration, review and input/modification. We will embark on a five-year financial plan where 2022-2026 will be a working document in progress.
- b) Working with local scrap yard dealer to dispose of old rails along Baker Rd and the placement of the flat bed rail car as a bridge over Baker road leading to the Marina/Park grounds. The research conducted by our Co-Public Works Superintendent and his two inquires have estimated that \$80 to about \$100 a ton on high carbine steel. Therefore, it is estimated that the Township would receive about \$10,000.00 for the rails. The company has the equipment and will remove at their cost and transport. An agreement will be drafted specifying the particulars.
- c) Our east coast candidate for the Director of Operations interview through Zoom will be arranged in later part of December with the remainder in early January 2021.
- d) Have register Acting Mayor D. Robinson and CAO Headrick to attend the virtual ROMA AGM in Jan 2021. Have requested three Minister meetings. Infrastructure, E,MNDM and Economic Development & Job Creation.
- e) Reached out to Cascade again to encourage the transfer of their property to the township. Was informed that this process will be worked on during the week of November 16, 2020. Have followed up but no response to date.
- f) Working collectively with Wendy Ferris, Castle Real State, Thunder Bay to provide market value pricing of three Township properties.

- g) Continue to work closely with Limestone Partners on the Red Rock All-season Tourism Action Plan. We are continuing to explore business investment opportunities and more discussion will follow.
- h) Have reached out to all Ministries in relation to our five applications submitted for review and approval. CDO Internship, Community Marketing Internship, RV PARK Business Plan, Township of Red Rock Strategic Plan, Recreation Centre, Brompton/Newton Road Revitalization and presently reviewing and submitting an application for \$100,000.00 allocated to the Township from the COVID-19 Resilience Infrastructure Stream: Local Government In-take.
- i) Have received another interested party in relation to the operation of the bowling alley. Will need to confirm commitment before approaching the Bowling Alley League.
- j) Administration staff have done well with the new MuniSoft software transition. I will be reaching out to the MuniSoft representative for an update.
- k) Will be working collectively with Grant Match to take advantage of potential grant opportunities available to us. We have had two discussions to-date. More will follow with new influx of federal and provincial initiatives in 2021.
- l) OCWA Project Manager, Jose Casel and HATCH Engineering working collectively to determine status level and get Ministry of Environment approval going forward. Hopefully we will receive confirmation by new year. Unfortunately, the application to the Ministry was not forward in 2017 according to the Ministry of Environment.
- m) The discussions with Infrastructure Canada (INFC) and the province on funding of a new SCADA proposal for the Water Treatment plant is in progress. The proposal submitted has been forward for consideration. Our OCWA Project Manager Jose' Cassel is leading the discussion going forward. We have had no insight as to approval to date from our funding partners.
- n) Administration will need to factor in the 2021 budget the review and update to our Official plan and Zoning by-law. Areas such as Sea Cans for residential storage and Small Homes will be some areas to review.
- o) Have reached out to the Ontario Liquor Board to purchase the property on Sal's Street. The rational if the Municipal Offer is accepted in early 2021 would be to combine both properties (Vault). Then sell to a developer to have a commercial building constructed. The tear down of the Vault,

because it is not structurally sound and too costly to repair, would be a requirement. The Township could consider waiving the tipping fees to provide an incentive to a developer.

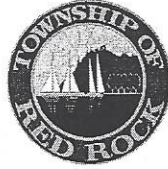
- p) Have reached out to Enbridge for a \$2,000.00 donation for the purchase of two portable radios for the fire department. The request has been approved and we are just waiting for a cheque. This will give our fire department 10 portables. The condition that one of these radios could be used on the activation of the EOC if an emergency declaration is declared by the Township. Allows for direct communication between site management and the EOC.
- q) Due to the increase of COVID-19 in the district and for the safety and wellbeing of our staff, the entry into the Township Office as of December 7, 2020 will be by appointment only. Pre-screening by staff will be a requirement. Management will monitor the district COVID-19 and apply additional measures if required.

"Adopting the right attitude can convert a negative stress into a positive one".

Hans Selye

Respectfully,

Albert Headrick
CAO/Clerk



To: Acting Mayor & Council

From: CAO Albert Headrick

Date: Dec 7, 2020.

Subject: Filling a Council Vacancy

Enclosed for your perusal is the Municipal Act requirements for filling a vacancy.

Municipal Act 2001,

Sec 259 (1) Vacant Seat. The office of a member of council of a municipality becomes vacant if the member;

- a. Becomes disqualified from holding the office of a member of council under Section 256, 257, 258, (not applicable)
- b. Fails to make the declaration of office before the deadline in Section 232;
- c. Is absent from the meetings of council for three successive months without being authorized to do so by resolution of council.
- d. Resigns from his or her office and the resignation is effective under Section 260;
- e. Is appointed or elected to fill any vacancy in any other office on the same council.
- f. Has his or her office declared vacant in any judicial proceeding
- g. Forfeits his or her office under this or any other Act; or
- h. Dies, whether before or after accepting office and making the prescribed declarations.

Section 260 (1) Resignation of member; A member of council of a municipality may resign from office in writing filed with the clerk of the municipality.

- Filed at the Township Office by letter of resignation Friday November 13, 2020. (*Reason health*).

Section 262 (1) Declaration; If the office of a member of a council becomes vacant under **Section 259** the council shall at its next meeting declare the office:

- to be vacant (except if the vacancy occurs as a result of a death of a member the declaration may be made at either of its next two meetings).

Section 263 (1) Filling of Vacancies; If a vacancy occurs in the office of a member of council, the municipality shall, subject to this section,

- a. Fill the vacancy by appointing a person who has consented to accept the office if appointed; or
- b. Require a by-election to be held to fill the vacancy in accordance with Section 65 under Municipal Election Act, 1996.

Section 263 (5) Rules applying to fill vacancies; The following rules apply to filling vacancies;

1. Within 60 days after the day of declaration of vacancy is made with respect of the vacancy under section 262, the municipality shall,
 - (i) Appoint a person to fill the vacancy under subsection (1) to (4),
 - or
 - (ii) Pass a by-law requiring a by-election be held to fill the vacancy under subsection (1)
2. Despite paragraph 1, if a court declares an office to be vacant, the council shall act under subsection (1) or (4) within 60 days after the day the court makes its declaration.
3. Despite subsection 91) to (4), if a vacancy occurs within 90 days before voting day of a regular election, the municipality is not required to fill the vacancy.

Section 264 Term - A person appointed or elected to fill a vacancy under section 263 shall hold office for the remainder of the term of the person, he or she replaced.

Albert Headrick
CAO/Clerk
Township of Red Rock
42 Salls St., P.O. Box 442
Red Rock, ON. P0T 2P0
cao@shawbiz.ca
Bus: (807) 886-2245
Cell: (807) 356-0640



It's Our Time

Our
Hearts
at Home 
Cardiovascular Campaign



November 25, 2020

Township of Red Rock
42 Salls St. P.O. Box 447
Red Rock, ON POT 2P0
Attn: Albert Headrick

Dear Albert,

Imagine being told you have blockages in your coronary arteries and that you require surgery imminently to save your life. A scary enough thought by itself, isn't it? Now imagine being told you need to travel over 1,500 kms away from home to obtain this life-saving surgery, potentially without the support of family or friends. Suddenly the entire process seems completely overwhelming. Luckily, this situation will soon be a thing of the past as vascular surgery is now available in Northwestern Ontario with cardiac (i.e. bypass) surgery on its way soon. For approximately 1,000 patients a year, these types of surgeries will provide closer-to-home access to life- and limb-saving care. As you may guess, these surgeries require incredibly specialized medical equipment; things like a heart-lung machine that keeps a patient alive while their heart is stopped in surgery.

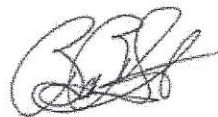
We need your help to ensure this cardiovascular surgery program can help residents from your community. Best of all, it can be done for only dollars per household when you commit to a 5-year pledge period (see next page). Our goal is to raise at least \$14M, which is no small task. We hope your community will join us in this historical addition to healthcare.

Should you require more information or any clarification please do not hesitate to contact Terri Hrkac at the Thunder Bay Regional Health Sciences Foundation by phone at (807) 684-7109 (direct line) or by e-mail at hrkact@tbh.net. Alternatively, we may also be reached at the contact information listed below. Together, we're Healing Our Hearts at Home.

Sincerely,



Mayor Wendy Landry
Cabinet Member
Our Hearts At Home Cardiovascular Campaign
(807) 626-6686
wlandry@shuniah.org



Barry Streib
Director
Thunder Bay Regional Health Sciences Foundation
(807) 632-1271
barrys@tbaytel.net

P.S. We both volunteered to raise funds for the Our Hearts At Home Cardiovascular Campaign because we believe so strongly in the impact of this surgical program for our families, our neighbours, and perhaps, even, ourselves. Please join us in making cardiovascular surgery a reality in Northwestern Ontario. Thank you.



Thunder Bay Regional
Health Sciences
Foundation

Together, we're Healing Our Hearts at Home.

980 Oliver Rd.
Thunder Bay, ON
P7B 6V4 Canada

Tel: 807-345-4673
info@healthsciencesfoundation.ca
OurHeartsAtHome.ca



It's Our Time

Our
Hearts
at Home
Cardiovascular Campaign



For the Township of Red Rock:

Approximate # of Households: 444			
Total Donation Amount	Length of Pledge	Approx. Total Amount per Household	Approx. Amount per Household (per year)
\$5,000	5 Years	\$11.26	\$2.25
\$10,000	5 Years	\$22.52	\$4.50

Other communities that have already generously given include:

- Municipality of Shuniah \$10,000
- Township of Terrace Bay \$10,000
- Town of Rainy River \$10,000
- Municipality of Greenstone \$10,000
- Township of Dorion \$500
- Township of Dawson \$5,000
- Township of LaVallee \$5,000



Together, we're Healing Our Hearts at Home.

980 Oliver Rd.
Thunder Bay, ON
P7B 6V4 Canada

Tel: 807-345-4673
info@healthsciencesfoundation.ca
OurHeartsAtHome.ca

Albert Headrick

From: events@amo.on.ca
Sent: Monday, November 30, 2020 1:59 PM
To: Albert C. Headrick
Subject: Transaction Confirmation

Transaction Confirmation
200 University Avenue, Suite 801, Toronto, ON, M5H 3C6

Dear Albert of Township of Red Rock,

A transaction has been made on our website using your log-in credentials. The details of this transaction are below. If you did not make this transaction please contact events@amo.on.ca as soon as possible to cancel. If this is a valid transaction an official confirmation and receipt will be sent to you shortly. If this is a valid transaction an official confirmation will be sent to all individuals registered. Thank you for your support of our educational programming.

Order Number: 82308
Order Date: Nov 30, 2020 1:49 PM
Bill To: Albert C. Headrick
Order Total: 904.00
Payment Method: Visa (ROMA) *****0910
Name on Card: Albert Headrick

Item	Price	Qty	Total
2021 ROMA AGM and Annual Virtual Conference - Darquise Robinson <i>When:</i> Jan 25, 2021 - Jan 26, 2021 <i>Where:</i> Virtual Event Canada <i>Registration option:</i> Jan 25, 2021 9:00 AM - Virtual Conference Registration	400.00	1	400.00
2021 ROMA AGM and Annual Virtual Conference - Albert C. Headrick <i>When:</i> Jan 25, 2021 - Jan 26, 2021 <i>Where:</i> Virtual Event Canada <i>Registration option:</i> Jan 25, 2021 9:00 AM - Virtual Conference Registration	400.00	1	400.00
	Item Total		800.00
	Shipping		0.00
	Handling		0.00
	Tax		104.00
	Item Grand Total		904.00
	Transaction Grand Total		904.00