

CORPORATION OF THE TOWNSHIP OF RYERSON

REGULAR MEETING AGENDA

January 12, 2021 AT 6:00 P.M.

THIS WILL BE AN ELECTRONIC MEETING via Zoom or Phone

Members of the Public must register with the Ryerson Township Clerk's Office prior to the meeting for electronic attendance. So that the electronic meeting access information can be provided, upon request.

Meeting will be recorded

1. CALL TO ORDER

- 1.1 Attendance, roll call: electronic, late attendees
- 1.2 Announcement: This meeting is being recorded

2. ADOPTION OF MINUTES

- 2.1 Resolution to adopt special and regular meeting minutes from December 15, 2020

3. DECLARATION OF PECUNIARY INTEREST (And General Nature Thereof)

4. DELEGATION AND PRESENTATIONS

- 4.1 Harold Elston: Annual report
- 4.2 Jack Marshall and Amy Marshall re: Consent Application B-028/20, Staff Report (Resolution)

5. BUSINESS ARISING

- 5.1 Birchwood Camp proposed road closing, 422 Lakeview Drive, Staff Report (Resolution)

6. REPORTS

- 6.1 PUBLIC WORKS: Road Department up-dates
- 6.2 CLERK: 2021 Contracts, Council Orientation

6.3 COUNCIL MEMBERS:
Mayor Sterling: Eastholme

7. COMMUNICATION ITEMS

- Joint Building Committee Statistics

8. BY-LAWS

- By-law # 01-21 to impose a penalty charge for non-payment of current taxes
- By-law # 02-21 to impose an interest charge for non-payment of tax arrears
- By-law # 03-21 to provide for interim taxes
- By-law # 04-21 to confirm the meetings of Council

9. CLOSED SESSION (if required)

10. IMPORTANT DATES

Special Meeting January 19, 2021: 10:00 a.m. via Zoom
Regular Meeting: February 2, 2021: 6:000 p.m.
Regular Meeting February 16, 2021: 6:00 p.m.

11. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF RYERSON

SPECIAL COUNCIL MEETING

MINUTES

December 15, 2020

A special meeting of Council was held Tuesday December 15, 2020 at 5:30 p.m., for a Closed Meeting, pursuant to the Municipal Act 2001, c. 25, Section 239 (2) (d) as the subject matter being considered is regarding labour relations or employee negotiations; the general nature of the closed meeting is to discuss: human resources matters.

Members of Council were notified of this special meeting by e-mail on December 10, 2020 and by receiving the agenda with the regular meeting package on Friday December 11, 2020. The public was notified by the posting of this agenda on the website December 10, 2020.

Council attendance in person: Mayor George Sterling, Councillors Barbara Marlow, Penny Brandt and Delynne Patterson. Electronic attendance: Councillor Celia Finley.

Staff attendance in person: Nancy Field, Brayden Robinson and Judy Kosowan.

DECLARATION OF PECUNIARY INTEREST: None declared

Mayor Sterling opened the special meeting at 5:30 p.m. A resolution was adopted to move to a closed session at 5:31 p.m.

Council returned to the open meeting at 5:46 p.m. and then adjourned the special meeting.

RESOLUTION:

Moved by Councillor Brandt, seconded by Councillor Marlow be it resolved that we move to a closed session at 5:31 p.m., pursuant to the Municipal Act 2001, c. 25, Section 239 (2) (d) as the subject matter being considered is regarding labour relations or employee negotiations; The general nature of the closed meeting is to discuss: human resources matters.

CLOSED MEETING

Council moved to a closed meeting at 5:31 p.m. Council discussed the matter it was permitted to under the resolution authorizing the public exclusion. The CAO/Clerk/Deputy Treasurer will proceed with direction given in the closed meeting. Council returned to the open meeting at 5:46 p.m.

ADJOURNMENT

The meeting adjourned at 5:47 p.m.

MAYOR

CLERK/DEPUTY CLERK

**CORPORATION OF THE TOWNSHIP OF RYERSON
REGULAR COUNCIL MEETING
MINUTES**

December 15, 2020

The regular meeting of Council of the Corporation of the Township of Ryerson was a combined in person/electronic meeting held at the Arena, located at 220 Centre Street in Burks Falls on Tuesday evening December 15, 2020 at 6:00 p.m.

Mayor George Sterling called the meeting to order at 6:00 p.m. Attendance was announced and it was noted that the meeting is being recorded.

Council members attending in-person: George Sterling, Barbara Marlow, Delynne Patterson, Penny Brandt.

Council member attending electronically: Celia Finley.

Staff in attendance in person: Dave McNay, Nancy Field, Brayden Robinson, Judy Kosowan.

Presenter attending electronically: Chris Bevan, Kennedy Insurance.

Public in attendance in person: Judy Ransome, Joe Robson, Paul Van Dam.

Public attending electronically: John Finley.

Notice of this meeting was posted on the website.

ADOPTION OF MINUTES

Minutes from the regular meeting December 1, 2020 were adopted as circulated, on a motion moved by Councillor Marlow, seconded by Councillor Finley. (Carried)

DECLARATION OF PECUNIARY INTEREST:

Councillor Brandt provided a signed written statement: "I, Penny Brandt declare an interest in item # 6.1 titled "Delegations" because of a perceived interest or the reason that the adjoining land owners to the unopened road allowance to the delegate, is my siblings. I make this Declaration in accordance with Section 5.1 of the Municipal Conflict of Interest Act."

BUSINESS ARISING

Fire Chief Dave McNay attended to discuss a report prepared by John Wilson regarding the completion date of the Air Compressor Project 2020 at the fire hall. A resolution was adopted as noted below.

PRESENTATION:

Chris Bevan from Kennedy Insurance attended the meeting via Zoom to present the 2021 insurance renewal. Changes to the insurance program were reviewed and program options were outlined. Premium increases were also discussed. Council would like further information on cyber security insurance.

Concern was raised about the insurance claim resulting from water damage to the municipal building and the timeline for completion of the restoration. Mr. Bevan will have a report prepared for a future meeting.

DELEGATIONS:

Councillor Brandt was excused for the next item of business and left the room at 6:38 p.m. as per the above noted declaration.

Joe Robson from 422 Lakeview Drive attended to ask Council about the possibility of closing a road allowance adjacent to his property. Deputy Clerk Nancy Field provided Council with information regarding the procedures for road closings. Council requested that further information about this proposal be brought forward to a future meeting.

Councillor Brandt returned to the room at 6:47 p.m.

Paul Van Dam attended the meeting to express his opinion on a resolution adopted at the November 17, 2020 Council meeting regarding an orientation meeting with a facilitator to educate members on conflict resolution.

REQUEST FOR PROPOSAL:

Eight proposals were received and evaluated for website design, hosting and support. OSIM Interactive was selected and a resolution was adopted as noted below.

STAFF REPORTS

TREASURER: Council received a staff report outlining up-dates to the draft procurement by-law considered by Council at the meeting November 9, 2020. The by-law was adopted by Council.

CLERK: Council received a draft proposal for a building addition to provide for a larger meeting room under the ICIP COVID-19 Resilience Infrastructure Stream program. Council was not supportive of the proposal due to the cost. Council would like a proposal for improved air handling in the municipal offices, submitted under this program.

COUNCILLOR REPORT(S)

Councillor Patterson highlighted the 2021 ACED Department Work Plan. Several questions were asked and responses will be provided.

Mayor Sterling and Councillor Patterson reported on the Regional Fire Committee meeting. The municipalities agreed to renew the Training Officer's contract for another three year period with the cost shared equally among the five participating fire departments.

GENERAL CORRESPONDENCE

- Burks Falls and District Historical Society: December 7, 2020 meeting minutes
- Joint Building Committee: Building Statistics
- East Parry Sound Veterinary Service Committee: March 25, 2020 meeting minutes

BY-LAWS

- By-law # 34-20 governing procurement policies and procedures
- By-law # 35-20 to confirm the meetings of Council.

RESOLUTIONS

Moved by Councillor Marlow, seconded by Councillor Finley be it resolved that the minutes from the regular meeting December 1, 2020 be adopted as circulated. (Carried)

Moved by Councillor Brandt, seconded by Councillor Patterson be it resolved that Ryerson Township Council has considered the completion date for the air compressor project at the fire hall, Council will charge the penalty clause against the invoice from Trans Canada Safety for the seventeen-day period from November 10, 2020 until the completion date of November 27, 2020 at the rate of \$250.00 per day for a total of \$4,250.00 (pre-tax). (Carried)

Moved by Councillor Finley, seconded by Councillor Brandt be resolved that Ryerson Township Council accept the quotation for the for 2021 Insurance renewal in the amount of \$66,104.00 plus applicable taxes. (Carried)

Moved by Councillor Patterson, seconded by Councillor Marlow be it resolved that Ryerson Township Council agree to enter into a contract with OSIM Interactive for Website Design, Hosting and Support services. (Carried)

Moved by Councillor Finley, seconded by Councillor Patterson be it resolved that leave be given to introduce a Bill # 34-20, being a By-law governing procurement policies and procedures and further; That By-Law # 34-20 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 15 day of December, 2020. (Carried)

Moved by Councillor Patterson, seconded by Councillor Marlow be it resolved that Ryerson Township Council support the submission of an application for funding from the ICIP COVID-19 Resilience Infrastructure Stream program. (Carried)

Moved by Councillor Brandt, seconded by Councillor Marlow be it resolved that leave be given to introduce a Bill # 35-20, being a by-law to confirm the meetings of Council and further; That By-Law # 35-20 be read a First, Second, and Third time, Signed and the Seal

of the Corporation affixed thereto and finally passed in Council this 15 day of December, 2020. (Carried)

Moved by Councillor Finley, seconded by Councillor Patterson be it resolved that we do now adjourn at 7:45 p.m. The next regular meeting is scheduled for January 12, 2021 at 6:00 p.m. (Carried)

MAYOR

CLERK/DEPUTY CLERK

ABEYANCE REGISTER

Updated December January 4, 2021

September 8, 2020 meeting:

- By-law enforcement: agenda item in February 2021

October 6, 2020 meeting:

- Cathy Still EMS Committee: December 9, 2020, Mayor Still provided the following e-mail response: *Hi Judy, there was a discussion about looking at Terms of Reference and funding model, it was decided to look at it closer to budget time or after, other members did not see any other than the models we have to change. Thanks Cathy*

December 1, 2020:

- Contact Armour regarding Scott Aitchison's attendance at the Tri-Council meeting in February 2021: Armour has arranged to meet with Mr. Aitchison at their January 26th council meeting, and in addition, Mr. Aitchison will attend the tri-council meeting via Zoom

Contracts to expire:

- July 6, 2021 meeting: Engineer of Record contract expires November 5, 2021
- August 10, 2021: Office Cleaning/Gardening services contract expires December 31, 2021
- August 10, 2021: Auditor Appointment expires December 31, 2021

CORPORATION OF THE TOWNSHIP OF RYERSON

LIST OF PROPOSED RESOLUTIONS

FOR COUNCIL MEETING: January 12, 2021

Item # 2.1 on Agenda Move by Councillor Patterson Seconded by Councillor Finley

Be it resolved that the minutes from the special meeting December 15, 2020 and regular meeting December 15, 2020 be adopted as circulated.

Item # 4.2 on Agenda Moved by Councillor Brandt Seconded by Councillor Marlow

That Ryerson Township Council does not recommend approval of the Consent Application B-028/20 Part of Lot 6, Concession 3 (2385253 Ontario Inc.), because the request for consent does not conform to the Official Plan, Section Number 4.1.4, by virtue of the prior division of the lot in 2019.

Item # 5.1 on Agenda Moved by Councillor Marlow Seconded by Councillor Finley

Be it resolved that Ryerson Township Council are in support of the road closing application from Joe Robson, Birchwood Camp (Lot 16 Con 12). All legal fees and other expenses to be paid by the applicant.

Item # 8 on Agenda Moved by Councillor Finley Seconded by Councillor Brandt

Be it resolved that leave be given to introduce a Bill # 1-21, being a By-law to impose a penalty for non-payment of current taxes and further; That By-Law # 1-21 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 12th day of January, 2021.

Item # 8 on Agenda Moved by Councillor Patterson Seconded by Councillor Brandt

Be it resolved that leave be given to introduce a Bill # 2-21, being a By-law to impose interest for non-payment of tax arrears and further; That By-Law # 2-21 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 12th day of January, 2021.

Item # 8 on Agenda Moved by Councillor Brandt Seconded by Councillor Marlow

Be it resolved that leave be given to introduce a Bill # 3-21, being a By-law provide for an interim tax levy for 2021 and further; That By-Law # 3-21 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 12 day of January, 2021.

Item # 8 on Agenda Moved by Councillor Finley Seconded by Councillor Patterson

Be it resolved that leave be given to introduce a Bill # 4-21, being a By-law to confirm the meetings of Council and further; That By-Law # 4-21 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 12th day of January, 2021.

Item # 11 on Agenda Moved by Councillor Marlow Seconded by Councillor Patterson

Be it resolved that we do now adjourn at _____. The next regular meeting is scheduled for February 2, 2021 at 6:00 p.m.

January 12, 2021

SENT BY EMAIL TO: CLERK@RYERSONTOWNSHIP.CA

Judy Kosowan, Clerk
Township of Ryerson
28 Midlothian Road
Burks Falls, ON P0A 1C0

Dear Ms. Kosowan:

Re: Report of the Integrity Commissioner

Please accept this letter, as my report to Council on my activities as the Township's Integrity Commissioner, since the date of my appointment.

Role of the Integrity Commissioner

As you know, as of March 1, 2019, all municipalities in Ontario were required to have a Code of Conduct for Members of Council and Local Boards, and to appoint an Integrity Commissioner. I am pleased to report that the Township of Ryerson was in full compliance with these new obligations.

As your Commissioner, I am responsible for performing in an independent manner the functions assigned to me by the Township, with respect to any or all of the following:

1. The application of the code of conduct for members of council and the code of conduct for members of local boards.
2. The application of any procedures, rules and policies of the municipality and local boards governing the ethical behaviour of members of council and of local boards.
3. The application of sections 5, 5.1 and 5.2 of the *Municipal Conflict of Interest Act* to members of council and of local boards.
4. Requests from members of council and of local boards for advice respecting their obligations under the code of conduct applicable to the member.
5. Requests from members of council and of local boards for advice respecting their obligations under a procedure, rule or policy of the municipality or of the local board, as the case may be, governing the ethical behaviour of members.
6. Requests from members of council and of local boards for advice respecting their obligations under the *Municipal Conflict of Interest Act*.

7. The provision of educational information to members of council, members of local boards, the municipality, and the public about the municipality's codes of conduct for members of council and members of local boards and about the *Municipal Conflict of Interest Act*.

Advice and Inquiries

In my tenure as your Commissioner, I have received three requests for advice, and four formal complaints against Members of Ryerson Township Council.

The requests for advice were regarding Code of Conducts or related matters, while the complaints concerned breaches of the Code of Conduct, including the improper use of the influence of office, conduct at meetings, conduct respecting others, and conduct respecting staff and officers.

Education

I attended and presented my program "Codes, Conflicts & Commissioners" at the November 5, 2019 Council meeting, where we discussed the roles and responsibilities of Council, the Code of Conduct, the *Municipal Conflict of Interest Act*, as well as my role as your Integrity Commissioner.

Commissioner's Message

I was first appointed as a municipal Integrity Commissioner in 2011. Over the past decade, it has been my experience that the role of Commissioners is now widely accepted as a necessary and helpful resource to members of council and local boards, and a valuable safeguard of the public's trust in municipal government.

To sustain a healthy local democracy, it is vitally important that there be rules governing conflicts of interest, the preservation of confidential information, the receipt of gifts and hospitality and the manner in which elected officials treat one another, municipal staff and members of the public. The rules are sometimes difficult to interpret and it is the job of the Commissioner to assist members in their application. When a person believes that there has been a contravention of a rule, it is equally important that there be someone whom they can complain to who has an independent ability to conduct an inquiry and report to Council.

If I might, I would like to highlight two fundamental components of my position. First, as the Township's Integrity Commissioner I am an independent appointee, taking my direction from the province through the *Municipal Act, 2001*. Second, when I have completed an inquiry, I report and make recommendations to Council. While I strive to conduct a fair inquiry and make balanced recommendations, the ultimate decision as to any sanction of a Member of Council lies with Council.

H.G. ELSTON

Barrister & Solicitor | Integrity Commissioner

I would also take a moment to address Justice Marrocco's Report on the Collingwood Inquiry, which was delivered November 2, 2020. With 306 recommendations in almost 1,000 pages, the Judge carefully reviews the powers and the limitations of municipal Councils. Moving forward, based on Justice Marrocco's recommendations, we may see refinement of the roles of the Mayor and CAO (6-year terms), the Integrity Commissioner (5-year terms), and a requirement that Councillors annually disclose all private financial interests, similar to other elected officials, provincially and federally.

Councillors are ultimately reminded of your obligations to your municipalities, to your Code of Conduct, and your duties to create clear, separate distinctions between elected representatives and impartial public service, remaining competitive, open, and honest in your capacities as leaders.

I deliver this report in the midst of the most difficult of times, but with a renewed faith in the ability of local governments to meet and overcome circumstances unthinkable only ten months ago, inventing and embracing new ways of ensuring the pillars of an open, accountable and transparent government survive and flourish.

Yours very truly,

A handwritten signature in black ink, appearing to read 'H.G. Elston', with a long horizontal line extending to the right.

H.G. Elston



Staff Report

To:	Ryerson Township Council
From:	Deputy Clerk
Date of Meeting:	January 12, 2021
Report Title:	Road Closing – Robson
Report Date:	January 4, 2021

Recommendation:

Direction from Council required.

Option 1: That Ryerson Township Council authorize staff to proceed with the road closing process.

Option 2: That Ryerson Township Council do not wish to proceed with the closing of the road allowance between Lots 16 and 17, Concession 12, formerly known as Wardell Road.

Purpose/Background:

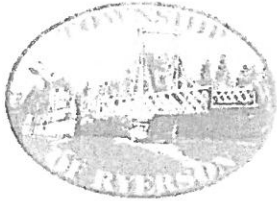
At the December 15, 2020 meeting, Council received a request for a road closing from Mr. Joe Robson, 422 Lakeview Drive.

Council asked for more information on the property and members of council planned to visit the site.

Birchwood Camp has operated for many, many years. Mr. Robson purchased the property in 2008. In 2006 the previous owner approached Council to inquire about closing the road allowance. Council did not proceed with the road closing as stated in a letter to the owner at the time: "Council did not want to close off an access to the lake that the municipality may wish to open in the future (there are no plans to open this road allowance at this time)."

In 2012 Mr. Robson installed a gate on the road allowance as the driveway into the camp is believed to be situated on the road allowance, and Council requested that the gate be taken down and it was removed.

The Deputy Clerk's Staff report December 15, 2020 provided general information on road closing procedures.



Staff Report

To:	Ryerson Township Council
From:	Deputy Clerk Nancy Field
Date of Meeting:	December 15, 2020
Report Title:	Road Closing Procedures
Report Date:	December 9, 2020

Recommendation:

Received for Information Purposes. Council direction required.

Purpose/Background:

You have a request to close a road allowance from Mr. Robson from Birchwood Camp on Lake Cecebe, 422 Lakeview Drive. Mr. Robson will be attending the meeting in person. Attached are copies of maps indicating the location of the road allowance and surrounding properties.

Road Closings are governed by Section 34 of the Municipal Act. It is a lengthy public process.

The Township has done 10 road closings since 1994, two of those closed road allowances on water.

Attached is an excerpt from our Official Plan Section 3.18 regarding closing road allowances.

Also attached is a copy of the Road Closing Procedures established in 2011.

To: Ryerson Council

My name is Joe Robson and I would like to address council and to be added to the agenda for the December 15th meeting.

In particular, I'm interested in applying to close the road allowance at the south end of my property known as Birchwood Camp, located at 4822 Lakeview Drive, East. in Ryerson.

The road allowance is the ONLY access to my property and for health requirements I require controlled access to my seasonal, commercial property.

Regards

Joe Robson
Birchwood Camp - 4822 Lakeview Dr
[REDACTED]

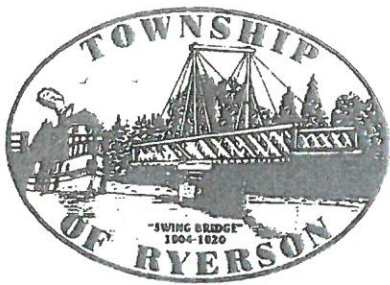
3.18 Transportation

Transportation in the Township is dependant on a network of roads supplemented by a system of recreational trails. It is the intent of Council to ensure that the transportation needs of the Township are accommodated, within the financial capabilities of the Township, through the maintenance of a safe and efficient transportation system. The Township road system consists of one Secondary Provincial highway and a local road system. The Municipality recognizes the importance of Highway 520, and supports the development and land division policies of the Ministry of Transportation. No unopened road allowances will be opened by the Township, unless an individual requests that a road allowance be opened and the road is opened at the individual's expense.

By-laws may be passed to stop up and sell road allowances to abutting owners provided:

- i) the portion of the road allowance to be closed has no present or foreseeable future municipal use for public travel, public waterfront area, public access and portage, or any other Municipal purpose;
- ii) the portion of the road allowance to be closed does not abut or provide access to significant fish spawning areas, wildlife habitat or other environmentally significant features as identified by the Ministry of Natural Resources;
- iii) the portion of the road allowance to be closed does not contain significant historical or cultural features; and,
- iv) only the portion of the road allowance above the controlled or normal high water mark is conveyed out of public ownership.

Road allowances leading to water should not be conveyed out of public ownership. Exceptions may be considered where appropriate lands are available as alternative access to the water or the road allowance to be closed cannot provide reasonable access to the water.



28 Midlothian Road, R.R. No. 1, BURK'S FALLS, ONTARIO P0A 1C0
705-382-3232 • Fax 705-382-3286 • admin@ryersontownship.ca
www.ryersontownship.ca

Adopted by Council August 16, 2011

ROAD CLOSING PROCEDURES

Under provisions of the Municipal Act, the Township of Ryerson is the owner of all crown road allowances reserved within its boundaries except those which have been closed and sold into private ownership or provincial highways. The same Act sets out procedures and legal requirements in cases where the Township is willing to close and sell a particular part of the road allowance to a private individual. This procedure includes:

1. Required public advertising of the proposal and the holding of a public meeting. Council is not permitted to close a road allowance where that would cut off access to any property unless there is other public access. When it sees any possible future public use, Council normally refuses.
2. In the case where more than one privately owned property borders on the piece of road allowance, the Township has a legal obligation to offer one half of the road allowance to each neighbouring owner at a set price before it is legally entitled to sell the whole of the road allowance to either one of them.
3. Other than the above right to be offered the chance to purchase all or part of adjoining road allowance before it is sold to someone else, the closure and sale of road allowances is entirely at the discretion of Council. No one has a right to demand the closure or sale of road allowance. Council has absolute discretion in fixing the price at which any portion of road allowance will be offered for sale; although, Councils have tried to be consistent when dealing with similar pieces of road allowances in the past.
4. Where Council receives objections during the public notification process:
 - (a) It may attach conditions to the closure such as granting a right-of-way to a neighbor;
 - (b) It may refuse to sell all or any portion of the road allowance in dispute.

5. The fact that the Municipal Act requires public consultation before Council acts means that this is a quasi-judicial process in which Council is forbidden to make any FINAL decision on the application for closure until it has received all public input. While we strongly encourage applicants to approach Council for their general disposition toward the proposal before beginning the application process, Council cannot be bound not to change its mind after receiving the public input. This has possible cost implications for the applicant. The applicant may lose his or her non-refundable deposit(s) and in some circumstances, may be forced to re-survey the property because the part Council is willing to sell has changed. This is why we strongly suggest that applicants deal with their neighbours proactively before beginning the process. We also recommend that formal written agreements be entered into with the neighbours to ensure that they do not change their minds.

Applicants must provide a survey of the road allowance they wish to have closed showing it is one or more parts on the plan of survey. Your Surveyor should discuss this matter with the Municipal Solicitor before proceeding as to how many parts may be required, etc. The survey must be completed before we can advertise the proposal.

The Township requires a deposit of \$1,500.00. If actual costs exceed this, you are responsible for paying them. If the cost is less, you would receive a refund. Costs include a township administrative fee, legal fees and disbursements, advertising costs, etc. Further deposit may be required prior to completion.

The Municipal Council will set a price for the road allowance either by square footage or per running foot of frontage.

Notice requirements will follow the Municipal Notice By-Law. The notice will advertise a public meeting which must be held before Council makes its formal decision. Council will also consider any written objections or comments at that time. If no objections are received and no access is cut off, Council can pass the By-Law immediately following the public meeting.

If the road allowance borders on a navigatable waterway; other issues may also affect the proposal:

- (a) The Township will not sell flooded lands. Rarely, it may even retain a strip of dry land between the shoreline and what is sold for purposes of protecting fish spawning grounds, etc. at the request of provincial authorities.

(b) Where the shoreline curves, that often leads to significant disputes between neighbours about how and where the side boundaries should be drawn. Simple projection often does not work.

The entire process can take 6 months or longer and the cost may be several thousand dollars including survey, legal, and other costs in addition to the price of land.

Filed: Roads/Policies/Road Closing Procedures Aug. 2011

TOWNSHIP OF RYERSON

APPLICATION TO CLOSE AND PURCHASE ROAD ALLOWANCE



SCHEDULE A to *Road Closing Procedures*
adopted by Council August 16, 2011

APPLICATION No. _____

DATE:	ROLL #:
REGISTERED PROPERTY OWNERS: 1. 2. 3.	PROPERTY CIVIC ADDRESS: LEGAL DESCRIPTION:
MAILING ADDRESS:	PHONE: EMAIL:
DESCRIPTION OF ROAD ALLOWANCE TO BE CLOSED:	

1. I/We confirm that I/we have read and understand the contents of the *Road Closing Procedures* dated August 16, 2011 and agree to abide by the same.
2. I/We acknowledge that if this application to the Township of Ryerson is accepted, I/we will be responsible for all legal, survey, and other related expenses involved in the road closing, and will be obliged to pay to the Municipality the rate per square foot (plus taxes) or the appraised value (plus taxes) for the property as per the policy.
3. I/We confirm that there is no foot or vehicular traffic that passes through the road allowance to be closed and that access to no other property will be denied by virtue of said road closing.
4. I/We confirm that there are no easements, either verbal or written, registered or unregistered, that apply to said road allowance to be closed.
5. I/We acknowledge that Municipal staff and/or Members of Council for the Township of Ryerson may wish to visit the site for the purposes of reviewing this application and we have no objection to their attendance on the property for this reason.

Owner/Authorized Agent Signature(s):	Date:

Application Fee: \$1,500 deposit (includes \$250 administration fee) payable to Ryerson Township

Signature of Township Official

Date of Approval

CORPORATION OF THE TOWNSHIP OF RYERSON

ROAD CLOSING PROCEDURES

Meet with Council to determine feasibility of road closing - require Council support of closing road allowance.

Council will have to offer half the property to each adjoining owner at a set price.

Two adjoining owners should enter into a written agreement - who wants what portion (if any) so that all intentions are understood.

You will be responsible to provide a survey of the road allowance required or existing reference plan that shows the road as a part on a plan.

Township requires a deposit of \$1,500.00. If costs exceed this - you are responsible. If costs are less you will receive a refund. Costs include Township administration fee, legal fees, advertising costs.

The Municipal Council will set a price for the road allowance - either by square footage or per running foot of frontage.

Notice requirements will follow the Municipal Notice By-Law.

A public meeting must be held - if anyone wishes to object to the proposed road closing.

If no objections are received and no access is cut off, Council can pass a by-law to close the road allowance.

If road allowance is on navigable waterway - other regulations may take effect.

The entire process could take six months and cost ?

LAKEVIEW DRIVE EAST

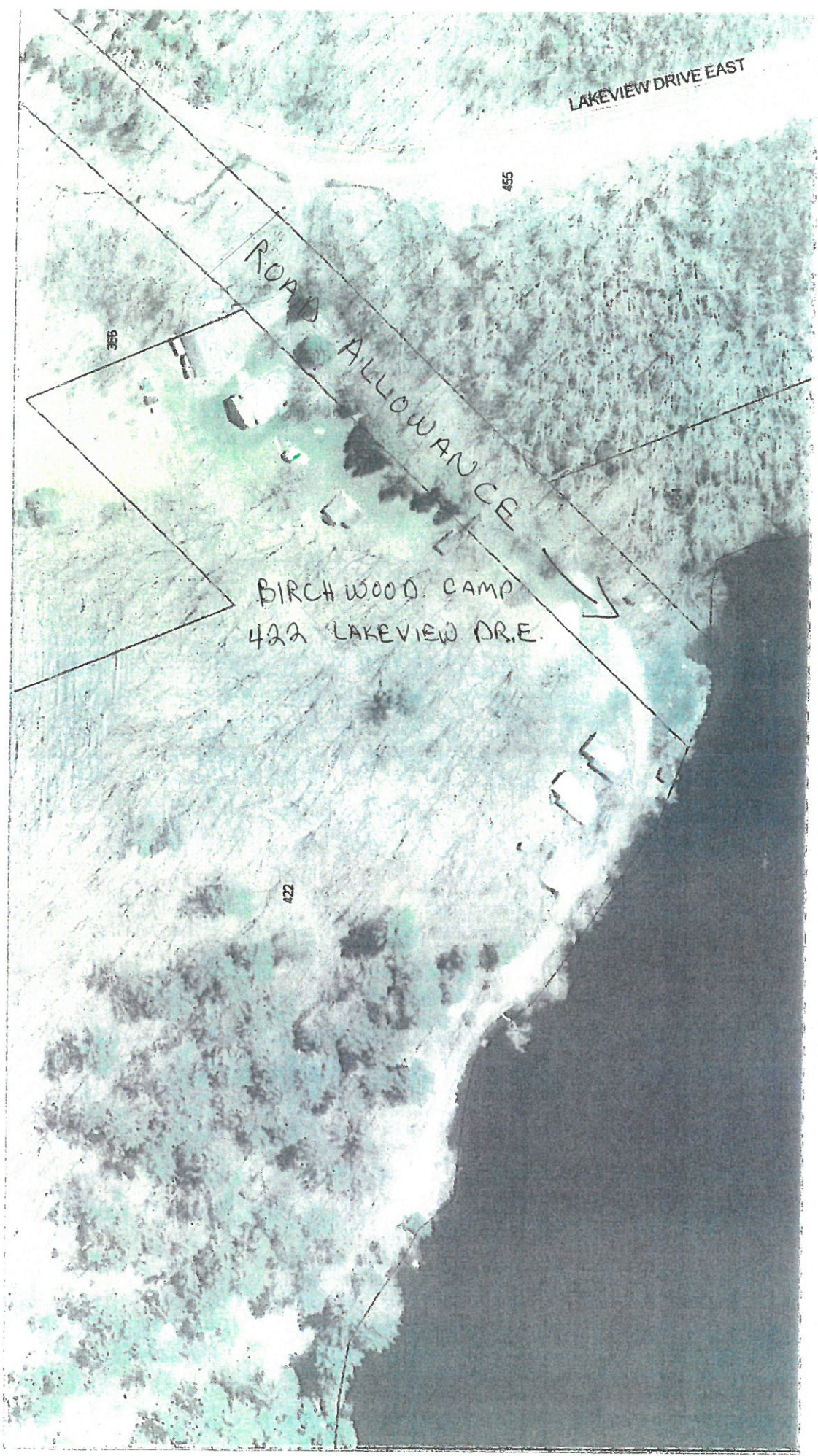
455

ROAD ALLOWANCE


366

BIRCHWOOD CAMP
422 LAKEVIEW DR.E.

422





	<h2>Staff Report</h2>
To:	Council
From:	Deputy Clerk, Nancy Field
Date of Meeting:	January 12, 2021
Report Title:	Consent B-028/20, 2305253 Ontario Inc.
Report Date:	December 23, 2020

Recommendation: That Council follows the advice of our Township planner because this consent application does not conform to the official plan and by virtue of the prior land division in 2019 of this property, that we should not agree to a further severance of this property.

Background: As you will recall we ran into a problem last year with a consent application for Jeffery/Lovegrove. The Tunnock report contained a misinterpretation of section 4.1.4 of our official plan and as a result we were required to deny consent of the property after we had already recommended that we accept the application. Our lawyer, Bob Vander Wijst came to a meeting to discuss the issue and Bob advised us as to how we were to proceed.

Analysis: Our official plan aims to preserve the rural nature of the Township by preventing the creation of small settlement areas. The basic principle of the plan is that an original 100-acre parcel can be divided into a maximum of 4 lots (including retained lot) if all the other criteria for lot creation can be met. Our official plan includes a provision that allows a property that was in existence at the time of the passing of this By-law an exception to this rigid rule. The exception is found in clause (iv) and would allow a severance to occur if minimum frontages and areas can be met.

We have received a planning report from Tunnock Consulting Inc. The report does not interpret the official plan the way it is intended. This report relates to the consent application submitted by 2305253 Ontario Inc. (Marshall/Brown). This report was sent to the Township Planner, Rick Hunter, for his review before presenting to you. Our Planners opinion is that since this property has been severed once since the adoption of the plan it is not eligible for further severance under the clause (iv).

In keeping the intended interpretation of the Plan consistent over the years, as it is defined by our Planner, the policy remains clear. If we stray from the intended interpretation of our adopted plan it will become ill-defined and not clear thus making it difficult to convey the meaning of the official plan to subsequent severance applicants, who would be expecting that anywhere in the rural zone the same new meaning would apply allowing an increased creation of new lots in our rural areas, creating small settlement areas.

Alternatives for Consideration

Jack Marshall and Amy Marshall have requested to be delegates at the January 12th, 2021 Council meeting. Mr. Marshall will speak to you about the B-028/20 Consent Application. We have spoken with Amy Marshall about this issue. They will be attending electronically.

Reference / Documents:

- Tunnock Consulting Ltd. File P-3069 Planning Report B-028/20.
- Email December 17th, 2020 from Rick Hunter Re: Consent Application B-028/20

Nancy Field

From: Nancy Field <deputyclerk@ryersontownship.ca>
Sent: December 17, 2020 4:08 PM
To: 'clerk@ryersontownship.ca'
Subject: FW: Consent Application B028/20 2385253 Ontario Inc.

Judy have a look at Rick Hunters response.

From: Rick Hunter <rhunter@planscape.ca>
Sent: December 17, 2020 11:53 AM
To: Nancy Field <deputyclerk@ryersontownship.ca>
Subject: RE: Consent Application B028/20 2385253 Ontario Inc.

Good morning Nancy;

As requested, I have reviewed the report from Tunnock Consulting Ltd. and would advise that I do not agree with the interpretation that Mr. Brady has placed on Section 4.1.4 criteria (iv). It was always the intent and was clear from the outset that this policy was from the date of adoption of the Official Plan (adopted by by-law), and provided for limited development on existing lots that could not meet the more rigorous criteria in clauses (i) through (iii). Frankly, I am surprised with this interpretation. The permission for being severed "at least once" is related to the preamble of the clause that states "any lot in existence at the time of the passage of this By-law (i.e. the official plan) that fronts on a municipally maintained road" clearly sets out a limit to the number of lots that can be created on a lot. In my opinion, a property that has been divided once since the adoption of the plan is not eligible for a further severance under clause (iv).

Based on my review of the proposal and the official plan, it is my opinion that the proposal does not conform to the official plan by virtue of the prior division in 2019.

I am comfortable with you forwarding this opinion to Council, to the Planning Board and to Tunnock Consulting.

Rick

Rick Hunter, MCIP, RPP Senior Associate
PLANSCAPE INC.
104 Kimberley Avenue
BRACEBRIDGE, ON P1L 1Z8
Tel: 705 645-1556 Ext 202 / Fax: 705 645-4500 / Mobile 705 644-0893
Email: rhunter@planscape.ca

[Click Here To Send Me Files \(Larger Than 5mb\)](#)

From: Nancy Field <deputyclerk@ryersontownship.ca>
Sent: December 9, 2020 12:44 PM
To: Rick Hunter <rhunter@planscape.ca>
Subject: Consent Application B028/20 2385253 Ontario Inc.

Hi Rick,

I received this Tunnock report relating to consent application B028/20 for 2385253 Ontario Inc. I was going to take this to Council but I think I will get questioned about page 4, the paragraph, I just copied and pasted it here:

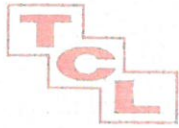
“In a review of the lot criteria set out in section 4.1.5(i – v) it appears that the proposed severance will not meet the criteria of sections i, ii, and iii. Section v is not applicable given that the flood plain is not present within the lot. It is in my view that considering section iv) states that a lot may be severed “at least once,” it implies that a lot may be severed more than once if minimum frontages and area can be met. It is in my opinion, without having a policy that clearly stipulates the maximum number of severances per lot which existed on a specific date, the lot creation policies in section 4.1.5 of the Official Plan lack clarity. In my opinion, having such a lack of policy may create conflict with other policies of the Official Plan with have the intent of reducing the impact of strip development or have the intent of protecting the rural character of the Township.”

I think I will wait for your thoughts about this paragraph before taking this to Council.

Thanks,
Nancy

Nancy Field
Deputy Clerk
Township of Ryerson
Tel: (705) 382 – 3232
Fax: (705) 382 - 3286

NOTICE: ANY ZONING INFORMATION OR BY-LAW INTERPRETATION PROVIDED BY THE CLERK OR OTHER MUNICIPAL EMPLOYEES IS PROVIDED AS A PUBLIC SERVICE ONLY. THE MUNICIPALITY TAKES NO RESPONSIBILITY FOR THE ACCURACY OR THE FACTS OR OPINIONS PROVIDED. TO OBTAIN ACCURATE INFORMATION, PLEASE REFER DIRECTLY TO THE APPROPRIATE BY-LAWS, AND OBTAIN THE ADVICE OF YOUR LAWYER AND/OR A CERTIFIED PLANNER.



Tunnock Consulting Ltd.

P.O. Box 2032
57 Foster St.
Perth, ON, K7H 3M9

Tel: (613) 464-8805
Email: gtunnock@tunnockconsulting.ca

• community planning • building administration • adult education and training • municipal restructuring

File P-3069

November 17, 2020

Planning Report – 2385253 Ontario Inc – Consent – B-028/20

Southeast Parry Sound District Planning Board

Application

An application for consent has been submitted to the Planning Board to create a new rural residential lot.

Location

The subject lands are located in Part of Lot 6, Concession 3 (Part 5, 42R-13527) within the Township of Ryerson. The subject lands are located on the north side of James Camp Road.



Figure 1: Subject Lands

Background

The subject lands to be severed for file B-028/20 abut two different roads. The east lot line of the proposed retained lot abuts Peggs Mountain Road, which is a year-round road maintained by the Township. The south lot line of the proposed retained lot and the severed lot abuts James Camp Road, which is also a Township road that is maintained year-round.

The subject lands are relatively flat and are currently vacant of any structures. Aside from a small, wooded area in the southeast portion of the property, the subject lands are covered by grass species used for agricultural purposes.

Surrounding land uses include year-round and seasonal dwellings located on lots varying in size. To the west of the subject lands, lots are currently vacant and covered with mature woodland. To the north, lands are used for agricultural purposes. A hobby farm is located on the abutting lot to the north. An MDS calculation was provided with the application to give required setbacks from the barn located on the hobby farm. The MDS calculation provides that a 114 metre setback is required for new sensitive development.

A residential lot was severed from the subject lands through application B-20/19. The previously severed lot fronts onto Peggs Mountain Road, and it is approximately 1.4 hectares in size.

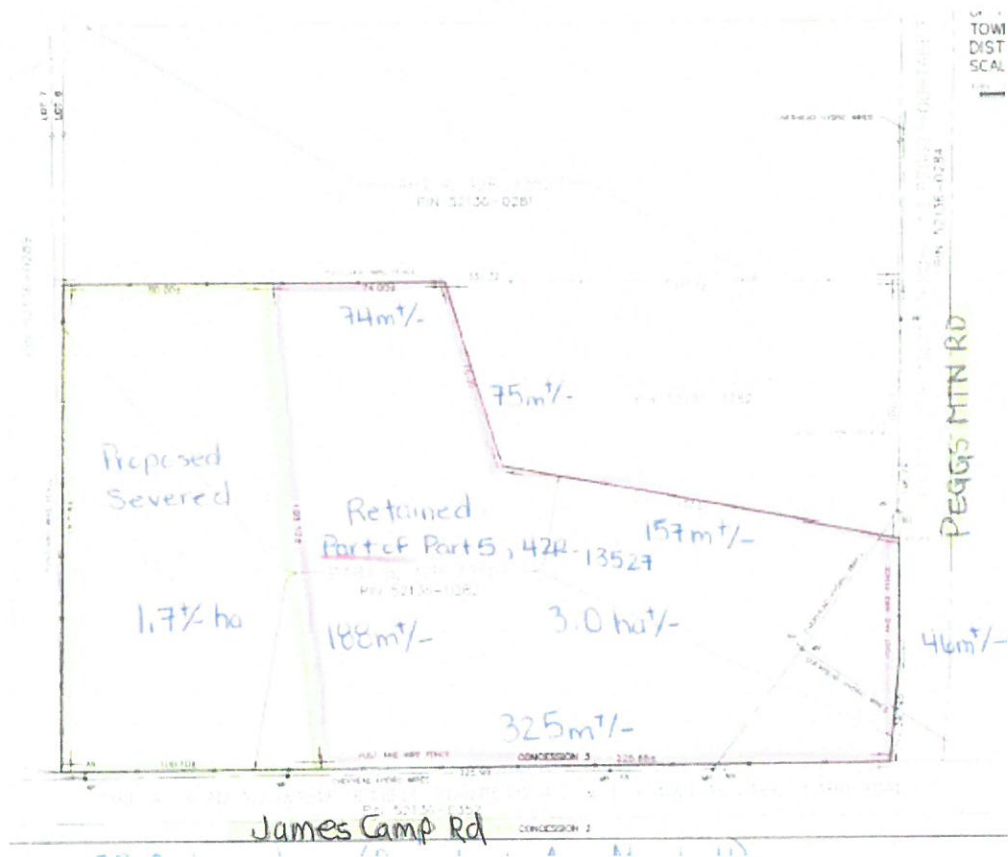


Figure 2: Severance sketch provided by the applicant

Table 1: Lot Characteristics

	Severed	Retained
Lot Area	1.7 ha	3 ha
Lot Frontage	100 m	325 m
Lot Depth	187 m	188 m
Existing Use	Vacant	Vacant
Proposed Use	Residential	Residential

Official Plan

The subject lands are located within the “Rural” land use designation as shown on Schedule 'A' - Land Use Designations of the Official Plan. The goals of the policies for the Rural designation are to preserve and promote the rural character of the Township. When considering development within the Rural designation, the impact on the rural character of the area will be considered. Permitted land uses in the Rural land use designation includes single detached dwellings.

Section 4.1.4 describes the development policies within the Rural designation. In the review of these policies, I am satisfied that the proposed lots meet the minimum lot frontage requirement of 60 meters. I am also satisfied that the proposed lots meet the minimum lot area requirement of 1 hectare.

Section 4.1.4 provides criteria to which applications for new lot creation are subject to. The criteria stipulate:

- i) A maximum of 4 lots (including severed and retained parcels) may be created per original 40 hectares (100 acres) parcel, provided that the average lot area is 10 hectares (25 acres), the average lot frontage is 100 metres (330 feet), and the minimum lot area is not less than 1.0 hectares (2.5 acres);
- ii) On parcels of land that are smaller than 40 hectares (100 acres), the maximum number of lots created shall be determined on the basis of an average lot area of 10 hectares (25 acres) and an average lot frontage of 100 metres (330 feet);
- iii) Lots may be considered on smaller parcels of land provided the lot frontage is not less than the average frontage of lots on the same side of the road as the proposal;
- iv) Any lot in existence at the time of the passage of this By-law that fronts on a year-round municipally maintained road may be severed at least once, so long as minimum frontages and areas can be met; and
- v) Where a property includes lands below the regulatory flood elevations identified in Section 4.3.4.2, the policies of Section 4.3.4.2 will apply. New lots will not be granted unless there is sufficient area outside the flood plain where all new

structural development and site alteration would occur; approval would be conditional on the placement of all flood plain lands in a non-development zone. In order to prevent increased flood-related impacts on other properties, the filling is not acceptable below the regulatory flood elevation, except in accordance with Section 4.4.

In a review of the lot criteria set out in section 4.1.5(i – v) it appears that the proposed severance will not meet the criteria of sections i, ii, and iii. Section v is not applicable given that the flood plain is not present within the lot. It is in my view that considering section iv) states that a lot may be severed “at least once,” it implies that a lot may be severed more than once if minimum frontages and area can be met. It is in my opinion, without having a policy that clearly stipulates the maximum number of severances per lot which existed on a specific date, the lot creation policies in section 4.1.5 of the Official Plan lack clarity. In my opinion, having such a lack of policy may create conflict with other policies of the Official Plan with have the intent of reducing the impact of strip development or have the intent of protecting the rural character of the Township.

Section 4.1.4 also describes design considerations that should be incorporated into lot creation. Such considerations include:

- That the lot should maintain the character of the area. It is in my opinion that the construction of a residential dwelling on the severed lot, as well as the retained lot, should not significantly change the character of the area. To the west of the subject lands, lots are vacant and are covered by woodland vegetation. The proposed retained lot contains some woodland vegetation, which, if maintained, will help to provide natural coverage to minimize the visual impacts of residential development. To the south, residential development exists currently. The proposed development would be in keeping with the development in the area;
- The lot area of both of the proposed lots should be large enough to accommodate an on-site sewage disposal system, however, the Planning Board should receive confirmation from the North Bay-Mattawa Conservation Authority that the proposed severed lot is suitable for a conventional sewage disposal system (i.e. Class 4)
- The development of the subject lands should not increase the appearance of a continuous row of residential developments. Given the size of the lots, as well as the existing vegetation, the development of the subject lands should cause a minimal increase to the appearance of a continuous row of housing. The planting of additional vegetation would also help reduce the visual impacts of strip development.

Section 6.9.1 provides lot creation policies for the Township. The applicable policy of section 6.9.1 stipulates that:

- i) Council shall establish that a plan of subdivision is not required for the proper and orderly development of the land;
- ii) the intent and purpose of the Official Plan and Zoning By-law must be maintained;

- iii) the lot should be reasonably well proportioned, of regular shape and dimension, and must be of sufficient size and configuration to be serviced by private on-site water and sewage disposal systems;
- iv) the lot must front on an existing year-round publicly maintained Township road, except as otherwise permitted in the Shoreline designation;
- v) the lot shall not create a traffic hazard to sightlines, curves, or grades of existing development, as set out in accepted traffic engineering standards.

Following a review of section 6.9.1, I have the following comments:

- A plan of subdivision is not necessary;
- In general, it is in my view, that the proposed lot creation meets the intent of the Official Plan;
- The proposed the retained lot and the severed lot will front on a public road maintained year-round;
- **The Township's Public Works manager should confirm that there are suitable locations for entrances to the retained lot and severed and that the new entrances can be properly constructed to municipal standards;**

Official Plan Schedule 'B-2' – Natural Features, identifies that the subject lands are located within a deer wintering area. It is the intent of the Plan to protect the winter deer habitat. New lots located in deer wintering areas must meet the minimum lot requirements as described in section 5.3.4 of the Official Plan. As per section 5.3.4, new lots created within deer wintering areas must have a minimum lot size of 90 meters of frontage and 90 meters of depth. I am satisfied that the proposed retained lot and proposed severed lot meets this requirement. I do not believe that the development of the subject lands will result in an adverse impact on the deer population, given the size of the proposed lots. As such, I do not believe that an impact assessment is required.

As mentioned above, a hobby farm is located on the adjacent property north of the subject lands. With any proposed development, it is essential to identify and mitigate the potentially adverse effects of such development. To address the potential adverse effects of developing near the active hobby farm, the proposed development must comply with the Minimum Distance Separation (MDS) Formulae established by the Province. The applicant has included a prepared MDS Formulae with the application for severance, and the calculated minimum distances have been provided. The minimum distance from the livestock barn and manure storage to any development must be 114 meters. I am satisfied that the development of the proposed severed lot can occur in compliance with the MDS Formulae.

The potential mineral aggregate resources overlay of schedule 'B2' of the Official Plan suggests that the subject lands are located in an area that has the potential for containing mineral aggregate resources. There are, however, no licences for a pit or quarry near the

subject lands. My recommendation is that the Planning Board's approval of the consent application will be consistent with section 4.1.4.1 of the Official Plan.

In summary, it is, in my opinion, that the intent and policies of the Official Plan are generally met. It is in my view that the proposed lot meets the lot creation criteria of section 4.1.5, given that frontage and lot size requirements have been met. Additionally, in my opinion, that the rural character of the area will be maintained with the approval of the proposed severance.

Zoning By-law

The subject lands are currently zoned Rural (RU). Single-detached dwellings are permitted within the RU zone. The minimum frontage for residential lots in the RU zone is 100 meters. I am satisfied that the proposed retained and severed lots will meet this minimum requirement. The minimum lot area for residential lots within the RU zone is 1 hectare. I am satisfied that the proposed retained and severed lots meet this requirement.

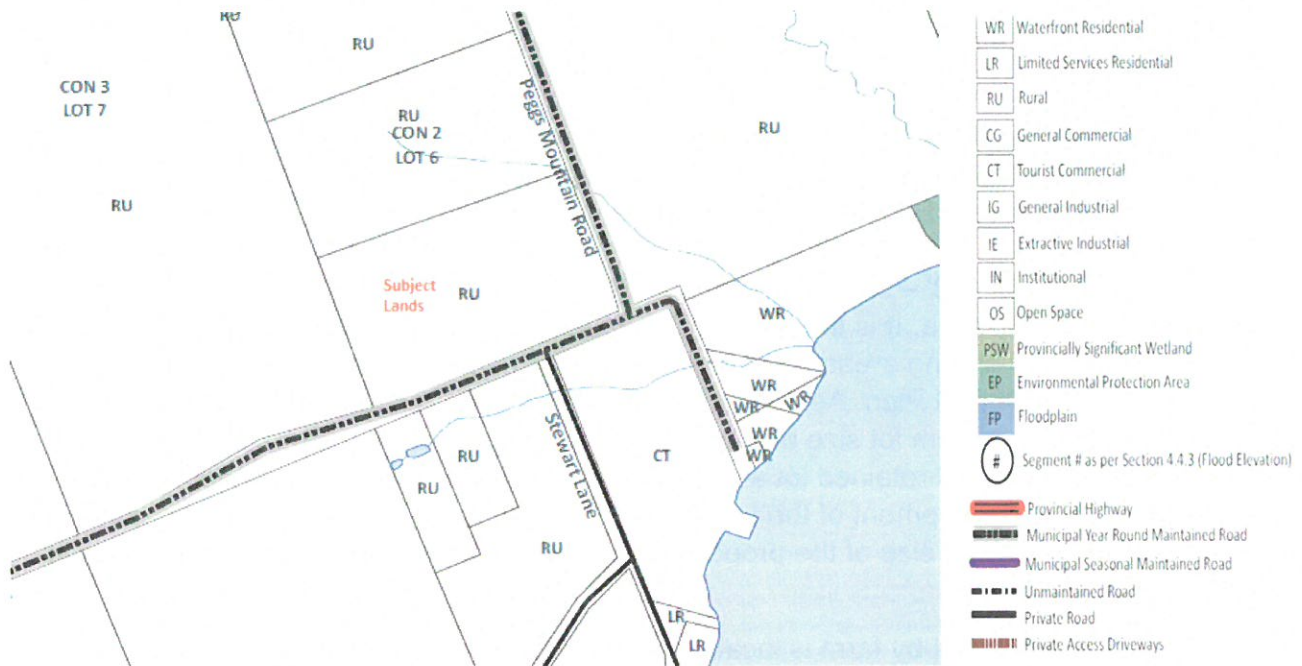


Figure 3: Schedule 'G5' of the Zoning By-law

Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) sets out land use planning standards that municipal decision-making must be consistent with.

Section 1.1.1 of the PPS states that Healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and by avoiding development and land use patterns which may cause environmental or public health and safety concerns; promoting cost-

effective development patterns and standards to minimize land consumption and servicing costs; ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; promoting development and land use patterns that conserve biodiversity and prepare for the impacts of a changing climate. I am satisfied that the proposed consent will be cost-effective and avoid increasing costs to the Township.

Section 1.6.6.1 states that planning for sewage and water services shall promote water conservation and water use efficiency and shall integrate servicing and land use considerations at all stages of the planning process. Section 1.6.6.4 states where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Section 1.6.6.6 states that planning authorities may only allow lot creation if there is confirmation of sufficient reserve sewage system capacity. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private individual on-site sewage services. Confirmation of serviceability for on-site sewage disposal for the proposed retained lot and the severed lot is recommended.

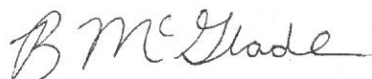
Section 1.1.5 states that in Ontario's rural areas, it is required that new land uses, including the creation of new lots, comply with the Minimum Distance Separation (MDS) Formulae. The applicant has provided a prepared MDS Formulae and had provided the minimum distances that must be respected for any new development on the subject lands. I am satisfied that the proposed and retained lots may be developed in compliance with the MDS Formulae, given the distance from the hobby farm to the subject lands.

Recommendations

Having reviewed the Township's Official Plan and Zoning By-law as well as the Provincial Policy Statement, approval of this application is recommended subject to the following condition:

- That the Planning Board receive confirmation from the North Bay-Mattawa Conservation Authority that there is an area within the proposed retained lot and the severed lot that is suitable for a conventional sewage disposal system (i.e. Class 4);
- The Township's Public Works Manager should confirm that a suitable location for a new entrance to the proposed severed lot can be properly constructed to municipal standards.

Respectfully Submitted,



Brady McGlade, MSc (Plan) Candidate, BES

B-022/20

Application for Consent Under Section 53 of the Planning Act

Note to Applicants: This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD** is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

Completeness of the Application

The information in this form that **MUST** be provided by the applicant is indicated by **black arrows** on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the *Planning Act*. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Planning Board will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Planning Board and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Submission of the Application

- One application form is required for each parcel to be severed.
- The application fee.
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

For Help

For more information on the *Planning Act*, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 636-7069

1. Applicant Information

▶ 1.1 Name of Owner(s). An Owner's authorization is required in Section 11.1, if the applicant is not the owner.

Name of Owner(s)

2305255 Ontario Inc.

▶ 1.2 Name of the person who is to be contacted about the application, if different than the owner.

(This may be a person or firm acting on behalf of the owner.)

Name of Contact Person/Agent

Amy Marshall

Home Telephone No.

Business Telephone No.

Postal Code

Fax No.

2. Location of the Subject Land (Complete applicable boxes in 2.1)

▶ 2.1 District

Parry Sound

Municipality/Unorganized Township

Ryerson Township

Former Township

Concession Number(s)

3

Lot Number(s)

Pt. Lot 6

Registered Plan No. (Subd.)

42R-13527

Lot(s)/Block(s)

Part 5 (Part of)

Reference Plan No.

Part Number(s)

Parcel No.

Name of Street/Road

James Camp Rd

Street No.

Section or Mining Location No.

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

No

Yes

If Yes, describe the easement or covenant and its effect.

3. Purpose of this Application

▶ 3.1 Type and purpose of proposed transaction (check appropriate box)

Creation of a new lot Addition to a lot A Right-of-way An easement
 A charge A lease A correction of title Other purpose

▶ 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.
 unknown

▶ 3.3 If a lot addition, identify the lands to which the parcel will be added.
 N/A

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

4.1 Description		Severed	Retained
	Frontage (m.)	100 m +/-	325 m +/-
	Depth (m.)	187 m +/-	188 m +/-
	Area (ha. or m ²)	approx 1.7 ha +/-	approx 3.0 ha +/-
▶ 4.2 Use of property (i.e. vacant, industrial, commercial, residential, etc.)	Existing Use(s)	Vacant	Vacant
	Proposed Use(s)	Residential	Residential
▶ 4.3 Buildings or Structures (include date of construction, type and size of building)	Existing	N/A	N/A
	Proposed	unknown	N/A
▶ 4.4 Access (check appropriate space)	Provincial Highway	N/A	N/A
	Public Road	Yes	Yes
	Name of Authority maintaining road	Ryerson Twp	Ryerson Twp
	Common name of road	James Camp Rd	James Camp Rd & Peggs Htn
	Private Road (describe in Section 4.8)	N/A	N/A
	Right of way (describe in Section 4.8)	N/A	N/A
	Period of Maintenance: Seasonal	/	/
	:Year Round	Yes	Yes
	Water Access (Describe in Section 4.9)	No	No
	▶ 4.5 Water Supply (check appropriate space)	Publicly owned and operated piped water system	/
Name of Authority operating and maintaining services		/	/
Privately owned and operated communal well (Describe in Section 9.1)		/	/
Privately owned and operated individual well		Proposed Drilled Well	Proposed Drilled Well
Lake or other water body		/	/
Other means (Describe in Section 9.1)		/	/
▶ 4.6 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	/	/
	Name of Authority operating and maintaining service	/	/
	Privately owned and operated communal septic system (Describe in Section 9.1)	/	/
	Privately owned and operated individual septic tank	Proposed Septic	Proposed Septic
	Privy	/	/
	Other means (Describe in section 9.1)	/	/

4.7 Other Services (check if the service is available)	Electricity	Yes	Yes
	School Bussing	Yes	Yes
	Garbage Collection	unknown	unknown

4.8 If access to the subject land is by private road, or "right of way" as indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year round.
N/A

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.
N/A

5. Land Use (Maps are available at Municipal Offices for verification)

5.1 What is the existing official plan designation(s), if any, of the subject land? Rural

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?
Rural

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or feature	On the Subject Land	Within 500 metres of subject land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	No	Hobby Farm
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland (Class 1, 2 or 3 wetland)	No	No
A provincially significant wetland within 120 metres of the subject land	N/A	No
Flood plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within 1 kilometre of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use(s)	No	No
An active railway line	No	No
A municipal or federal airport	No	No

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?
 Yes No Unknown If Yes and if Known, provide the Ministry's application file number and the decision made on the application.

Subject land was retained parcel for Consent Application
B02/19

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

Not a previous submission of Consent

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?
 Yes No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

42B-21416 Part I, Sept 4/20
Vacant Lot.

6.4 How was the parcel originally acquired by the owner created? original township lot by consent by plan of subdivision
 other

7. Concurrent Applications

- ▶ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?
 Yes No Unknown If Yes and If Known, provide details and status of the application.
- ▶ 7.2 Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?
 Yes No Unknown If Yes and If Known, specify the appropriate file number and status of the application.

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch In The 'Application Guide Q & A'.

- ▶ 8.1 The application must be accompanied by a sketch showing the following:
- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
 - the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
 - the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing, bridge, highway, etc.
 - the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
 - the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
 - the existing use(s) on adjacent lands
 - the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
 - if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
 - the location and nature of any easement affecting the subject land

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Planning Board, or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Approval of Minimum Distance Separation (MDS) From Hobby Farm

10. Affidavit or Sworn Declaration of Applicant(s)

- ▶ Affidavit or Sworn Declaration for the Information set out in this Application

I/we, Dmy B Marshall of the Township of Perry
in the District of Parry Sound make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the Township of Perry

in the District of Parry Sound

this 9th day of September, 2020

Dmy B Marshall

Applicant

Applicant

[Signature]
Commissioner of Oaths

BETH MORTON

COMMISSIONER OF OATHS
TOWNSHIP OF PERRY



Minimum Distance Separation I

Worksheet 1

Prepared By: Kelly Hodder, Planner, Planscape Inc.

Description:

Application Date: Tuesday, May 21, 2019

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information
Not Specified

Location of Subject Lands
District of Parry Sound, Township of Ryerson
RYERSON, Concession: 3, Lot: 6
Roll Number: 4924000001160020000

Calculation Name: **Farm 1**

Description:

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
District of Parry Sound, Township of Ryerson
RYERSON, Concession: 3, Lot: 6
Roll Number: 4924000001160020000
Total Lot Size: 6 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	12	12.0	279 m ²
Solid	Beef, Cows, including calves to weaning (all breeds), Confinement	1	1.0	9 m ²

Existing Manure Storage: V3, Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 13.0

Potential Design Capacity (NU): 26.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	212	X	0.7 X 1.1 =	114 m (375 ft)
					TBD
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				114 m (375 ft)	TBD

Preparer Information

Kelly Hodder
Planner
Planscape Inc.

Email: khodder@planscape.ca

Signature of Preparer: _____

Kelly Hodder, Planner

Date: _____

May 23 2019

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

11. Authorizations of Owner(s)

11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be attached to this application or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

I/we, 2305253 Ontario Inc., am/are the owner(s) of the land that is the subject of this application for a consent and I/we authorize Amy Marshall and/or Brian Brown to make this application on my/our behalf.

Sept 8/20
Date

Amy Marshall
Signature of Owner

Signature of Owner

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

Authorization of Owner(s) for Agent to Provide Personal Information

I/we, 2305253 Ontario Inc., am/are the owner(s) of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize Brian F. Brown as my/our agent for this application, to provide any of my/our personal information that will be included in this application or will be collected during the processing of the application.

Sept 8/20
Date 8 Oct 6/20

Amy Marshall
Signature of Owner

Signature of Owner

12. Consent of Owner(s)

Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Owner(s) to the Use and Disclosure of Personal Information

2305253 Ontario Inc.

I/we, am/are the owner(s) of the land that is the subject of this consent application, and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Sept 8/20
Date Oct 6/20

Amy Marshall
Signature of Owner
President

Signature of Owner

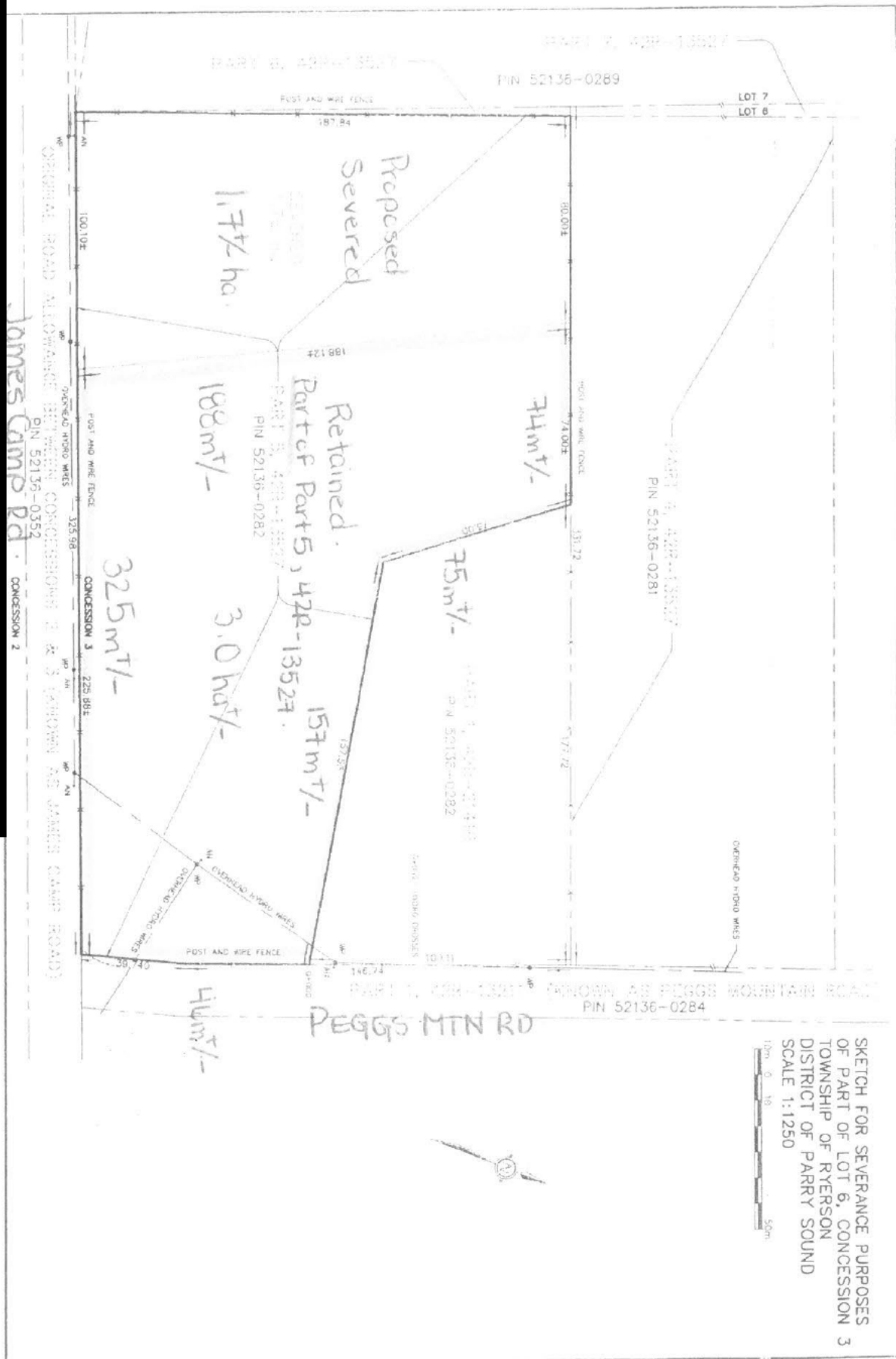
* Please see attached articles of

Applicants must complete the following check list to ensure that all necessary information is provided (check appropriate box): Incorporation -

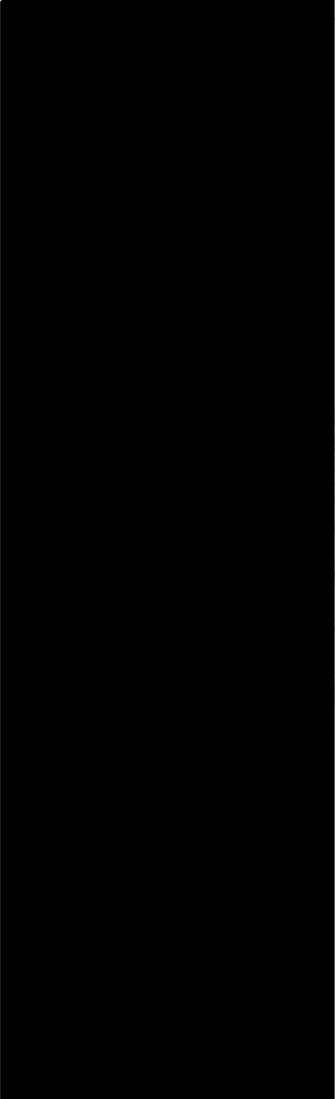
- 1 Completed application form including sketch
Current parcel abstract (land title)
Current reference plan of survey or registered plan (if available)
Prescribed application fee, either as a certified cheque or money order, payable to the Southeast Parry Sound District Planning Board.
The Planning Board will assign a File Number for complete applications and this should be used in all communications.

Submit completed application and fee to:

SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD
8 Main Street, P.O. Box 310
Kearney, ON P0A 1M0

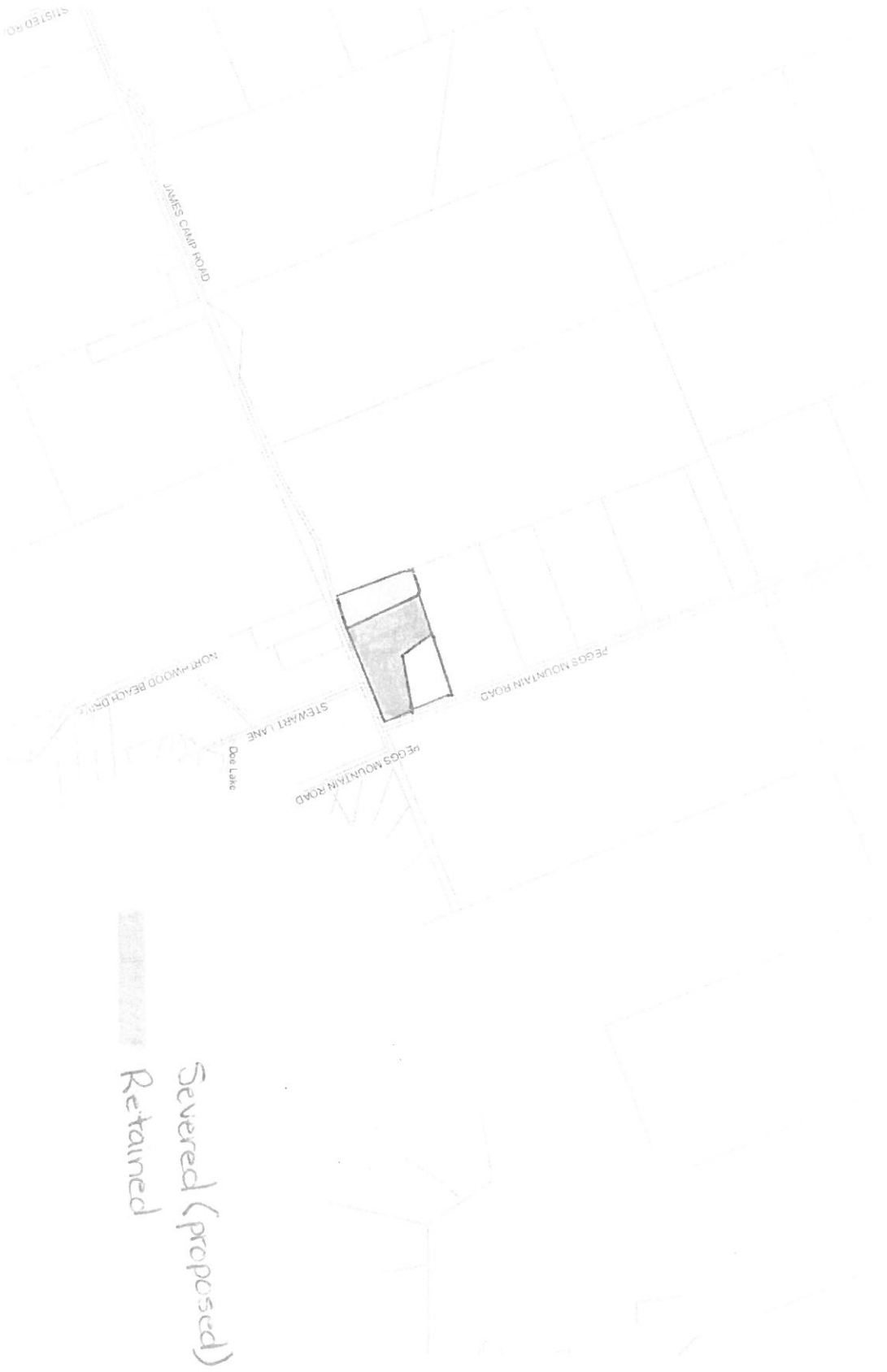


SKETCH FOR SEVERANCE PURPOSES
 OF PART OF LOT 6, CONCESSION 3
 TOWNSHIP OF RYERSON
 DISTRICT OF PARRY SOUND
 SCALE 1:1250



2305253 Ontario Inc. - Consent Application

Subject Land: District of Parry Sound, Township of Ryerson
Con 3, Pt Lot 6, Plan 42R13527 PART OF part 5.





Public Works Report

To:	Ryerson Council
From:	Lloyd Van Duzen, Public Works Supervisor
Date of Meeting:	January 12 th , 2021
Report Title:	Council Update
Report Date:	January 6 th , 2021

Covid-19 Update: To date, the road crew members have been clear of symptoms and no sickness has been observed. We continue to follow protocols set by the District Health Unit. A daily covid-19 tracking process has been implemented at the Ryerson Township municipal building.

Snowmobile Trail Update: The snowmobile groomer has been through the township and the operator has been in contact with me. There are no issues currently that I am aware of.

Winter Maintenance Update: The road department is currently in the full swing of snow plowing and sanding with the fleet in good operating condition. The crew members are in good spirits and are doing their part to keep Ryerson's roads cleared and sanded.

2020 Year End Summary: I have been spending time since the beginning of December 2020 gathering, organizing and documenting all relevant information for the complete summary of the work done in 2020. I look forward to working with the administration staff to move forward with the 2021 work year.

I want to wish Ryerson Council members all the best in 2021.

Sincerely,
Lloyd Van Duzen



Staff Report

To:	Ryerson Township Council
From:	CAO/Clerk/Deputy Treasurer
Date of Meeting:	January 12, 2021
Report Title:	Multi-Year Municipal Contracts
Report Date:	December 21, 2020

Recommendation:

Received for Information Purposes.

Purpose/Background:

Contract Renewals for 2021:

- Gary Courtice Fire Training Officer (RTO): expired Dec. 31, 2020, will be renewed for three years upon the seven municipalities signing the joint agreement for RTO services
- Employment Contract for By-law Enforcement expires April 2, 2021
- Engineer of Record contract expires November 5, 2021
- Office Cleaning/Gardening services contract expires December 31, 2021
- Auditor Appointment expires December 31, 2021



Staff Report

To:	Ryerson Township Council
From:	CAO/Clerk/Deputy Treasurer Judy Kosowan
Date of Meeting:	January 12, 2021
Report Title:	Council Orientation Up-date
Report Date:	January 5, 2021

Recommendation:

Received for Information Purposes.

Purpose/Background:

At the November 17, 2020 meeting Council adopted a resolution directing Staff to schedule a Council orientation meeting with a facilitator to educate members on conflict resolution.

At that time, two concerns were raised: one was about the clarification of the Municipal Act Section 223.3 regarding Integrity Commissioners and the other was to arrange for a meeting with a facilitator regarding conflict resolution.

The up-date is as follows:

- The Office of the Ombudsman Ontario was contacted to inquire if they could clarify their role with respect to municipal Integrity Commissioners. The attached letter was provided, for your information.
- A representative from Ministry of Municipal Affairs was contacted and is available to attend a meeting via Zoom, to review the sections of the Municipal Act relating to Integrity Commissioners and also to provide orientation regarding council/staff roles and responsibilities etc.
- The Integrity Commissioner, Harold Elston has provided an annual report to Council.

For your information, the budget for Integrity Commissioner for 2020 was \$10,000., and the expenses were \$9,743.52

- With reference to a facilitator for conflict resolution, a counselling service has been contacted and the therapist advised that they are not available for corporate services at this time, as demand for services is so high due to the pandemic and individuals in personal crisis with issues including depression, addiction and domestic violence.

To date, one other company has been contacted and a response has not been received.

The search for a facilitator will continue.

Please advise if you would like to schedule a Zoom meeting with the Ministry of Municipal Affairs Advisor.

BY EMAIL

Judy Kosowan, CAO/Clerk/Deputy Treasurer

Township Of Ryerson
R. R. # 1, 28 Midlothian Road
Burks Falls, ON P0A 1C0

December 14, 2020

Dear Ms. Kosowan:

**Re: Ontario Ombudsman's role with respect to municipal Integrity
Commissioners**

Thank you for contacting the Office of the Ontario Ombudsman to obtain information about the Ombudsman's role with respect to complaints about locally appointed integrity commissioners. I understand that you would also like information about complaints received by the Ombudsman regarding the Township of Ryerson between April 1, 2019, and March 31, 2020, as reported in the Ombudsman's 2019-2020 Annual Report.

The Ombudsman's role and function

The Ontario Ombudsman is an independent and impartial officer of the Ontario Legislature. He has the authority to review and investigate complaints about the administration of public sector bodies, including the provincial government, school boards, universities, and municipalities, as well as services provided by children's aid societies and residential licensees, and the provision of French language services under the *French Language Services Act*.

The Ombudsman's role with respect to municipalities is to review and investigate complaints about municipal government administration. Anyone can make a complaint to the Ombudsman, including members of the public, elected officials, and members of municipal staff.

The Ombudsman is intended to be an Office of last resort. This means that complainants are first expected to raise their concerns using existing complaint processes and appeal mechanisms before our Office will intervene. Many complaints we receive are resolved quickly and efficiently by providing information and referrals, or

by reaching out to the public sector body to obtain more information or clarification. In many cases, we are able to assist a complainant without contacting the organization involved.

Depending on the circumstances, Ombudsman staff may share best practices with a municipality to address the concerns raised or to improve local administrative processes going forward. If the Ombudsman determines that a formal investigation is necessary, a written notice of investigation is always provided to the municipality. If, following an investigation, the Ombudsman finds evidence of maladministration, he may make recommendations to a municipality to improve local governance and administration.

The Ombudsman's role with respect to complaints about municipal integrity commissioners

The *Municipal Act, 2001*, requires every municipality to enact a Code of Conduct for members of council and local boards. Municipalities are also required to make an integrity commissioner available to review complaints about alleged contraventions of the Code and other municipal rules, procedures, or policies governing the ethical behavior of members.

The Ontario Ombudsman is not intended to stand in place of a local accountability officer, and does not act as integrity commissioner for municipalities. In accordance with the *Ombudsman Act*, the Ombudsman can only consider issues within the jurisdiction of a municipally-appointed integrity commissioner if the integrity commissioner has refused to investigate, the time for bringing a complaint has expired, or the Integrity Commissioner has conducted and concluded an investigation.

The Ombudsman's Office is not an appeal body, and the Ombudsman does not substitute his decision for that of a local Integrity Commissioner. When our Office reviews an Integrity Commissioner's decision, we look at such matters as whether the Commissioner:

- Acted in accordance with the relevant legislation, terms of reference, and policy;
- Considered the issues before them;
- Respected the principles of procedural fairness;
- Obtained and considered relevant information; and
- Provided sufficient reasons to support their decision based on the available evidence.

Complaints about the Township of Ryerson

As reported in the Ombudsman's 2019-2020 Annual Report, our Office received two complaints regarding the Township of Ryerson between April 1, 2019, and March 31, 2020. While I am not able to provide specific details about these complaints for reasons of complainant confidentiality, I am happy to share some general information about the types of issues raised in the complaints.

Both complaints concerned the township's council or committees. Broadly, this category may include complaints about decisions made by council or committees, or procedures followed during meetings. It may also include complaints about the conduct of individual members of council, which fall within the authority of the appointed integrity commissioner.

As we are an Office of last resort, complainants who have not already done so are referred to raise their concerns through the township's complaints process. In cases where an issue should be raised with the integrity commissioner or another appointed accountability officer, our staff provide that referral information to the complainant.

The complaints about the Township of Ryerson reflected in our Office's 2019-2020 Annual Report have now been closed.

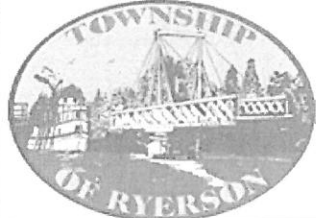
Thank you for contacting our Office about this important topic. You can read more about how we work collaboratively to resolve administrative issues at www.ombudsman.on.ca. If you are interested in receiving our e-newsletter, you can subscribe to it by emailing thewatchdog@ombudsman.on.ca.

I trust that this information will be of assistance. If you have any questions or would like additional information about the Ombudsman's role or about local accountability processes, please feel free to contact me at [REDACTED] or by phone at [REDACTED].

Sincerely,



Joanna Bull
Senior Counsel
Office of the Ontario Ombudsman

	<p>Councillor Report</p>
<p>Name</p>	<p>Mayor George Sterling</p>
<p>Request</p>	<p>Questions asked about Eastholme at December 1, 2020 Meeting</p>
<p>Date of Report</p>	<p>December 18, 2020</p>
<p>Date of Meeting</p>	<p>January 12, 2021</p>

At the December 1, 2020 meeting, Councillor Finley asked questions about the Eastholme report. Mayor Sterling received the answers as noted below from Eastholme staff.

1. How many hours of PSW care does each resident receive daily?

Eastholme budgets for 2.67 hrs./resident with a full deployment.

2. Are all PSWs employed on a full time-basis with benefits and pension plan?

We have both a full- time pool of PSWs and a part time pool. The full time have benefits, the part time are paid in lieu of benefits as per the union contract. All are members of the pension plan.

3. Is it a condition of employment that PSWs not work anywhere else?

As per the ministry directives during the pandemic all nursing staff must work at only one facility.

4. We know that meals are prepared in-house; are laundry and housekeeping also in-house as per the latest recommendations for best practices, and are they also full-time jobs with benefits and pension plan.?

Laundry and housekeeping are in house and both have full time and part time pools the same benefits apply as nursing.

5. What is the current hourly wage for each of these positions?

Wages are set through union negotiations. There are different tiers based on start rates etc. These wages are competitive with other LTC homes in the area.

Administrator's Report

December 16, 2020

- 1.0 Pandemic Pay - Additional pandemic pay announced in October for PSW's only. PSW funding will be called Temporary Wage Enhancement (TWE) and will be similar to the first Pandemic pay in its application. The amount will be a \$3/hour premium. The eligible period is from October 2020 to March 2021 with 75% of the funding expected before the end of December.

We received \$510,100 during the first wave and our estimated costs were \$513,543.

- 2.0 Pandemic Expenses (Covid-19 funding) - Received \$284,600 for the first wave. Actual costs incurred were \$345,312. There was an excess of cost over funding in the amount of \$60,712. Additional funding of \$172,000 received in October has been spent.

Funding for minor capital in the amount of \$82,512 was received and most of it has been spent. Additional funding for Covid19 expenses was received December 9th (total to date is \$542,500).

- 3.0 Rooftop Unit

HTS (from Toronto) quoted on heat exchanger replacements for units 17& 18.

Airco/Ainsworth supplied lower quote for repair. Megan has asked them to proceed.

- 4.0 Eastholme awarded PSW - ROS for 5 PSW's

The province will provide \$5,000 incentive to PSWs to come and work at Eastholme under this program. The positions are advertised on government website as well.

- 5.0 We are working on implementing the GL package for January 2021. We own the software, but only the payroll sub-ledger was set up. Additional work required to change sub-ledger to accommodate future scheduling application imports. We are looking at demos, and determining what the best options are (simple and cost effective).

- 6.0 Christmas is low key this year due to Covid19. The management decided to provide staff with a signed letter with \$25 gift card. Staff working Christmas Day will receive Turkey dinner. Wraps will be ordered for people working New Year 's Day.

- 7.0 IT Infrastructure review revealed some significant deficiencies. We will plan to incorporate key changes into next budget cycle.

- 8.0 We submitted a Grant application to receive a Nurse Practitioner. No news yet on whether Eastholme will be successful. This grant would provide funding for a full time Nurse Practitioner.

- 9.0 Working on ICIP Grant submission request funding for HVAC unit replacements. The program guide identified the units as priority. Additionally, we would like to address Covid19 related stresses, and have also requested funding under the Covid19 Resilience stream.

- 10.0 Ministry of Health and Long Term Care inspectors are onsite this week.

Eastholme
East District of Parry Sound Home for the Aged
Financial Report Jan 1/20 to Nov 30/20

	Actual 2020 Jan 1 to Nov 30	2020 Prorated Budget	Budget 2020	Budgeted Level of Care Funding	Revised Level of Care Funding
Revenue					
Ministry operating subsidy	\$5,536,330	3,4,5 \$5,282,200	\$5,762,400		
Resident revenue basic fees	<u>2,365,247</u>	<u>2,455,750</u>	<u>2,679,000</u>		
	<u>\$7,901,577</u>	<u>\$7,737,950</u>	<u>\$8,441,400</u>		
Ministry capital payment - 32 new beds South Wing	111,145	111,100	121,200	10100	
Ministry pandemic emergency funding	456,600	2			
Ministry pandemic pay for staff	510,100	1			
Municipal levy	1,175,350	1,175,350	1,282,200		
Resident revenue private accommodation fees	459,036	479,600	523,200		
Resident revenue semiprivate accommodation fees	48,497	49,225	53,700		
Interest	21,671	7 55,000	60,000		
Transfer from reserve	244,043	8 295,075	321,900		
Total Revenue	<u><u>\$10,928,019</u></u>	<u><u>\$9,903,300</u></u>	<u><u>\$10,803,600</u></u>		
Expenses					
Program and Support Services	\$751,667	\$696,850	\$760,200	\$634,400	\$634,400
Raw Food	466,739	\$444,950	485,400	447,000	447,000
Nursing and Personal Care	5,506,531	\$5,130,675	5,597,100	4 4,651,000	4,883,780
Accommodation	<u>4,331,773</u>	<u>6 \$3,630,825</u>	<u>3,980,900</u>	<u>2,709,000</u>	<u>2,739,720</u>
				<u>\$8,441,400</u>	<u>\$8,704,900</u>
Total Expenses	<u><u>\$11,056,709</u></u>	<u><u>\$9,903,300</u></u>	<u><u>\$10,803,600</u></u>		
Excess of Expenses over Revenue	<u><u>(\$128,691)</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>		
Note 1	Pandemic Pay (initial round) - Subsidy received was \$510,000. Actual costs were \$513,543 The \$3,443 shortfall is expected to be paid by the Ministry sometime in the future. Additional Pandemic pay announced for PSW's only.				
Note 2	Pandemic emergency funding received \$37,500 + \$37,500 + \$37,600 +\$86,000+\$86,000= \$284,600 ; covers supplies, extra staffing. For the first round of funding \$345,312 was spent (funding was \$284,600). Additional funding announced in September 28, 2020 of \$172,000, and received Oct 8, 2020 included above. Additional 86,000 announced for December (not included).				
Note 3	Ministry announced a 1.5% increase to the nursing subsidy effective April 1/20. \$100.26 per diem x 1.5% x .92 CMI x 128 res x 275 days = \$48,700, not received yet Global funding increase of \$96,000 effective April 1/20 (2.75*128 beds*273).				
Note 4	Ministry released a revised Case Mix Index on August 1/20. The revised CMI is .9355% which increased funding a total of \$12,800.				
Note 5	Minor Capital Funding announced Oct 9 - \$82,512 included. Covid19 IPAC efforts related to minor capital for items such as partitions, changes to ventilation upgrades/filters, replace non cleanable furniture etc.				
Note 6	Some one time expenditures in Accommodation occurred early in year; Sick leave payouts \$63,900; counter tops \$21,280; bariatric beds \$14,998; Otis Elevator contract \$8,000; Parking lot expansion budgeted of \$114,798. Also replaced 2 aging hot water tanks and purchased a spare at \$31,000. Does not yet include the cost of Minor Capital replacements (see grant above)				
Note 7	Interest revenue down \$40,000 (estimate to end of year); Preferred revenue down, but province will allow a claim for loss of preferred revenue.				
Note 8	Reserve transfers expected - Sick leave payouts \$ 123,592.24 Parking lot \$ 120,450.94 Total reserve transfers \$ 244,043.18				

**JOINT BUILDING COMMITTEE
ANNUAL PERMIT SUMMARY
2020**

Month	No. of Permits	Permit Fees	Project Values	Size (sq.m)
January	3	\$5,432.00	\$428,000.00	293
February	4	\$12,064.50	\$600,725.00	346
March	3	\$2,377.50	\$135,500.00	297
April	1	\$115.00	\$1,000.00	0
May	19	\$36,837.50	\$2,273,500.00	1690
June	18	\$27,211.00	\$1,673,995.00	1344
July	22	\$28,127.80	\$1,748,420.00	1920
August	19	\$21,724.00	\$1,253,600.00	1390
September	13	\$21,750.00	\$969,167.50	1796
October	8	\$15,545.00	\$978,000.00	739
November	11	\$21,435.00	\$1,269,000.00	1674
December	2	\$1,055.00	\$57,000.00	193
TOTALS	123	\$193,674.30	\$11,387,907.50	New Construction 11682
				Demolitions 587

**JOINT BUILDING COMMITTEE
ANNUAL PERMIT SUMMARY
2020**

Month	No. of Permits	Permit Fees	Project Values	SFD'S, Seasonal Dwellings and Multi-Unit Dwellings	
				2019	2020
Burks Falls	8	\$8,120.00	\$486,000.00	2	1
Joly	10	\$19,165.00	\$1,067,700.00	0	5
South River	10	\$20,609.50	\$1,389,095.00	2	4
Machar	27	\$47,809.00	\$2,706,767.50	10	6
Strong	28	\$53,405.80	\$3,170,720.00	10	10
Ryerson	29	\$33,922.50	\$2,033,925.00	7	4
Sundridge	11	\$10,642.50	\$533,700.00	3	0
TOTALS	123	\$193,674.30	\$11,387,907.50		30
Permit activity at end of December 31, 2020					
TOTALS	133	\$300,191.20	\$19,806,300.00	34	
Permit activity at end of December 31, 2019					
TOTALS	-10	-\$106,516.90	-\$8,418,392.50		-4
Difference from previous year (diff. due to Covid-19 & large multi-unit in BF in 2019)					

CORPORATION OF THE TOWNSHIP OF RYERSON

BY-LAW #01 -21

BEING a By-Law to impose a penalty charge expressed as a monthly percentage charge for non-payment of current taxes or any class or installment thereof.

WHEREAS THE MUNICIPAL ACT, 2001, S.O. 2001, CHAPTER 24, SECTION 345 (2), provides for the Council by By-Law to impose a percentage charge as a penalty for non-payment of taxes or any class or installment thereof not exceeding one and one quarter percent on the first day of default and on the first day of each calendar month thereafter in which default continues, but not after the end of the year in which the taxes are levied, and,

WHEREAS the Council deems it advisable to enact such a By-Law,

NOW THEREFORE, the Council of the Corporation of the Township of Ryerson (hereinafter called the Corporation) enacts as follows:

1. That the Treasurer be authorized to add to the amount of all current taxes or any class or installment thereof due and unpaid, a penalty charge at the rate of one and one quarter percent on the first day of default and on the first day of each calendar month thereafter in which the default continues but not after the end of the year in which the taxes are levied.
2. That no penalty charge added to overdue taxes shall be compounded.
3. That any penalty charge on overdue current taxes imposed by any previous By-Law shall cease to have effect on the day of the penalty charge imposed by this By-Law comes into effect.
4. That this By-Law shall come into force on the day it receives third reading and is finally passed.

Read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 12th day of January, 2021.

MAYOR

CLERK

CORPORATION OF THE TOWNSHIP OF RYERSON

BY-LAW #02- 21

BEING a By-Law to impose an interest charge expressed as a percentage per month for non-payment of tax arrears.

WHEREAS THE MUNICIPAL ACT, 2001 S.O. 2001, CHAPTER 24 SECTION 345 (3), provides for the Treasurer to add to the amount of all taxes due and unpaid, interest at the rate of one-half of one percent per month or fraction thereof from the 31st day of December in the year in which the taxes were levied until the taxes are paid provided that the Council may increase such rate to a rate not exceeding one and one quarter percent per month, and

WHEREAS the Council deems it advisable to enact such a By-Law,

NOW THEREFORE, The Council of the Corporation of the Township of Ryerson (hereinafter called the Corporation) enacts as follows:

1. That the Treasurer be authorized to add to the amount of all taxes due and unpaid, interest at the rate of one and one quarter percent per month for each month or fraction thereof from the 31st day of December in the year in which the taxes were levied until the taxes are paid.
2. That no interest charge added to the arrears of taxes shall be compounded.
3. That any interest charge on the arrears of taxes imposed by any previous By-Law shall cease to have effect on the day the interest charge imposed by this By-Law comes into effect.
4. That this By-Law shall come into force on the day it receives third reading and is finally passed.

Read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 12th day of January, 2021.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF RYERSON
BY-LAW # 03 -21
BEING A BY-LAW TO PROVIDE FOR AN INTERIM TAX LEVY AND THE
PAYMENT OF INTERIM TAXES FOR THE YEAR 2021.

WHEREAS Section 317 (1) of the Municipal Act, 2001, provides that the Council of a local municipality may pass a by-law to impose an interim levy on the assessment roll for taxation in the current year for property in the municipality rateable for local municipality purposes;

AND WHEREAS Section 317 (3) of the Municipal Act, 2001, provides a set of rules for determining the interim tax payable, which are also subject to the municipality's discretion under Section 317 (9) of the Municipal Act, 2001, to decrease or increase the interim tax payable where it is felt that the interim amount would otherwise be too high or too low in relation to the total taxes that are anticipated to be levied on the property in the year;

AND WHEREAS the Council of this municipality deems it appropriate to provide for such interim levy on the assessment of property in this municipality;

NOW THEREFORE the Municipal Council of the Corporation of the Township of Ryerson enacts as follows:

1. Interim tax levies are hereby imposed on the whole of the assessment for real property for all property classes according to the assessment roll for taxation in the current year, and shall not exceed an amount equal to fifty percent (50%) of the final 2020 taxes on the property.
2. When calculating the total amount of taxes for the year 2020 under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of 2020, an amount may be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
3. The said interim tax levy shall become due and payable in two installments due and payable on the 16th day of April, and the 14th day of May, 2021 and nonpayment of the amount on the dates stated in accordance with this section shall constitute default.
4. The Treasurer of the Township of Ryerson shall add to the amount of all taxes due and unpaid, interest at the rate of 1.25 percent on the first day of default and on the first day of each calendar month thereafter, being 15 percent per annum, and all by-laws and parts of by-laws inconsistent with this paragraph are hereby superceded.
5. Interest added on all taxes of the interim tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid interim tax levy.
6. The Treasurer shall cause to be mailed to the residence or place of business of such person indicated on the last revised assessments roll, a notice specifying the amount of taxes payable.
7. A failure to receive the aforesaid notice in advance of the date for payment of the interim levy or any instalment, does not affect the timing of default or the date from which interest shall be imposed.
8. The Treasurer of the Township of Ryerson may accept part payment on account of any taxes due, but such acceptance shall not affect interest under Section 4 of this By-Law.
9. This By-Law shall be deemed to come into force and effect on January 1, 2021 and shall apply to properties on the assessment roll for taxation in the current year as listed on that date or which were added to the roll after that date, including properties added after the date this by-law is passed.

Read a First, Second and Third time,
Signed, and the Seal of the Corporation
affixed thereto and finally passed this 12th
day of January, 2021.

MAYOR

CLERK