



The Corporation of the City of Temiskaming Shores

Special Meeting of Council

Tuesday July 31, 2018

6:30 P.M.

City Hall – Council Chambers – 325 Farr Drive

Agenda

1. Call to Order

2. Roll Call

3. Approval of Agenda

Draft Motion

Be it resolved that City Council approves the agenda as printed/amended.

4. Declaration of Special Council Meeting

Draft Motion

Be it resolved that the Council of the City of Temiskaming Shores declares this meeting a “Special Meeting of Council” in accordance to Section 7 of Procedural By-law No. 2008-160.

5. Disclosure of Pecuniary Interest and General Nature

6. Presentations / Delegations

- a) James Franks, Economic Development Officer

Re: Community Economic Development Strategic Plan

Draft Motion

Be it resolved that Council acknowledges the presentation of the draft Community Economic Development Strategic Plan from the Economic Development Officer, James Franks; and

That Council encourages feedback from the Economic Development Committee.

7. New Business

- a) **Administrative Report No. CGP-015-2018 – Zoning By-law Amendment – ZBA-2018-01 (D) – District of Timiskaming Social Services Administration Board (DTSSAB)**

Draft Motion

Be it resolved that the Council of the City of Temiskaming Shores hereby acknowledges receipt of Administrative Report No. CCG-015-2018;

That Council agrees to amend the provisions of the City of Temiskaming Shores Zoning By-law 2017-154 to permit the zone change from Highway Commercial (C2) to High Density Residential Exception 17 (R4-17); and

That Council directs staff to prepare the necessary by-law to amend the City of Temiskaming Shores Zoning By-law 2017-154 for consideration at the July 31, 2018 Special Council meeting

8. By-laws

Draft Motion

Be it resolved that:

By-law No. 2018-118 A by-law to enact a Zoning by-law Amendment to rezone property from Highway Commercial (C2) to High Density

Residential Exception 17 (R4-17) in the City of Temiskaming Shores Zoning By-law 2017-154 Dymond Concession 3, North Part of Lot 9; RP 54R-6021 Parts 1 and 2 Roll No. 5418-020-002-069.12

be hereby introduced and given first and second reading.

Draft Motion

Be it resolved that By-law No. 2018-118 be given third and final reading, be signed by the Mayor and Clerk and the corporate seal affixed thereto.

9. Adjournment

Draft Motion

Be it resolved that City Council adjourns at _____ p.m.

Mayor – Carman Kidd

Clerk – David B. Treen



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Haileybury
New Liskeard

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City of Temiskaming Shores
Community Economic Development Strategic Plan
2018 - 2023

City of Temiskaming Shores
P.O. Box 2050
325 Farr Drive
Haileybury, Ontario
P0J 1K0



Introduction

The City of Temiskaming Shores is a vibrant community on the shores of Lake Temiskaming. The former municipalities of Haileybury, New Liskeard and Dymond Township amalgamated, at their own initiative in 2004, to become one of the larger centres in Northern Ontario. The City is home to approximately 10,000 residents but is the economic and service hub to a region of approximately 32,500 people.

There has been no formal economic plan since the amalgamation process took place, but Council now wishes to create a strategic direction for growth of the community to maximize the benefits of the limited financial and staffing resources available to development. The plan will consider what best short term (1 to 3 year) opportunities are available for growth as well as what sectors are most suited for longer term (5 – 10 years) growth in the community.

The Plan will need to consider the demographics of the community and region and identify how the City will address the shortage of potential labour as we have an aging demographic. The Plan will assist Council and staff to understand the action steps required to ensure that the Plan is carried out in a way that will ensure the sustainability of the community into the future. The Plan will also implement the recommendations of The Places to Grow Act: Growth Plan for Northern Ontario (2011) (herein after referred to as the “Growth Plan”) to ensure that the City is recognized by the Province of Ontario as the economic and service hub for the surrounding region.

Community Economic Development is a multi-faceted strategic process that influences the growth and restructuring of a community’s economy to enhance its economic well-being. It can be described in terms of greater prosperity and improvement of quality of life.

The Community Economic Development Advisory Committee’s (CEDAC) mandate is to provide Municipal Council with advice and recommendations on matters relating to community economic development. These recommendations are aimed at fostering and promoting a positive community image, an enhanced quality of life, prosperity by means of sustainable community development and a healthy business environment.

The City of Temiskaming Shores is clearly the economic and service hub of the region and this can even extend to the neighbouring Province of Quebec. Although the recent community development work undertaken by the City has yielded some positive results, the potential for development is much greater than perceived by many. Future community economic development work done by the City must be part of a clear action plan with defined measurable activities that respond to the needs of all sectors. When done effectively, community economic development is focused and often yields efficiencies.



Opportunities & Threats

Provincial Policies:

Northern Ontario has specific challenges related to growth and sustainability that differ significantly to larger locations in the South where provincial policy is created. The policies that the City must work within often conflict with the requirements for continued growth in Northern Ontario. Many provincial land use planning documents are created to control the growth of sprawling southern Ontario cities, therefore the policies are directed to limit growth, not to enable it to happen. As with any threat, we could turn this into an opportunity by offering available land to developers who are unable to find land in Southern Ontario.

Labour Force:

A second threat to growth in the economy is the lack of available labour force. The community is lacking people to be able to fill positions in new business ventures. Today, staff are moving from one business to another based on wage rates, therefore employers offering lower rates of pay are already suffering from a lack of workers. To add to this stress, we have an aging workforce and lack of youth to fill the upcoming vacancies. Again, provincial policy is limiting the number of new immigrants into the province as some of the larger centres are having trouble dealing with the numbers of new Canadians. This again could be turned into an opportunity if policy makers would consider programs to encourage immigrants to settle outside the major markets.

Strategic Vision

Lack of strategic vision could hamper the growth of the City. There has been no strategic vision or direction within the community since the amalgamation of the City in 2004. Each Council has their own interests and since no plan is in place, these interests can, and often do change every four years. This doesn't mean that the community does not continue to develop, but could mean that the development is inefficient, or not strategic in areas where we have a competitive advantage. The development of this Strategic Plan should be viewed as an opportunity for the community to move forward in a positive manner. It is imperative that the Plan be communicated to the staff and the community to ensure that all parties are pulling in the same direction.

Community Recognition

Another opportunity for our community is that we are now recognized as one of the larger communities in Northern Ontario. This awareness at both the Provincial and Federal government level will enable the Community to have a greater voice at the other levels of government and enable the City to gain access to larger pools of government funding which in turn will enable us to complete larger community infrastructure projects. On the other side of this argument however, we must also compete with our larger neighbours when trying to attract business development to our region.



Climate Change

Climate change, although not seen as a positive in every instance, should benefit our area by increasing the average temperature by approximately three degrees Celsius. This change over the next thirty years will enable greater agricultural yields due to a longer growing season. On the negative side however, the same climate will make it more difficult for forestry companies to get into the bush in winter months.

Strengths & Weaknesses

Location

Location of Temiskaming Shores is both a strength and a weakness. Our location within the Claybelt has enabled agricultural growth over the past several decades and will see us continue to develop as the service centre for the Great Claybelt agricultural expansion to our North. Our location relative to Southern Ontario makes the community a logical shipping destination as we can be reached from Toronto within six hours, therefore trucks can pick up a returning load and be back within their thirteen hour day. In addition, shipments going further west can be transported to Thunder Bay within one travel day.

When considering manufacturing however, we are poorly located within Ontario as the customer base is often too small regionally to support a manufacturer, therefore the products would need to be shipped to the marketplace in southern Ontario. This additional cost is often the deciding factor when a manufacturer is reviewing potential sites. Manufacturers considering our area would likely need to be focused on selling products within Northern Ontario. Agricultural service, value added forestry and mining supply are good candidates for the community's industrial base.

Regional Approach

A regional approach to development is missing within the area. Each community is trying to do the best for themselves, but not working as a group to benefit the entire region as a whole. With no county or regional level of government, it is difficult to build sufficient trust and resources to move projects forward that would benefit the entire region. Each community does not have the financial or staff resources to be effective at economic development and many do not have the plan in place to even understand what type of development could benefit them the most or is most likely to happen.

A regional development mindset could look at the bigger picture and decide where a specific development program or project would best fit. The City as the largest community in the region may have to take on this role to assist the surrounding communities through effective development, realizing that not all of the development attracted or grown will take place within the City. A best case scenario would see regional partners contribute to one economic development program to benefit the entire region. With nineteen municipalities in the surrounding area, it will be difficult to get all partners to buy into one program.



Vision

The City of Temiskaming Shores will be recognized as the primary economic and service hub in the Timiskaming District.

Mission Statement

The City of Temiskaming Shores will be the catalyst for regional economic development through ongoing communication and staff resource support to viable and significant projects.

The Process

CEDAC undertook a community consultation process with all of our community key economic development sectors in order to better understand the current economic situation and the future needs of each sector in order to provide clear recommendations to Municipal Council.

Community economic development sectors consulted were:

Education	Agricultural	Industrial	Retail & Service
Health & Well-Being	Tourism	Cultural	

Sector leaders were asked to participate in sessions to provide CEDAC with input on the situation and needs of their sector within the community. The intent of this process was to ensure that the City is aware of the current issues facing each sector within Temiskaming Shores so that within its jurisdiction and budgetary capacity, Municipal Council can work with its residents and enterprises to address agreed upon strategic priorities. During the consultations CEDAC worked with participants in an effort to achieve consensus on the top issues for each sector in order to formulate key priorities for Council's consideration. The cultural sector was not consulted by CEDAC as this work had recently been completed and reflected in the Cultural Plan.

Following these consultations and with the observations gathered over the last few years, CEDAC then reflected on the issues identified and solutions proposed and attempted to focus on providing Council with key priorities that could be at the core of a multi-year Temiskaming Shores Economic Development Plan aimed at achieving a more effective, focused deployment of our community economic development resources.

These key priorities have been useful in guiding how development has been implemented within the community, however it is now time for the City to create a more strategic vision and formalize a strategic plan that can be provided to the community and government partners to showcase where the community is going for the next five years. The document will enable other levels of government to better understand our community and its goals.



Members of the Community Economic Development Advisory Committee (CEDAC)

Jocelyn Blais,	Jeff Laferriere	Darryl Van Leer
Dan Fenety	Maria Zafiris-Overton	Carman Kidd
Danny Whalen	Chuck Durrant	Jessica Caldwell

City support staff to CEDAC (over the process)

James Franks	Logan Belanger	Arianna Misener
Karen Beauchamp	Christopher Oslund	

Participants in the Community Consultation Process

Danny Aitchison	Steve Amyott	Rejeanne Bélisle-Massie
Neil Bennett	Lois Weston Bernstein	Lise Anne Boissonneault
Darlene Bowen	Pat Desmarais	Roy Dittmann
Marc Dessureault	Ian Dodds	Howard Drew
Marc Ducharme	Chuck Durrant	Penny Durrant
Darren Graydon	Nicole Guertin	Ernie Harman
Mike Harrison	Shelley Harrison	Lorne Hillcoat
John Jones	Michele Lamoureux	Sylvie Lavictoire
Caroline Léveillé	Laurie Mackey	Sean Mackey
Tammy Mackey	Fred MacKewn	Brent Marsden
Jennifer Marsden	Lorrie Montgomery	Bob Norris
Mairead O'Shea	Maria Overton	Tammy Penner
Ed Popkie	Hugo Rivet	Doug Shearer
Earl Snider	Marlene Spruyt	Maria Story
Rose Marie Raymond Simmons	Gilles Rivard	Sylvain Rivard
Patrick Rivard	Pierre Rivard	Shirley Watchorn

(Note - Includes individuals who provided input but were unable to attend consultation)

Consultation Results

Through consultation with local stakeholders, CEDAC recommended key community economic development priorities to Council. Clear action items are identified with each of the priorities. Several of these priorities are about laying a solid foundation that will lead to effective community economic development.

In implementing these priorities and laying this solid foundation, it is essential that City Hall and community partners each understand and agree upon their respective roles and



responsibilities. The key role of Council should be to show leadership, initiate discussions and bring together for action concerned individuals, organizations and businesses. Within City Hall all economic development staff, but also all related departments, need to provide support to Council in this undertaking, shaping and monitoring under Council's direction the measurable outcomes for each priority to be monitored at Council.

The meetings held with the different sectors were very beneficial and very much appreciated by the participants. All sectors identified a need for increased communication among sectors and the City so as to strengthen enterprise development and achieve greater prosperity for all residents of Temiskaming Shores.

The process also created expectations from the sectors that the City would take actions on the key recommendations. Sectors indicated that they would like to participate again in follow-up meetings to understand the progress made by the City on these key recommendations and discuss future priorities. Council should monitor progress against this Plan on a regular basis to assure progress, with a more comprehensive annual review to make any adjustments necessary in the face of our City's continually changing economic environment.

To create the new strategic plan, the priorities have been updated and the actions items reduced to be more manageable and achievable within the five year timeframe of the plan.

Summary of the Key Priorities and Action Items

Priorities	Actions Items
Community Economic Development Corporation	<ul style="list-style-type: none"> • Develop a Community Economic Development Corporation (CEDC) • Evaluate staffing requirements for the CEDC and adjust the City's organizational structure to implement the strategic plan
Marketing/ Communication	<ul style="list-style-type: none"> • Develop and implement a marketing strategy • Develop and implement a communication strategy
Immigration	<ul style="list-style-type: none"> • Create a digital module encouraging people and businesses to locate here • Collaborate in the implementation of an bi annual Temiskaming Career fair • Participate in Immigration fairs to bring newcomers to the community
Industrial / Manufacturing	<ul style="list-style-type: none"> • Promote the Certified Site land available within the Dymond Industrial Park • Encourage light industrial growth within the park • Implement an industrial attraction program
Agriculture	<ul style="list-style-type: none"> • Support the Northern Ontario Farm Innovation Alliance (NOFIA) and their programs to support agriculture in the region • Advocate at all levels for the preservation of the research station and the role of our region as the centre (hub) of agriculture expertise and innovation for Northeastern Ontario • Support the growth of agricultural service and agri food industry • Develop a local food tourism strategy
Mining Supply	<ul style="list-style-type: none"> • Market the City and region as a mining supply hub • Lead the Northern Ontario Mining Showcase to gain visibility in the sector • Support the growth of existing suppliers
Transportation	<ul style="list-style-type: none"> • Support the growth of the transportation sector within the region to develop the Community as a hub • Lobby for the reinstatement of passenger train service
Forestry	<ul style="list-style-type: none"> • Support private sector efforts to expand opportunities in the forestry industry through biomass, value added wood products, wood construction techniques, etc. • Support the growth of existing suppliers
Tourism / Culture	<ul style="list-style-type: none"> • Identify key elements required to make waterfronts year around attractions • Work regionally to grow tourism spending in Northeastern Ontario and Northwestern Quebec • Implement key recommendations from the recently completed cultural plan
Liveable Community	<ul style="list-style-type: none"> • Support community programs & organizations that make the community liveable; culture, healthcare, education, accessibility, age friendly, etc.

Develop a Community Economic Development Corporation

The Municipal Act 2001 provides the ability for municipalities to create corporations to assist them in the provision of services. A Community Economic Development Corporation (CEDC) is an arm's length not for profit corporation of the Municipality which



is able to provide service and sometimes incentives to new businesses that the City is not legally able to provide.

The CEDC would be put in place to assist new business start-ups and existing businesses to expand. The staff of the CEDC would be municipal staff on loan from the Municipality, therefore paid and administered by the Municipality saving the overall costs of the corporation. The CEDC will continue to participate in regional economic development planning as proposed in the Growth Plan to ensure that development taking place in the region is of benefit to all concerned. Assets of the Corporation of the City of Temiskaming Shores could be given to the CEDC for them to manage.

The CEDC should use current market data to ensure that evidence based decisions to encourage new business are based on best practices and best bet sectors to ensure that the businesses flourish once established. Since the CEDC will have limited staff, this data collection and analysis should be done using contract services.

Implement Marketing & Communications Strategies

In order for the CEDC to be effective and for the City to be able to be heard in the sea of community marketing already in the media marketplace, it is important for the community to implement both a marketing strategy and a communications strategy. With social media channels, it is now easy to reach locals to enable them to be engaged in community consultation and awareness, however social media is less effective in attracting new business as it is unlikely that your target business clients are part of your social media followers.

The Marketing Strategy would focus on priority markets and priority sectors that the City should focus on using the same best bet sector information gathered using the data driven process above. The Strategy could build on the work gathered by Millier Dickenson Blais Inc. during the creation of the 2010 – 2012 Marketing Strategy.

Part of the Marketing Strategy would be to ensure that the information would be set out into a well-organized and clear web presence that will be located on the City's website. This site will become the first point of contact for any prospective business and must contain useful data about the community, its labour force and lifestyle. This data can be sourced through various online services for an annual fee which is then updated regularly and kept fresh.

The website needs to provide the top reasons for someone to remain in or move to the area, providing lifestyle testimonials from current residents and promoting employment opportunities through hot-links to our businesses seeking additional employees. Our website also needs to provide the top reasons for businesses to locate here, reviewing our



business parks, labour market, education facilities and pro-business approach of City Hall. Above all, our City website needs to be dynamic, current, easily navigated and structured so as to be easily found by search engines. It needs to paint a picture of a vibrant, hardworking, bilingual community centrally located in northeastern Ontario, amidst an outdoors wonderland of nature. Our website needs to become the first search stop for our residents, businesses and those who could benefit from our natural, cultural and enterprise environments.

Cross-Marketing programs should be developed with both local sector partners and with regional partners. Cross Marketing is when two or more entities promote their products or services together thus building a much broader awareness of the products and services. Cross-Marketing is a sales marketing secret that works better for entities that have the same target audience, but are not in direct competition with each other. In this case, we are looking at the sector and the City, or the City and other communities within the region that are chasing similar customers.

The Communications Strategy would be more focused on the local and regional marketing to keep the community top of mind regionally and to educate ratepayers on the City's programs and services as well as encourage them to assist the City to promote the area as a place to live, work and play.

This Strategy would have two key components; the first to ensure that through an internal communications process, all staff would be more aware of their counterparts in other parts of the organization are doing. This would allow all departments and all levels of staff the ability to explain projects and programs to those in the public with whom they communicate.

The second part of the Communications Strategy would be that of communications to the public. This again would rely heavily on the City's website but with much more focus on the social media channels to ensure that ratepayers can access up to date information at their convenience.

Immigration

Over the past decade, the role of economic development has changed from that of chasing industry to locate in the community to more of chasing people to fill positions in existing industries and businesses. The role of immigrant attraction will become more and more important to all communities as Canada's birth rate continues to hover around 1.5% per family. To sustain a population, you must attain a birth rate of 2.1% per family, therefore Canada's population would shrink without accepting immigrants to counteract the low birth rate phenomenon.

Ontario accepts approximately 60,000 immigrants annually, however very few venture far from the GTA where they often land in Canada. The Growth Plan states in section 3.3.2



“The Province will work with Northern Ontario communities to attract new and needed skills and ideas through provincial and other programs that attract skilled newcomers and international students to Northern Ontario’s communities and post-secondary institutions.”

The only population in Canada who is seeing a growth in population is the Indigenous population, therefore the City may be able to work with our regional Indigenous partners to encourage their members to stay in the region to assist with the declining population in the public at large.

The City received the Temiskaming Shores Immigrant Attraction, Settlement and Retention Strategy in June of 2016. The report was the result of the Northeastern Ontario Immigration Project which was conducted by the North Bay and District Multicultural Centre, HR North and Curry Consulting and was funded by both Fed Nor and NOHFC.

The document has four main recommendations to assist the City to attract and retain immigrants to the community.

1. Equip the Municipality with an improved capacity for thinking and acting on immigration issues.
2. Align the capacities of Temiskaming Shores – municipal, economic, social and infrastructure with regional efforts to attract and retain newcomers to Northern Ontario
3. Mobilize and coordinate local efforts to attract and recruit newcomers
4. Mobilize and coordinate local efforts to welcome and retain newcomers

Industrial /Manufacturing

In the Community’s role as a service hub for the region, it is imperative that support be provided to assist the manufacturers and service providers in the key industrial sectors of agriculture, mining and forestry. The City must act as the connector to enable industry to find the resources they require within the region to assist them to grow and create jobs in the area.

Although the City does not have a significant number of major employers in the industrial sectors, the companies that presently exist hire large numbers of the local population. Not all of the employers are located within the City limits, however they all have an impact on the local economy as many residents work in the communities surrounding the City. Projects to support the sustainability and growth of the industrial sector are an important part of the strategic plan as the large employers are often viewed as the gauge of the vibrancy of the community.

Temiskaming Shores depends on its businesses to help provide employment for its



residents and revenue for the maintenance and expansion of City infrastructure. Businesses depend on the City to provide an environment that fosters enterprise and encourages people to settle and stay in the community. During our consultations, the business/industrial sector discussed its challenges attracting people to fill specialized positions, its need for stronger linkages with the education sector and its desire for more regulatory flexibility when dealing with City Hall.

The City has invested a significant amount of time and money to develop the Dymond Industrial Park into a Provincially Certified Site which can be bought by potential investors knowing that the get the site operational will be minimal as the land already meets many of the provincial standards. The lands available have already been priced and can be sold quickly if a company wishes to move forward with a purchase. In addition, the CEDC may be able to move these sites faster with the implementation of the Marketing Strategy.

Once the data has been analyzed and the appropriate industrial sectors have been identified, the City should implement a formal industrial attraction program to attract new businesses to the community that will support and complement those businesses that are already located here. Since overall growth of industry and manufacturing in Canada is declining, goals must be realistic and companies must be hand selected and courted to consider their move to the community. Business to business connection programs such as Naturallia and others like it help connect existing companies find new market places and at the same time enable the City to approach new companies to consider relocating or expanding to our community.

The Growth Plan identifies Advanced Manufacturing as a potential growth sector for Northern Ontario and offers to assist in section 2.3.2 “support innovation, research and commercialization of value-added products and services in the existing and emerging priority economic sectors.”

Agriculture

The primary lead for the support of the agricultural sector in our region is the Northern Ontario Farm Innovation Alliance (NOFIA). The City will continue to support NOFIA, their current and future programs to strengthen the region’s role as the agricultural lead for Northern Ontario.

The City will support the growth of the agricultural service sector in the region so that those services can be made available to the agricultural regions to the north and east of the Community. The agri-food and value added food processing sector will be of primary importance as it provides an opportunity for a reasonably quick development.



With many large producers from Southern Ontario now looking at the region to move their growing opportunities, this sector should be top of mind when considering commercial developments. Climate change is causing the region to experience longer growing seasons and opportunities to grow new crops which will expand the potential possibilities for development. New opportunities such as medical marijuana growing and processing plants should also be considered.

The City should continue to advocate at all levels for the preservation of the agricultural research that has been done in the community for over 100 years. The local and regional research is invaluable to area farmers and will provide benefits to the regions north of us as they continue to develop agriculture to diversify their economies. The City should partner with NOFIA and the research station to cement the community's role as the hub for agricultural expertise and innovation for Northern Ontario.

The Growth Plan identifies opportunities for the agricultural sector in Section 2.3.3 a) "undertaking and disseminating research focussed on northern climatic and environmental conditions" and in Section 2.3.3 d) "expanding production in the North to contribute to a sustainable local food source for Northern Ontario residents".

The development of a local foods strategy should also be considered to encourage the growth of foods for the region within the region. Focus on developing the infrastructure and supply chain to encourage growth in this sub sector should be supported by the City and our partners. Agricultural value per acre expansion and the potential for food tourism should drive the basis of this product.

Mining Supply & Service

Mining supply and service has long been one of the community's strong sectors. Since the booming days of the Cobalt silver camp over 100 years ago, companies in our community have created employment servicing the mines and making parts for the mining firms. Some of the original suppliers still exist today.

The City should not forget its roots and the benefits that came with high employment rates. Mining is still a major sector in Northern Ontario and appears to be on an upswing. With exploration taking place around the region for both Cobalt and other minerals, the community is poised to see growth in this sector within the next few years.

The City should continue to lead the Northern Ontario Mining Showcase exhibit held at the annual Prospectors and Developers Association of Canada (PDAC) conference in Toronto. This has raised awareness of the community in the mining suppliers industry and provides great opportunities for the City to speak to suppliers from other regions that may consider relocating or expanding to this community.



The City also partnered with the Timmins Economic Development Corporation and other community partners from across the region in a Mining Supply Trade and Investment project. This project provided the community with some great new marketing materials and showcased that Temiskaming Shores had the best potential of all partners to attract mining supply and service companies due to our strategic location between the mining communities of Sudbury, Timmins and Rouyn.

The Growth Plan proposes in Section 2.3.8 c) “expanding the mining supply and services industry, increasing exports, and supporting particular areas of competitive advantage including deep mining techniques and clean technologies” and further in Section 2.3.8 h) “facilitating partnerships among communities and industry to optimize community employment and benefits”

Transportation

The City has already a number of transportation providers and shipping companies that transport goods across the country and into the United States. Based on location, the community should have the ability to attract distribution centres for firms that ship across the province and the country. Temiskaming Shores is less than a six hour drive from Toronto, therefore trucks could make the return trip within one driving day. Thunder Bay is then less than a one day drive from here, so products would likely end up there at the next distribution site. The fact that the Community is home to many trucking companies will also be a factor in attracting new business development as it will be easier for other industrial clients to find transportation solutions for their products.

In addition to trucking, we have access to rail lines which can carry freight for businesses within the region as well as passenger bus service both North and South. The City should work with the provincial government to reintroduce the Northlander passenger train service as this did impact many residents who do not enjoy winter driving as well as many students who attend Northern College.

In addition, our partnership with other regional communities to support the Earleton Timiskaming Regional Airport should continue. This facility has the potential to attract larger businesses to the region as well as enable current businesses to bring in expertise when needed. The airport also continues to support the City’s role at the economic and service hub for this region. The Growth Plan states in Section 2.3.11 a) “capitalizing on Northern Ontario’s extensive knowledge and experience in air transportation to rural and remote communities”



Forestry

As with the mining sector, the forestry sector within Temiskaming Shores is reasonably small, however in the area surrounding the community there are many businesses that operate in or supply services to the forestry industry. Companies such as Georgia Pacific and the Elk Lake Planing Mill provide significant employment opportunities to area residents and will continue to do so into the future if they receive support from the communities they operate around.

The City must ensure that companies are aware of potential funding opportunities available to them. Business professionals are busy with their work and often do not have time to follow government funding announcements and regulations. City staff must communicate regularly with industry to ensure that beneficial programs are made aware to support the industry's growth.

The City should look at opportunities to enhance value added production of forestry products and work with any private sector producers who propose ideas to implement value added manufacturing. This not only creates more wealth in the region, but also more jobs locally rather than raw natural resources headed south to be converted into finished products. In some cases, lumber is the finished product, however other products could be considered such as wood pellets, furniture and other non-timber forest products.

Staff will continue to work with the industry to find out ways that the community can support the industry to grow. Projects like the PDAC project for mining will be considered and the industry will provide ideas on what would assist them the most. The City will continue to support and promote programs such as Ontario Wood to promote the diverse use of wood products and Woodworks to advocate for the use of wood as building products in the construction industry.

The Growth Plan for Northern Ontario offers many similar comments as above in Section 2.3.6 of the plan and ends with the statement in Section 2.3.6 I) "facilitating the entry of new participants and entrepreneurs, including Aboriginal businesses, co-operatives and commercial developers." It is important that the City's goals for these industries match those of our Provincial and Federal government partners to ensure that all parties are working together toward the goal of increased economic activity in Northern Ontario.

Tourism & Culture

Although the community does not have a major tourism attraction, tourism continues to be a significant contributor to the regional economy. Our location at the intersection of Highway 11 and Highway 65 creates a natural stopping point for travellers which can be quantified by the number of fast food restaurants and gas stations adjacent to that



intersection.

Since we are also the economic and service hub for the region, many families travel here from the surrounding communities for education, professional and health services. Many of these families participate in activities while in the community, therefore making them tourists by definition. This regional tourism economy creates many stable jobs in the community and encourages a larger number of restaurant and fuel station developments within the City than our resident population of 10,000 could support.

Regional tourism marketing programs make tourism marketing more cost effective for small communities. Shared marketing programs such as Northeastern Ontario Tourism and the Lake Temiskaming Loop Tour enable the City to put out marketing materials about the community while only paying for a portion of the cost of the materials and associated advertising costs. Since we do not have a specific tourism product to promote, these shared marketing programs are most suitable.

Temiskaming Shores is blessed with numerous hard working community groups offering community and tourism events of benefit to our residents, visitors and businesses. One of our greatest successes to date has been the Biker's Reunion, which with a lot of hard work by volunteers over many years, grew into a successful annual event drawing participants from across Canada and beyond. Our goal in Temiskaming Shores is to encourage and enable our community groups to achieve similar success with some of their events.

Successful events for our community groups require their individual leadership and hard work. But it also requires coordinated advice and support by City Hall staff. Community Groups often encounter barriers to accessing Federal, Provincial and private sector funding sources because they lack the knowledge of how to navigate these bureaucracies, knowledge which our own City Hall staff often has. Community Groups also are sometimes frustrated by difficulty in meeting our own City's regulatory requirements, which are prerequisite to holding any event. Some of these barriers and frustrations could be lessened if the City increased and consolidated its coordination support for community and tourism events. It is important, however, to make the distinction between providing increased consolidated coordination within the City Hall bureaucracy and providing direct coordination.

The Municipal Cultural Plan prepared by Dialog states: "Temiskaming Shores is a thriving community that values culture as a pillar of its economic and social well-being. Our culture is fundamental to our shared identity, which is grounded in the rich histories, traditions, and languages of our multicultural community. Temiskaming Shores is recognized for the beauty of its natural setting, and our residents are known for their inclusiveness, generosity, and hospitality. We celebrate and support local artists, cultural organizations, and creative entrepreneurs; all of whom work collaboratively to strengthen and promote



Temiskaming Shores as a cultural hub within Northern Ontario. Our culture is our pride, and is essential to our current and future prosperity.”

The Temiskaming Shores Municipal Cultural Plan is a strategic document that identifies municipal and community priorities to strengthen the cultural sector and support the city’s development as a northern creative centre. The Strategic Directions, Objectives, and Actions contained in the Plan represent a 10-year agenda for the City and its community partners. These ‘quick wins’ will form a strong foundation that will support the implementation of longer-term priorities. The Priority Actions are listed below.

1. Establish a Cultural Roundtable as a permanent committee of Council with broad representation from the local arts community and Council, responsible for acting as a catalyst for strengthening local cultural development by supporting the implementation of the Cultural Plan and promoting collaboration across the community.
2. Create a bilingual “Cultural Planner” position to coordinate cultural events and programming, and liaise with local cultural organizations.
3. Collaborate with cultural organizations to identify and promote a bilingual Cultural Portal to advertise community organizations and events.
4. Provide more opportunities for bilingual public engagement.
5. Coordinate with local cultural organizations and entrepreneurs to establish a shared resource centre with access to a photocopier, telephone, and meeting space.

The Growth Plan discusses culture in Section 2.3.4 a) stating “creating opportunities for cultural and artistic expression in urban, rural and remote communities, particularly among youth” and in Section 2.3.4 d) “celebrating the unique cultures and histories of the peoples of Northern Ontario”. With respect to tourism, the Growth Plan encourages what we are currently doing through Section 2.3.10 c, d, e and f) “encouraging regional co-operation to expand and diversify Northern Ontario’s tourism offerings and increase tourism visitation and receipts; d) encouraging regions and communities to undertake cultural planning that identifies opportunities for promoting tourism, including Aboriginal niche tourism opportunities, and building on the presence of a strong Francophone community to tap into French speaking markets; e) encouraging new, flexible and high quality tourism products for domestic and international visitors; f) linking Northern Ontario tourism to provincial and national marketing campaigns and promoting the uniqueness of the Northern Ontario experience.”

Liveable Community

Community economic development is more than attracting companies, people and jobs, it involves creating a community that people want to live in. If people want to live in a



particular area, then companies will locate there to find the workforce for their needs. This means that economic development touches many more facets of the municipal government operations than just one department. The entire government structure must consider community development when making all decisions about the community. If staff are able to attract a company to set up in the community, but that company isn't able to attract employees to move here, then the company will soon close and move away.

This is what is meant by a liveable community. It is the number one reason why businesses and people move to a place. We must have excellent healthcare services, education facilities and professional services to encourage companies to consider the community as a viable expansion site. In addition, the community must be clean and tidy and pretty if employees are to move here from other locations. Lastly, the community must be welcoming to newcomers of all nationalities as companies will bring with them a diversified work force who will need to integrate themselves into the community.

The community has fantastic natural assets such as Lake Temiskaming and our surrounding wilderness. The waterfronts in the community will always attract people and businesses to consider relocating here. The City should develop an enhanced vision for our waterfronts as part of a Recreation Master Plan recognizing them as a year around destination with their usage being maximized.

The City is encouraged to increase its partnership with health related agencies to promote healthy active living. Collaborations should be created with health sector organizations to access funding that would encourage additional participation. The Growth Plan states in Section 3.4.3 "Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open spaces, and easy access to local stores and services.

Action Plan

- a) Develop a 5 year action plan to implement the proposed economic development strategies.
- b) Identify timeframe and specific resource and financial requirements.
- c) Assess opportunities for partnerships in marketing, investment attraction and other areas with Northeastern Ontario initiatives, technology transfer and business development organizations.
- d) Propose measures to evaluate progress.

Sector / priority	Task / Action	Time Frame	Staff Resources - Lead	Financial Resources Year 1	Financial Resources Year 2	Financial Resources Year 3
Economic Development Corporation	Create a Community Economic Development Corporation	July – Dec 18	Outside legal with EDO/City Manager 35 hrs	\$5,000		
	Create a business plan and adjust the City's organizational structure to assist in implementing the Plan	July / Dec 18	City Manager 70hrs	\$55,000	\$55,000	\$55,000
Marketing / Communication	Develop and implement a communications strategy	2019	Director of Corporate Services 70 hrs	Develop strategy	\$50,000	\$50,000
	Develop and implement a marketing strategy & budget	Spring 2019	Outside agency with EDO 100 hrs	\$100,000	\$125,000	\$150,000
	Improve the current web site & other social media tools to encourage people and businesses to locate in Temiskaming Shores	2019 then ongoing	Outside agency with directors	\$20,000	\$8,000	\$8,000
Immigration	Align attraction and retention efforts with regional programs, Northeast Community Network and North Bay & District Multicultural Centre	Annual	EDO / NeCN 70hrs	\$5,000	\$8,000	\$10,000
	Attend newcomer attraction activities	Annual	EDO 100 hrs	\$8,000	\$10,000	\$12,000
	Work with post-secondary to attract immigrants both local and provincially	Annual	EDO 60 hrs	\$2,000	\$2,000	\$2,000
	Update & translate Relocation Guide	Bi annual	EDO 70 hrs	\$3,000	\$3,000	\$3,000
Industrial / Manufacturing	Promote the Certified Site land available within the Dymond Industrial Park	Annually	EDO 100 hrs	\$9,500	\$15,000	\$10,000
	Host inbound and outbound trade missions within all sectors to enable local businesses to find new markets as well as to attract new businesses to consider the community.	Annually	EDO 100 hrs	\$5,000	\$10,000	\$10,000
	Attend Trade Shows and Attraction events	Annually	EDO 120 hrs	\$5,000	\$8,000	\$10,000
	Promote a more collaborative and facilitative approach to the regulatory approval process at City Hall.	Ongoing	City Manager with all Departments			
Agriculture	Directly support the Northern Ontario Farm Innovation Alliance (NOFIA) work in support	Ongoing	EDO 60 hrs	\$15,000	\$5,000	\$5,000



	of the agricultural sector					
	Advocate at all levels for the preservation of the research station and the role of our region as the centre (hub) of agriculture expertise and innovation for Northeastern Ontario	Ongoing	Council / EDO 25hrs			
	Support the growth of the Local Food movement within the region	Annually	EDO 70 hrs	\$2,500	\$2,500	\$2,500
	Encourage the development of food processing within the region. Provide support for feasibility studies, etc.	Annually	EDO 70 hrs		\$10,000	
Mining Supply	Continue to lead the Northern Ontario Mining Showcase	Annually	EDO 180 hrs	\$2,000	\$4,000	\$4,000
	Market the City and region as a mining supply hub	Annually	EDO 35 hrs	Within Marketing Strategy		
	Attend other mining supply trade shows to attract potential new businesses; CIM, MinExpo, etc. (Investment attraction)	As required	EDO / NeCN 70hrs	\$10,000	\$15,000	\$20,000
Transportation	Encourage the reinstatement of passenger rail service	2018/19	Council	\$5,000		
	Continued support of the Earleton Timiskaming Regional Airport	Annually	Council / EDO 35hrs	\$95,000	\$97,500	\$100,000
	Assist with necessary feasibility studies to support the operation of a transportation hub	As required	EDO 35 hrs			\$10,000
Forestry	Attend forestry industry events with regional suppliers to assist them to find new markets	Annually	EDO 100 hrs	\$15,000	\$15,000	\$15,000
	Assist with necessary feasibility studies to support the growth of value added production	As required	EDO 35 hrs		\$10,000	
Tourism / Culture	Implement key recommendations from the recently completed cultural plan	Annually	EDO / Recreation 70 hrs	\$5,000	\$5,000	\$5,000
	Increase and consolidate the City's coordination support for festivals & events	Annually	EDO / Recreation 300 hrs	\$25,000	\$25,000	\$25,000
	Continue to support regional tourism marketing initiatives; Northeastern Ontario, Destination Ontario, Destination Canada, Lake Temiskaming Loop Tour, Chamber	Annually	EDO 120 hrs	\$35,000	\$40,000	\$40,000



	Devil's Rock product feasibility study	As required	EDO 120 hrs	\$25,000		
Liveable Community	Institute policies and planning tools promoting healthy lifestyles	Annually	Director of Recreation 120 hrs		\$2,000	
	Partner with health related agencies to promote healthy active living	Annually	Director of Recreation 70 hrs	\$5,000	\$5,000	\$5,000
Total proposed expenditures			2410 hours (this is only special project hours and does include regular office duties)	\$457,000	\$530,000	\$551,500

DRAFT



Potential New Revenue Streams	Year 1	Year 2	Year 3
Fed Nor funded development project 2018 - 2020	\$122,000	\$122,000	\$122,000
Other community partners in regional projects	\$ 20,000	\$ 20,000	\$ 20,000
Tourism Northern Ontario	\$ 15,000	\$ 20,000	\$ 15,000
Economic Development Land Sales	\$100,000	\$120,000	\$150,000
Lease Agreements, Solar, CannAssist, etc.	\$ 50,000	\$100,000	\$150,000
Tourism Development Fund		\$ 40,000	\$ 45,000
Total Revenues:	\$307,000	\$422,000	\$502,000

Subject: ZBA-2018-01 (D) – DTSSAB
Grant Drive

Report No.: CGP-015-2018
Agenda Date: July 31, 2018

Attachments

Appendix 01: Planning Report

Appendix 02: Application and Public Notice

Appendix 03: Bobolink Survey Report prepared by Bruce Murphy Bird Consulting

Appendix 04: Draft By-law to amend City of Temiskaming Shores Zoning By-law 2017-154

Recommendations

It is recommended:

1. That Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CGP-015-2018;
2. That Council agrees to amend the provisions of the City of Temiskaming Shores Zoning By-law 2017-154 to permit the zone change from Highway Commercial (C2) to High Density Residential Exception 17 (R4-17); and
3. That Council directs staff to prepare the necessary by-law to amend the City of Temiskaming Shores Zoning By-law 2017-154 for consideration at the July 31, 2018 Special Council meeting.

Background

The applicant is requesting the City approve a Zoning By-law amendment to rezone the property from Highway Commercial (C2) to High Density Residential Exception 17 (R4-17) to permit the construction of two residential buildings each containing four units. Half of the units will be affordable and the other have will be market-rate, and half of the units will be accessible for persons with disabilities.

Analysis

The public meeting was held on July 10, 2018 and no members of the public submitted written comments or made oral submission at the public meeting.

The planning report attached as Appendix 01 provides information regarding the application within the policy framework.

It is the opinion of the undersigned that the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (2014), does not conflict with the Northern Ontario Growth Plan, complies with the City of Temiskaming Shores Official Plan, and represents good planning. It is recommended that Council adopt the proposed Zoning By-law amendment.

Financial / Staffing Implications

This item has been approved in the current budget: Yes No N/A

This item is within the approved budget amount: Yes No N/A

Staffing implications related to this matter are limited to normal administrative functions and duties.

Alternatives

No alternatives were considered.

Submission

Prepared by:

Reviewed and approved by:

Reviewed and submitted for Council's consideration by:

"Original signed by"

"Original signed by"

"Original signed by"

 Jennifer Pye
 Planner

 Shelly Zubyck
 Director of Corporate Services

 Christopher W. Oslund
 City Manager



Planning Report

Zoning By-law Amendment Application: ZBA-2018-01

Applicant: District of Timiskaming Social Services Administration Board (DTSSAB)

Property: Grant Drive; RP 54R-6021, Parts 1 and 2

Roll No.: 5418-020-002-069.12

July 27, 2018

Subject Land

Grant Drive; Dymond Concession 3, North Part of Lot 9; RP 54R-6021 Parts 1 and 2

Background and Purpose of the Application

The DTSSAB purchased the property from the City in early 2018 for the purpose of constructing affordable and accessible residential rental units. The DTSSAB is receiving funding from the Provincial Government under the Investment in Affordable Housing program to subsidize the construction of the affordable units. Half of the units will be affordable units and the other half of the units will be market-rate units. Half of the units will also be accessible for persons with disabilities.

The applicant is requesting to rezone the property from Highway Commercial (C2) to High Density Residential (R4) to permit the construction of two buildings each containing four residential dwelling units, for a total of eight residential units on the property. The applicant is also requesting a site-specific exception to permit a reduced driveway width to access the parking areas within the site. The Zoning By-law requires a minimum driveway width of 6m and the applicant is requesting to reduce this width to 5.5m.

The property is currently vacant and is designated Mixed Use Areas in the City of Temiskaming Shores Official Plan.

Statutory Public Notice

The complete application was received on June 15, 2018. Notice of the complete application and public hearing was advertised in the Temiskaming Speaker on June 20, 2018 and was sent to public agencies in accordance with the statutory notice requirements of the Planning Act. The notice was also mailed to property owners within 120m of the subject land.

The public hearing was held on July 10, 2018. No members of the public made oral submissions at the hearing and no formal written comments have been received as of the date of this report.

Site Analysis

The property is vacant and is located in the former Township of Dymond on the west side of Grant Drive. The property is considered a corner lot as it has two frontages on Grant Drive along the eastern curve in the road. The property was originally part of the larger lot to the north, however the subject portion was surveyed by the City and conveyed to the DTSSAB for this project.

Servicing

Municipal water and sanitary sewer services are available on Grant Drive and these services will be extended to the property if the development is approved. The City will be responsible for extending the services to the property line as part of the City's contribution as required under the Investment in Affordable Housing program.

Access

The property fronts on Grant Drive which is municipally owned and maintained year-round. An entrance will be constructed in proximity to the existing entrance to 251 Grant Drive.

Existing Land Use

The property is currently vacant.

Adjacent Land Uses

North: Vacant

South: Grant Drive and Agricultural

East: Grant Drive and Agricultural

West: Commercial

Planning Analysis

Provincial Policy Statement (2014)

The property is located within the established settlement area boundary for the City adjacent to a developed commercial area.

1.0 Building Strong Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*

1.1.3 Settlement Areas

The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;*
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - 4. support active transportation;*
 - 5. are transit-supportive, where transit is planned, exists or may be developed;*
 - 6. are freight supportive; and**
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

The subject property is located directly adjacent to a built-up commercial area. The proposed development represents a mix of land uses, with higher-density residential development in close proximity to, but not directly incorporated into a commercial node. The property is located such that access is easily obtained to the commercial area, as well as the transportation networks connecting to the rest of the City and a major

Provincial corridor. Existing municipal services are available on Grant Drive and will be extended to service the development. The South Temiskaming Active Travel Trail (STATO Trail) is located on the east side of Grant Drive in this location providing easy access to an active transportation corridor, and the transit route runs along this corridor with four stops currently being located within a 1km walking distance of the subject property.

1.4 Housing

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The DTSSAB has identified the City of Temiskaming Shores as a priority area for the provision of affordable and accessible housing units, and the proposed units will assist in filling the identified local need. Additionally, Dymond Township is comprised primarily of single-detached dwellings and the proposed development, while not located within the main residential node of Dymond, will contribute to the mix of housing forms and density within this area.

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

Through preconsultation with the Ministry of Natural Resources and Forestry (MNR) on the initial DTSSAB request the property was identified as having characteristics that could be habitat for bobolink. Bobolink are listed as a threatened species on the Species at Risk in Ontario list, and the MNR required a bobolink presence/absence survey be completed to support the proposed development. The City engaged the services of Bruce Murphy Bird Consulting to complete the required survey for the subject property as well as the vacant property to the north of the subject property. In a report submitted on July 16, 2018 it is indicated that no bobolink were identified on site and concluded that bobolink are not using the site.

Based on the above information it is my opinion that the proposed development demonstrates consistency with the Provincial Policy Statement (2014).

Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario was developed under the Places to Grow Act to ensure greater growth occurs in an economically and environmentally sustainable manner.

A review of the Growth Plan for Northern Ontario confirms the proposal does not conflict with any of the Growth Plan policies.

City of Temiskaming Shores Official Plan

The property is designated Mixed Use Areas in the City of Temiskaming Shores Official Plan.

3. Housing and Growth Management

3.3 Objectives

To ensure that the targets for affordable housing are met.

To work in collaboration with the District of Timiskaming Social Services Administration Board (DTSSAB) and other agencies in meeting the special housing needs of the community.

To take advantage of provincial and federal housing programs to deliver the City’s housing program.

3.5 Targets

The intent of the Official Plan is to provide an adequate supply of land to accommodate an appropriate range and mix of employment opportunities, and a range of housing types and densities designed to meet the City’s population, housing and employment projections. The following targets and range of permitted uses are illustrated as part [of] the policy direction of the Plan:



Location	Target for Housing Densities		
	Low	Medium	High
New Liskeard	70-80%	5-10%	15-20%
Dymond	80-90%	10-20%	0%
Haileybury	70-80%	5-10%	15-20%

Range of Housing Types Permitted:

Low Density

- Single detached
- 2-unit (duplex, semi-detached)

Medium Density

- Tri-plex and 3 unit or more converted dwellings
- Town houses
- 4 or more multiple unit dwellings

High Density

- Apartments

3.6 Affordable Housing

The City will achieve the targets established in Section 3.5 for the development of housing that is affordable to low and moderate income households through one or more the following measures:

3.6.1 *Using City-owned vacant residential lots.*

3.6.2 *Seeking opportunities to participate in future Federal, and Provincial affordable housing programs for low to moderate income households and through partnership with the District of Timiskaming Social Services Administration Board (DTSSAB) and other agencies to engage on matters related to planning for affordable housing, and in stakeholder consultations related to the development of local housing and homelessness plans, implementation of those plans and on-going monitoring.*

3.6.3 *Facilitating residential intensification.*

- 3.6.6 *Encouraging mixed-use development such as second storey residential units in the town centres and in new commercial development. This may be coupled with the reduction or elimination of parking requirements for residential uses in the town centres.*
- 3.6.10 *Waiving planning and development application fees including building permit fees.*

The proposed development includes a total of eight residential units equally distributed between two separate buildings. Half of the units are to be affordable units and half will be market rate; half of the units will be accessible to persons with disabilities. These considerations are in keeping with the affordable and special needs housing policies of this section of the Plan.

The property is located in Dymond Township which is an area that has been identified for medium density residential development, but includes a 0% target for high density residential development. The proposed development exceeds this target, and expands higher density development into Dymond Township where residential development has traditionally taken the form of single detached dwellings. Higher density housing in proximity to commercial areas is not an incompatible style of development.

4. Community Development

4.7 Mixed Use Areas

- 4.7.2 *Mixed-Use Areas may include a mix of industrial, commercial and institutional uses, associated accessory uses and public service facilities and residential uses compatible with a Mixed-Use Area.*
- 4.7.3 *All uses will be appropriately zoned. All land uses in a Mixed-Use Area will be subject to site plan control (see Section 15.15).*
- 4.7.5 *Development will be subject to the urban design principles of this Plan (see Section 4.9) and residential uses shall be integrated to avoid or mitigate adverse effects from non-residential land uses through such techniques as:*
- a. *Appropriate separation distances;*
 - b. *Buffering and screening using landscaping, fencing intervening buildings, parking areas and amenity areas;*
 - c. *Noise attenuation;*
 - d. *Dust and air quality measures;*
 - e. *Designing mixed-use areas to be transit, pedestrian and cycling friendly;*
 - f. *Designing Mixed-Use Areas to retain and enhance features of the natural environment wherever feasible.*

The property is located directly adjacent to an existing, established commercial area. The property directly to the north of the subject land is currently vacant and has been the subject of inquiries for a high density residential project with supportive commercial uses. The property fronts on an arterial road, both sides of which are included in the settlement area boundary and are intended for development. The STATO Trail and transit route both run past the property. Additional requirements can be addressed through site plan control.

Based on the above information it is my opinion that the proposed development demonstrates consistency with the City of Temiskaming Shores Official Plan.

City of Temiskaming Shores Zoning By-law

The property is currently zoned Highway Commercial (C2) in the City of Temiskaming Shores Zoning By-law. The purpose of the amendment is rezone the property to High Density Residential Exception 17 (R4-17) to permit the development of two residential buildings each containing four units for a total of eight residential units on the property with associated parking facilities. The purpose of the exception provision is to recognize a 5.5m driveway width where the Zoning By-law requires 6m.

The City of Temiskaming Shores Zoning By-law generally considers residential buildings containing four units to be medium density, however the proposed development consists of two buildings each containing four units, and the DTSSABs intends to retain the entire property for rental purposes. With the property containing a total of eight units, High Density Residential (R4) is the most appropriate zoning.

The reduction in driveway width from the required 6m to the requested 5.5m is deemed to be appropriate for this style of development as the primary traffic accessing this property and development will be residential in nature.

Comments Received from the Agency Circulation and Public Notification Process

The application was circulated to municipal departments, agencies, and the public. The following comments were received:

Director of Public Works – No comments received, however the Public Works Department has been heavily involved in consultations on the project and continues to be involved in the review of the site plan and development plans.

Chief Building Official – *The Building Dept has no objections to the proposal.*

Fire Chief – *I have no objections to this application.*

Director of Recreation – No comments received.

Director of Corporate Services – No comments received.

City Manager – *I have no concerns.*

Clerk – *The Clerk's Office has no objections to ZBA-2018-01.*

Economic Development and Funding Application Coordinator – No comments received.

Tax Collector / Treasurer – *No concerns with this application.*

Public Comments: No comments received as of July 27, 2018.

Recommendation

Based on the information presented in this report, in my opinion, the proposed Zoning By-law amendment is consistent with the Provincial Policy Statement (2014); does not conflict with the Northern Ontario Growth Plan; complies with the City of Temiskaming Shores Official Plan; and represents good planning.

It is therefore recommended that Council approve the Zoning By-law Amendment application.

Respectfully submitted,

Jennifer Pye
Planner



The City of Temiskaming Shores
P.O. Box 2050
325 Farr Drive
Haileybury, Ontario POJ 1K0
705-672-3363

**Application for Zoning By-law Amendment
Under Section 34 of the Planning Act**

Fee for Application to Amend the Zoning By-law: \$750 + \$100 advertising fee + 13% HST = \$960.50

Please read before completing this application

This application reflects the mandatory information that is prescribed in the Schedules to Ontario Regulation 545/06 made under the Planning Act, RSO, 1990, as amended, as well as information required by the City of Temiskaming Shores to assist in the assessment of the proposal.

In addition to completing this form, the Applicant is required to submit the fee, a detailed site plan and any additional information or studies that may be necessary to assess the proposal.

Failure to submit the required information will delay the consideration of this Application. An application which is not considered complete under the Planning Act is not subject to the timelines of the Act.

Applicants are encouraged to consult with the Municipality prior to completing the application.

OFFICE USE ONLY

File No.: ZBA-2018-01

Date Received: June 15, 2018

Roll No.: 5418-020-002-069.01 (part)

1. Owner Information

Name of Owner: District of Timiskaming Social Services Administration Board
Mailing Address: 290 Armstrong St. N, P.O. Box 6006, Temiskaming Shores, ON P6T 1P0
Email Address: blackk@dtssab.com Phone: 705-567-9366

If more than one registered owner, please provide information below (attach separate sheet if necessary):

Name of Owner: _____
Mailing Address: _____
Email Address: _____ Phone: _____

2. Applicant/Agent Information (if applicant is not the owner or applicant is an agent acting on behalf of the owner):

Name of Agent: _____
Mailing Address: _____
Email Address: _____ Phone: _____

3. Please specify to whom all communications should be sent:

Owner Applicant/Agent

4. Property Information

a. Location of the subject land:

Dymond New Liskeard Haileybury

Municipal Address

Legal Description (concession and lot numbers, reference plan and lot/part numbers)
Part of the North half of Lot 9, Concession 3, Dymond, City of Temiskaming Shores, District of Timiskaming, Parts 1 and 2 on Plan 54R-6021.

b. Date the subject land was acquired by the current owner: February 12, 2018

c. Names and addresses of the holders of any mortgages, charges, or other encumbrances of the subject land:

d. Are there any easements or restrictive covenants affecting the subject land?

Yes No

If yes, describe the easement or covenant and its effect:

e. Dimensions of subject land:

Lot Area: 5,015 m² Road Frontage: 65.416 m² and 78.447 m² (Corner)
 Water Frontage: N/A Lot Depth: 65.416 m²

f. Existing use(s) of the subject land (check all that apply):

- Residential Commercial Industrial
 Institutional Agricultural Vacant
 Mixed Use (specify): _____
 Other (specify): _____

g. Length of time the existing uses of the subject land have continued: Always

h. Are there any buildings or structures existing on the subject land?

- Yes No

If yes, complete the table below (attach a separate sheet if necessary):

	Building 1	Building 2	Building 3	Building 4	Building 5
Type or use of building					
Height of building (m)					
Setback from front lot line (m)					
Setback from rear lot line (m)					
Setback from side lot line one side (m)					
Setback from side lot line other side (m)					
Setback from shoreline (m)					
Dimensions (m) or floor area (m ²)					
Date constructed					
Is building to remain or be removed?					

i. Has the subject land ever been used for commercial or industrial purposes?

- Yes No

If yes, has a Record of Site Condition ever been completed in accordance with Ontario Regulation 153/04?

- Yes No

j. Existing use(s) of abutting properties:

North: Vacant Land East: Grant Drive and Agriculture
 South: Grant Drive West: Commercial

k. Are any of the following uses or features on the subject land or within 500m (unless otherwise specified)?

Use or Feature	On the subject land	Within 500 metres of subject land (indicate approximate distance)
An agricultural operation including livestock or stockyard	<input type="checkbox"/>	<input type="checkbox"/> _____
A landfill	<input type="checkbox"/>	<input type="checkbox"/> _____
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/> _____
A provincially significant wetland (Class 1, 2 or 3 wetland)	<input type="checkbox"/>	<input type="checkbox"/> _____
A provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____
A waterbody, watercourse, river, or stream	<input type="checkbox"/>	<input type="checkbox"/> _____
A rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/> _____
A non-operating mine site within 1 kilometre of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____
An active mine site, gravel pit or quarry	<input type="checkbox"/>	<input type="checkbox"/> _____
An industrial or commercial use (specify)	<input type="checkbox"/>	<input type="checkbox"/> _____
An active railway line	<input type="checkbox"/>	<input type="checkbox"/> _____
Utility corridor(s)	<input type="checkbox"/>	<input type="checkbox"/> _____
Provincial Highway	NA	<input type="checkbox"/> _____

5. Planning Information

a. Current Official Plan Designation(s): Mixed Use Areas

b. Explain how the application conforms with the Official Plan:

Creating housing that is affordable to low and moderate income households is a goal stated in the Official Plan. The Mixed Use Areas designation permits residential uses that are compatible with Mixed Use Areas.

c. Current Zoning: C1: Highway / Service Commercial

d. Nature and extent of the rezoning being requested:

Requesting an R4.

e. Reason why rezoning is being requested:

Creating two purpose built rental four-plexes with 50% accessible apartments and 50% affordable apartments to address a gap in housing options in Temiskaming Shores.

f. Is the subject land within an area where the municipality has predetermined the minimum and maximum density requirements or the minimum and maximum height requirements?

Yes No

If yes, provide a statement of these requirements:

g. Is the subject land within an area where zoning with conditions may apply?

Yes No

If yes, explain how the application conforms to the Official Policies related to zoning with conditions:

h. Does the application propose to change the boundary of a settlement area or establish a new area of settlement?

Yes No

If yes, provide details of the current Official Plan policies or Official Plan Amendment dealing with the alteration or establishment of an area of settlement:

i. Does the application propose to remove land from an area of employment?

Yes No

If yes, provide details of the current Official Plan policies or Official Plan Amendment dealing with the removal of land from an area of employment:

6. Proposed Use of Property

a. Proposed use(s) of the subject land (check all that apply):

Residential Commercial Industrial
 Institutional Agricultural Vacant
 Mixed Use (specify): _____
 Other (specify): _____

b. Are any buildings proposed to be constructed on the property?

Yes No

If yes, complete the table below (attach a separate sheet if necessary):

	Building 1	Building 2	Building 3	Building 4	Building 5
Type or use of building	Fourplex - Residential	Fourplex - Residential			
Height of building (m)	Approx. 10m	Approx 10m			
Setback from front lot line (m)	49.8m	20.0m			
Setback from rear lot line (m)	11.0m	40.0m			
Setback from side lot line one side (m)	18.6m	27.5m			
Setback from side lot line other side (m)	19.6m	15.7m			
Setback from shoreline (m)	N/A	N/A			
Dimensions (m) or floor area (m ²)	320m ²	320m ²			

7. Access and Servicing

a. What type of access is proposed for the subject land?

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Private Road |
| <input checked="" type="checkbox"/> Municipal Road, maintained all year | <input type="checkbox"/> Right-of-Way |
| <input type="checkbox"/> Municipal Road, maintained seasonally | <input type="checkbox"/> Water Access |
| <input type="checkbox"/> Other (specify): _____ | |

i. If access to the subject land will be by water only, describe the docking and parking facilities to be used and the approximate distance to these facilities from the subject land and the nearest public road:

b. What type of water supply is proposed for the subject land?

- Publicly owned and operated piped water supply (City water)
- Privately owned and operated individual well
- Privately owned and operated communal well
- Lake or other water body
- Water service not proposed
- Other (specify): _____

c. What type of sewage disposal is proposed for the subject land?

- Publicly owned and operated sanitary sewage system (City sewer)
- Privately owned and operated individual septic system
- Privately owned and operated communal septic system
- Privy
- Sewage disposal service not proposed
- Other (specify): _____

i. If the proposed amendment would permit development on a privately owned and operated individual or communal septic system, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report prepared by a qualified professional are required to be submitted:

- Title and date of servicing options report: _____
- Title and date of hydrogeological report: _____

d. What type of storm drainage is proposed for the subject land?

Storm sewer

Ditches

Swales

Other (specify): _____

8. Previous Applications

Has the subject land ever been the subject of any of the following applications under the Planning Act (if the answer to any of the following is yes, please provide the file number and status of the application if known):

Unknown

Official Plan Amendment Yes No File No.: _____ Status: _____

Zoning By-law Amendment Yes No File No.: _____ Status: _____

Minor Variance Yes No File No.: _____ Status: _____

Plan of Subdivision Yes No File No.: _____ Status: _____

Consent Yes No File No.: _____ Status: _____

Site Plan Control Yes No File No.: _____ Status: _____

Minister's Zoning Order Yes No File No.: _____ Status: _____

9. Concurrent Applications

Is the subject land currently the subject of any of the following applications under the Planning Act (if the answer to any of the following is yes, please provide the file number and status of the application if known):

Official Plan Amendment Yes No File No.: _____ Status: _____

Zoning By-law Amendment Yes No File No.: _____ Status: _____

Minor Variance Yes No File No.: _____ Status: _____

Plan of Subdivision Yes No File No.: _____ Status: _____

Consent Yes No File No.: _____ Status: _____

Site Plan Control Yes No File No.: _____ Status: _____

10. Provincial Policies

a. Is the proposed zoning by-law amendment consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes No

i. If yes, explain how the zoning by-law amendment is consistent with the policy statements issued under subsection 3(1) of the Planning Act:

The Provincial Policy Statement (2014) promotes the development of affordable housing and encourages development in areas where existing Municipal services are present. A Bobolink presence/absence survey is currently being undertaken to demonstrate compliance with section 2.1.7.

b. Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

i. If yes, explain how the zoning by-law amendment conforms or does not conflict with the provincial plan or plans:

Does not conflict with policies of the Growth Plan for Northern Ontario.

11. Public Consultation Strategy

Detail the proposed strategy for consulting with the public with respect to the application:

Follow Planning Act requirements

Other (please specify):

12. Additional Studies or Information

Additional studies or information may be required by the Municipality to support the application. The application may not be considered a complete application unless these studies have been completed. Applicants are advised to pre-consult with the Municipality to determine what additional studies or information is required.

List of additional studies or information required by the Municipality (to be provided by the Municipality):

- Species at Risk - Bobolink presence/absence survey.
- _____
- _____
- _____

13. Sketch

The application shall be accompanied by a site plan showing the following information:

- The boundaries of the subject land;
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- The approximate location of all natural and artificial features (for example: buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks, etc.) that:
 - Are located on the subject land and on land that is adjacent to the subject land, and
 - In the applicant's opinion, may affect the application;
- The current uses of land that is adjacent to the subject land;
- 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 will be by water only, the location of the parking and docking facilities to be used;
- The location and nature of any easement affecting the subject land.

Declaration of Applicant

TO BE COMPLETED IN THE PRESENCE OF A COMISSIONER FOR TAKING AFFIDAVITS

I, Kelly Black of the DTSSAB
in the Town of Kirkland Lake 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 and I make this solemn declaration conscientiously knowing
that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sworn (or declared) before me

at the Town of Kirkland Lake
in the district of Timiskaming
this 15th day of June, 20 18



Signature of Applicant

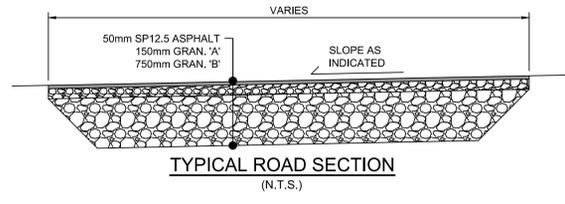
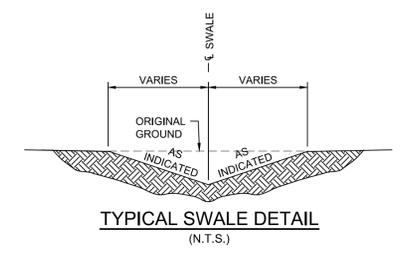
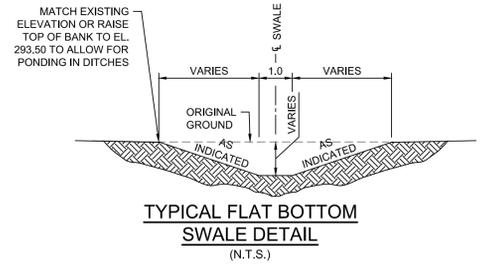
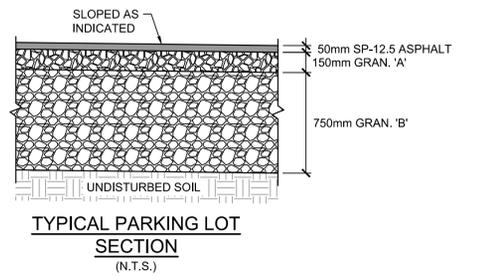
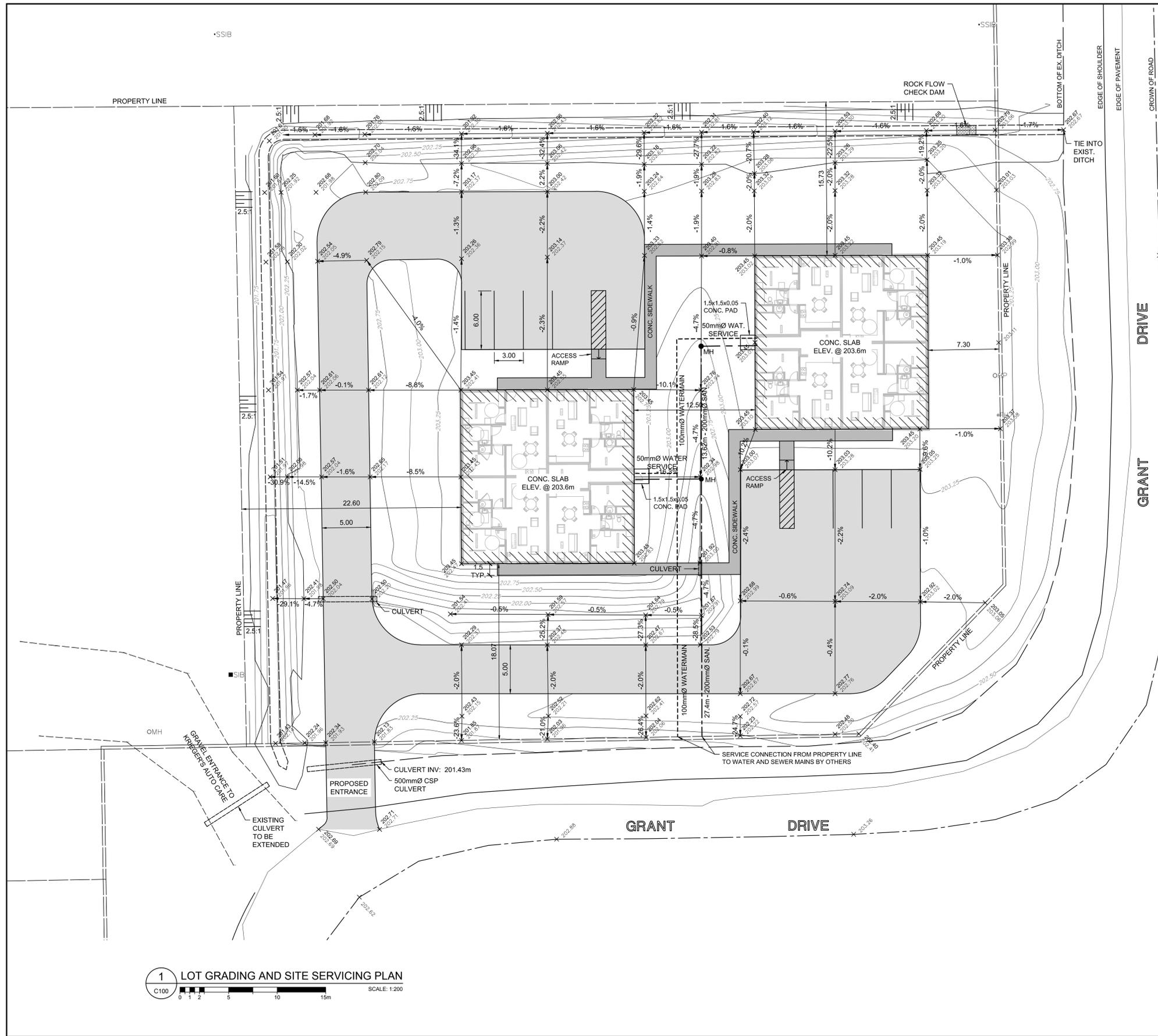


A Commissioner for Taking Affidavits

Jo Ann Ducharme, Clerk,
Town of Kirkland Lake, a Commissioner for
taking affidavits, District of Timiskaming.



CONCEPTUAL 3D VIEW



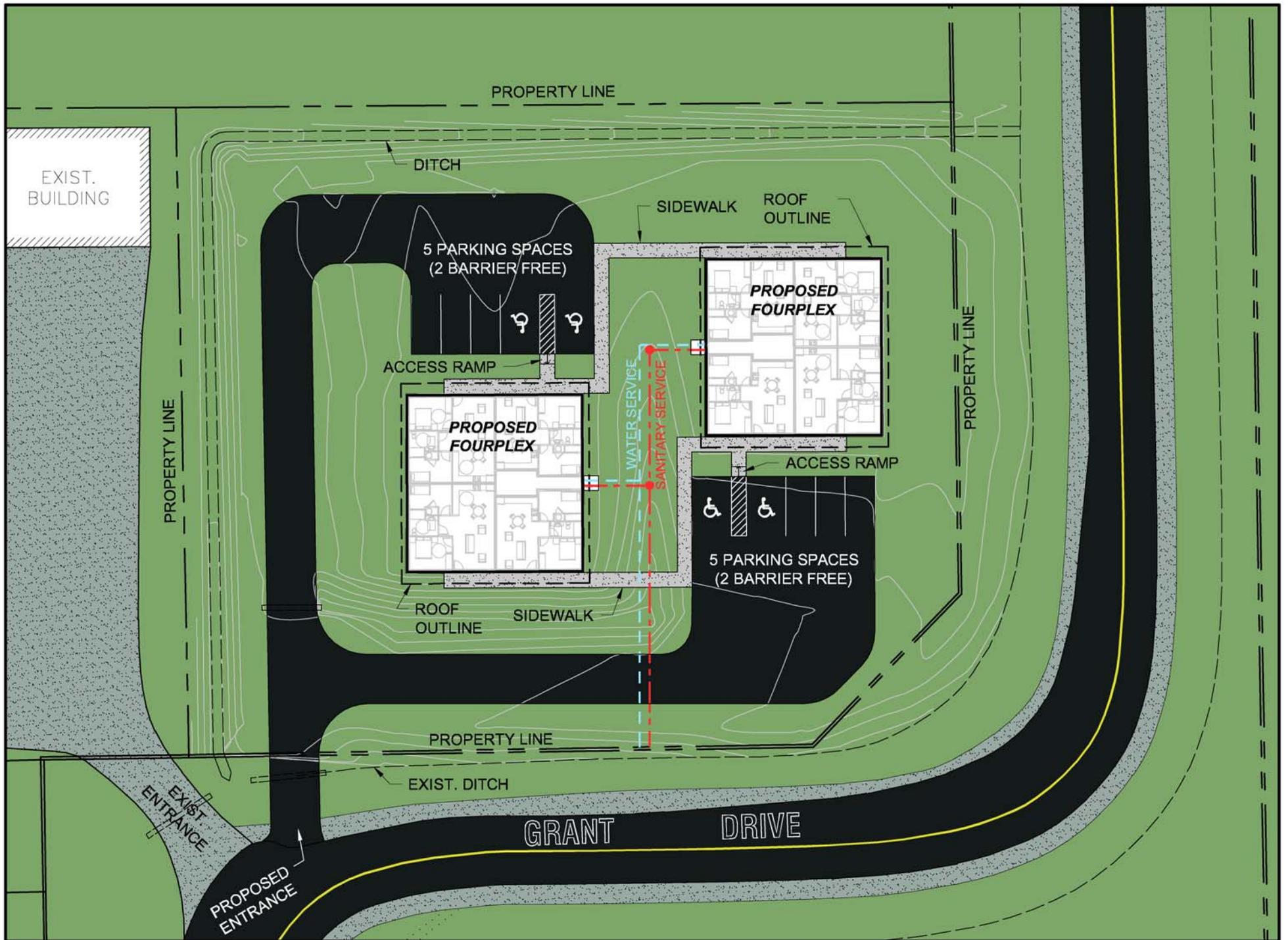
LEGEND	
(Symbol: Elevation label)	ELEVATION LABEL
(Symbol: Solid line)	PROPOSED ELEVATION
(Symbol: Dashed line)	EXISTING ELEVATION
(Symbol: 'x' mark)	203.50

1 LOT GRADING AND SITE SERVICING PLAN
 C100 SCALE: 1:200

DIMENSIONS NOTES:
 1. ALL DIMENSIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE.



PROJECT TITLE	DTSSAB AFFORDABLE HOUSING DEVELOPMENT
PROJECT No.	RFP # 18-232-11



CONCEPTUAL SITE PLAN



Application for Zoning By-law Amendment

Notice of Complete Application And Notice of Statutory Public Hearing

Under Section 34 of the Planning Act, R.S.O. 1990 c.P.13

The City of Temiskaming Shores has received the following application to amend the City of Temiskaming Shores Zoning By-law:

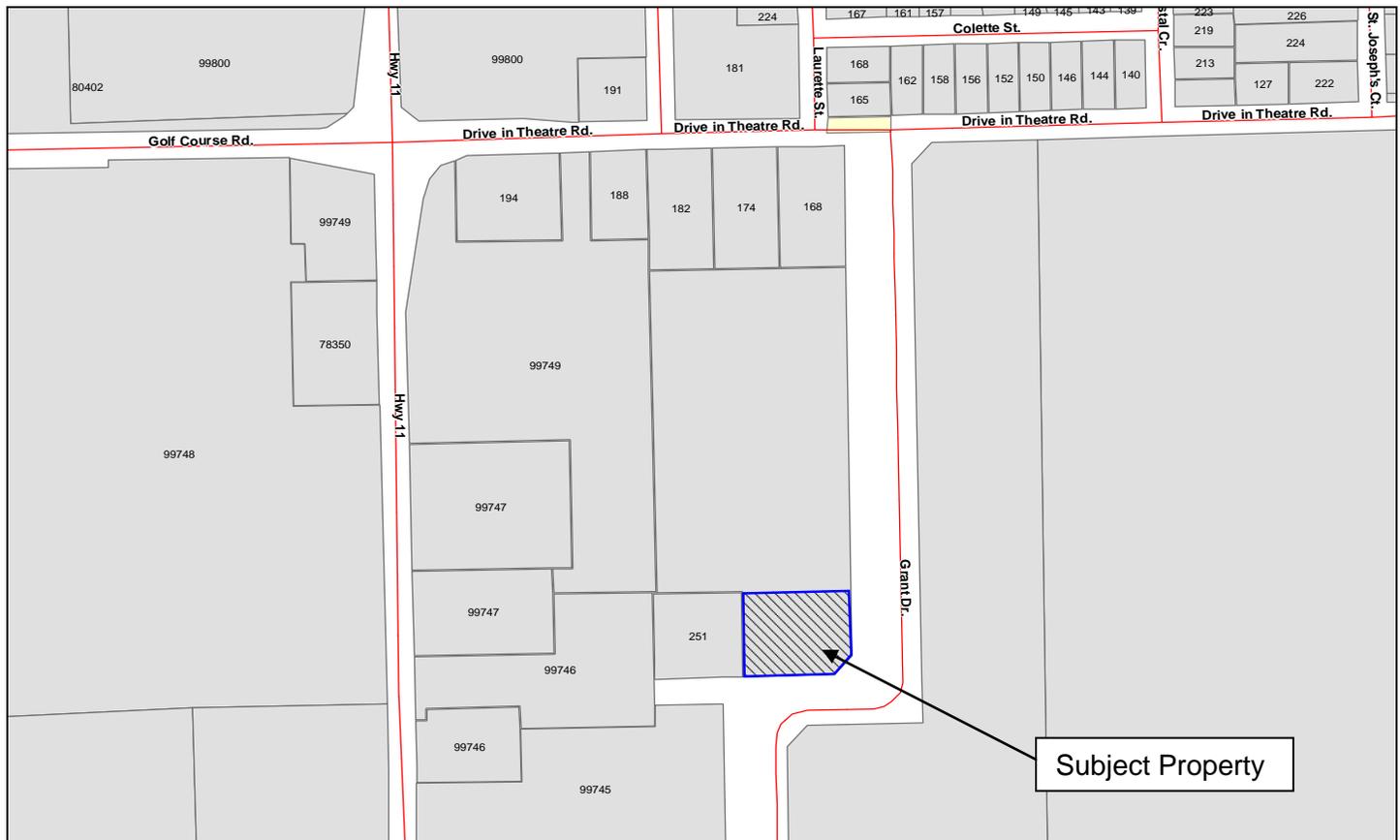
File #: ZBA-2018-01
Owner: District of Timiskaming Social Services Administration Board
Property: Dymond Concession 3, Part of Lot 9, RP 54R-6021 Parts 1 and 2

A public hearing will be held to consider the Zoning By-law Amendment application:

Date: Tuesday, July 10, 2018
Time: 6:00 p.m.
Place: Council Chambers at City Hall, 325 Farr Drive, Haileybury

The application proposes to rezone the subject land from Highway Commercial (C2) to Apartment Residential (R4) to permit the construction of two (2) dwelling houses each containing four (4) residential units. Each dwelling house will be single-storey with each unit having direct access to outside.

The property is designated Mixed Use Areas in the City of Temiskaming Shores Official Plan.



Any person may attend the public meeting and/or make written or verbal presentation to express support of, or opposition to, this application. If you are aware of any person who may be affected by this application, who has not received a copy of this notice, it would be appreciated if you would inform them of the application.

Written comments on this application may be forwarded to the City prior to the hearing.

If you are receiving this notice as the owner of a multi-unit residential building, please post this notice in a location that is visible to all of the residents.

If you wish to be notified of the decision of the City of Temiskaming Shores on the proposed Zoning By-law Amendment, you must make a written request to the City of Temiskaming Shores at the address below.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Temiskaming Shores to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Temiskaming Shores before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Temiskaming Shores before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information pertaining to the application is available for review between 8:30 a.m. and 4:30 p.m. at City Hall, or by contacting the undersigned.

Dated this 20th day of June, 2018.

Jennifer Pye
Planner
City of Temiskaming Shores
325 Farr Drive
PO Box 2050
Haileybury, ON P0J 1K0
Tel: 705-672-3363 ext. 4105
Fax: 705-672-2911
jpye@temiskamingshores.ca

BOBOLINK SURVEY

CITY OF TEMISKAMING SHORES

Survey conducted by Bruce Murphy
Report submitted Monday July 16th 2018



111416 Hilliard River Road,
Hilliardton, ON POJ 1L0
birdboy@parolink.net
705-650-0640



SPECIALIZING IN
BOBOLINK SURVEYS

Technical Memorandum

Introduction

Bobolinks are a very vocal social bird and can easily be heard from a distance well over the expanse of the property surveyed. Bobolinks prefer a mix of open field and hedges allowing them to perch and call to set up territory. They have a preference for dry fields that support a number of different grass species that provide cover for nesting. Prior to the study Micheline Mamone district biologist from North bay district Ministry of Natural Resources and forestry was contacted to discuss the bobolink protocol and dates for the survey to be sure the study was in compliance with MNRF protocol.

Methods

Three rounds of surveys were completed on June 2nd June 15th July 1st. In consultation with Micheline Mamone rather than have one point count three stations were established as well the perimeter was walked at the conclusion of the point counts to ensure the complete area was surveyed. Each point count was spatially separated by 100 meters and the observer was looking for any cues that bobolinks could be present. Point counts are designed to allow the observer to detect bobolinks by sight or by call and the observer is attuned to 360 degrees of observation from the point center. Each survey location consisted of a 50 meter radius circular plot and each plot had a 50 meter radius buffer between each point count. Prior to the survey at each plot the observer waited 2 minutes to allow the birds to habituate to their presence which is standard practise. The survey at each point count was ten minutes in duration. After the point counts were conducted the observer walked the entire perimeter of the property to be completely satisfied that the entire area was surveyed for the chance to identify bobolinks on the property.

In addition to the point counts and transects on each outing a bobolink playback call was used after the point count were completed to be absolutely sure no bobolinks in the area could have been missed. Bobolinks respond extremely aggressively to a play back call and the play back did not illicit a response from any bobolinks allowing the observer the utmost confidence in the result of the survey



SPECIALIZING IN
BOBOLINK SURVEYS

Results

No bobolink were found on the property on any of the observation days and it is of the opinion of the observer that the habitat is not suitable for bobolinks to nest in. Many areas of the habitat were very wet and much of the habitat is rutted by ATV use. In addition there are no hedgerows or other vertical structure that bobolink can use for cover and to perch on to call. The call of bobolinks is very loud and robust and travels for quite a distance. In addition bobolinks are very social and can be found easily in groups of 2 to 12 early in the breeding season. When a pair decides to nest the male continues to call and is very noticeable and easy to find. The fact that no males were calling and no Bobolinks were noted on any of the survey dates and the deficiencies in habitat quality allows me to assert that this property is not suitable habitat for bobolinks to nest. Additionally there would be no expectation that further study would reveal that this habitat would be used by bobolink in the future. While the observer took note of other species that were recorded at the time of the study only 2 species were showing signs of nesting in the study area, song sparrows and savannah sparrows which further demonstrates that this property has any value as breeding habitat for bobolinks.



SPECIALIZING IN
BOBOLINK SURVEYS

Anecdotal Findings

Outside of the study area during the time of the study bobolinks were easy to find on suitable habitat. Bobolinks were easy to find along highway 569 towards the Hilliardton Marsh but the habitat has a great deal of vertical structure including hedge rows and hay mounds which is an essential component of habitat for bobolinks. Bobolinks were also noted on Peter's road which is 4 km from the study site. Bobolinks were seen on each study day away from the study site which can only leave the conclusion that this study site is not acceptable habitat for bobolinks to nest. While it is true that bobolinks need grassland to nest, this particular grassland is substandard and does not meet all of the requirements that bobolink favour to nest in. Add to this the human interference factor and the lands proximity to a major highway and industrial development make this location sub marginal habitat at best. Please note this is anecdotal but affirms the findings that no bobolinks were found to be present in this study.



SPECIALIZING IN
BOBOLINK SURVEYS

Table 1 species that were noted during the study period

Common Name

American Crow

American goldfinch

American Robin

Blue jay

Common Grackle

Common Raven

Common Yellow Throat

European Starling

House Sparrow

Mourning Dove

Savannah Sparrow

Song Sparrow

Red-Winged Blackbird

Rock pigeon

Ring billed Gull

Tree swallow

Yellow Warbler

It should be noted that other than savannah sparrows and song sparrows most of the species observed were flying over and not using this habitat for nesting or feeding.



SPECIALIZING IN
BOBOLINK SURVEYS

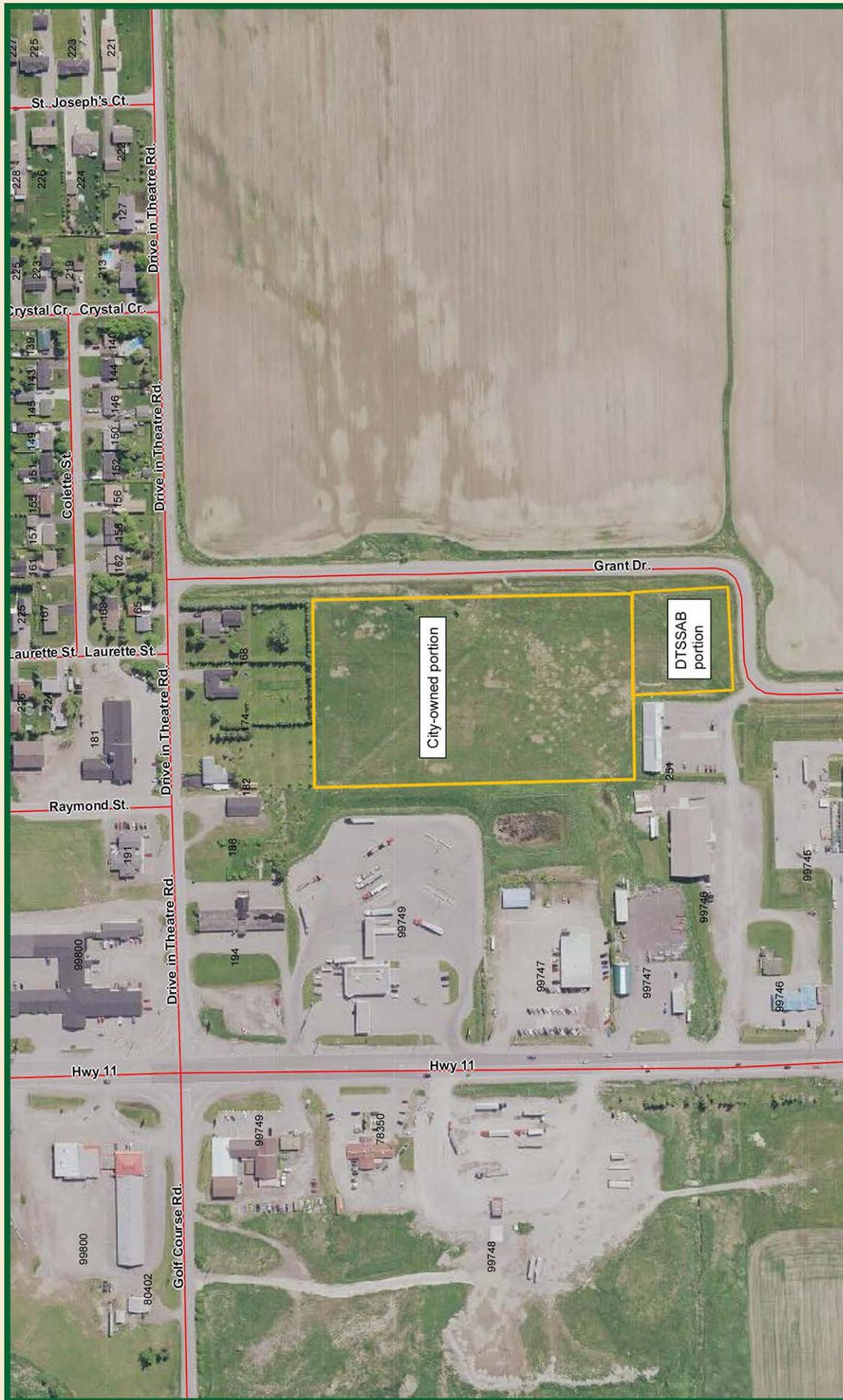
Appendix 1

Bobolink protocol pertinent details for this study

- 1 Bobolink survey shall consist of point counts outlined as per the methodology and conditions approved by the Ministry of Natural Resources and Forestry species at risk biologist.
- 2 The number and location of point counts will allow a comprehensive survey of the area determine the presence or absence of bobolinks in the area.
- 3 During each survey the following data will be collected

*Date and weather (wind cloud cover, precipitation, temperature)

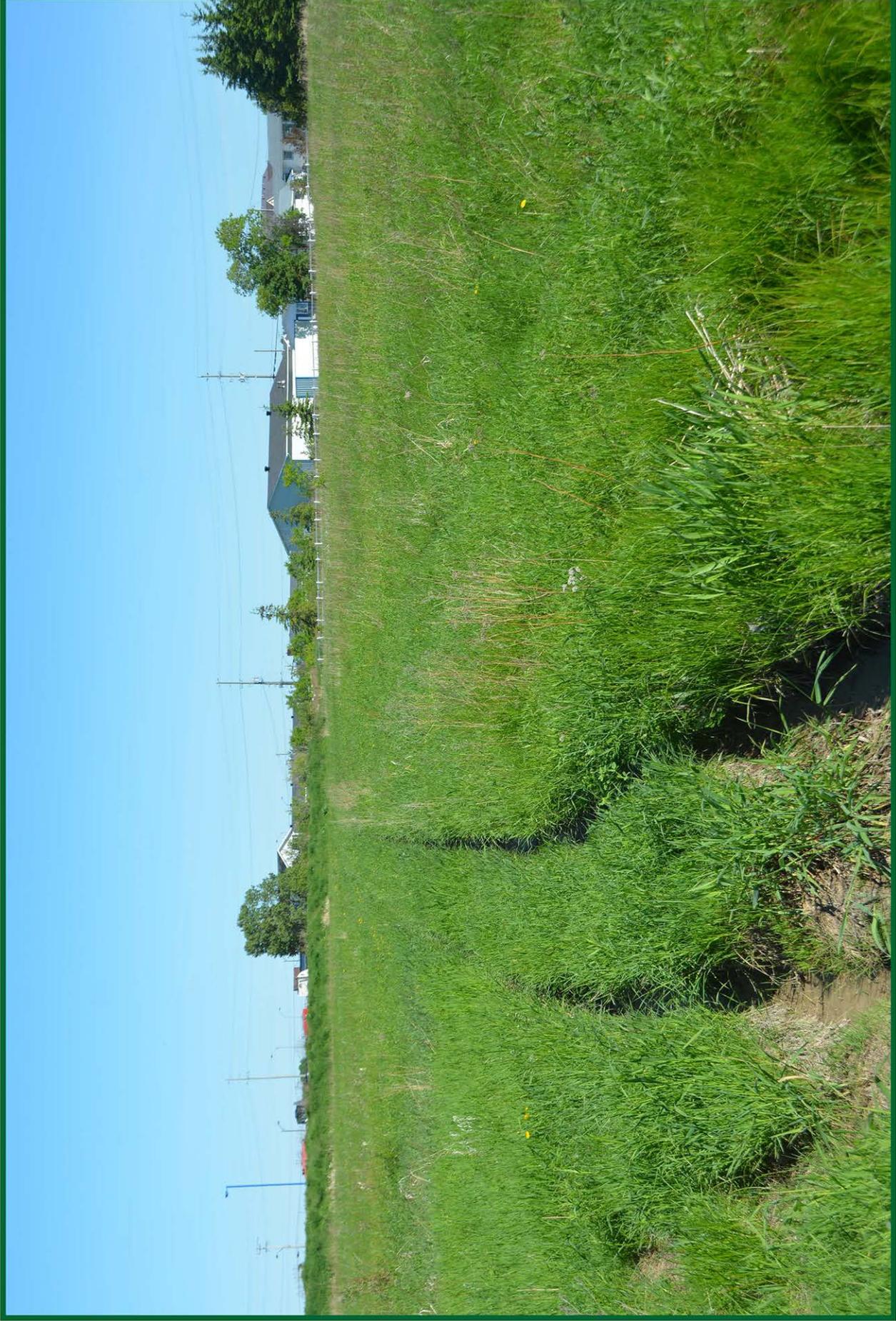
*Number and location of bobolinks observed



Appendix 1a



Appendix 2 - Rutting and unsuitable wet ground



Appendix 3 - Extent of rutting and atv use



Appendix 4 - Lack of vertical structure



Appendix 6 - Clear use of atv traffic

The Corporation of the City of Temiskaming Shores
By-law No. 2018-000
Being a by-law to enact a Zoning by-law Amendment
to rezone property from Highway Commercial (C2)
to High Density Residential Exception 17 (R4-17)
in the City of Temiskaming Shores Zoning By-law 2017-154
Dymond Concession 3, North Part of Lot 9; RP 54R-6021 Parts 1 and 2
Roll No. 5418-020-002-069.12

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 c.P. 13, as amended, the Council of a Municipality may enact by-laws to authorize the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited;

And whereas By-law No. 2017-154 regulates the use of land and the use and erection of buildings and structures within the City of Temiskaming Shores;

And whereas Council considered Administrative Report No. CGP-015-2018 at the July 31, 2018 Special Council meeting and directed staff to prepare the necessary by-law to amend the City of Temiskaming Shores Zoning By-law No. 2017-154 to change the zoning on the property from Highway Commercial (C2) to High Density Residential Exception 17 (R4-17) for consideration at the July 31, 2018 Special Council meeting;

Now therefore the Council of the Corporation of the City of Temiskaming Shores enacts as follows:

1. Schedule Changes

- a) Schedule "D3" of By-law No. 2017-154 is hereby amended by rezoning Dymond Concession 3, North Part of Lot 9; RP 54R-6021 Parts 1 and 2, as shown on Schedule "1" to this By-law, from the Highway Commercial (C2) Zone to the High Density Residential Exception 17 (R4-17) Zone.

2. Text Changes

- a) Section 5.2.6 a) is amended to permit, in the R4-17 Zone, a minimum driveway width of 5.5m.
3. That all other provisions of By-law No. 2017-154 shall continue to apply.
4. That the passing of this by-law shall be subject to the provisions of the *Planning Act*.
5. That the Clerk of the City of Temiskaming Shores is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically or descriptive nature or kind to the By-law and schedule as may be deemed necessary after the passage of this By-law, where such modifications or corrections do not alter the intent of the By-law.

Read a first, second and third time and finally passed this ___ day of _____,
2018.

Mayor

Clerk

Schedule "1" to By-law 2018-000

City of Temiskaming Shores



Rezoned from Highway Commercial (C2) to High Density Residential Exception 17 (R4-17)

The Corporation of the City of Temiskaming Shores

By-law No. 2018-118

**Being a by-law to enact a Zoning by-law Amendment to
rezone property from Highway Commercial (C2) to High
Density Residential Exception 17 (R4-17) in the City of
Temiskaming Shores Zoning By-law 2017-154 Dymond
Concession 3, North Part of Lot 9; RP 54R-6021 Parts 1 and 2
Roll No. 5418-020-002-069.12**

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 c.P. 13, as amended, the Council of a Municipality may enact by-laws to authorize the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited;

And whereas By-law No. 2017-154 regulates the use of land and the use and erection of buildings and structures within the City of Temiskaming Shores;

And whereas Council considered Administrative Report No. CGP-015-2018 at the July 31, 2018 Special Council meeting and directed staff to prepare the necessary by-law to amend the City of Temiskaming Shores Zoning By-law No. 2017-154 to change the zoning on the property from Highway Commercial (C2) to High Density Residential Exception 17 (R4-17) for consideration at the July 31, 2018 Special Council meeting;

Now therefore the Council of the Corporation of the City of Temiskaming Shores enacts as follows:

1. Schedule Changes

- a) Schedule "D3" of By-law No. 2017-154 is hereby amended by rezoning Dymond Concession 3, North Part of Lot 9; RP 54R-6021 Parts 1 and 2, as shown on Schedule "A" to this By-law, from the Highway Commercial (C2) Zone to the High Density Residential Exception 17 (R4-17) Zone.

2. Text Changes

- a) Section 5.2.6 a) is amended to permit, in the R4-17 Zone, a minimum driveway width of 5.5m.

3. That all other provisions of By-law No. 2017-154 shall continue to apply.

4. That the passing of this by-law shall be subject to the provisions of the *Planning Act*.

5. That the Clerk of the City of Temiskaming Shores is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically or descriptive nature or kind to the By-law and schedule as may be deemed necessary after the passage of this By-law, where such modifications or corrections do not alter the intent of the By-law.

Read a first, second and third time and finally passed this 31st day of July, 2018.

Mayor – Carman Kidd

Clerk – David B. Treen

Schedule “A” to By-law 2018-118

City of Temiskaming Shores



Rezoned from Highway Commercial (C2) to High Density Residential Exception 17 (R4-17)