

The Corporation of the Township of South Algonquin

Regular Council Meeting

May 1, 2024

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CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN₂

AGENDA

REGULAR COUNCIL MEETING

Wednesday, May 1, 2024 9:00 a.m.

Council Chambers
Municipal Office
7 Third Avenue
Whitney, Ontario

And ZOOM and You Tube Channel: South Algonquin Council

1. Open Meeting/Call to order – 9:00 a.m.
2. Roll Call
3. Land Acknowledgement

We acknowledge that we are gathered on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honour and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory.

Chi-miigwetch, All my relations

4. Additions / Amendments to the Agenda
5. Adoption of the Agenda

Moved by:

Seconded by:

Res. # 24-

THAT: Council for the Corporation of the Township of South Algonquin adopts the Agenda as circulated for the Regular Council Meeting of May 1, 2024.

Carried

Defeated

6. Disclosure of Pecuniary Interest or a General Nature Thereof
7. Petitions, Delegations and/or Presentations: Forbes Symon, Planner Jp2g Consultant Inc – Draft Official Plan. (copy of draft and Amendment No.2 available in By-Law section)
8. Minutes of Previous Meetings (s)
 - Adopt the Minutes of the Regular Council Meeting of April 3, 2024

Moved by:

Seconded by:

Res. # 24-

THAT: Council for the Corporation of the Township of South Algonquin adopts the minutes of the Regular Council Meeting of April 3, 2024 as circulated.

Carried

Defeated

- Adopt the Minutes of the Human Resources, Administration & Public Relations Committee Meeting of April 17, 2024

Moved by:

Seconded by:

Res. # 24-

THAT: Council for the Corporation of the Township of South Algonquin adopts the minutes of the Human Resources, Administration & Public Relations Committee Meeting of April 17, 2024 as circulated.

Carried

Defeated

9. Committee, Staff and/or Councillor Reports
10. Business Arising from the Minutes
11. Unfinished Business
12. Correspondence – Action Items
13. Correspondence – Information Items
14. New Business
15. Motions of Council
16. Notice of Motions
17. By-Laws
18. Resolution to Move into a “Closed Session”
19. Adjournment

Moved by:

Seconded by:

Res. # 23-

THAT: Council for the Corporation of the Township of South Algonquin adjourns the Regular Council Meeting of May 1, 2024 at _____.

Defeated

Carried

April 3, 2024

COUNCIL MEETING – MINUTES

On Wednesday, April 3, 2024, the Council for the Corporation of the Township of South Algonquin held a Regular Hybrid Council Meeting via Zoom Meeting and in Chambers, which was streamed to YouTube.

In Chambers:

Mayor LaValley

Councillor Joe Florent

Councillor Joan Kuiack

Councillor Shawn Pigeon

Councillor Laurie Siydock

Zoom:

Councillor Bill Rodnick

Regrets:

Councillor Collins

Staff: Bryan Martin, CAO/Clerk-Treasurer- Zoom

Steven Ronholm – Public Works Superintendent

Tracy Cannon, Planning & Building Administrator

Charlene Alexander, CEO/Head Librarian-Zoom

1. OPEN MEETING/CALL MEETING TO ORDER:

Mayor Ethel LaValley called the meeting to order at 9:03 a.m.

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

4. ADDITIONS/AMENDMENTS TO THE AGENDA: None

5. ADOPTION OF THE AGENDA

Moved by: Councillor Kuiack

Seconded by: Councillor Pigeon

Res. # 24-344

THAT: Council for the Corporation of the Township of South Algonquin adopts the Agenda as circulated for the Regular Council Meeting of April 3, 2024.

-Carried-

6. DISCLOSURE OF PECUNIARY INTEREST OR A GENERAL NATURE THEREOF: None

7. PETITIONS, DELEGATIONS and/or PRESENTATIONS:

Saja Elshaikh & Chris Leggett, Spectra Point Inc. Agents for Rogers Communication Inc. provided a presentation to address some questions that were brought forward from the last council meeting in regard to their request for a letter of concurrence from the Township for Tower Site C8510, 3121A Highway 523.

Consensus was that staff work with Spectra Point to draft a letter of concurrence that will satisfy Spectra Point's requirements and include a statement that Council does not support the location of the proposed tower.

Due to Councillor Florent's opinion on the proposed tower location, he left the council chambers for a break so that other members of council may speak freely.

8. MINUTES OF PREVIOUS MEETING

Moved by: Councillor Florent

Seconded by: Councillor Siydock

Res # 24-345

THAT: Council for the Corporation of the Township of South Algonquin adopts the minutes of the Regular Council Meeting of March 6, 2024 as circulated.

-Carried-

Moved by: Councillor Pigeon

Seconded by: Councillor Kuiack

Res # 24-346

THAT: Council for the Corporation of the Township of South Algonquin adopts the minutes of the Economic Development Committee Meeting of March 13, 2024 as circulated.

-Carried-

Moved by: Councillor Kuiack Seconded by: Councillor Siydock Res # 24-347
 THAT: Council for the Corporation of the Township of South Algonquin adopts the minutes of the Special Council Meeting of March 20, 2024 as circulated.
-Carried-

9. COMMITTEE REPORTS, STAFF AND/OR COUNCILLOR REPORTS:

Library Report

Library Report, February 20th Minutes, 2023 Review, OLBA's Leadership by Design – Cut to the Chase were provided in the council package by CEO/Head Librarian Charlene Alexander.

Public Works Report A written report was provided in the council package by Public Works Superintendent Steven Ronholm.

In addition to the written report S. Ronholm and T. Cannon verbally reported:

- T. Cannon will set up another meeting with the Ministry of Natural Resources and Forestry regarding the levels at Galeairy Lake and reach out to John Swick at Ontario Parks as Galeairy Lake Boat Launch is an access point for Algonquin Park.

Fire Report

A written report was provided in the council package by Fire Chief Ian Collins.

Closing the Digital Divide Report

Bryan Martin, CAO/Clerk-Treasurer provided a written report in the council package. A resolution is included in Motions of Council.

Community Safety and Wellbeing Coordinating Committee

CSWB Coordinating Committee Minutes of March 22, 2024 were provided in the council package.

M&L Parks & Recreation Committee

Agenda of March 12, 2024, Minutes of February 13, 2024 February 13th were provided in the council package.

In addition to the written report Councillor Florent verbally reported:

- March Break activities were very well attended.
- Reminder Trivia Night in Madawaska is April 29th and April 15th at the Seniors New Outlook in Whitney.

Councillor Pigeon

Some councillors attended the SABA open house. Very informative and good conversations.

Mayor LaValley

Waiting on Housing Need Study from DNSSAB. Projected to be available for April's DNSSAB meeting.

Mayor LaValley circulated information on the Solar Eclipse from the Health Unit. Information has previously been circulated on social media, but staff will recirculate.

10. BUSINESS ARISING FROM THE MINUTES: None

11. UNFINISHED BUSINESS:

- B. Martin will be working on the job advertisement for the Fire Chief position and the grant writing proposal this afternoon.
- Staff to investigate a consent agenda.

12. CORRESPONDENCE-Action Items

- Resolution; Joint Police Services Board, Designate a Municipal Representative.
- Resolution; OPSEU-April 14-20th Declaration as National Public Safety Telecommunicators Week 2023.
- Resolution of Support-Township of Perry, Blue Box Regulation for 'Ineligible' Sources.
- Resolution of Support- Town of Grimsby and the County of Prince Edward, Ontario Works and Ontario Disability Support Program Assistance Rates.
- Resolution of Support-Town of Goderich, Combined ROMA and OGRA Conferences.
- Resolution of Support- Municipality of Brighton, Ride-Sharing Services Across the Province.

- Resolution of Support- Municipality of St. Charles and the Town of Aylmer, Amendments to the Residential Tenancies Act.
- Resolution of Support- Municipality of St. Charles and the County of Prince Edward, Guaranteed Livable Income.
- Resolution of Support- Corporation of the City of Clarence-Rockland,
- National Suicide and Crisis Hotline.
- Resolution of Support- Township of Puslinch and the Town of Orangeville. Comprehensive Social and Economic Prosperity Review.

13. CORRESPONDENCE-Information Items

- Media Release; Northern Ontario Women's Caucus: The Power of One Voice in Politics.
- Ontario's fifth annual Provincial Day of Action on Litter, Tuesday, May 14, 2024.

14. NEW BUSINESS:

- Staff will advise MTO on a few signs that are missing on Highway 127.
- Staff will investigate how the township can get on the AMO list for a comprehensive social and economic prosperity review.

15. MOTIONS OF COUNCIL:

Moved by: Councillor Kuiack Seconded by: Councillor Pigeon Res # 24-348

THAT: Council for the Corporation of the Township of South Algonquin designates Councillor Siydock as a representative for the Police Service Board – Killaloe Detachment.

-Carried-

Moved by: Councillor Kuiack Seconded by: Councillor Siydock Res # 24-349

THAT: Council for the Corporation of the Township of South Algonquin authorizes staff to investigate potential funding to assist in creating partnerships between upper levels of government and the private sector which will enable the Township to Close the Digital Divide that currently exists within the Township and to secure any available funding to move this project forward to a Request for Proposal.

-Carried-

Moved by: Councillor Florent Seconded by: Councillor Siydock Res # 24-350

WHEREAS emergencies can strike without warning, necessitating immediate action and the involvement of well-prepared emergency services; and

WHEREAS the Ambulance Communications Officers of the Renfrew Central Ambulance Communications Centre serve as the unsung heroes and vital first point of contact in these critical moments, acting with speed, precision, and empathy; and

WHEREAS Ambulance Communications Officers skillfully dispatch two paramedic services and fifteen township fire departments, coordinating essential resources and personnel to manage crises effectively and efficiently; and

WHEREAS their expertise and calm demeanor under pressure ensure the efficient coordination of life-saving services, bridging the gap between the community in distress and the swift response of emergency services; and

WHEREAS through their diligent efforts, Ambulance Communications Officers uphold the highest standards of public safety, contributing significantly to the protection of life and property; and

WHEREAS, their role as the cornerstone of the emergency response system is characterized by a remarkable commitment to providing care and ensuring the safety of both the public and emergency responders; and

WHEREAS, the professionalism, skill, and compassion exhibited by these dedicated individuals not only save lives but also provide reassurance and hope to those in urgent need; and

WHEREAS, the community's trust and safety are continually enhanced by the tireless work and dedication of these outstanding professionals;

THEREFORE BE IT RESOLVED THAT that the Council for the Corporation of the Township of South Algonquin hereby declares April 14-20, 2024, as National Public Safety

Telecommunicators Week in the Township of South Algonquin, and we call upon all citizens to acknowledge and celebrate the exceptional service and commitment of our local Ambulance Communications Officers, whose work is essential in maintaining the safety and well-being of our community.

-Carried-

Moved by: Councillor Florent Seconded by: Councillor Kuiack Res. # 24-351
 THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Township of Perry requesting the province to amend the Blue Box Regulation for 'Ineligible' Sources.
-Carried-

Moved by: Councillor Kuiack Seconded by: Councillor Siydock Res. # 24-352
 THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Town of Grimsby and the County of Prince Edward for a review of the Ontario Works and Ontario Disability Support Program Assistance Rates.
-Defeated-

Moved by: Councillor Kuiack Seconded by: Councillor Siydock Res. # 24-353
 THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Town of Goderich to return to combined ROMA and OGRA Conferences.
-Defeated-

Below resolution not moved or seconded, therefore not considered.

THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Municipality of Brighton requesting the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province.

The below resolution has been tabled.

THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Municipality of St. Charles and the Town of Aylmer regarding Provincial Consideration for Amendments to the Residential Tenancies Act.

The below resolution has been tabled.

THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Municipality of St. Charles and the County of Prince Edward urging the Federal and Provincial Governments to establish a guaranteed Livable Income.

Moved by: Councillor Kuiack Seconded by: Councillor Siydock Res. # 24-354
 THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Corporation of the City of Clarence-Rockland regarding the 9-8-8 National Suicide and Crisis Hotline.
-Carried-

Moved by: Councillor Kuiack Seconded by: Councillor Florent Res # 24-355
 THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Township of Puslinch and the Town of Orangeville regarding the request to the Province of Ontario to commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario.
-Carried-

16. NOTICE OF MOTIONS: None

17. BY-LAWS:

Moved by: Councillor Florent Seconded by: Councillor Rodnick Res. # 24-356
 THAT:

- 1) By-Law 2024-788 to Confirm the Proceedings of Council

BE READ A FIRST TIME AND BE DEEMED READ A SECOND TIME
-Carried-

Moved by: Councillor Siydock Seconded by: Councillor Kuiack Res. # 24-357
 THAT:

- 1) By-Law 2024-788 to Confirm the Proceedings of Council

BE READ A THIRD TIME AND PASSED
-Carried-

18. CLOSED SESSION: None

19. ADJOURNMENT:

Moved by: Councillor Florent Seconded by: Councillor Pigeon Res. # 24-358

THAT: Council for the Corporation of the Township of South Algonquin adjourns the Regular Council Meeting of April 3, 2024 at 10:50 a.m.

-Carried-

The next council meeting is scheduled for Wednesday, May 1, 2024 at 9:00 a.m.

Mayor Ethel LaValley

CAO/Clerk-Treasurer Bryan Martin

DRAFT

April 17, 2024

HUMAN RESOURCES, ADMINISTRATION & PUBLIC RELATIONS MEETING – MINUTES

On Wednesday, April 17, 2024, the Human Resources, Administration & Public Relations Committee held a hybrid meeting following the Committee of Adjustment Committee Meeting.

In Chambers:

Mayor LaValley
Councillor Sandra Collins, Chair
Councillor Joe Florent
Councillor Joan Kuiack
Councillor Shawn Pigeon
Councillor Bill Rodnick
Councillor Laurie Sydock

Township Staff Present:

Bryan Martin, CAO, Clerk-Treasurer
Tracy Cannon, Planning & Building Administrator
Jennifer Baragar, Deputy-Treasurer
Steve Ronholm, Works Superintendent
Ian Collins, Fire Chief - Zoom
Charlene Alexander, CEO/Head Librarian - Zoom

Guests: Holly Hayes, Joe Avery, Gloria Beauclair, Whitney Recreation Committee Members

OPEN MEETING/CALL MEETING TO ORDER:

Councillor Collins called the meeting to order at 9:18 a.m.

ADDITIONS/AMENDMENTS TO THE AGENDA:

Unfinished Business-Highway 60 Update

ADOPTION OF THE AGENDA

Moved by: Councillor Kuiack

Seconded by: Councillor Rodnick

To adopt the agenda of April 17, 2024 as circulated.

DISCLOSURE OF PECUNIARY INTEREST or a GENERAL NATURE THEREOF: None

UNFINISHED BUSINESS:

Raise the Roof Fund Discussion with Whitney Recreation Committee

Recreation Committee will hold a public meeting to update the public that a roof over the rink is not financially attainable. Once the committee has set a date for the public meeting, staff will assist with notice.

Optimization of Waste Services Report

S. Ronholm, Works Superintendent provided a written report for council consideration to optimize waste services. Consensus was to phase in Option 1 a) of the report for additional revenue options.

The committee took a short break.

2024 Budget

J. Baragar, Deputy Treasurer presented the proposed 2024 operating and capital budget with the revisions directed by the Committee at the February 28, 2024 meeting.

Consensus was to remove Custodian vehicle and work out a vehicle allowance for the employee.

Staff to adjust the tax rate to not more than 5.5% and phase in the commercial fee for commercial waste bins on a per pick up basis and include funds for physician recruitment and the hospital redevelopment.

Highway 60 Update

T. Cannon, Planning & Building Administrator provided the committee with an update pertaining to a conversation with MTO.

The maintenance team is working on missing signs that were reported missing on Highway 127.

A study in both villages will be conducted this Spring/Summer to analyse unsafe passing lanes, traffic counts, speed. A report will be provided to staff following the study.

In the winter months the sidewalk that crosses the Madawaska River Bridge in Whitney can get dangerous due to snow build up from the snowmobiles riding the sidewalk. To help reduce the snowmobilers from going on the sidewalk the MTO has recommended an amendment to their agreement with OFSC to include the requirement for snowmobilers to cross the bridge on the east side of the bridge. Staff will follow up with MTO to advise that the committee is in agreeance with the recommended amendment.

NEW BUSINESS: None

ADJOURNMENT:

Moved by: Councillor Florent

Seconded by: Councillor Siydock

To adjourn the Human Resources, Administration & Public Relations Meeting of April 17, 2024, at 12:06 p.m.

Councillor S. Collins

Bryan Martin, CAO/Clerk-Treasurer

DRAFT

May 1, 2024

COMMITTEE/STAFF REPORTS:

- 1) Library Report & Minutes from March 19, 2024 Meeting; Charlene Alexander
CEO/Head Librarian
- 2) Public Works & Roads Department Report; Steven Ronholm, Works
Superintendent
- 3) Monthly Fire Report; Ian Collins, Fire Chief
- 4) 2024 Budget & Taxation Report; Jennifer Baragar, Deputy-Treasurer
- 5) Municipal Core Service and Organizational Review, Bryan Martin, CAO/Clerk-
Treasurer
- 6) M&L Parks and Recreation, RE: Agenda April 9, 2024, Minutes of March 12,
2024, March Break Activities and St. Patrick's Day Dance Finance Reports.
- 7) Whitney Recreation; RE: Minutes of April 9, 2024

Township of South Algonquin Public Library - Charlene Alexander Report – April 2024

Governance

The Annual survey of public libraries has been completed and submitted.

The library board has formed a governance committee. This committee will work to improve the library governance and municipal integration. Including: library board training, clearly defining roles, responsibilities, finding and correcting any legislative gaps, improved communications etc. This information will then be used to create/update a formal MOU (Memorandum of Understanding), Library Legacy Documents and On-Boarding Documents for staff, library board members, council members and the Town CAO.

The governance committee consisting of Charlene Alexander, Sarah Ennor and Laurie Siydock met with Bryan Martin on April 16th to start the conversation on the above topics.

Programming

CRC Toy Bus Partnership: April 13 and 27th (strategic alignment: community outreach, programming)

The library will be hosting a 1-hour children's program for ages 8 – 12, in conjunction with a Toy Bus 0-6 program.

Author Talk with local author Brenda Missen: Tuesday, April 2nd, 7 pm. Hosted at Whitney Branch. Attendance: 7 people

Community Seed Library: we have had 20 people access our seed library collections so far this season.

Library Speakers Consortium: To view upcoming & archived event and to register for an event, please visit our speaker's website at <https://libraryc.org/southalgonquinlibrary>

Contact and Service Hours

Whitney: Wi-Fi 24/7

Wednesdays 10am -3pm, Thursdays 12:00pm - 7:00pm, Saturdays 10am – 2pm
whitneylibrary@southalgonquin.ca 613-637-5471

Madawaska: Wi-Fi 24/7

Tuesdays 10am -3pm, Thursdays 12:00pm - 7:00pm, Saturdays 10am – 2pm
madawaskalibrary@southalgonquin.ca 613-637-1099

Township of South Algonquin Public Library
Minutes of the Meeting Held
 March 19th, 2024 @ 7:00 PM Madawaska Branch

Attendees: Vicki Forward, Elaine Hare, Sarah Ennor, Rose Jessup, Jeff Bowman, and Councillor Laurie Siydock. **Staff:** Charlene Alexander, Cynthia Haskin

Land Acknowledgement: Vicki Forward

Call to Order: 7:03 pm

1 Motion # 2024-08

Moved by – Elaine Hare Seconded by – Sarah Ennor /To approve the agenda/Carried

2 Motion # 2024-09

Moved by – Elaine Hare Seconded by – Jeff Bowman /To approve the minutes of **February 20th, 2024** / Carried

3 Report of the Chair: Due to family illness, will be pre-occupied and have limited availability.

4 Business Arising From the Minutes

4.1 Community Resource Centre Partnership: March 23rd children's program: Cynthia will offer board games & printed activities. (strategic alignment: community outreach, programming)

4.2 Community Seed Library: Seed library has been replenished and is now available. (strategic alignment: programming)

4.3 Community Survey: I will redesign as I begin working through VOLT.

4.4 Annual Survey: work continues.

4.5 OLS Internet Connectivity: 2023 funding has been received \$540. This reimbursement grant covers 100% of the Madawaska Branch internet costs.

5 New Business:

5.1 Valuing Ontario Public Libraries Toolkit(VOLT): Executive Summary was shared. The CEO will start work on this toolkit once the Annual Survey has been completed.

5.2 Board Assemblies 2024: Spring meeting April 24th, 5:30 – 7:00 pm. Jeff Bowman has volunteered to be our representative.

5.3 Budget Cuts: The Township has requested a 10 – 12% budget reduction across all township departments. Line items that will possibly be affected include Books, travel, programming/supplies, capital expenditures. Budget meeting April 10th.

5.4 Commonwell LEAF Grant: The Commonwell's Learning and Engagement Accelerator Fund (L.E.A.F.) supports projects that grow capacity and resiliency in communities across Ontario. Specifically, L.E.A.F. supports programs and facilities that re-energize learning and engagement within communities.

The CEO brought forward a project idea to redesign the library space and replace the shelving in Whitney(due to age, damage, aesthetic). The CEO will develop a project plan which may then be used to apply for grants or to develop a capital purchase plan with the Township. This plan will include consulting from OLS regarding redesign.

6.3 Council Report: Discuss Earth Day activities in Madawaska and Whitney.

Librarians will promote our Experience Backpacks, Park Passes, and Community Seed Library as our activities.

7.1 Governance: Sarah Ennor presented a verbal report regarding her conversation with Jesse Roberts OLS consultant regarding library governance. A written report will be provided for the next meeting.

Motion # 2024-10

Moved by – Sarah Ennor Seconded by – Elaine Hare /To form a governance committee, Sarah Ennor & Charlene Alexander / Carried

8. Programming

School visits: Bi-weekly, three classes **Daycare Visits:** bi-weekly **Code Club Canada:** Continues bi-weekly

Brenda Missen: Tuesday, April 2nd, 7 pm. Hosted at Whitney Branch

Adam Shoalts: on hold until budget approval.

Linda Hutsell Manning: on hold until budget approval.

Medicine Walk with Christine Luckasavitch: on hold until budget approval.

Next Meeting April 16th 2024 @ 7:00 PM Whitney

Motion # 2024-11

Moved by – Elaine Hare Seconded by – Sarah Ennor /To adjourn 9:07 pm Carried



Council Report for May 2024 Meeting – Public Works & Roads Department

Date: Wednesday May 1st, 2024

Submitted by: Steven Ronholm, Public Works Superintendent

1 - ROAD OPERATIONS:

- **GRADING UPDATE:**
 - **March 2024** – Spot grading completed throughout Township
 - **April 2024** – Full 1st pass grading completed on Airy Road, Nipissing Road, Church Hill, Madawaska Avenue, Hilltop, North McKenzie Lake Road, Mainline at McKenzie, South McKenzie Lake Road, Proven Line, Pastwa Lake Road as of April 24th. Grader will continue grading Hay Lake, McGuey Road, Old 127 then be headed back to East end of Township to complete Paplinski Road, Dunne's Road, McCauley, Victoria Lake Road, Lyell Landfill, Murray Park, Cross Lake, Aylen Lake in the early part of May 2024.
- **SWEEPING UPDATE:** Aylen Lake, Spectacle Lake, Major Lake, Town of Madawaska all swept. Plan is to complete sweeping in Whitney April 29th – May 1st.
- **HALF LOADS:** Half-Load Restrictions were put on all Township Roads on March 2nd, 2024. Conditions will be monitored and restrictions will be removed accordingly.
- **HARD-SURFACE REPAIRS:** Cold Patching of potholes on Paved Surfaces is being monitored and are being patched up as required on a weekly basis.
- **SPRING MELTOFF:** Spring Meltoff is done and no issues so far were encountered with flooding this season
- **CULVERTS:** A good inventory of various size culverts in the yard in preparation for Spring 2024.
- **BRUSHING OPERATIONS:**
 - **March 2024:**
 - Moonlight Bay Road down at Aylen Lake was completed both sides of road allowance (2.5km in and 2.5km out). Averaged about 700m per day while brusher head was in operation
 - 700m section of North Aylen Lake Road past Shields Road was brushed eliminating blind corner and increasing sightlines / visibility
 - Tree Clearing along the road allowance at Aylen Lake Boat Launch was completed and will result in an addition 15 single vehicle parking spots for this coming season

- Salvaged tree's during brushing operations were picked up by Yantha's Trucking on Monday March 25th and delivered to Murray's Mill. Forthcoming revenue to come in for these tree sales.
- April 2024: Completed Brushing operations at Whitney Dam Park, Murray Park, JR Booth Park
- Upcoming Brushing Operations: Cross Lake Boat Launch Road, Nipissing Road, Madawaska Avenue, North McKenzie Lake Road

2 – LANDFILL OPERATIONS

- Household Waste Collection was taken to Lyell Landfill in April 2024 and covered regularly as per requirements under our ECA. Household Waste is now being taken up to Airy Landfill and will continue for the remainder of 2024.
- Regular site cleanup of C&D Material ongoing at both landfill sites
- Scrap steel pickup completed 1st week in April 2024
- Tire Pickup completed on April 25th, 2024
- Upcoming Events: Hazardous Waste Day is arranged with GIP (formally Drain-all) for Saturday August 10th, 2024 and will be held up in Whitney this year

3 – WINTER SAND UPDATE

- Usage of Winter Sand being monitored on a biweekly basis throughout the winter months
 - November – January 2nd, 2024 = 850t (29% of annual amount brought in in Summer of 2023)
 - January 2024 Winter Sand Usage = 700t (24% of annual sand amount)
 - February 2024 Winter Sand Usage = 450t (16% of annual sand amount)
 - March 2024 Winter Sand Usage = 75t (2.5% on annual sand amount)
 - April 2024 Winter Sand Usage = 45t
 - **Total sand usage for winter of 2024 was approximately 2120t**
 - **2024 Winter Sand Tender was issued in April 2024 for the amount of 2200t**

4 – CAPITAL PROJECTS UPDATE

- **HAY CREEK ROAD**: D.M. Mills Consulting were contacted in March 2024 to discuss finalizing IFC design for road reconstruction on Hay Creek Road in Whitney. Onsite meeting with DM Mills took place Mid-April 2024 to discuss optimizing ditch design and raising road elevation between 2nd & 3rd avenue to eliminate current water ponding issue. Goal is to have finalized drawings completed by early Summer. Once finalized the works department will self-perform all ditching operations and culvert replacements in the 2024 season. Culverts will then be allowed to settle over the remainder of the year and pulverizing / paving to take place in 2025.
- **MAJOR LAKE ROAD**: Still awaiting John Swick (Algonquin Park Superintendent) to setup meeting between ourselves & Tracey Bradley (Manager for AFA) to discuss required road improvements along Major Lake road.

- **MCCAULEY LAKE CULVERT:** Onsite meeting occurred in mid-April with DM Mills Consulting to discuss future planning and engineered drawings for the replacement of the 11ft diameter multi-plate culvert. DM Mills will be working on quotation & design once IFC design for Hay Creek Road has been completed. Target is to complete design and consulting with MNRF, DFO this season and complete replacement next season.

5 BI-ANNUAL OSIM INSPECTIONS

- Next OSIM'S report's required in 2025
- Repairs that will be required within the next 5 year period are as follows:
 - i. Algonquin Street Bridge – Expansion Joint Repairs (new seals and timber)
 - ii. Algonquin Street Bridge – Erosion & Sediment Control Measures along wingwalls (addition of geotextile & rip-rap stone). This is something we can perform internally with our roads crew.
 - iii. Poverty Creek Bridge – Replace 8x8 PT Timbers that are deteriorated
 - iv. McCauley Lake Road Culvert Replacement – Note that our of all structures in the Township that this culvert is in the worst condition and will be put on the top of the list for replacement.

6 SIGN RETRO-REFLECTIVITY INSPECTIONS

- Sign Inspections were completed in September 2023
- Report was received in October 2023
- 2 quotations for replacement of the required signage were acquired in November 2023 and will be presented to Council for 2024 Capital budgeting
 - i. Sign replacement would be performed internally by works department and proposed to be included in the 2024 budget
- **April 2024 Update** – Walsh Contracting was contacted in April 2024 regarding failed signage on Ayles Lake Road Reconstruction project in 2018. As a result, Beaconlite Signs were contacted and it was determined that all signage on that project would be covered under warranty. Beaconlite will be re-fabricating all signage and providing to us under full warranty (zero cost) which sign value is around \$3k.

7 RECREATION UPDATE

- **PLAYGROUND INSPECTION REPORTS**
 - i. 2024 Annual Inspections were completed by Adam Ziebarth
 - ii. Compacted soil at all playgrounds were tilled in April 2024
 - iii. One of the structures at Whitney Playground was deemed non-compliant during the inspection and therefore was removed as a result
 - iv. Chain on one of the swings at Madawaska M&L Playground was broke and had to be repaired
- **Baseball Diamonds** - Both Madawaska and Whitney Ball Diamonds were dragged using spike tooth harrow in preparation for kids baseball starting in May 2024
- **Pickle-Ball Courts** – Courts in Madawaska & Whitney were all re-painted in April 2024
- **Parks Update** – Picnic Tables, Red Chairs, raking and general cleanup completed at all parks in Township.

- Outdoor Privies - all opened
- Docks Update – Whitney Boat Launch, Hay Lake, Cross Lake and Aylene Lake docks all installed in April 2024. Only docks remaining are Whitney beach kid's dock, floating dock and 2nd dock at Aylene Lake

8 EQUIPMENT MAINTENANCE / NOTES

- Tandem #7
 - i. April 2024 – No new issues to note. Truck de-greased, Salt Eliminator Applied, pressure washed, cleaned & oiled.
- Tandem #27
 - i. March 2024 – Winslow's / International replaced fuel injectors in motor during the month of March 2024. This was covered under our extended warranty on the truck and did not address the issue. Winslow's / International recently replaced the ECM (computer) in the truck under the extended warranty and this addressed the issue and truck has since then been brought back to the yard and is working fine.
 - ii. April 2024 – No issues to note and truck seems to be running fine ever since ECM was replaced. Truck de-greased, Salt Eliminator Applied, pressure washed, cleaned & oiled.
- Tandem #33
 - i. March 2024 – No new issues to report. Truck de-greased, Salt Eliminator Applied, pressure washed, cleaned & oiled.
- F-150 Pickup (#29)
 - i. April 2024 - No new issues to note.
- F-150 Pickup (#30)
 - i. April 2024 – No new issues to note.
- F-250 Pickup (#37)
 - i. April 2024 – No new issues to note. CB Radio & 2-Way Radio installed by Bearcom
- F-550 Pickup (#34)
 - i. Chain Rebuild for sander will need to be replaced in off season of 2024 (included in annual budget)
 - ii. April 2024 Update – 1 new summer tire ordered and will be installed once in. Truck was having electrical issues so was taken in and a new battery and alternator had to be installed. Was not covered under the original warranty for the truck.
- Garbage Compactor
 - i. April 2024 – Rear drivers side axle air bag needed to be replaced due to air leak. Slow leak on inside rear tire was fixed.
- Float Trailer
 - i. April 2024 - No new issues to report in April 2024

- Grader
 - i. April 2024 – Hydraulic Shift Valve was leaking and was replaced, front lift cylinder cap and seals replaced. Engine Oil, Transmission Oil, Rear Differential Oils all changed.
- Thompson Water Steamer
 - i. No issues to note

9 WINTER SNOWPLOW MAINTENANCE:

- i. Wing Plows were removed off all tandems in late April, salt eliminator applied, pressure washed and stored away for the summer months
- ii. V-Plows were pressure washed, applied with salt eliminator and stored away for the summer
- iii. Takeoff will be completed after plow season on what's needed for replacement wear parts for next winter

10 UPCOMING TENDERS / QUOTATIONS

- New Tenders: Winter Sand & Calcium Application Tenders issued in April 2024
- Landfill Shredding: Quotation received from National Grinding for the amount of \$40,500 + HST for completing everything at both landfill sites. It was requested to have the quotation show a separate line item for shredding of brush which reduced the quotation to \$34,500 + HST (\$6000 savings is we self-perform burning of brush piles at both landfill sites). Will reach out to other subcontractors to acquire more quotations prior to proceeding with grinding operations.
- Upcoming Tenders – Hay Creek Road Reconstruction. Quantity takeoffs will be completed once IFC design has been received. Once completed a tender will be drafted and reviewed prior to issuing.

11 SAFETY UPDATE:

- Incidents
 - i. No new incidents to report in April 2024
- Implementation of new Worker Safety Program for Works Department is ongoing:
 - i. Safety Board at the Works Garage has all mandatory workplace safety documentation posted
 - ii. Safety Talks, Safe Work Procedures (SWP's), Safe Job Procedures (SJP's) & JHA's have been all drafted up, printed off and put in a safety binder at the yard. Documentation review commenced with crew in October 2023 and is **(ongoing)**
 - 1. Daily PSI (Pre-Job Safety Instruction)
 - 2. Weekly Safety Talk
 - 3. Monthly SJP & SWP
- Employee Training
 - i. December 2023 - Winter Patroller Training course completed for entire works department

- ii. February 2024 - Propane Handling, 1st Aid & CPR Courses completed for entire works department
 - iii. March 2024 - WHMIS, AODA, Bill 168 (HR Downloads) completed for entire works department
 - iv. April 2024 - Traffic Control & Book 7 course completed on April 26th, 2024 for entire works department
 - v. Future Courses: Logout / Tagout & Working at Heights (external trainer)
- PPE Inventory – Additional gloves, safety glasses and other PPE ordered and delivered to the yard in March 2024 for all works department employees
- Monthly JHSC Meetings
 - i. 7th JHSC Meeting was held on Wednesday March 28th
 - 1. Steven Ronholm (management rep), Adam Ziebarth (worker rep), Tom Florent (worker rep) all present for meeting
- Other New Business

THE TOWNSHIP OF
SOUTH ALGONQUIN

Annual Playground Report Summary



Madawaska Complex

Items/Issues	Number of issues of noncompliance from inspection
A hazards	
B hazards	
C hazards	<ul style="list-style-type: none"> To-fro swing chains rusty

Overall compliance rating : 23 out of 25 or 92%

Recommendations & Conclusion

1. Replace swing chains

Booth Park

Items/issues	Number of issues of noncompliance from inspection
A hazards	
B hazards	<ul style="list-style-type: none"> • Pine needles contaminating protective surfacing
C hazards	<ul style="list-style-type: none"> • Slide hood cracked at fasteners • Protective coating peeling of step • Proper signage

Overall compliance rating: 56 out of 59 or 94%

Recommendations and conclusions

1. The protective surfacing used in this playground is prone to compaction, it is recommended to be tilled and tested during the season.
2. The pine trees shading the playground are causing contamination in the protective surfacing and may need constant raking, limbing or removing a couple would help.
3. Install owner operator and intended age user sign

Millennium Park

Items/issues	Number of issues of noncompliance from inspection
A hazards	
B hazards	
C hazards	<ul style="list-style-type: none"> • Missing signage • Space swing hangers 500mm

Overall compliance rating : 49 out of 52 or 94%

Recommendation and conclusions

1. Install owner operator sign and intended user age sign at play area, adjust swing hanger spacing.

The wooden play structure is now 24 years old and showing some minor cracking and deterioration but still should last for some time yet. Cutting a few more branches around the structure may help keep it dry and less slippery.

Whitney Rec Centre

Items/issues	Number of issues of noncompliance from inspection
A hazard	<ul style="list-style-type: none"> • Head , neck entrapment on pony swings
B hazard	<ul style="list-style-type: none"> • Holes in rockers, possible insect locations • Some rusting and paint chipping on equipment • Impalement on pony swings • 3 swings in swing bays
C hazard	<ul style="list-style-type: none"> • Owner operator signage • Age appropriate sign • Slide facing mid day sun

Overall compliance rating: 51 out of 60 or 85%

Recommendations and conclusions

1. Address A hazard immediately the suggestion being removing the swing set from the playground.
2. Install owner information and age appropriate sign in the playground.



MONTHLY FIRE REPORT TO COUNCIL

Reporting Date: 25th April 2024

Training / Courses

- 3rd April. Whitney. On line EV training.
- 4th April. DC Thom MNRF online training re Wildfires.
- 9th April. Madawaska practice. Modules 5,6 & 7 finished MNRF Wildfire Course for most.
- 15th April. Myself, DC Thom & Captain Courneyea. FireSmart 101 course
- 16th & 17th April. Myself, DC Thom & Captain Courneyea MNRF Wildland Community Workshop.
- 16th April. Whitney practice. Modules 4,5 & 6 MNRF Wildfire course

Calls / Responses

- 4th April. Hwy 60 11km mark Hydro pole fire – Declined
- 11th April. Madawaska. Murray Lane, ATV overturned.
- 16th April. Whitney. Smoke @ Coon Lake (control burn).
- 21st April. Madawaska. Holstein Street. Grass fire.
- 22nd April. Whitney. Sunset Trail. Fire alarm activated.

Complaints / Concerns

- Due to the extreme dry & windy conditions I am concerned about residents not taking precautions reading the use of their camp fire pits.

Upcoming Events

- 26th April. DC Thom Flagging & Book 7 course with Works Department.
- 12th May. Whitney Fire Association Pancake Breakfast.
- 22nd May. OFM Charge for Life symposium

Correspondence / Other

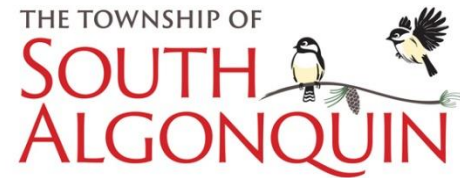
- A 2021 Polaris Ranger 570 has been purchased for the use of the Fire Department. Its intended use is for fighting Wildfires, remote access locations (cabins), trail rescue & accessing cut off scenes during major emergency's.

STAFF REPORT

Meeting Date: May 1, 2024

Agency: Township of South Algonquin

Staff Contact: Jennifer Baragar, Deputy Treasurer



Agenda Title: 2024 Budget and Taxation Bylaws

Agenda Action: By-Law 2024-790, By-Law 2024-791, By-Law 2024-792

Recommendation

That Township of South Algonquin Council approve the 2024 Expenditure and Revenue Bylaw, the 2024 Tax Rate Bylaw and the 2024 Tax Ratio Bylaw.

Background

2024 Proposed Budget

Staff presented the preliminary budget on February 28th and the proposed budget on April 17th, 2024. Noteworthy items within the 2024 operating and capital budget include;

- Commercial Waste Bin Revenue will be phased-in with the following schedule- May 1 to June 15 will be a notification period with no fees. June 16 to December 31 a \$60 bin fee will commence. January 2025 a bin fee of \$75 will be instituted.
- St. Francis Memorial Hospital emergency room redevelopment contribution of \$5,000.
- Physician recruitment initiative contribution of \$6,500.
- Transfer from reserves to finance the budget \$22,600. Transfer to reserves for future capital expenditures \$ 68,250. This is a net increase to the Reserve and Reserve Fund balances of \$45,650.

The 2024 budget allows the Township to maintain current levels of service. No new service enhancements will be introduced.

Expenditure and Revenue Bylaw 2024-790

Municipal governments must annually adopt a financial plan (budget) in accordance with Section 290 of the Municipal Act. The budgeting process allows municipalities to prioritize projects, programs and service levels based on anticipated revenue and expenses. The budget presented at the April 15th Committee meeting will provide staff with a plan for operating/ capital expenditures and revenues required for the 2024 year.

Tax Rate Bylaw 2024-791

The tax rate bylaw must be adopted after the annual budget (financial plan). Based on the tax revenue requirements in the budget, the municipality will set its municipal tax rates to raise the appropriate revenue from the different classes of property.

Tax Ratios Bylaw 2024-792

Ontario's current property tax system gives the Municipality authority to apply differential taxation rates to different property classes through the use of tax class ratios. Tax ratios represent the relationship between the residential property class rate and the rates for other property classes. Municipalities are restricted from setting ratios that diverge further from target ranges prescribed in provincial tax policy.

For example – the Managed Forest and Farmland tax class have a ratio of 0.25, those classes will pay a quarter of the residential tax rate. Residential, Managed Forest and Farmland tax class ratios are set by the province.

Analysis

Council of the Township of South Algonquin pass all three by-laws annually to meet legislative requirements and allows for the final property tax billing to occur.

Fiscal Impact

5.5 % tax rate increase.

Consultations

Bryan Martin & Department Heads

Report Date
4/22/2024 11:22 AM

Township of South Algonquin
Budgetary Control Summary
For the Period Ending April 30, 2024

Page 1

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Taxation		1,497,084.90	2,802,840.00	1,305,755.10
General Government	9,226.32	305,767.72	1,180,350.00	(874,582.28)
Protection Services	742.00	5,864.00	106,600.00	(100,736.00)
Transportation Services		118,561.34	145,000.00	(26,438.66)
Fees - Non Operational Park Maintenance	10,398.80	10,398.80	10,000.00	398.80
Environmental Services	1,109.83	1,955.08	72,025.00	(70,069.92)
Health Services	2,000.00	11,306.00	43,700.00	(32,394.00)
Social & Family Services	800.00	3,200.00	9,600.00	(6,400.00)
Recreation & Cultural Services	2,793.25	11,434.13	59,060.00	(47,625.87)
Planning & Development	100.00	850.02	23,000.00	(22,149.98)
Total REVENUES:	27,170.20	1,966,421.99	4,452,175.00	(2,485,753.01)
EXPENSES				
Operating				
General Government	31,053.64	240,043.23	874,815.00	634,771.77
Protection Services	36,981.87	174,486.10	687,305.00	512,818.90
Transportation Services	31,142.60	270,804.50	1,099,585.00	828,780.50
Environmental Services	15,797.47	71,984.66	406,560.00	334,575.34
Health Services	221.70	11,825.66	64,490.00	52,664.34
Social & Family Services	9,695.88	186,343.31	701,050.00	514,706.69
Recreation & Cultural Services	10,195.93	108,493.04	275,815.00	167,321.96
Planning & Development		7,953.53	51,705.00	43,751.47
Total Operating:	135,089.09	1,071,934.03	4,161,325.00	3,089,390.97
Capital				
General Government			4,200.00	4,200.00
Protection Services			48,100.00	48,100.00
Transportation Services			134,000.00	134,000.00
Environmental Services		1,295.28	1,300.00	4.72
Health Services	(1,080.19)			
Recreation & Cultural Services			35,000.00	35,000.00
Total Capital:	(1,080.19)	1,295.28	222,600.00	221,304.72
Contributions to Reserves				
General Government			26,750.00	26,750.00
Transportation Services			41,500.00	41,500.00
Total Contributions to Reserves:	0.00	0.00	68,250.00	68,250.00
Total EXPENSES:	134,008.90	1,073,229.31	4,452,175.00	3,378,945.69
SURPLUS/(DEFICIT)	(106,838.70)	893,192.68	0.00	893,192.68

Report Date
4/22/2024 11:23 AM

Township of South Algonquin
General Government Budgetary Control
For the Period Ending April 30, 2024

Page 2

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
14-1200 - Interest On Taxes	(407.73)	8,528.16	31,000.00	(22,471.84)
15-3400 - Fees - Administrative - Gen Government	80.00	668.31	2,500.00	(1,831.69)
15-3500 - Fees - Services Gen Government		49.25	50.00	(0.75)
15-3600 - Licences & Permits	10.00	664.10	900.00	(235.90)
15-4000 - Investment Income - General	9,544.05	38,782.90	100,000.00	(61,217.10)
15-4140 - Sale of Capital Assets			3,700.00	(3,700.00)
Total Department Generated:	9,226.32	48,692.72	138,150.00	(89,457.28)
Grants				
15-2100 - OMPF Unconditional Grant		257,075.00	1,028,300.00	(771,225.00)
15-3550 - General Govt. Grants			13,900.00	(13,900.00)
Total Grants:	0.00	257,075.00	1,042,200.00	(785,125.00)
Total REVENUES:	9,226.32	305,767.72	1,180,350.00	(874,582.28)
EXPENSES				
Operating Expenses				
Governance Line 0240				
16-2000-0400 - Council Honorarium	5,967.00	17,901.00	72,830.00	54,929.00
16-2000-0405 - Council Special Meetings	1,842.50	5,841.75	18,820.00	12,978.25
16-2000-0450 - Council C.P.P.	230.47	719.29	2,590.00	1,870.71
16-2000-0470 - Council E.H.T.	152.28	463.01	1,790.00	1,326.99
16-2000-0500 - Council Conferences/Seminars		17,343.11	19,000.00	1,656.89
16-2000-0710 - Council Travel	72.51	1,303.06	6,000.00	4,696.94
16-2000-0800 - Council Telephone	19.68	39.07	400.00	360.93
16-2000-0820 - Council Supplies	97.54	689.57	3,000.00	2,310.43
Total Governance Line 0240:	8,381.98	44,299.86	124,430.00	80,130.14
Corporate Management Line 0250				
Labour				
16-3000-0400/3400-0400 Adm.Salaries & Wages	13,823.79	91,402.63	355,920.00	264,517.37
16-3000-0440/3400-0440 Admin E.I.	323.46	2,414.36	4,300.00	1,885.64
16-3000-0450/3400-0450 Admin C.P.P.	790.29	5,907.61	15,510.00	9,602.39
16-3000-0460/3400-0460 Admin W.S.I.B.	481.67	3,536.26	12,175.00	8,638.74
16-3000-0470/3400-0470 Admin E.H.T.	274.63	2,062.98	6,945.00	4,882.02
16-3000-0480/3400-0480 Admin OMERS	1,394.36	10,475.87	36,330.00	25,854.13
16-3000-0490/3400-0490 Admin Other Benefits		15,737.99	36,660.00	20,922.01
Total Labour:	17,088.20	131,537.70	467,840.00	336,302.30
Direct Expenses				
16-3000-0600 - Admin Repairs To Building		208.09	3,000.00	2,791.91
16-3000-0640 - Administration Insurance		15,590.04	15,590.00	(0.04)
16-3000-0655 - Administration Heating Propane		939.06	3,000.00	2,060.94
16-3000-0660 - Administration Hydro	178.28	727.88	3,000.00	2,272.12
16-3000-0670 - Administration Cleaning		419.21	2,000.00	1,580.79
16-3000-0680/3400-0680 Radio		133.23	130.00	(3.23)
16-3000-0690/3400-0690 Rent/LeaseAgreements	55.97	4,086.67	67,165.00	63,078.33
16-3000-0700/3400-0700 Adv. and Promotion			1,500.00	1,500.00
16-3000-0710/3400-0710 Travel	173.03	4,517.53	8,000.00	3,482.47
16-3000-0720/3400-0720 Association Fees	231.52	3,894.44	5,300.00	1,405.56
16-3000-0730/3400-0730 Confer/StaffTraining		2,651.33	10,000.00	7,348.67
16-3400-0740 - Emg.Manag.Public Education & Training			100.00	100.00
16-3000-0800/3400-0800 Telephone	51.65	1,211.28	5,000.00	3,788.72
16-3000-0810/3400-0810 Office Exp.- Postage	2,401.57	4,771.95	6,000.00	1,228.05
16-3000-0811 - Administration Staff Appreciation			2,000.00	2,000.00
16-3000-0820/3400-0820 Supplies		2,388.64	9,500.00	7,111.36
16-3000-0830 - Administration Audit			33,000.00	33,000.00
16-3000-0840 - Tax Sales/ Admin. Legal	152.64	661.44	12,000.00	11,338.56
16-3000-0850 - Administration Consultants/ Contractors	2,338.80	10,943.30	46,000.00	35,056.70
16-3000-0900 - Admin Bank Charges & Interest		747.82	3,500.00	2,752.18
16-3000-0920 - Administration Write Off			3,500.00	3,500.00
16-3000-0950 - Administration Donations			2,000.00	2,000.00
16-6300-0990 - MPAC fees		10,313.76	41,260.00	30,946.24
Total Direct Expenses:	5,583.46	64,205.67	282,545.00	218,339.33
Total Corporate Management Line 0250:	22,671.66	195,743.37	750,385.00	554,641.63

Township of South Algonquin
General Government Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
Total Operating Expenses:	31,053.64	240,043.23	874,815.00	634,771.77
Capital				
16-3000-0940 - Admin Capital Expenditures			4,200.00	4,200.00
Total Capital:	0.00	0.00	4,200.00	4,200.00
Contributions to Reserves				
16-3000-0970 - Contributions To Reserve			26,750.00	26,750.00
Total Contributions to Reserves:	0.00	0.00	26,750.00	26,750.00
Total EXPENSES:	31,053.64	240,043.23	905,765.00	665,721.77
SURPLUS/(DEFICIT)	(21,827.32)	65,724.49	274,585.00	(208,860.51)

Report Date
4/22/2024 11:23 AM

**Township of South Algonquin
Protection Services Budget**
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
15-2850 - Fire Dpt Fees		20.00	12,000.00	(11,980.00)
15-7850 - MNRF Fire Agreement			21,400.00	(21,400.00)
15-3620 - Dog Licence & Dog Fees		20.00	100.00	(80.00)
15-3700 - Building/Demolition Permits	250.00	3,876.00	39,000.00	(35,124.00)
15-3750 - Septic Permits		1,200.00	12,000.00	(10,800.00)
Total Department Generated:	250.00	5,116.00	84,500.00	(79,384.00)
Grants				
15-2810 - Ontario Grants - Policing/ Fire	492.00	748.00	2,000.00	(1,252.00)
Total Grants:	492.00	748.00	2,000.00	(1,252.00)
From Reserves				
15-9000-0201 - Transfers from Reserves to Protection			20,100.00	(20,100.00)
Total From Reserves:	0.00	0.00	20,100.00	(20,100.00)
Total REVENUES:	742.00	5,864.00	106,600.00	(100,736.00)
EXPENSES				
Operating				
Fire Line 0410				
Labour				
16-3300-0400 - Fire Dept Salaries & Wages	4,006.83	20,347.90	97,000.00	76,652.10
16-3300-0440 - Fire Dept E.I.C.	60.01	361.60	1,350.00	988.40
16-3300-0450 - Fire Dept C.P.P.	146.33	857.64	3,880.00	3,022.36
16-3300-0460 - Fire Dept W.S.I.B.	88.90	2,197.79	8,500.00	6,302.21
16-3300-0470 - Fire Dept E.H.T.	76.62	419.14	1,945.00	1,525.86
16-3300-0480 - Fire OMERS	5.16	79.46	240.00	160.54
16-3300-0490 - Fire Dept Other Benefits		3,360.96	6,200.00	2,839.04
Total Labour:	4,383.85	27,624.49	119,115.00	91,490.51
Direct Expenses				
16-3300-0510 - Clothing MFD/WFD (<\$1000)			2,500.00	2,500.00
16-3300-0530 - Fire Dept Small Tools			1,500.00	1,500.00
16-3300-0540 - Fire Dept Licences & Permits		30.00	250.00	220.00
16-3300-0600 - Fire Dept Repairs To Building-MFD		2,343.32	5,000.00	2,656.68
16-3300-0601 - Fire Dept Repairs to Building-WFD		496.55	9,000.00	8,503.45
16-3300-0610 - Fire Dept Equip/Fleet-Purchase & Repairs		3,282.54	8,000.00	4,717.46
16-3300-0615 - Fire Dept Equipment- Annual Servicing		8,202.75	8,000.00	(202.75)
16-3300-0620 - Fire Dept-Gas & Oil		435.02	5,500.00	5,064.98
16-3300-0640 - Fire Dept Insurance		18,816.24	18,820.00	3.76
16-3300-0650 - Fire Dept Heating-MFD		1,305.02	3,500.00	2,194.98
16-3300-0651 - Fire Dept Heating-WFD		1,836.17	4,500.00	2,663.83
16-3300-0660 - Fire Dept Hydro-MFD	264.11	812.64	3,000.00	2,187.36
16-3300-0661 - Fire Dept. Hydro-WFD	216.66	856.83	2,500.00	1,643.17
16-3300-0670 - Fire Dept Cleaning		37.41	250.00	212.59
16-3300-0680 - Fire Dept Radios		1,931.90	2,500.00	568.10
16-3300-0690 - Fire Dept Rental/Lease Agreeeme	471.35	2,194.90	9,335.00	7,140.10
16-3300-0700 - Fire Dept Advertising			500.00	500.00
16-3300-0710 - Fire Dept Travel	136.24	663.05	1,500.00	836.95
16-3300-0720 - Fire Dept Association Fees		374.75	750.00	375.25
16-3300-0730 - Fire Dept Conference/Training-MFD/WFD	65.79	5,429.69	9,000.00	3,570.31
16-3300-0740 - Fire Prevention Materials			500.00	500.00
16-3300-0800 - Fire Dept-Telephone-MFD	19.68	223.58	1,250.00	1,026.42
16-3300-0801 - Fire Dept-Telephone-WFD	38.87	78.42	800.00	721.58
16-3300-0802 - Fire Dept- Emergency Call Out Line		174.92	700.00	525.08
16-3300-0810 - Fire Dept Office Expense-MFD/WFD		208.24	200.00	(8.24)
16-3300-0820 - Fire Dept Supplies-MFD/WFD	76.43	698.89	6,000.00	5,301.11
Total Direct Expenses:	1,289.13	50,432.83	105,355.00	54,922.17
Total Fire Line 0410:	5,672.98	78,057.32	224,470.00	146,412.68
Policing Line 0420				
16-3350-0750 - Policing Requistions	25,994.00	52,532.17	311,930.00	259,397.83
Total Policing Line 0420:	25,994.00	52,532.17	311,930.00	259,397.83

Township of South Algonquin
Protection Services Budget
For the Period Ending April 30, 2024

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	Current Month	Year to Date	Approved Budget	Variance
Protective & Inspection Control Line 0440				
Labour				
16-3500-0400 - Bylaw/Animal Control Salaries/Wages			750.00	750.00
16-3500-0440 - Bylaw/Animal Control EI			20.00	20.00
16-3500-0450 - Bylaw/Animal Control CPP			40.00	40.00
16-3500-0460 - Bylaw/Animal Control W.S.I.B.			20.00	20.00
16-3500-0470 - Bylaw/Animal Control E.H.T.			10.00	10.00
16-3500-0480 - Bylaw/Animal Control Omers			60.00	60.00
Total Labour:	0.00	0.00	900.00	900.00
Direct Expenses				
16-3500-0690 - Bylaw Animal Control Rental/Lease Agree			3,000.00	3,000.00
16-3500-0820 - Bylaw/Animal Control Supplies			100.00	100.00
Total Direct Expenses:	0.00	0.00	3,100.00	3,100.00
Total Protective & Inspection Control Line	0.00	0.00	4,000.00	4,000.00
Building Permit & Insp. Services Line 0445				
Labour				
16-3800-0400 - Building Inspection Wages	3,837.35	25,926.37	101,440.00	75,513.63
16-3800-0440 - Building Inspection E.I.C.	89.18	723.23	1,030.00	306.77
16-3800-0450 - Building Inspection C.P.P.	223.07	1,810.59	4,015.00	2,204.41
16-3800-0460 - Building Inspection W.S.I.B.	132.96	1,054.79	3,475.00	2,420.21
16-3800-0470 - Building Inspection E.H.T.	75.82	615.51	1,985.00	1,369.49
16-3800-0480 - Building Inspection Omers	415.40	3,224.66	11,025.00	7,800.34
16-3800-0490 - Bldg Inspection Other Benefits		4,143.10	8,655.00	4,511.90
Total Labour:	4,773.78	37,498.25	131,625.00	94,126.75
Direct Expenses				
16-3800-0510 - Bldg Inspect. Clothing Allowan		150.00	150.00	
16-3800-0640 - Building Inspection Insurance		2,426.11	2,430.00	3.89
16-3800-0690 - Bldg.Insp.Rental/Lease Agree		2,022.97	1,800.00	(222.97)
16-3800-0720 - Bldg.Insp.Association Fees			250.00	250.00
16-3800-0730 - Bldg.Insp.Conferences/Training			400.00	400.00
16-3800-0750 - 22-01 Ford Escape Fuel	431.84	1,451.81	6,000.00	4,548.19
16-3800-0760 - 22-01 Ford Escape Maintenance & Licence	109.27	109.27	1,200.00	1,090.73
16-3800-0800 - Building Inspection Telephone			500.00	500.00
16-3800-0810 - Bldg.Insp.Office Expense/Posta			350.00	350.00
16-3800-0820 - Building Inspection Supplies		217.86	1,200.00	982.14
Total Direct Expenses:	541.11	6,378.02	14,280.00	7,901.98
Total Building Permit & Insp. Services Line	5,314.89	43,876.27	145,905.00	102,028.73
Emergency Measures Line 0450				
16-4000-0962 - Roads Dept-Civic Addressing & 911		20.34	1,000.00	979.66
Total Emergency Measures Line 0450:	0.00	20.34	1,000.00	979.66
Total Operating:	36,981.87	174,486.10	687,305.00	512,818.90
Capital				
Fire				
16-3300-0940 - Fire Dept Capital Expenditures			48,100.00	48,100.00
Total Fire:	0.00	0.00	48,100.00	48,100.00
Total Capital:	0.00	0.00	48,100.00	48,100.00
Total EXPENSES:	36,981.87	174,486.10	735,405.00	560,918.90
SURPLUS/(DEFICIT)	(36,239.87)	(168,622.10)	(628,805.00)	460,182.90

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Township of South Algonquin
Transportation Services Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
15-2600 - Fees - Roads Own Fees (Entrance)		100.00	6,000.00	(5,900.00)
15-2610 - Fees - Aggregate Licenses			4,500.00	(4,500.00)
15-4050 - Investment Income - Gas Tax		1,232.34	4,500.00	(3,267.66)
15-2605 - Fees - Non Operational Park Maintenance	10,398.80	10,398.80	10,000.00	398.80
Total Department Generated:	10,398.80	11,731.14	25,000.00	(13,268.86)
Grants				
15-9000 - Gas Tax Grant (CCBF)- Federal			87,500.00	(87,500.00)
15-2503 - Provincial Grants - Transportation OCIF		117,229.00	40,000.00	77,229.00
Total Grants:	0.00	117,229.00	127,500.00	(10,271.00)
From Reserves				
15-9000-0202 - Transfer from Reserves to Transportation			2,500.00	(2,500.00)
Total From Reserves:	0.00	0.00	2,500.00	(2,500.00)
Total REVENUES:	10,398.80	128,960.14	155,000.00	(26,039.86)
EXPENSES				
Operating				
Labour				
16-4000-0400 - Roads Salaries And Wages	15,132.89	111,018.72	467,350.00	356,331.28
16-4000-0440 - Roads E.I.C.	349.90	2,971.91	4,990.00	2,018.09
16-4000-0450 - Roads C.P.P.	862.61	7,197.13	23,125.00	15,927.87
16-4000-0460 - Roads W.S.I.B.	521.62	4,335.01	17,035.00	12,699.99
16-4000-0470 - Roads E.H.T.	297.42	2,523.41	9,100.00	6,576.59
16-4000-0480 - Roads Omers	1,347.36	11,223.28	47,760.00	36,536.72
16-4000-0490 - Roads Other Benefits		8,689.86	45,225.00	36,535.14
Total Labour:	18,511.80	147,959.32	614,585.00	466,625.68
Direct Expenses				
16-4000-0510 - Roads Clothing /Safety Gear		885.08	2,000.00	1,114.92
16-4000-0530 - Roads Small Tools (>250)		40.68	1,500.00	1,459.32
16-4000-0540 - Roads Licences & Permits			1,500.00	1,500.00
16-4000-0600 - Roads Garage Maintenance & Repairs		644.41	7,500.00	6,855.59
16-4000-0640 - Roads Insurance		36,797.76	36,800.00	2.24
16-4000-0650 - Roads Heat-Propane Madawaska Garage	933.28	6,173.43	12,500.00	6,326.57
16-4000-0660 - Roads Hydro- Public Works MTO Garage	1,055.13	3,074.47	8,000.00	4,925.53
16-4000-0680 - Roads Radios		3,823.79	3,500.00	(323.79)
16-4000-0690 - Roads Rental/Lease Agreement	146.54	1,285.03	5,500.00	4,214.97
16-4000-0700 - Roads Advertising		66.14	2,000.00	1,933.86
16-4000-0710 - Roads Travel/Accomodations			2,000.00	2,000.00
16-4000-0720 - Roads Association Fees		1,035.99	1,050.00	14.01
16-4000-0730 - Roads Conferences/Training		2,546.28	10,000.00	7,453.72
16-4000-0800 - Roads Telephone	(49.78)	240.38	1,200.00	959.62
16-4000-0810 - Roads Office Expense-Postage			750.00	750.00
16-4000-0820 - Roads Supplies	583.85	1,895.52	5,000.00	3,104.48
16-4000-0821 - Roads - Safety Supplies	287.10	827.26	2,000.00	1,172.74
Total Direct Expenses:	2,956.12	59,336.22	102,800.00	43,463.78
Equipment Expenses				
16-4000-2146 - 2008-Tr#7 Yellow Tandem- Fuel	386.28	3,708.17	11,500.00	7,791.83
16-4000-2148 - 2008-Tr#7 Yellow TandemMaintenance & Lic	970.19	10,383.92	30,000.00	19,616.08
16-4000-2194 - 2020-Tr#29-Ford F150 Halfton- Fuel	565.54	1,228.42	7,500.00	6,271.58
16-4000-2196 - 2020-Tr#29-Ford F150- Maintenance & Lic		3,010.86	4,000.00	989.14
16-4000-2197 - 2020-Tr#30-Ford F150 Halfton- Fuel	569.79	1,725.01	7,500.00	5,774.99
16-4000-2199 - 2020-Tr#30-Ford F150- Maintenance & Lic		1,534.01	3,500.00	1,965.99
16-4000-2208 - Backhoe #26 Fuel		119.05	5,000.00	4,880.95
16-4000-2209 - Backhoe #26 Maintenance		697.30	5,000.00	4,302.70
16-4000-2210 - 2018-Tr#27 Red Plow- Fuel	446.80	3,819.90	15,500.00	11,680.10
16-4000-2211 - 2018-Tr#27 Red Plow- Maintenance&Lic	1,367.45	10,291.01	30,000.00	19,708.99
16-4000-2214 - 2021-Tr#33 Int'l Plow- Fuel	460.55	5,548.62	15,000.00	9,451.38
16-4000-2215 - 2021-Tr#33 Int'l Plow- Maintenance & Lic	156.70	5,079.78	20,000.00	14,920.22
16-4000-2218 - 2021-Tr#34 Super Duty- Maintenance & Lic	228.84	1,030.10	10,000.00	8,969.90
16-4000-2219 - 2021-Tr#34 Super Duty- Fuel	187.53	3,073.55	12,500.00	9,426.45
16-4000-2220 - 2023-Tr#37 Ford 3/4ton- Fuel	448.48	2,127.86	7,500.00	5,372.14
16-4000-2222 - 2023-Tr#37 Ford 3/4ton-Maintenance& Lic		92.58	2,500.00	2,407.42
16-4000-2316 - 2001 #16 Grader- Fuel	569.68	569.68	12,500.00	11,930.32
16-4000-2318 - 2001 #16 Grader- Maintenance	2,149.99	3,204.65	20,000.00	16,795.35
16-4000-2322 - Sander Spreader #35- Maintenance	30.26	30.26	2,500.00	2,469.74
16-4000-2330 - Excavator #31 Fuel	1,098.47	1,098.47	7,500.00	6,401.53

Township of South Algonquin
Transportation Services Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
16-4000-2332 - Excavator #31 Maintenance		1,285.37	5,000.00	3,714.63
16-4000-2620 - Steamer #13- Fuel & Maintenance	14.85	590.81	2,500.00	1,909.19
16-4000-2640 - Small Equipment (\$250-\$5000)			3,500.00	3,500.00
16-4000-2641 - Small Equipment- Maintenance		182.23	1,500.00	1,317.77
16-4000-2642 - Small Equipment- Fuel & Oil			750.00	750.00
16-4000-2650 - 2020 Float Trailer #32- Maintenance		6.21	1,000.00	993.79
16-4000-2651 - UtilityTrailer #28- Maintenance			250.00	250.00
Total Equipment Expenses:	9,651.40	60,437.82	244,000.00	183,562.18
Roads - Paved Line 0611				
16-4000-1320 - Roads Hardtop Patching		445.20	6,500.00	6,054.80
Total Roads - Paved Line 0611:	0.00	445.20	6,500.00	6,054.80
Roads - Unpaved Line 0612				
16-4000-1430 - Roads Loose Top Dust Control			58,000.00	58,000.00
16-4000-1450 - Maintenance Gravel			1,000.00	1,000.00
Total Roads - Unpaved Line 0612:	0.00	0.00	59,000.00	59,000.00
Bridges & Culverts (>3m) Line 0613				
16-4000-1100 - Roads Bridges & Culverts (>3m Dia.)			4,000.00	4,000.00
Total Bridges & Culverts (>3m) Line 0613:	0.00	0.00	4,000.00	4,000.00
Traffic Oper. & Roadside Maint. Line 0614				
16-4000-1210 - Roads Grass Mowing			7,500.00	7,500.00
16-4000-1600 - Roads Safety Devices/Barcades/signs	5.31	55.73	5,000.00	4,944.27
Total Traffic Oper. & Roadside Maint. Line	5.31	55.73	12,500.00	12,444.27
Winter Control Line 0621				
16-4000-1560 - Roads Sand/Salt Materials		181.57	45,000.00	44,818.43
Total Winter Control Line 0621:	0.00	181.57	45,000.00	44,818.43
Street Lighting Line 0650				
16-4200-0660 - Street Lighting - Hydro	17.97	1,580.61	9,700.00	8,119.39
16-4200-0960 - Street Lighting -Repairs		808.03	1,500.00	691.97
Total Street Lighting Line 0650:	17.97	2,388.64	11,200.00	8,811.36
Total Operating:	31,142.60	270,804.50	1,099,585.00	828,780.50
Capital Equipment				
16-4000-0940 - Roads Capital Expenditures			6,500.00	6,500.00
Total Equipment:	0.00	0.00	6,500.00	6,500.00
Projects				
16-4000-1821 - Roads Reconstruction Program			127,500.00	127,500.00
Total Projects:	0.00	0.00	127,500.00	127,500.00
Total Capital:	0.00	0.00	134,000.00	134,000.00
Contributions to Reserves				
16-4000-0970 - Roads Contributions To Reserve			41,500.00	41,500.00
Total Contributions to Reserves:	0.00	0.00	41,500.00	41,500.00
Total EXPENSES:	31,142.60	270,804.50	1,275,085.00	1,004,280.50
SURPLUS/(DEFICIT)	(20,743.80)	(141,844.36)	(1,120,085.00)	978,240.64

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Township of South Algonquin
Environmental Services Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
15-2900 - Fees - Garbage Disposal	1,080.00	1,925.25	30,000.00	(28,074.75)
15-2950 - Fees - Garbage Collection			37,025.00	(37,025.00)
Total Department Generated:	1,080.00	1,925.25	67,025.00	(65,099.75)
Grants				
15-2970 - Grant - Hazardous Waste	29.83	29.83	5,000.00	(4,970.17)
Total Grants:	29.83	29.83	5,000.00	(4,970.17)
Total REVENUES:	1,109.83	1,955.08	72,025.00	(70,069.92)
EXPENSES				
Operating				
Rural Storm Sewer System Line 0822				
Labour				
16-4700-0400 - Rural Storm - Wages and Salaries			20,000.00	20,000.00
16-4700-0440 - Rural Storm - E.I.		3.44	390.00	386.56
16-4700-0450 - Rural Storm C.P.P.		4.53	860.00	855.47
16-4700-0460 - Rural Storm - W.S.I.B.		4.33	550.00	545.67
16-4700-0470 - Rural Storm - E.H.T.		2.86	370.00	367.14
16-4700-0480 - Rural Storm - OMERS			1,420.00	1,420.00
Total Labour:	0.00	15.16	23,590.00	23,574.84
Direct Expenses				
16-4000-1220 - Roads Brushing & Tree Trimming		689.37	5,000.00	4,310.63
16-4000-1231 - Maint. Drainage Pipe & Accessories			100.00	100.00
16-4000-1240 - Catch Basin/Curb/GutterCulvertCleaning			1,000.00	1,000.00
Total Direct Expenses:	0.00	689.37	6,100.00	5,410.63
Total Rural Storm Sewer System Line 0822:	0.00	704.53	29,690.00	28,985.47
Solid Waste Collection Line 0840				
Labour				
16-4600-0400 - Garb Collect Salaries & Wages	3,071.44	17,637.06	84,000.00	66,362.94
16-4600-0440 - Garbage Collection E.I.C.	69.20	474.64	2,000.00	1,525.36
16-4600-0450 - Garbage Collection C.P.P.	168.63	1,160.63	4,600.00	3,439.37
16-4600-0460 - Garbage Collection W.S.I.B.	103.59	698.62	2,500.00	1,801.38
16-4600-0470 - Garbage Collection E.H.T.	59.07	406.58	1,640.00	1,233.42
16-4600-0480 - Garbage Collection Omers	272.57	1,894.29	5,680.00	3,785.71
16-4600-0490 - Garbage Collect Other Benefits		2,553.44	7,550.00	4,996.56
Total Labour:	3,744.50	24,825.26	107,970.00	83,144.74
Direct Expenses				
16-4600-0510 - Garb.Coll-Clothing Allowance		150.00	500.00	350.00
16-4600-0640 - Garbage Collection Insurance		1,907.00	1,910.00	3.00
16-4600-0680 - Garbage Collection Radio		133.25	150.00	16.75
16-4600-0700 - Garbage Collection Advertising		127.20	1,000.00	872.80
16-4600-0810 - Garb Coll Office Expense-Posta	19.33	38.75	550.00	511.25
16-4600-0820 - Garbage Collection Supplies			500.00	500.00
16-4600-2121 - Garbage Compactor-#23 Diesel Fuel	1,698.05	5,264.12	27,000.00	21,735.88
16-4600-2123 - Garbage Compactor-#23 Repairs/servic	1,275.04	7,734.86	35,000.00	27,265.14
Total Direct Expenses:	2,992.42	15,355.18	66,610.00	51,254.82
Total Solid Waste Collection Line 0840:	6,736.92	40,180.44	174,580.00	134,399.56
Solid Waste Disposal Line 0850				
Labour				
16-4650-0400 - Garbage Disposal Salaries/Wage	1,154.72	8,424.96	50,000.00	41,575.04
16-4650-0440 - Garbage Disposal E.I.C.	28.92	215.95	1,200.00	984.05
16-4650-0450 - Garbage Disposal C.P.P.	61.97	511.90	2,760.00	2,248.10
16-4650-0460 - Garbage Disposal W.S.I.B.	41.87	319.89	1,500.00	1,180.11
16-4650-0470 - Garbage Disposal E.H.T.	23.87	185.08	980.00	794.92
16-4650-0480 - Garbage Disposal Omers	68.30	561.53	2,000.00	1,438.47
Total Labour:	1,379.65	10,219.31	58,440.00	48,220.69

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Township of South Algonquin
Environmental Services Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
Direct Expenses				
16-4650-0510 - Garb Disp Clothing Allowance		300.00	300.00	
16-4650-0540 - Garb Disp Licences & Permits		63.11	100.00	36.89
16-4650-0600 - Garb Disp Repairs To Building			500.00	500.00
16-4650-0650 - Garbage Disposal Heating			700.00	700.00
16-4650-0680 - Garbage Disposal Radio		133.23	150.00	16.77
16-4650-0700 - Garbage Disposal Advertising			500.00	500.00
16-4650-0810 - Garb Disp Office Expense-Posta			100.00	100.00
16-4650-0820 - Garbage Disposal Supplies	58.00	397.50	4,000.00	3,602.50
16-4650-1000 - Garbage Disp Site Maintennace-Mat/Equip			5,000.00	5,000.00
16-4650-1821 - Gbd-Airy Landfill Site(Mon/Con)	2,774.24	3,903.78	23,000.00	19,096.22
16-4650-1822 - Gbd-Mad.Landfill Site(Mon/Con)	3,104.96	9,174.96	25,500.00	16,325.04
16-4650-1825 - Shredding Initiative			35,500.00	35,500.00
16-4650-1830 - Garbage Recycling Service	1,450.08	4,736.94	22,500.00	17,763.06
16-4650-2511 - Garb Disposal Loader Gas #6	293.62	486.11	5,000.00	4,513.89
16-4650-2513 - Garb Disposal Loader Repairs/servi		1,684.75	6,000.00	4,315.25
Total Direct Expenses:	7,680.90	20,880.38	128,850.00	107,969.62
Total Solid Waste Disposal Line 0850:	9,060.55	31,099.69	187,290.00	156,190.31
Waster Diversion Line 0860				
16-4650-0690 - Hazardous Waste Disposal			15,000.00	15,000.00
Total Waster Diversion Line 0860:	0.00	0.00	15,000.00	15,000.00
Total Operating:	15,797.47	71,984.66	406,560.00	334,575.34
Capital				
16-4650-0940 - Garb Disp Capital Expenditure		1,295.28	1,300.00	4.72
Total Capital:	0.00	1,295.28	1,300.00	4.72
Total EXPENSES:	15,797.47	73,279.94	407,860.00	334,580.06
SURPLUS/(DEFICIT)	(14,687.64)	(71,324.86)	(335,835.00)	264,510.14

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Township of South Algonquin
Health Services Budgetary Control
For the Period Ending April 30, 2024

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	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
15-6000 - Rent and Expenses Ambulance/Helipad	2,000.00	8,000.00	27,500.00	(19,500.00)
15-3830 - Rent and Expenses- Medical Centre		3,306.00	16,200.00	(12,894.00)
Total Department Generated:	2,000.00	11,306.00	43,700.00	(32,394.00)
Total REVENUES:	2,000.00	11,306.00	43,700.00	(32,394.00)
EXPENSES				
Operating				
Public Health Services Line 1010				
16-3000-0603 - Repairs to Medical Centre		203.52	13,500.00	13,296.48
16-5000-0640 - Health Services Insurance		1,093.75	970.00	(123.75)
16-4000-0822 - Roads Water Sampling		169.96	880.00	710.04
16-5110-0990 - Renfrew County Health Unit		6,577.74	26,310.00	19,732.26
Total Public Health Services Line 1010:	0.00	8,044.97	41,660.00	33,615.03
Hospitals Line 1030				
16-5000-0816 - Hospital Donation			11,500.00	11,500.00
Total Hospitals Line 1030:	0.00	0.00	11,500.00	11,500.00
Ambulance Services Line 1030				
16-3200-0600 - Ambulance Service Repairs To Building		499.63	3,500.00	3,000.37
16-3200-0640 - Ambulance Service Insurance		370.57	380.00	9.43
16-3200-0650 - Ambulance Service Heating		2,351.42	4,500.00	2,148.58
16-3200-0660 - Ambulance Service Hydro	221.70	447.39	2,500.00	2,052.61
16-3200-0690 - Ambulance Service - rent/lease agreement		111.68	250.00	138.32
16-4000-1701 - Helipad			200.00	200.00
Total Ambulance Services Line 1030:	221.70	3,780.69	11,330.00	7,549.31
Total Operating:	221.70	11,825.66	64,490.00	52,664.34
Capital				
16-5000-0940 - Heal Serv Capital Expenditures	(1,080.19)			
Total Capital:	(1,080.19)	0.00	0.00	0.00
Total EXPENSES:	(858.49)	11,825.66	64,490.00	52,664.34
SURPLUS/(DEFICIT)	2,858.49	(519.66)	(20,790.00)	20,270.34

Report Date
4/22/2024 11:24 AM

Township of South Algonquin
Social and Family Services Budgetary Control
For the Period Ending April 30, 2024

Page 12

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
15-3800 - Rent - Resource Ctr	800.00	3,200.00	9,600.00	(6,400.00)
Total Department Generated:	800.00	3,200.00	9,600.00	(6,400.00)
Total REVENUES:	800.00	3,200.00	9,600.00	(6,400.00)
EXPENSES				
Operating				
General Assistance Line 1210				
16-5200-0600 - Resource Centre Building Repairs			300.00	300.00
16-5200-0640 - Resource Centre Insurance		288.22	290.00	1.78
16-3000-0661 - Resource Ctr Hydro	279.52	947.51	2,400.00	1,452.49
16-5500-0990 - District Social Services Admin. Board		145,133.22	580,540.00	435,406.78
Total General Assistance Line 1210:	279.52	146,368.95	583,530.00	437,161.05
Assistance to Aged Persons Line 1220				
16-5600-0600 - Repairs to Seniors Building		125.31	500.00	374.69
16-5600-0640 - Seniors Centre Insurance		1,455.88	1,460.00	4.12
16-5600-0655 - Seniors Centre - Heat		939.13	2,700.00	1,760.87
16-5600-0660 - Senior's Centre - Hydro	178.28	501.72	2,000.00	1,498.28
16-5600-0990 - Casselholme	9,238.08	36,952.32	110,860.00	73,907.68
Total Assistance to Aged Persons Line 1220:	9,416.36	39,974.36	117,520.00	77,545.64
Total Operating:	9,695.88	186,343.31	701,050.00	514,706.69
Total EXPENSES:	9,695.88	186,343.31	701,050.00	514,706.69
SURPLUS/(DEFICIT)	(8,895.88)	(183,143.31)	(691,450.00)	508,306.69

Report Date
4/22/2024 11:24 AM

Township of South Algonquin
Recreation & Cultural Services Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
15-3100 - Fees - Recreation			1,000.00	(1,000.00)
15-3102 - Fundraising Revenue - Recreation	2,343.25	9,021.35	15,000.00	(5,978.65)
15-3300 - Fees - Library			100.00	(100.00)
15-3810 - Rent - Recreation	450.00	1,330.97	6,000.00	(4,669.03)
15-4010 - Investment Income - Recreation		1,081.81	1,000.00	81.81
Total Department Generated:	2,793.25	11,434.13	23,100.00	(11,665.87)
Grants				
15-3200 - Grants-Library-Ontario			6,960.00	(6,960.00)
15-3000 - Fees & Grants - Rec - Canada			29,000.00	(29,000.00)
Total Grants:	0.00	0.00	35,960.00	(35,960.00)
Total REVENUES:	2,793.25	11,434.13	59,060.00	(47,625.87)
EXPENSES				
Operating				
Recreation				
Labour				
16-6000-0400 - Recreation Salaries And Wages	1,822.78	29,972.97	74,000.00	44,027.03
16-6000-0440 - Recreation E.I.C.	44.26	903.26	1,800.00	896.74
16-6000-0450 - Recreation C.P.P.	106.28	1,758.45	3,600.00	1,841.55
16-6000-0460 - Recreation W.S.I.B.	64.92	998.04	2,200.00	1,201.96
16-6000-0470 - Recreation E.H.T.	37.02	754.53	1,480.00	725.47
16-6000-0480 - Recreation Omers	120.92	865.95	3,950.00	3,084.05
Total Labour:	2,196.18	35,253.20	87,030.00	51,776.80
Direct Expenses				
16-6000-0690 - Recreation Rental/Lease Agreem			100.00	100.00
16-6000-0700 - Recreation Advertising			300.00	300.00
16-6000-0710 - Recreation Travel	162.61	406.52	3,400.00	2,993.48
16-6000-0730 - Recreat Conferences/Training		40.48	300.00	259.52
Total Direct Expenses:	162.61	447.00	4,100.00	3,653.00
Parks Line 1610				
16-6000-0530 - Recreation Small Tools		25.41	400.00	374.59
16-6000-0601 - Maintenance/Repairs- privies			4,000.00	4,000.00
16-6000-0603 - Rec Repairs/Maintenance Rink Madawaska		1,455.30	500.00	(955.30)
16-6000-0604 - Rec Repairs/Maintenance Rink Whitney		20.33	500.00	479.67
16-6000-0605 - Flood Lighting- Hydro	67.53	211.79	800.00	588.21
16-6000-0610 - Recreation Repairs Equip Madawaska			500.00	500.00
16-6000-0611 - Recreation RepairsEquip-KubotaMower			800.00	800.00
16-6000-0612 - Recreation-Repairs Equip Whitney			500.00	500.00
16-6000-0620 - Recreation Gas & Oil-Madawaska		131.91		(131.91)
16-6000-0621 - Recreation Gas/Oil Kubota			650.00	650.00
16-6000-0622 - Recreation-Gas & Oil- Whitney -Zamboni	8.13	541.92	400.00	(141.92)
16-6000-0641 - Insurance - Trestle		1,540.34	1,540.00	(0.34)
16-6000-0821 - Recreation Beaches		48.81		(48.81)
16-6000-0950 - Recreation Maintenance to Playgrounds			1,500.00	1,500.00
Total Parks Line 1610:	75.66	3,975.81	12,090.00	8,114.19
Recreational Programs Line 1620				
16-3000-0814 - Bow Club Levy		2,500.00	2,500.00	
16-6000-0820 - Recreation Supplies-Madawaska		653.50	2,500.00	1,846.50
16-6000-0822 - Recreation Supplies Whitney	84.90	264.11	3,000.00	2,735.89
16-6000-0823 - Fundraising Expenses- Whitney	236.83	1,761.88	10,000.00	8,238.12
16-6000-0824 - Fundraising Expenses- M & L	512.32	2,823.78	5,000.00	2,176.22
16-6000-0960 - Recreation Grant Expenses			4,000.00	4,000.00
16-6000-0920 - Recreation Programming			3,500.00	3,500.00
Total Recreational Programs Line 1620:	834.05	8,003.27	30,500.00	22,496.73
Docks Line 1631				
16-6000-0642 - Insurance - Boat Launch		4,719.19	4,720.00	0.81
16-6000-1809 - Dock Lighting- Hydro	41.63	118.56	550.00	431.44
16-6000-1810 - Dock/Boat Launch Maintenance	1,856.47	2,840.01	7,500.00	4,659.99
Total Docks Line 1631:	1,898.10	7,677.76	12,770.00	5,092.24

Report Date
4/22/2024 11:24 AM

Township of South Algonquin
Recreation & Cultural Services Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
Recreational Facilities Line 1634				
16-6000-0600 - Recreation Repairs To Building-Madawaska		347.12	4,000.00	3,652.88
16-6000-0602 - Recreation Repairs to Building-Whitney		260.89	4,000.00	3,739.11
16-6000-0640 - Recreation Insurance		13,822.56	13,830.00	7.44
16-6000-0650 - Recreation Heating Madawaska		2,393.40	6,000.00	3,606.60
16-6000-0652 - Recreation Heating Whitney		1,676.62	4,000.00	2,323.38
16-6000-0660 - Recreation Hydro Madawaska	377.30	1,160.92	4,200.00	3,039.08
16-6000-0662 - Recreation Hydro Whitney	292.13	902.66	3,000.00	2,097.34
16-6000-0670 - Recreation Cleaning Supplies Madawaska		324.04	1,000.00	675.96
16-6000-0672 - Recreation Cleaning Supplies Whitney		332.67	1,000.00	667.33
16-6000-0800 - Recreation Telephone	46.00	593.88	2,600.00	2,006.12
16-6000-0810 - Recreat Office Exp-Postage-Madawaska			100.00	100.00
16-6000-0812 - Recreation Office Exp-Postage-Whitney	67.12	67.12	150.00	82.88
Total Recreational Facilities Line 1634:	782.55	21,881.88	43,880.00	21,998.12
Total Recreation:	5,949.15	77,238.92	190,370.00	113,131.08
Libraries Line 1640				
Labour				
16-6100-0400 - Library Salaries And Wages	2,946.91	19,719.04	50,780.00	31,060.96
16-6100-0440 - Library E.I.C.	68.49	385.85	845.00	459.15
16-6100-0450 - Library C.P.P.	159.55	1,211.04	2,605.00	1,393.96
16-6100-0460 - Library W.S.I.B.	100.86	769.82	1,735.00	965.18
16-6100-0470 - Library E.H.T.	57.50	323.81	990.00	666.19
16-6100-0480 - Library OMERS	265.40	1,408.38	4,555.00	3,146.62
Total Labour:	3,598.71	23,817.94	61,510.00	37,692.06
Direct Expenses				
16-6100-0540 - Library Licences & Permits		101.76	110.00	8.24
16-6100-0590 - Library Books	95.88	1,532.56	6,000.00	4,467.44
16-6100-0600 - Library Repairs To Building			2,000.00	2,000.00
16-6100-0640 - Library Insurance		2,445.82	2,450.00	4.18
16-6100-0650 - Library Heating		559.31	1,500.00	940.69
16-6100-0660 - Library Hydro	277.44	931.31	2,800.00	1,868.69
16-6100-0670 - Library Cleaning			200.00	200.00
16-6100-0690 - Library Rental/Lease Agreement	45.79	498.62	1,000.00	501.38
16-6100-0700 - Library Advertising	127.20	127.20	300.00	172.80
16-6100-0710 - Library Travel			300.00	300.00
16-6100-0730 - Library Conferences/Training			500.00	500.00
16-6100-0800 - Library Telephone		831.24	3,100.00	2,268.76
16-6100-0810 - Library Office Expense-Postage		55.00	175.00	120.00
16-6100-0820 - Library Supplies	101.76	353.36	3,500.00	3,146.64
Total Direct Expenses:	648.07	7,436.18	23,935.00	16,498.82
Total Libraries Line 1640:	4,246.78	31,254.12	85,445.00	54,190.88
Total Operating:	10,195.93	108,493.04	275,815.00	167,321.96
Capital				
Whitney				
16-6000-0942 - Recreation Cap Exp-Whitney Rec			35,000.00	35,000.00
Total Whitney:	0.00	0.00	35,000.00	35,000.00
Total Capital:	0.00	0.00	35,000.00	35,000.00
Total EXPENSES:	10,195.93	108,493.04	310,815.00	202,321.96
SURPLUS/(DEFICIT)	(7,402.68)	(97,058.91)	(251,755.00)	154,696.09

Report Date
4/22/2024 11:24 AM

Township of South Algonquin
Planning Services Budgetary Control
For the Period Ending April 30, 2024

	Current Month	Year to Date	Approved Budget	Variance
REVENUES				
Department Generated				
15-4100 - Sale Of Land-Shoreline Rd Allowances			8,000.00	(8,000.00)
15-4110 - Planning Applications	100.00	850.02	15,000.00	(14,149.98)
Total Department Generated:	100.00	850.02	23,000.00	(22,149.98)
Total REVENUES:	100.00	850.02	23,000.00	(22,149.98)
EXPENSES				
Operating				
Planning and Zoning Line 1810				
Labour				
16-6300-0400 - Planning Wages & Salaries		3,355.32	14,325.00	10,969.68
16-6300-0440 - Planning EIC		89.05	210.00	120.95
16-6300-0450 - Planning CPP		220.07	775.00	554.93
16-6300-0460 - Planning WSIB		130.87	490.00	359.13
16-6300-0470 - Planning EHT		75.92	280.00	204.08
16-6300-0480 - Planning OMERS		368.26	1,325.00	956.74
Total Labour:	0.00	4,239.49	17,405.00	13,165.51
Direct Expenses				
16-6300-0690 - Planning Rental/Lease Agreement		891.20	2,200.00	1,308.80
16-6300-0700 - Planning - Advertising		234.05	1,000.00	765.95
16-6300-0710 - Travel/Accomodations/Meals		139.52	2,000.00	1,860.48
16-6300-0720 - Planning Association Fees		607.92	600.00	(7.92)
16-6300-0730 - Planning Conferences/Training			1,000.00	1,000.00
16-6300-0820 - Planning Supplies			5,500.00	5,500.00
16-6300-0840 - Planning Legal			2,000.00	2,000.00
16-6300-0850 - Planning Consultants		267.12	15,000.00	14,732.88
16-6300-0000 - Planning & Development (Official Plan)		1,574.23	5,000.00	3,425.77
Total Direct Expenses:	0.00	3,714.04	34,300.00	30,585.96
Total Planning and Zoning Line 1810:	0.00	7,953.53	51,705.00	43,751.47
Total Operating:	0.00	7,953.53	51,705.00	43,751.47
Total EXPENSES:	0.00	7,953.53	51,705.00	43,751.47
SURPLUS/(DEFICIT)	100.00	(7,103.51)	(28,705.00)	21,601.49

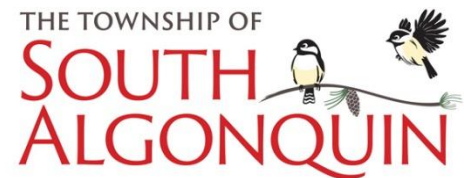
2024 Budget Capital Schedule					
Department	GL line #	Asset ID	Description	Estimated Cost	Comments
General Govt	16-3000-0940	BL010-06-6	Office Entrance Security Door Construction	\$ 4,200.00	
Protection-Fire	16-3300-0940	EQU225-8	5 Sets Bunker Gear	\$ 12,500.00	Carry Forward from 2023
	16-3300-0940	LA72	Township Entrance Burn Signs	\$ 5,000.00	Carry Forward from 2023
	16-3300-0940		Concrete Pad for Antique Hose Reel-Lester Smith	\$ 2,000.00	Carry Forward from 2023
	16-3300-0940	EQU276	Deicing Heatline- Whitney Fire Hall	\$ 8,000.00	
	16-3300-0601		Paint Doors-Whitney Fire Hall	\$ 6,000.00	Operating Budget
	Various		Fire Detection Monitoring-Variou Buildings	\$ 2,000.00	Operating Budget-Twp Office, Whitney Fire Hall, Mad Complex
	16-3300-0940	EQU275	UTV Side by Side	\$ 20,600.00	
	16-3300-0940		UTV Trailer(used)	\$ -	
	16-3300-0940		Tracks (new) \$6500, (used) \$3000	\$ -	
Transportation	16-4000-0940	EQU77	8X20ft Seacan Container for Yard (replace old shed)	\$ 5,000.00	
	16-4000-0940	EQU78	2nd Winter Sandbox for Whitney	\$ 1,500.00	
WIP	16-4000-1821	RD100-2	Engineering- Hay Creek Road	\$ 5,000.00	OCIF
WIP	16-4000-1821	RD100-2	Road Reconstruction-Hay Creek Road	\$ 30,000.00	OCIF
	16-4000-1821	BRDG600	Engineering- McCauley Lake Rd Culvert Replacement	\$ 5,000.00	OCIF
	16-4000-1821		Road Regravelling Project	\$ 30,000.00	CCBF
	16-4000-1821		Road Drainage Improvements	\$ 30,000.00	CCBF
	16-4000-1821		Snow Plow Turnaround Improvements	\$ 2,500.00	CCBF
	16-4000-1821		Guardrail Repairs Aylen Lake & Hay Lake	\$ 15,000.00	CCBF
	16-4000-1821	BRDG100	Algonquin St Bridge Repair	\$ 10,000.00	CCBF
	16-4000-1600		Replacement of Failed Retro-reflectivity Signage	\$ 2,500.00	Operating Budget-Transportation Reserve 2500/yr (2024-2026)
Environmental	16-4650-0940		Landfill Privy Construction Completion	\$ 1,300.00	Project Complete Feb 2024
	16-4650-0820		12 Replacement 50 Gal Waste Receptacles	\$ 3,500.00	Operating Budget
Health	16-3000-0603		Re-shingle 2nd part of Library/Medical Center	\$ 7,500.00	Operating Budget
	16-3000-0603		UV System Upgrade- Medical Center	\$ 5,000.00	Operating Budget
Recreation & Cultural	16-6000-0942	BL72	Gazebo Replacement-Galeairy Lake Park	\$ 10,000.00	
	16-6000-0942	LA100	Playground Equipment-Lester Smith	\$ 25,000.00	Hydro One Grant
	16-6000-1810		Dock Plank Replacement	\$ 2,000.00	Operating Budget 2K/yr (2024-2026)
	16-6000-1810		Parking Lot Improvements-Aylen Lake Boat Launch	\$ 2,500.00	Operating Budget
Total				\$ 253,600.00	

STAFF REPORT

Meeting Date: May 1, 2024

Agency: Township of South Algonquin

Staff Contact: Bryan Martin, CAO/Clerk Treasurer



Agenda Title: Municipal Core Service and Organizational Review

Agenda Action: Resolution

Background

Per the 2023-2027 Strategic Plan, staff distributed a RFP No.2024-01 for a Municipal Core Service and Organizational Review for the Township.

The RFP was sent to three firms; Dillion Consulting, Wayfinders, and Strategy Corp. One response was received by Strategy Corp. Due to a confidentiality statement the proposal cannot be provided.

Alternatives

- 1) Proceed with the Strategy Corp.
- 2) Do nothing.

Strategic Plan

Conduct a Service Delivery Review to Ensure Core Services are Delivered Efficiently as well as Inform an Org Review (so we are properly resourced) - Priority Ranking P1

Fiscal Impact

\$54,244.38 plus H.S.T.

CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN

AGENDA

Murchison & Lyell Parks and Recreation Committee

Tuesday April 9, 2024 at 7:00 pm.
At the Madawaska Community Hall

1. Call meeting to order.
2. Reading & approval of the Agenda plus any additions.
3. Approval of March 12, 2024 minutes and any amendments.
4. Business arising from minutes.
5. Reports: a) Councillor's Report.
 - b) Events Reports. i) Sharon Florent: Waddles & Wags Afternoon.
 - ii) Nicole Dupuis: Games Afternoon, St. Patrick's Day Party and Kids' Easter Party.
 - c) Financial Report – Balance at the end of March 2024 \$ xxxxxx.
- New Business.**
6. Performance measurement – Event tracking sheet for March 2024.
7. Resolutions.
8. Nicole Dupuis: Pictures for the Hall.
9. Nicole Dupuis: Kids' baseball and Spring Clean up plans.
10. Brendia Drew: Fun Evenings, Paint classes, Flower pots and Bunko.
11. Canada Day planning.
12. Kerri McIlmoyle: Canoe Races for Canada Day, Lawn Mower Races, and Hunters' Supper.
13. Adjournment.

Next meeting Tuesday May 14, 2024 at 7:00 pm at the Madawaska Community Hall.

**Murchison & Lyell Parks and Recreation Committee of South Algonquin
Minutes for the meeting of Tuesday March 12, 2024 at 7:00 p.m.**

Members present: Terry Levean, Sharon Florent, Brendia Drew, Fiona Girouard, Susan Dupuis, Nicole Dupuis, Rosemary Shalla and Kerri McIlmoyle.

Regrets: None.

Council Representative: Councillor Joe Florent.

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

2. **Reading and Approval of the Agenda plus any additions.**

Motion #07-2024

Moved by: Sue Dupuis. Seconded by: Rosemary Shalla.

"To accept the agenda and any amendments or additions."

Carried

3. **Approval and Adoption of February 13, 2024 minutes and any amendments.**

Motion #08-2024

Moved by: Nicole Dupuis. Seconded by: Fiona Girouard.

Carried

4. **Jane Dumas:** Ms. Dumas told us of the new Federal grant that the Whitney Seniors will receive \$20,125.00 for their group. She also told us that the Killaloe CRC was successful in acquiring a Provincial Inclusive Community Grant with the support of the Township of South Algonquin and Whitney Seniors to be shared between them and the Murchison & Lyell community as well to the amount of approximately \$55,000.00. It will also create a P/T administrative position to coordinate seniors programs in the Township.

5. **Business arising from minutes:** None.

6. **Reports:** Councillor Florent informed us that the 2024 budget is still being worked on. They are trying to keep the tax rate down as low as possible which has proven to be very difficult due rising prices in all areas. They are looking at all potential options to be able to make this happen as best they can. i) Nicole Dupuis: The Family Dance in February was attended by approximately 68 kids and all had fun. The Valentine's Adult Dance had 100 in attendance. Profit from this event was \$816.80. ii) Brendia Drew: The Moccasin Dance had 28 people but the weather didn't cooperate very well. Family Fun Day had 30 people playing games from scavenger hunts to Minute to Win it. The kids loved it and can't wait for the next one! iii) Rosemary Shalla: There were 14 teams including 50 people at the last broomball tournament of the season. All went very well. Rosemary turned in her profit from the rink canteen, which was \$630.00! She requested that some of that money go to pay for a new Smart TV that the rink building could put to good use, and that a plaque be purchased to reflect that the proceeds paid for it. All agreed.

7. **Performance Measurement:** Tracking sheets were done.

8. **Resolutions:** None.

9. **Pictures for the Hall:** Nicole Dupuis will bring her ideas back to the next meeting.

10. **Nicole Dupuis: Dances and Activities:** Nicole asked, if needed, if we could help out Whitney Recreation with food at an ATV Poker Run that they are trying to arrange. We told her to find out more details and come back to us next meeting. She also has arranged an Earth Day Clean Up Day on Saturday April 13th for Madawaska with a free BBQ lunch for all volunteers. Everyone verbally agreed.

11. **Change of date for March and April Pot Lucks:** Due to the Tuesday Tax Clinic, Pot Luck will be held on the third Wednesday at 6pm instead of Tuesday for March and April.

12. **Brendia Drew:** Fun Evenings will continue on Thursday nights at 7pm. Adult floor curling will restart and be on Wednesday evenings at 7pm(except for April 17th potluck).

13. Adjournment:

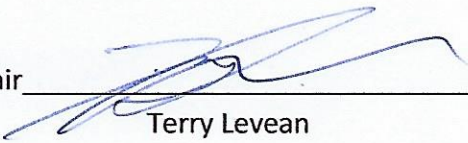
Motion #09-2024

Moved by: Nicole Dupuis. Seconded by: Brendia Drew.

“Motion to adjourn the meeting at 8:15 pm.”

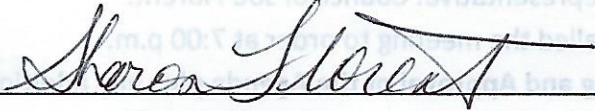
Next meeting – Tuesday April 9, 2024 at 7pm in the Madawaska library.

Chair



Terry Levean

Secretary



Sharon Florent

Waddles & Wags Afternoon

March 11th March Break 2024

Money in:

Door

179 people @ \$2 each = \$ 358.00

Door Prize

Tickets sold 53.00

Canteen

Product sold 218.65

Total in \$ 629.65

Money out:

To float 50.00

Bills paid out for canteen supplies 144.45

Paid to Waddles & Wags 300.00

Total out \$ 494.45

Profit \$ 135.20

Report # 02-2024

March 19,2024 by Sharon Florent

Family Games Afternoon
March 13th March Break 2024

Money in:

Door

49 people @ \$5 each = \$ 245.00

Canteen

Product sold 153.50

Total in \$ 398.50

Money out:

Prizes for Games Afternoon 29.36

22.60

55.37

16.96

Total out: \$ 124.29

Profit \$ 274.21

Report # 03-2024

March 19, 2024 by Sharon Florent

St. Patrick's Day Party

March 16th 2024

Money in:

Door: 42 people @ \$10 each	\$ 420.00
Prize game	30.00
Bar: liquor tickets & pop	879.15
Returns to LCBO	811.45
Empties returned to LCBO	<u>16.10</u>

Total in: \$ 2156.70

Money out:

To LCBO for liquor	\$ 1199.10
Payment to band for music	500.00
Bar and food supplies	132.30
Non-alcoholic beer & ice	17.10
License	<u>150.00</u>

Total out: \$ 1998.70

Total profit \$ 158.70

Report # 04-2024

March 19, 2024 by Sharon Florent

Whitney Recreation Meeting

April 9, 2024 6:30 PM

1. Welcome everyone, introduce and guests or new members

Land acknowledgement - Updated version that the Township uses

We acknowledge that the land on which we are gathered...

Name	Present	Regrets	Name	Present	Regrets
Gloria Beauclair	X		Robert Craftchick		X
Lynn Lepage	X		Joan Kuiack		X
Laurie Siydock	X		Holly Hayes		X
Joe Avery		X			

Algonquin Word of April...Nagamo Sing

2. Addition to the agenda, acceptance of agenda
3. Review/ approve minutes
4. Council

discussion that the committee hopes that the Galeairy Lake Memorial Park gazebo replacement is included in the 2024 budget - still pending

5. Update of any events since last meeting
 - a. (Lynn) Zumba - up to 16 people now, person doing taxes will be working in the back
 - b. (Lynn) Pickle Ball- going great but needs some equipment repair, I suggested using the \$\$ we make from Pickle Ball to buy more paddles, Lynn has been repairing them
 - c. Mobile pet care - response is good so far, Deandra is very excited about it
 - d. Easter Egg Hunt & Bake sale went Great, excellent response,
 - e. Earth day preparations - if rain we are still going ahead, **WAIVER & Propane, WATER, adam getting out the bbq's**

6. Plan for future events

- a. Poker Run May 11th - Joe & Nicole planning the route, people excited about it
- b. Playground Grant - still no answer (Hydro One), just says they will let us know in spring, waiting....
- c. Baseball (April 25 - June 2, Thursdays)- Laurie talking to Canadian Tire about funding for helmets, Lance & Emily managing it, Emily being put on as Member Rec Committee member to cover insurance
- d. Canada Day - Laurie & Erma taking care of this, Saturday, June 29th

Joe looking into food truck, starting at 10 am - 5 pm,

FIREWORKS Grant (**ask Joe to confirm if he is doing that**),

breakfast burritos, Kensley Cannon has smart serve so she will do that.

Erma has already applied for the liquor license, doing a record check now, council voting her into council

7. Longer term projects/ or goals update

- a. Raise the roof/grant discussion - meeting on April 17th @ 9:30 am at Township
- b. LSB kitchen Potential kitchen discussion has occurred hopefully for the 2024 budget-waiting on final budget
- c. Out house at playground (baby change station) or doors open at LSB for washrooms- still waiting on final discussion
- d. Beautification committee - meeting April 10 @ 9:30 for plans, \$1,000 donated, still selling tickets

8. Money spending business

popcorn, machine - **VOTED YES, Gloria Will order one**

9. **Township request for interaction** - Joan & Laurie

- a. recycling at the Lester Smith Building - Blue Bin?, nothing happening yet
- b. Sound absorption Boards - we have them here, just need them steam cleaned and put up

10. Meeting dates discussion Go back to the **1st Tuesday of each month at 6:30 pm, May 7th not good for Laurie, we will discuss when closer to that date**

11. Adjourn meeting @ 8:00

COUNCIL MEETING**May 1, 2024****ACTION:**

- 1) North Hastings Community Centre Arena.
- 2) Resolution of Support; Township of Amaranth Regarding Municipal Budget Funding.
- 3) Resolution of Support; Municipality of St. Charles and the Town of Aylmer regarding Provincial Consideration for Amendments to the Residential Tenancies Act.
- 4) Resolution of Support; Municipality of St. Charles and the County of Prince Edward Urging the Federal and Provincial Governments to Establish a Guaranteed Livable Income.
- 5) Resolution of Support; Municipality of Wawa Regarding Pausing Advancement on Proposed Highway 413 and Redirecting Funds to Support Municipal Infrastructure Costs and Housing Construction Initiatives.
- 6) Resolution of Support; Towns of Plympton-Wyoming and the Municipality of St. Charles Regarding Allowing Municipalities to Retain Surplus Funds from Tax Sales.
- 7) Resolution of Support; Town of Goderich Regarding the Request to the Province to not to Proceed with the Recommended Phase-out of Free Private Well Testing in Ontario.

- 8) Resolution of Support; Clearview Township Regarding the Endorsement of Bill C-63 in the House of Commons.
- 9) Resolution of Support; Municipality of Hastings Highlands regarding the recommendation that the Ministry of Health approve the application for funding a Full-Time Nurse Practitioner.
- 10) Resolution of Support; Township of Limerick and the Municipality of Calvin Regarding the Review of the National Fire Strategy.

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April 02, 2024

North Hastings Community Centre Arena

Please be advised that on March 27th, 2024, the Council of the Town of Bancroft resolved to forward our resolution and further request a meeting with each Municipality which pledges any dollar amount toward the North Hastings Community Centre Arena. The purpose of the meeting will be to determine how the Arena could be structured in the future as it pertains to usage and fees. For those wishing to participate, we formally request a meeting with a Council representative, and any Staff you deem necessary.

We want to work together collaboratively to create open communication and strengthen our relationship between the Municipalities. This is a great opportunity to come together and improve a community feature which benefits all of our residents and their families.

Our Council is currently asking that each Municipality pledge their proportionate amount based on the deficit in the year prior. However, this could also be discussed in the initial meetings, and we welcome feedback of any kind. As this is a new responsibility to the Town we are aware there will be numerous discussions before we reach an agreement, this letter merely serves as a starting point.

Please let us know of your intent to participate, your proposed contribution, and if you intend to participate - what your availability is so we can select a date together. We look forward to hearing from you, and we are happy to answer any questions you may have. There is also an enclosure of all of our related documents which may assist you with this decision.

Kind regards,

Jennifer Peplinski
Deputy Clerk, Town of Bancroft
jpeplinski@bancroft.ca
613-332-3331 x 210



Regular Council
May 16 2022

Resolution #205-2022

Motion Details
Moved by Valerie Miles, Seconded by Wayne Wiggins

WHEREAS the North Hastings Arena Commission has operated the North Hastings Community Centre for the benefit of residents and visitors across the region for 50 years;

AND WHEREAS changing demographics and revenue streams have resulted in decreased revenue for the Commission;

AND WHEREAS the operational costs and capital expenditures required to operate the North Hastings Community Centre have increased significantly;

AND WHEREAS the Town of Bancroft is the owner of the facility and is required to include the facility in its planning for municipal asset management purposes;

AND WHEREAS a long-term financial plan is required to ensure the financial sustainability of the North Hastings Community Centre into the future;

NOW THEREFORE BE IT RESOLVED THAT: Council of the Corporation of the Town of Bancroft does hereby deem it desirable to request that the North Hastings Arena Commission dissolve its governance of the North Hastings Arena Commission to coincide with the retirement of the current Arena Manager;

AND FURTHER THAT: the North Hastings Community Centre Arena Agreement dated June 12, 2001, be terminated upon the North Hastings Arena Commission's governance being dissolved;

AND FURTHER THAT: the Town of Bancroft and North Hastings Arena Commission's Municipal partners collaborate to determine the operational model of the North Hastings Community Centre upon the dissolution of the Commission.

		RECORDED VOTE	YES	NO
		Mayor Paul Jenkins		
		Deputy Mayor Charles Mullet		
		Councillor John Kirby		
CARRIED:	✓	Councillor Barry McGibbon		
TABLED:		Councillor Tracy McGibbon		
DEFEATED:		Councillor Valerie Miles		
RECORDED VOTE (SEE LEFT):		Councillor Wayne Wiggins		

PAUL JENKINS, MAYOR	AMBER MCKENZIE, CLERK

General FYI – Comments and Answers **(HISTORICAL: 2023)**

This document outlines frequent Q&A's which were sent in historical requests, we've included it here so you are privy to all the available information in one package.

Comments and Answers:

1. Background

The North Hastings Arena Commission has served the regions residents for over 50 years and provided remarkable value to all the Municipalities involved. Faraday Township was an integral member and leader of the organization and were responsible for advancing funds for major projects when others were not able.

2. Current Status

Over the last number of years, it became apparent that the existing Commission Model was not sustainable. Evolving demographics have led to a major decline in youth participation particularly in minor hockey. The resulting revenue loss and escalating operating costs resulted in an audited loss in 2021 of just over \$100,000 that has been absorbed by the Town of Bancroft - 2022 results are not finalized. The Town of Bancroft made the decision that a new direction was required and took over responsibility of operating the facility on November 1, 2022. Upon transfer of responsibility, the Town discovered that there were not enough funds in the old Commission account to cover outstanding obligations/cheques.

3. Long Term Sustainability

In addition to an ongoing operating budget shortfall, a significant capital deficit also exists. An ongoing roof leak in the mezzanine area requiring approximately \$50,000 to repair was not rectified. The Town of Bancroft has committed to this repair in the spring. The town also plans to include the facility within our Asset Management Planning Process to identify short- and long-term capital requirements.

4. A Regional Facility for All Residents.

It is and has always been the intention of the Town to meet with all North Hastings Municipalities to develop a long-term operating model and vision for the facility. Prior to initiating this exercise, we felt it was important to gather all of the relevant and necessary data to present a clear and transparent picture of the health of the facility. As we are only a few months into assuming responsibility for the facility, additional time is required to complete the data gathering and receive the 2022 Auditors Report. In addition, several other Hastings County Municipalities have or are exploring joint facilities, and we plan on requested information regarding their agreements and operations.

5. Interim Measures

The town has/is implementing immediate measure to increase revenue for the facility. As of 2022 we are the sole owners and operators of the Rockhound Gemboree and intend to allocate a significant portion of the profits to the Community Center Complex. We are also in the final stages of completing accessible renovations to the upstairs mezzanine area to create a Wellness/Fitness Facility geared (but not exclusive) to seniors and special needs individuals plus a separate Community Meeting/Gathering space. This is an exciting project that promises to provide new opportunities for our residents and community groups and will serve as another attractor for individuals considering moving to our region. The Town received a grant for the majority of the project but are also contributing approximately \$150,000 of our own funds.



**Regular Meeting of Council
April 11 2023**

Resolution #98-2023

Motion Details
Moved by Barry McGibbon, Seconded by Valerie Miles

WHEREAS the North Hastings Community Centre (NHCC) is an important community facility which currently supports sports teams, residents, and community members. The NHCC promotes health and well-being for both Bancroft, and the surrounding communities while noting that there has been a significant decline in youth participation, particularly in minor hockey.

AND WHEREAS the North Hastings Community Centre is currently undergoing renovations undertaken by the Town of Bancroft to provide additional community rental spaces and additional accessible gym facilities to promote inclusion for all community members.

AND WHEREAS The North Hastings Arena has served the regions residents for over 50 years and provided remarkable value to all the Municipalities involved with a strong and cooperative relationship between the Town of Bancroft and the Municipality of Hastings Highlands.

AND WHEREAS it has become apparent that the existing Commission Model has not been sustainable. After November 1, 2022 when responsibility for the Arena was transferred to the Town, it was discovered that there were not enough funds to cover outstanding obligations. It appears that as a result of revenue loss from declines in youth participation and increased costs - the Commission had a reported loss in 2021 of just over \$100,000. This does not include any potential shortfall in 2022.

AND WHEREAS It has always been the intention of the Town to liaise with all North Hastings Municipalities to develop a long-term operating model and vision for the facility. The intention is to gather data from the 2022 financial year, once the 2022 Auditors Report has been finalized, and come together to collaborate on a space and model which meets the needs and expectations, as well as finds efficiencies through joint services, for our collective communities.

THEREFORE BE IT RESOLVED THAT: the Council of the Corporation of the Town of Bancroft hereby requests that the Municipality of Hastings Highlands Council consider our request for \$10,000 for the purposes of offsetting operational shortfalls at the North Hastings Community Centre while we transition from the outdated model to a refreshed and progressive arena serving North Hastings.

AND FURTHER THAT a copy of this motion be sent to the Clerk at the Municipality of Hastings Highlands.

RECORDED VOTE	YES	NO
Mayor Paul Jenkins		
Deputy Mayor Charles Mullet		
Councillor George Eastman		
Councillor Barry McGibbon		
Councillor Tracy McGibbon		
Councillor Valerie Miles		
Councillor Mary Kavanagh		

CARRIED:	
TABLED:	
DEFEATED:	
RECORDED VOTE (SEE LEFT):	

CHARLES MULLETT, DEPUTY MAYOR	JENNIFER PEPLINSKI, ACTING CLERK
<i>CM</i>	<i>J Peplinski</i>



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North Hastings Community Centre (Arena) Update

May 5th, 2023

For Immediate Release

As our community may be aware, the North Hastings Community Centre (NHCC) is an important facility which currently supports sports teams, residents, and community members in our regional area, beyond just the borders of our Town. We would like to take this opportunity to clarify the status and position of the NHCC.

The NHCC is not in jeopardy. In the long run we wholly expect that it will thrive and expand as we see similar growth in other parts of our community. However, as has been noted in correspondence to former commission members, the previous commission model was unsustainable and was incurring annual operating losses, even without allocating for capital improvements. It was determined that for the benefit of all residents in North Hastings, the Town would take over operations and ensure its continuous and uninterrupted service.

It has always been stated through correspondence with neighbouring municipalities, in public meetings and conversation, that our intention is to gather data and accurate financial information about the NHCC, so we can work together with all participating Municipalities to create a new working plan for its operation. We have requested a short-term show of support and good faith for the 2023 year from previous commission partners, being Faraday Township and the Municipality of Hastings Highlands in the amount of \$10,000 as well as a \$3,000 contribution from the Township of Carlow Mayo. The Town will be evaluating a non-resident user fee for residents of Townships who choose not to provide direct support to the NHCC. While residents of the Town of Bancroft support the majority of the operational expenses, they only represent approximately 40% of those persons using the NHCC.

We are excited to report that our capital improvements, including the roof, which was in a state of disrepair for some time, as well as the mezzanine updates, which add a fitness and meeting space, are nearing completion! We look forward to supporting our residents with improved facilities and more inclusive and accessible community spaces in the near future!

- 30 -

For all inquiries:

Jennifer Peplinski

Acting Clerk

Town of Bancroft

jpeplinski@bancroft.ca

613-332-3331 x 208



**Township of Carlow/Mayo
Council Meeting Minutes
May 9, 2023
9:00 a.m.**

Moved By: Pam Stewart
That the Council of the Township of Carlow/Mayo approves the April 30, 2023 expense report, as submitted by the Treasurer.
-Carried-

Seconded By: Elson Ruddy

Moved By: Eldon Stewart
That the Council of the Township of Carlow/Mayo receives the monthly Public Works report as information only, as submitted by the Public Works Manager.
-Carried-

Seconded By: Pam Stewart

Moved By: Pam Stewart
That the Council of the Township of Carlow/Mayo receives the monthly Building Department Report as information only, as submitted by the Chief Building Official.
-Carried-

Seconded By: Elson Ruddy

Moved By: Pam Stewart
That the Council of the Township of Carlow/Mayo receives reports from the following committees – Carlow/Mayo Public Library Minutes and the Carlow Community Centre Recreation Meeting Minutes.
-Carried-

Seconded By: Elson Ruddy

Moved By: Pam Stewart
That the Council of the Township of Carlow/Mayo approves the Carlow Community Centre Voucher #03-2023 and the Mayo Community Centre Voucher #03-2023.
-Carried-

Seconded By: Elson Ruddy

Moved By: Eldon Stewart
That the Council of the Township of Carlow/Mayo agrees to receive and file the following resolutions:
• Item no. 16 – a to o inclusive
-Carried-

Seconded By: Elson Ruddy

Moved By: Pam Stewart
That the Council of the Township of Carlow/Mayo agrees to receive and file the following correspondence:
• Item no. 17 – a & b.
-Carried-

Seconded By: Elson Ruddy

Other Business –

Moved By: Pam Stewart
That the Council of the Township of Carlow/Mayo agrees to proceed with \$3,000.00 membership for the Arena to the Town of Bancroft for the year 2023.

Seconded By: Elson Ruddy

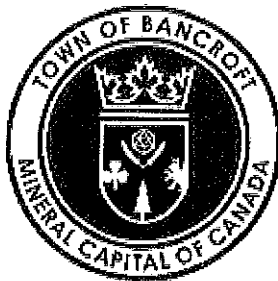
By-Law 09-2023 Moved By: Pam Stewart
Being a By-Law to establish the revenue and expenditure estimates for the municipality and to provide for the adoption of the levy and tax rates for 2023 and to further provide for penalty and interest in default of payment thereof for 2023.
Carried-

Seconded By: Eldon Stewart

By-Law 10-2023 Moved By: Elson Ruddy
Being a By-Law to provide for the remuneration of Council Members for the Corporation of the Township of Carlow/Mayo for the fiscal year 2023.
Carried-

Seconded By: Pam Stewart

9:55 a.m. Mayor Wallace welcomed Joanna Park with the auditing firm of BakerTilly to present the 2022 Draft Financial Statements.



**Regular Meeting of Council
June 27 2023**

Resolution #182-2023

Motion Details
Moved by Valerie Miles, Seconded by Mary Kavanagh

BE IT RESOLVED THAT: the Council of the Corporation of the Town of Bancroft does hereby direct that the prepared forms for the North Hastings Community Centre be approved for use, non-resident user fees be implemented, as well as associated procedures, as amended to adjust rates.

		RECORDED VOTE	YES	NO
		Mayor Paul Jenkins		
		Deputy Mayor Charles Mullet		
		Councillor Mary Kavanagh		
CARRIED:	X	Councillor Barry McGibbon		
TABLED:		Councillor Tracy McGibbon		
DEFEATED:		Councillor Valerie Miles		
RECORDED VOTE (SEE LEFT):		Councillor George Eastman		

PAUL JENKINS, MAYOR	JENNIFER PEPLINSKI, ACTING CLERK



THE OFFICE OF THE CLERK

Suzanne Huschilt
 The Municipality of Hastings Highlands
 33011 Hwy 62N
 Maynooth, ON K0L 2S0
 613 338-2811 ext. 277
shuschilt@hastingshighlands.ca

September 26, 2023

DELIVERED VIA EMAIL

Jennifer Peplinski, Acting Clerk
 The Town of Bancroft
 8 Hastings Heritage Way,
 P.O. Box 790
 Bancroft, ON K0L 1C0
jpeplinski@bancroft.ca

Re: Donation to North Hastings Community Centre Arena

Please be advised that on September 20, 2023 the Council of the Municipality of Hastings Highlands resolved the following:

385-2023

That Council accept this report "Town of Bancroft Non-Resident User Fees" as information; and

That Council support the following resolution:

Whereas the North Hastings Community Centre Arena Agreement drafted in 1980 and updated in 2001 contained the operating and joint-use provisions for the participating municipalities, being the Town of Bancroft and the Municipality of Hastings Highlands, Township of Carlow/Mayo and the Township of Faraday. This agreement committed each municipality to a financial contribution for Capital Reserve and/or Capital Expenditures;

And Whereas the Town of Bancroft held a Special Meeting of Council on May 16, 2022 terminating the North Hastings Community Centre Arena Agreement and further dissolving the North Hastings Arena Commission;

And Whereas The Town of Bancroft passed a resolution at their April 11, 2023 Regular Meeting of Council requesting a financial donation from the Municipality of Hastings Highlands for \$10,000 to help offset the operation shortfall of the North Hastings Community Centre;

And Whereas at the May 3, 2023 Regular Meeting of Council, the Municipality of Hastings Highlands denied the Town of Bancroft's request for \$10,000;

And Whereas the Town of Bancroft at the June 27, 2023 Special Meeting of Council resolved that non-resident user fees be implemented for Townships who did not provide the requested funding from the Town of Bancroft;

And Whereas the resolution received from the Town of Bancroft did not indicate that a non-resident user fee would be introduced for Hastings Highlands residents as a result of the Municipality not granting the Town of Bancroft's request for \$10,000.

And Whereas the Municipality of Hastings Highlands recognizes the importance of the North Hastings Community Centre in our community and the importance of providing equitable access to the arena and the activities provided;

And Whereas the Municipality of Hastings Highlands requests that the Town of Bancroft reconsider their decision to implement non-resident user fees for the use of the North Hastings Community Centre;

And Whereas the Municipality of Hastings Highlands encourages the Town of Bancroft to continue to move forward with a new 'operating model' to ensure the interests, investments and terms of such 'joint-use' may be properly discussed and agreed upon;

Therefore Be It Resolved That the Council of the Municipality of Hastings Highlands will provide a one-year term donation of \$6,000 for the operation of the arena's ice surface, in a demonstration of good-faith and in support of the residents of Hastings Highlands for their use of the North Hastings Community Centre;

And Furthermore That Council approve a reserve transfer of up to \$6,000 from the Reserve for Working Capital to fund the unbudgeted donation to the North Hastings Community Centre.

CARRIED

Please accept this for your consideration and any necessary action.

Regards,



Suzanne Huschilt,
Municipal Clerk



**Regular Meeting of Council
October 10 2023**

Resolution #278-2023

Motion Details
Moved by Valerie Miles, Seconded by Barry McGibbon

BE IT RESOLVED THAT the Council of the Corporation of the Town of Bancroft does hereby receive resolution 385-2023 as submitted by the Municipality of Hastings Highlands, as information only;

AND FURTHER THAT Council directs Staff to request a meeting with the Municipality of Hastings Highlands to determine how their resolution will affect the non-resident user fee structure implemented by the Town.

		RECORDED VOTE	YES	NO
		Mayor Paul Jenkins		
		Deputy Mayor Charles Mullet		
		Councillor George Eastman		
CARRIED:		Councillor Barry McGibbon		
TABLED:		Councillor Tracy McGibbon		
DEFEATED:		Councillor Valerie Miles		
RECORDED VOTE (SEE LEFT):		Councillor Wayne Wiggins		

PAUL JENKINS, MAYOR	JENNIFER PEPLINSKI, ACTING CLERK



**Regular Meeting of Council
December 13 2023**

Resolution #356-2023

Motion Details
Moved by Valerie Miles, Seconded by Barry McGibbon

BE IT RESOLVED THAT the Council of the Corporation of the Town of Bancroft does hereby refuse the cheque issued to the Town by the Municipality of Hastings Highlands;
AND FURTHER THAT the cheque be returned in anticipation of discussions in early 2024 with Hastings Highlands regarding the 2024 budget.

RECORDED VOTE	YES	NO
Mayor Paul Jenkins		
Deputy Mayor Charles Mullet		
Councillor George Eastman		
Councillor Barry McGibbon		
Councillor Tracy McGibbon		
Councillor Valerie Miles		
Councillor Wayne Wiggins		

CARRIED:	<input checked="" type="checkbox"/>
TABLED:	<input type="checkbox"/>
DEFEATED:	<input type="checkbox"/>
RECORDED VOTE (SEE LEFT):	<input type="checkbox"/>

PAUL JENKINS, MAYOR	JENNIFER PEPLINSKI ACTING CLERK

January 9, 2024

Council

-Carried-

Moved by: Deputy Mayor Nicholson

Seconded by: Councillor Bowers

BE IT RESOLVED that the Council of the Township of Faraday agree to plowing the parking lot at St. Mark's United Church along Rabbit Trail.

-Carried-

PUBLIC MEETING

Moved by: Deputy Mayor Nicholson

Seconded by: Councillor O'Donnell

BE IT RESOLVED that the Council of the Township of Faraday approve of the zoning amendment for Part of Lot 10 and 11, Concession 15, Lot 17, RCP 2322, except PART 4, PLAN 21R-19200 from Rural (RU) to Limited Service Residential (LSR).

-Carried-

APPOINTMENTS

MAYOR PAUL JENKINS, Town of Bancroft - Arena

Prior to the meeting, Paul Jenkins provided information to council in regard to the Arena Commission. He spoke about a sustainable operating model and that Faraday Township has assisted the Area financially in the past. Paul discussed a financial shortfall when the Town of Bancroft took over operations in November 2022. He mentioned the request in 2023 for Faraday to contribute \$10,000.00 to help offset the operational shortfall. Mr. Jenkins indicated that further correspondence would be sent to the Township in regard to the possibility of Faraday providing financial assistance in 2024. All members of council were given an opportunity to address any questions or concerns. The Mayor thanked Mr. Jenkins for attending the meeting. The following motion was adopted:

Moved by: Deputy Mayor Nicholson

Seconded by: Councillor Bowers

BE IT RESOLVED that the Council of the Township of Faraday defers the request from Paul Jenkins to the 2024 budget discussions.

-Carried-

KIM BISHOP and TAMMY DAVIS, North Hastings Fund Development Committee.

Kim and Tammy took turns providing updates to council in regard to the 'Back the Cat' campaign and the new CT scanner. It was mentioned that the new scanner is on target to complete the first CT scan on January 29, 2024. Council was informed that Staff have been trained. There was mention that there is still more equipment to be replaced/purchased, including some 'big ticket' items. Both individuals spoke to the challenges experienced at the Bancroft hospital. All members were given an opportunity to speak to Kim and Tammy. The Mayor thanked both individuals for attending the meeting.

REVIEW OF COUNCIL MINUTES



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MEDIA RELEASE

FOR IMMEDIATE RELEASE

FEBRUARY 26, 2024

IMPORTANT INFORMATION FOR RESIDENTS

North Hastings Community Centre (Arena)

The Town of Bancroft has completed its first full calendar year of operations of the North Hastings Community Center and would like to provide residents with interim information in advance of a more detailed report to be released by late spring. While there are significant financial challenges related to operation of the ice surface, it is the Town's desire and sincere hope that the ice surface will not be forced to shut down in the future. To achieve this goal, we will seek fair and equitable participation from all surrounding municipalities who benefit from this regional facility.

The Lifestyle Enrichment and Fitness (LEAF) Centre is a separate and sustainable entity from the NHCC Arena and has its own separate budget. Water, sewer, and utility costs associated with the fitness centre are expenses to the LEAF Centre and credited back to the arena. They have no impact on the arena's financial position. The Town received grant funding for the renovations, for implementation of accessible features, and to establish the fitness centre. The arena does not incur any expenses associated with the LEAF fitness centre.

Though the NHCC has always been a Town-owned building, it was operated by an Arena Commission for over 50 years. Bancroft was one of four municipalities with seats on the Commission who managed the facility. Although Arena Commissions were once common place, ours was one of the last in the province as commissions realized that they could no longer manage and sustain the obligations and financial responsibilities that come with these very complex aging buildings. Our Commission did a wonderful job of keeping the lights on for over five decades and we thank them for their dedicated service. However, it is important to note that the Commission had been struggling for many years with escalating costs and had accumulated annual deficits for several consecutive years prior to dissolution of the Commission.

Addressing Capital Maintenance and Repair Costs

In addition to accumulating annual deficits, the Commission did not have funds for required maintenance of the facility. This included, most notably, the significant repairs required to the roof structure which potentially jeopardized the physical integrity of the building if left uncorrected.

The Commission had representation from four townships, each of whom paid a 'per seat' annual amount to be part of the Commission, based on their use of the facility. The Commission went to these townships and asked for additional contributions of \$10,000 from each of them for roof repairs. Some requests were denied. This left the Commission without a plan to fix the roof or

address any other capital expenditures that may have been needed in the facility. As the NHCC is a Town-owned building, the Town is responsible for all annual reporting for the building to the Province. The Town must also account for the building (from an asset management perspective) in its budgets, ensure it complies with the AODA requirements, Asset Retirement Obligations, meets all health and safety and WSIB standards for staff inside the building, etc.

Assuming NHCC Operations

Prior to the dissolution the Town asked the Commission to provide financial plans to meet the capital needs of the building. Unfortunately, they were unable to and instead voted unanimously to return operation of the arena to the Town. All four of the municipalities with seats on the Commission subsequently passed a By-Law to dissolve the Commission and return operations to the Town. This By-Law can be found in the minutes of all the local councils who participated in the Commission model. This was the final step required to legally dissolve the Commission.

The financial position and physical condition of the NHCC was more dire than anticipated after the Town took over on November 1, 2022. The Town agreed to finish the operating year and honour all Commission contracts and agreements, even with continued losses, and began reviewing finances and contracts. The Town also chose to forgo price increases and instead continued ice rental fees at the commission rates to ensure that we remained competitive.

Financial Support

Prior to the start of the new arena season in 2023, the Town approached the other Municipalities who previously participated in the Commission to request their ongoing financial support of the NHCC and invited them to cooperatively develop a new operating model. Subsequently, Carlow/Mayo Township agreed to participate, while Faraday Township and the Municipality of Hastings Highlands both declined. As a result, the Town has had to find new revenue to offset losses.

A largely symbolic non-resident user fee program was instituted which required all users to pay an annual fee to use the facility. Users who live in the Town of Bancroft or Carlow/Mayo Township have their fee refunded upon request as they already contribute directly to the operation of the facility. Data obtained so far indicates that only about 35% of the NHCC users are from Bancroft and Carlow/Mayo, yet they are covering the entire net costs of arena operations. User fees help to offset these expenses to taxpayers, but it is still not sufficient.

Many other arenas across the province, have also instituted user fees. Some municipalities have implemented regional use agreements to be able to continue running their arenas. Some have partnered – closing one arena then taking on shared use of another nearby to maximize efficiency and reduce cost. Unfortunately, some arenas have closed due to unsustainable costs. The Town of Bancroft has no desire to close the NHCC but recognizes that it is unsustainable for the Town to continue to carry the vast majority of the operating costs into the future.

Moving Forward

The Town received a grant to complete a full arena facility assessment in the Fall of 2023 to help us understand the long-term capital costs required to maintain the building. The Town continues to work hard to identify other opportunities to generate revenue and expand the uses for the building during the off season to maximize the efficiencies and reduce the net expenses for the NHCC. We would prefer to do this important work **with** our neighbouring municipalities to create a new operating structure which will ensure the long-term sustainability of the NHCC.

To reiterate, the Town of Bancroft Council wishes for the NHCC to remain open and has no desire to close it. Council continues to bring community awareness to the financial costs associated with the arena as we work toward securing support from all those involved with this **regional** facility that supports all residents in North Hastings, not just the Town of Bancroft. Operational data is being compiled and we hope to issue a detailed report in late spring once user data and analysis of the first full year of operations are completed. The Town will be requesting renewed and joint support of the NHCC at that time.

-30-

For additional inquiries please contact:

Jennifer Peplinski, Acting Clerk
Town of Bancroft

via email only to:
clerk@bancroft.ca



**Regular Meeting of Council
March 27 2024**

Resolution #75-2024

Motion Details
Moved by Wayne Wiggins, Seconded by Tracy McGibbon

BE IT RESOLVED THAT the Council for the Corporation of the Town of Bancroft does hereby accept the 2023 operations and data collection report for the North Hastings Community Centre (Arena) for information purposes only

AND FURTHER THAT the Council for the Corporation of the Town of Bancroft does hereby direct staff to share the report with member municipalities to request their financial support in the 2024 budget year in the amount of 100% of the annual cost per municipality identified in Table 4, for the continued operation of the North Hastings Community Centre (Arena) for the benefit of all residents of the North Hastings region, and subsequently schedule a meeting with all municipalities who choose to participate to develop an operational model for the future of the NHCC.

RECORDED VOTE	YES	NO
Mayor Paul Jenkins		
Deputy Mayor Charles Mullet		
Councillor George Eastman		
Councillor Barry McGibbon		
Councillor Tracy McGibbon		
Councillor Valerie Miles		
Councillor Wayne Wiggins		

CARRIED:	<input checked="" type="checkbox"/>
TABLED:	<input type="checkbox"/>
DEFEATED:	<input type="checkbox"/>
RECORDED VOTE (SEE LEFT):	<input type="checkbox"/>

PAUL JENKINS, MAYOR	AMBER WANNAMAKER, CLERK



STAFF REPORT

TO: Council - Corporation of the Town of Bancroft

FROM: Andra Kauffeldt, General Manager

DATE: March 27, 2024

SUBJECT: North Hastings Community Centre – 2023 Operations – Year in Review

PURPOSE

To provide Council of the Corporation of the Town of Bancroft with key details and findings as a result of data collection at the successful conclusion of the Town's first full calendar year of operations at the North Hastings Community Centre (Arena).

RECOMMENDATION

BE IT RESOLVED THAT the Council for the Corporation of the Town of Bancroft does hereby accept the 2023 operations and data collection report for the North Hastings Community Centre (Arena) for information purposes only

AND FURTHER THAT the Council for the Corporation of the Town of Bancroft does hereby direct staff to share the report with member municipalities to request their financial support in the 2024 budget year in the amount of 50% of the annual cost per municipality identified in Table 4, for the continued operation of the North Hastings Community Centre (Arena) for the benefit of all residents of the North Hastings region, and subsequently schedule a meeting with all municipalities who choose to participate to develop an operational model for the future of the NHCC.

BACKGROUND

In 1972, the NHCC opened at the current site, replacing the old arena previously located on Station Street. While the new arena was always owned by the Town of Bancroft, it operated under the governance of an Arena Commission for 50 years until the commission was dissolved in 2022 and operation of the arena became the responsibility of the Town of Bancroft for the first time. While Arena Commissions were once commonplace operational models, ours was one of the last in the Province. Over the past couple of decades, many Arena Commissions dissolved when they realized

that they could no longer sustain the financial costs that came with operating and maintaining these complex, aging buildings. While the composition of the commission has changed over the years, four municipalities held seats on the commission at the time of dissolution – Town of Bancroft, Hastings Highlands, Faraday Township and Carlow/Mayo Township. The Commission had been struggling for many years with escalating costs and had accumulated annual deficits for several consecutive years prior to dissolution of the Commission, as confirmed by the Audited Financial Statements for the municipality.

In addition to the accumulation of annual deficits, the Commission did not have the ability to set aside capital funds for required maintenance of the facility, most notably, the significant repairs required to repair the roof structure. The Commission had representation from four townships and asked each of them for a \$10,000 contribution toward the estimated \$40,000 roof repair. While some townships approved the request, others denied it and the Commission was left without finances or a plan to repair the roof or address other capital expenditures that may have been needed in the facility.

The Town is the owner of the building. We are ultimately responsible for it from an asset management perspective and to ensure that the physical building complies with AODA requirements, asset retirement obligations, that it meets required standards for health and safety and for WSIB for staff working in the building, etc. It was apparent that the Commission was unable to manage and maintain the building to reflect the municipal requirements we needed them to comply with. The Town was concerned when the roof could not be repaired and asked the Commission to provide a financial plan for the ongoing operation of the arena for daily operations and capital maintenance, including the roof repair. Unfortunately, the commission was unable to do so and voted to return operations to the Town. All four municipalities with seats on the Commission subsequently passed a By-Law to dissolve the Commission and transfer operations to the Town. This By-Law can be found in the minutes of all four participating councils and was the final step required to legally dissolve the Commission.

When the Town assumed operations on November 1, 2022, we agreed to finish the operating year and honour all of the commitments and contracts made by the Commission to the end of the ice season, even in the face of continued losses. A comparison of costs with other municipal arenas resulted in a decision by this Council to forgo increases to ice rental fees and maintain the existing fee structure through the 2023-2024 season to ensure that we remained competitive and provide certainty for the long-time user groups that call the NHCC home.

Prior to the start of the 2023-2024 arena season, the town approached the other municipalities who had previously participated in the Commission to request their ongoing financial support while inviting them to cooperatively develop a new operating model. Carlow-Mayo Township agreed to participate, while Hastings Highlands and Faraday Township declined. As a result, the Town had to find some new revenue to offset these additional costs that would be borne by our ratepayers. A largely symbolic non-resident user fee program was instituted which required all users to pay an annual

fee to use the facility. Users who live in the Town of Bancroft or Carlow-Mayo Township have their fee refunded upon request to the Town since they already contribute directly to the operational costs. A full year of data relating to the origin of the various users of the NHCC, as reported by the individual user groups, is illustrated below.

Table #1 - USERS BY MUNICIPALITY

MUNICIPALITY	USER PERCENTAGE
HASTINGS HIGHLANDS	38.5%
TOWN OF BANCROFT	31.6%
FARADAY TOWNSHIP	10.5%
CARLOW-MAYO TOWNSHIP	7.1%
LIMERICK, T&C, WOLLASTON	4.7%
HIGHLANDS EAST	3.7%
NORTH KAWARTHA	2.5%
SOUTH ALGONQUIN	1.5%
TOTAL	100.1% (due to rounding)

FINANCIAL IMPACT

A financial snapshot of the first full calendar year of operations has been completed and captured in the tables below. Multiple items of similar categories were grouped together for ease of explanation. These figures have not been audited and may still be subject to minor adjustment as a result of that process. Additionally, items related to capital expenditures that were not funded by the operating budget have been excluded as have the user fees collected in the calendar year.

Table #2 - 2023 UNAUDITED EXPENSES AND REVENUES

Description	Unaudited 2023 Operational Expenses
Wages, Employer EI, CPP and OMERS, Benefits, WSIB, EHT, uniforms, training, H&S PPE, etc.	\$180,789
Tools, Materials, Equipment repairs (including Zamboni)	\$36,251
Utility Expenses (gas, oil, water, hydro, propane, telephone, internet, etc.)	\$115,836
Licensing, Insurance, Professional Memberships, Advertising	\$27,216
Plant Repairs and Building Maintenance (funded from operating budget, not capital budget)	\$78,139
TOTAL	\$438,231

Description	Unaudited 2023 Revenues
-------------	-------------------------

Rental Fees – Ice time, off season rentals, dressing rooms, canteen, pro-shop, etc.	\$209,987
Advertising Revenue	\$16,209
Pop Machine Revenue	\$4,685
TOTAL	\$230,881

Table #3 - Financial summary:

	2023 (Unaudited)
Expenses	\$438,231
Revenues	- \$230,881
TOTAL	\$207,350 (Deficit)

In 2023, the arena had an unaudited operational deficit of \$207,350, which was solely funded by the Town of Bancroft along with the contribution from Carlow-Mayo Township. Without contributions from our other municipalities who benefit from the use of this regional facility, the sustainability of the NHCC in the future may be in question.

Arenas have found many ways to increase revenues and decrease costs for the host municipality as they faced the prospect of unsustainability and closure. Many have imposed user fees to help recover costs. Some have implemented regional use agreements to allocate costs based on actual municipal usage, assessment base or population data. Some municipalities have partnered with neighbouring municipalities to close one arena and take on shared use of another nearby to maximize efficiency and reduce costs while ensuring their residents still have access to an indoor arena. Unfortunately, some arenas have closed due to unsustainable costs when no other path forward was identified, and costs were deemed unsustainable.

If the unaudited 2023 operational deficit was equally shared among the municipalities of original for all users, the breakdown of shared costs, per municipality, would be as follows:

Table # 4 – Cost Per Municipality Based on Usage

Municipality	2023 Actual UNAUDITED Deficit	% share	\$ annual cost	50% of annual cost
TOTAL EXPENSE	\$207,350			
Bancroft	\$207,350	31.6%	\$65,500	\$32,750
Hastings Highlands	\$207,350	38.5%	\$79,800	\$39,900
Faraday	\$207,350	10.5%	\$21,800	\$10,900
Carlow Mayo	\$207,350	7.1%	\$14,700	\$7,350
Limerick, Tudor & Cashel, Wollaston	\$207,350	4.7%	\$9,700	\$4,850
Highlands East	\$207,350	3.7%	\$7,700	\$3,850
North Kawartha	\$207,350	2.5%	\$5,200	\$2,600
South Algonquin	\$207,350	1.5%	\$3,100	\$1,550
TOTAL		100.1% (due to rounding)	\$207,500 (rounded to nearest \$100)	

NEXT STEPS

The Town of Bancroft received a grant to complete an arena facility assessment to help us understand the long-term capital costs required to maintain the building and to ensure we capture the appropriate details about the facility in our asset management plan. The assessment was completed at the end of 2023, and we continue to work with the project manager to finalize the report and identify the priorities identified during the review.

The Town continues to look for other opportunities to generate revenues and expand the uses for the building during the off season to maximize expenses and reduce the operating costs for the facility. We would prefer to do this important work with our neighbouring municipalities. We wish to collaboratively build and develop an operational structure which will ensure the long-term sustainability of the NHCC and provide opportunities for all residents of North Hastings throughout the year.

CONCLUSION

The Council of the Town of Bancroft has made it clear that they wish for the NHCC to remain open and there is no desire or plan to close it at this time. Staff have compiled the data in this report to bring additional awareness to the costs associated with operating the arena to further the discussion with our neighbouring municipalities to build a strong future for the North Hastings Community Centre.

SIGNATURES



Andra Kauffeldt, General Manager



374028 6TH LINE • AMARANTH ON • L9W 0M6

March 12, 2024

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

Sent by email to: Paul.Calandra@pc.ola.org

Re: Operational Budget Funding

At its regular meeting of Council held on March 6, 2024, the Township of Amaranth Council passed the following resolution.

Resolution #: 4

Moved by: G Little

Seconded by: A. Stirk

Whereas all Ontario municipalities are prohibited from running budget deficits for operating purposes, and;

Whereas all Ontario municipalities have similar pressures with respect to aging infrastructure and operating costs for policing, and;

Whereas the City of Toronto has recently received Provincial funding to cover a \$1.2 billion dollar operating shortfall and approximately \$12 million in Federal and Provincial funding for their Police operating budget, and;

Whereas the City of Toronto has the lowest tax rates in the Province, approximately 40% less than the average Dufferin rural municipal tax rate.

Be it Resolved That the Township of Amaranth call on the Province of Ontario to treat all municipalities fairly and provide equivalent representative operational budget funding amounts to all Ontario municipalities.

CARRIED

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

Nicole Martin, Dipl. M.A.

CAO/Clerk

C: Premier of Ontario; AMO; Ontario Municipalities

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 10.4.
Resolution Number 2024-038
Title: Resolution stemming from December 13, 2023 Regular Meeting of Council - Item 10.1 - Correspondence #10
Date: February 21, 2024

Moved by: Councillor Loftus
Seconded by: Councillor Pothier

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports the Resolution passed by the Corporation of the Town of Aylmer on November 15, 2023, regarding Provincial Consideration for Amendments to the Residential Tenancies Act;
AND BE IF FURTHER RESOLVED THAT a copy of this Resolution be sent to Premier Doug Ford; Minister of Municipal Affairs and Housing, Paul Calandra; Associate Minister of Housing, Rob Flack; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament; and all Ontario Municipalities.

CARRIED


MAYOR

November 16, 2023

The Honourable Doug Ford, M.P.P.
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Re: Motion regarding Provincial Consideration for Amendments to the Residential Tenancies Act

At their Regular Meeting of Council on November 15, 2023, the Council of the Town of Aylmer endorsed the following motion regarding Provincial Consideration for Amendments to the Residential Tenancies Act:

Whereas the Ontario government has acknowledged an affordable housing and housing supply crisis, communicating a targeted approach to build 1.5 million homes by 2031; and

Whereas nearly one-third of Ontario households rent, rather than own, according to the most recent 2021 Census of Population; and

Whereas the Ontario government has reported that Ontario broke ground on nearly 15,000 purpose-built rentals in 2022, a 7.5 percent increase from 2021 and the highest number on record, with continued growth into 2023; and

Whereas the Residential Tenancies Act, 2006, provides for the maximum a landlord can increase most tenants rent during a year without the approval of the Landlord and Tenant Board; and

Whereas the Ontario government recently strengthened protections for tenants with the intention of preserving affordability, by holding the rent increase guideline for 2024 to 2.5 percent, well below the average inflation rate of 5.9 percent; and

Whereas the rental increase guideline protection does not apply to rental units occupied for the first time after November 15, 2018, leaving an increasing number of tenants susceptible to disproportionate and unsustainable rental increases compared to those benefiting from legislated increase protection;



The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

Now Therefore Be It Resolved that the Council of the Town of Aylmer requests provincial consideration for amendments to the Residential Tenancies Act, 2006, to ensure that all tenants benefit from protections intended to preserve affordability;

That a copy of this Resolution be sent to:

- Honourable Doug Ford, Premier of Ontario
- Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- Honourable Rob Flack, Associate Minister of Housing
- The Association of Municipalities of Ontario (AMO)
- And all Ontario Municipalities.

Thank you,

Owen Jaggard

Deputy Clerk / Manager of Information Services | Town of Aylmer

46 Talbot Street West, Aylmer, ON N5H 1J7

519-773-3164 Ext. 4913 | Fax 519-765-1446

ojaggard@town.aylmer.on.ca | www.aylmer.ca

CC:

Minister of Municipal Affairs and Housing paul.calandra@pc.ola.org

Associate Minister of Housing rob.flack@pc.ola.org

Association of Municipalities of Ontario resolutions@amo.on.ca

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 10.5.
Resolution Number 2024-039
Title: Resolution stemming from December 13, 2023 Regular Meeting of Council - Item 10.1 - Correspondence #15
Date: February 21, 2024

Moved by: Councillor Loftus
Seconded by: Councillor Laframboise

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports the Resolution passed by the Corporation of the County of Prince Edward on November 17, 2023, regarding Guaranteed Livable Income;

AND BE IF FURTHER RESOLVED THAT a copy of this Resolution be sent to Prime Minister Justin Trudeau; Premier Doug Ford; Minister of Children, Community and Social Service, Ryan Williams; the Association of Municipalities of Ontario (AMO); our local Member of Parliament; our local Member of Provincial Parliament; and all Ontario Municipalities.

CARRIED


MAYOR

November 17, 2023

Please be advised that during the regular Council meeting of November 14, 2023 the following motion regarding urging the Federal and Provincial governments to establish a guaranteed livable income was carried:

RESOLUTION NO. 2023-568

DATE: November 14, 2023

MOVED BY: Councillor Roberts

SECONDED BY: Councillor Maynard

WHEREAS on November 23, 2021 Prince Edward County was certified as a 'Living Wage' Employer at the "support" level, through the Ontario Living Wage Network;

AND WHEREAS the Ontario livable wage for Hastings & Prince Edward, in 2022 was determined to be \$19.05, which is \$3.55 more than the Provincial minimum wage rate of \$15.50; and this rate is paid to all staff including students in 2023;

AND WHEREAS our residents on programs such as Ontario Works, receive targeted fixed monthly incomes of \$733, and ODSP recipients receive \$1,376;

AND WHEREAS the current Ontario minimum wage rate, a person working 37.5 hours per week will earn approximately \$2,500 monthly (before tax);

AND WHEREAS in accordance with the 2023 Vital Signs Report, up to 3,500 residents (10.1% to 13.5%) are living on low income (less than \$36,000 a year after taxes) and PEC's median income lags behind Ontario by \$7,500/year;

AND WHEREAS the median rent for one bedroom in Prince Edward County in accordance with the County Housing Plan for 2023 \$1,513 a month;

AND WHEREAS rent is considered affordable, when it is no more than 30% of gross annual income and the number of people receiving government benefits has increased to a level above the provincial average in Prince Edward County. Extrapolated, a full 30% of County residents are deemed to be low-income and unable to afford either market real estate or rental housing prices;

AND WHEREAS as of March 31, 2023, there are 1,089 households on the Prince Edward - Lennox and Addington Social Services wait list for subsidized housing in Prince Edward County;

AND WHEREAS, in accordance with the County Food Collective, Food bank use is up 26% in Prince Edward County and as many as 6,000 residents experience food insecurity over a year's time;

AND WHEREAS on July 25, 2023 Council expressed support for a more generous Canada Child Benefit targeting low-income families struggling with food insecurity and urged Federal government expedite its 2021 election promise to roll-out Canada's first national school food policy, and endorsed the Coalition for Healthy School Food mission to work with partners across Canada to advocate for a universal cost-shared healthy Canada-wide school food program on September 26, 2023;

AND WHEREAS the 2017 Business Retention and Expansion (BR+E) study/survey identified the general affordable workforce housing as a primary obstacle in our workforce attraction;

AND WHEREAS the collected data of housing and poverty statistics, and continuing to examine their pending economic vulnerability as a result is important in establishing a livable income;

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of Prince Edward County join other municipalities across Ontario, including Belleville, Napanee to urge the Federal and Provincial governments to establish a Guaranteed Livable Income program; and

THAT this resolution be sent to The Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Doug Ford, Premier of Ontario, The Honourable Michael Parsa, M.P.P., Minister of Children, Community and Social Services, Ryan Williams, Bay of Quinte M.P.P., Todd Smith, Bay of Quinte M.P.P, Marit Stiles, Leader of the Official Opposition of Ontario and Pierre Poilievre Leader of the Official Opposition of Canada requesting a response on this matter within 30 days of receipt; and

THAT this resolution be shared with all 444 municipalities in Ontario, The Federation of Canadian Municipalities (FCM), The Association of Municipalities Ontario (AMO), and The Eastern Ontario Wardens' Caucus (EOWC).

CARRIED

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Roberts, Councillor Maynard and Marcia Wallace,
CAO



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, March 19, 2024

Resolution # RC24069	Meeting Order: 12
Moved by: <i>M Hatfield</i>	Seconded by: <i>Cathy Cannon</i>

RESOLVED THAT Council of the Municipality of Wawa does hereby support the Resolution passed by the Township of Amaranth passed on February 23, 2024, regarding pausing advancement on proposed highway 413 and redirect the appropriate \$8 billion cost for Highway 413 to support municipal infrastructure costs and housing construction initiatives, a copy of which is attached hereto and;

FURTHERMORE, BE IT RESOLVED THAT a copy of this Resolution be circulated to Premier Doug Ford, Minister of Infrastructure, Kinga Surma, Association of Municipalities of Ontario (AMO), and all municipalities on Ontario.

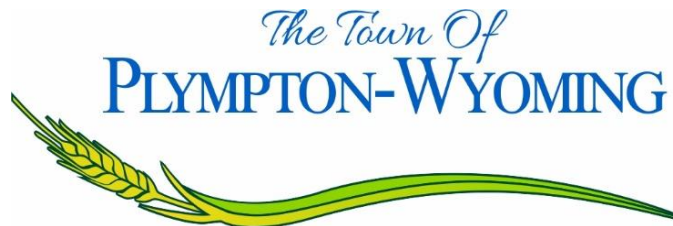
RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES	NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield		
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/>	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

- Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
<i>M. Pilon</i>	<i>Maury O'Neill</i>



Ministry of Municipal Affairs minister.mah@ontario.ca
Ministry of Finance Minister.fin@ontario.ca
Ontario Tax & Revenue Association webmaster@omtra.ca
Association of Municipalities Ontario resolutions@amo.on.ca
MPP Bob Bailey bob.baileyco@pc.ola.org
(sent via e-mail)

April 12th, 2024

Re: Municipalities Retaining Surplus from Tax Sales

Please be advised that the Council of the Town of Plympton-Wyoming, at its meeting on April 10th, 2024, passed the following motion supporting the resolution from the Municipality of St. Charles regarding municipalities retaining surplus from tax sales.

Motion #13

Moved by Councillor Mike Vasey

Seconded by Councillor Bob Woolvett

That Council support correspondence item 'h' from the municipality of St. Charles regarding Support for Municipalities to Retain Surplus from Tax Sales.

Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at eflynn@plympton-wyoming.ca.

Sincerely,

Ella Flynn
Executive Assistant – Deputy Clerk
Town of Plympton-Wyoming

Cc: All regional Municipalities

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 10.3.
Resolution Number 2023-151
Title: Resolution Stemming from May 17, 2023 Regular Meeting of Council (Item 9.1 - Correspondence #9 and 15) and from the June 21, 2023 Regular Meeting Council (Item 9.1 - Correspondence #19)
Date: July 19, 2023

Moved by: Councillor Loftus
Seconded by: Councillor Lachance

WHEREAS prior to being repealed by the Modernizing Ontario's Municipal Legislation Act, 2017, Section 380(6) of the Municipal Act, 2001, allowed for a municipality to retain surplus proceeds from tax sales within their jurisdiction;

AND WHEREAS the current Public Tax Sale process is a burdensome process to a municipality that invests a considerable amount of time and money recovering these proceeds for the potential sole benefit of the Crown in Right of Ontario;

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles supports the Corporation of the Town of Essex in the reinstatement of previous legislation that permitted municipalities to apply for and retain surplus proceeds from tax sales in their jurisdictions;

AND BE IT FURTHER RESOLVED THAT this Resolution be circulated to the Ministry of Municipal Affairs and Housing (MMAH); the Ministry of Finance (MOF); the Ontario Municipal Tax & Revenue Association (OMTRA); the Association of Municipalities of Ontario (AMO), the local Member of Provincial Parliament (MPP); and, all Ontario Municipalities.

CARRIED


 MAYOR

The Town of Goderich
57 West Street
Goderich, Ontario
N7A 2K5
519-524-8344
townhall@goderich.ca
www.goderich.ca



Wednesday, April 10, 2024

Matthew Pearson
Chair
Ausable Bayfield Maitland Valley Source Protection Committee
71108 Morrison Line
RR3, Exeter Ontario
N0M 1S5

SENT VIA EMAIL: mpearson@bmross.net

RE: Recommended Phase-Out of Free Well Water Testing in the 2023 Auditor General's Report

Dear M. Pearson,

Please be advised of the following motion passed at the Monday, March 18, 2024, Goderich Town Council Meeting:

Moved By: Councillor Segeren
Seconded By: Deputy Mayor Noel

That the Town of Goderich direct a letter to Minister Lisa Thompson requesting that the province not proceed with the recommended phase-out of free private well testing in Ontario;

And Further That area municipalities, the Minister of Environment Conservation and Parks, the Minister of Health and Long-Term Care, other Source Protection Committees, and local health units be forwarded the letter and asked for their support.

CARRIED

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or afisher@goderich.ca.

Yours truly,



Andrea Fisher
Director of Legislative Services/Clerk
/ar

cc. Premier Doug Ford premier@ontario.ca
Hon. Paul Calandra Paul.Calandra@pc.ola.org

The Town of Goderich
57 West Street
Goderich, Ontario
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townhall@goderich.ca
www.goderich.ca



MPP Lisa Thompson, Huron–Bruce lisa.thompsonco@pc.ola.org
MPP Andrea Khanjin, Minister of Environment Conservation and Parks
andrea.khanjin@pc.ola.org
MPP Stan Cho, Minister of Long-Term Care Stan.Cho@pc.ola.org
Ontario Municipalities



CLEARVIEW
TOWNSHIP

Clerk's Department
Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0
clerks@clearview.ca | www.clearview.ca
Phone: 705-428-6230

March 27, 2024

Honourable Arif Virani
Minister of Justice & Attorney General
House of Commons
Ottawa, Ontario K1A 0A6

Sent by Email

RE: Township of Clearview Endorsement of Bill C-63 in the House of Commons

Please be advised that Council of the Township of Clearview at its meeting held on March 25, 2024, passed the following resolution in support of the endorsement of Bill C-63 in the House of Commons:

Moved by Councillor Dineen, Seconded by Councillor Broderick, Whereas The Canadian Federal Government has drafted Bill C-63, The Online Harms Act, currently in front of Parliament and has had its first reading; and,

Whereas Bill C-63 requires that online tech companies and social media platforms remove child pornography and other dangerous content within 24 hours once the operator identifies the content, while also mandating the following duties:

- Duty to protect children;
- Duty to act responsibly;
- Duty to remove egregious content; and,

Whereas The Canadian Federal Government proposes to establish a "Digital Safety Commission" and nominate an "independent" Ombudsperson to proactively circumvent potential harms on behalf of Canadians; and,

Whereas online tech companies and social media platforms need to adhere to existing Criminal Laws; and,

Whereas online tech companies and social media platforms need to be held accountable to keep platforms safe from predators targeting children and other vulnerable Canadians and to protect them from bullying, hate, extremism, violence, discrimination, self harm, exploitation and sexual extortion that can lead to the most dire of consequences; and,

Whereas Clearview Township, as all Canadians, endeavours to foster safe homes, communities, schools and public spaces;

Be It Resolved That the Mayor and Council of Clearview Township endorse the passing of Bill C-63 in the House of Commons and the establishment of a "digital safety commission" and nomination of an "independent" Ombudsperson; and,

That a copy of this resolution be circulated to all municipalities in Ontario; the Association of Municipalities of Ontario; Terry Dowdall, MP; The Right Honourable Justin Trudeau, Prime Minister of Canada and The Honourable Arif Virani, Minister of Justice & Attorney General of Canada. Motion Carried.

Sincerely,



Sasha Helmkey-Playter, B.A., Dipl. M.A., AOMC
Clerk/Director of Legislative Services

cc: Right Honourable Prime Minister Justin Trudeau
Simcoe Grey MP Terry Dowdall
Association of Municipalities of Ontario
Ontario Municipalities



THE OFFICE OF THE CLERK

Suzanne Huschilt
 The Municipality of Hastings Highlands
 33011 Hwy 62N
 Maynooth, ON K0L 2S0
 613 338-2811 ext. 277
shuschilt@hastingshighlands.ca

March 25, 2024

VIA ELECTRONIC MAIL

The Honourable Sylvia Jones
 Deputy Premier and Health Minister
 College Park 5th Floor, 777 Bay Street Toronto ON M7A 2J3
sylvia.jones@ontario.ca

Matthew Anderson
 President and Chief Executive Officer
 Ontario Health
 525 University Avenue 5th Floor, Toronto, ON M5G2L3
matthew.anderson@ontariohealth.ca

Wilfred Cheung
 Chief Regional Officer Toronto and East
 Ontario Health
 525 University Avenue 5th Floor, Toronto, ON M5G2L3
wilfred.cheung@ontariohealth.ca

Re: Support Bancroft Community Family Health Team Funding

Please be advised that on March 20, 2024 the Council of the Municipality of Hastings Highlands adopted the following resolution:

(103-2024)

Whereas the Council of the Municipality of Hastings Highlands recognizes the need and the importance of the Bancroft Community Family Health Team (BCFHT) and the Healthcare Professionals who work under it's umbrella, including all Physicians working in collaboration with the team for the primary care needs of our residents;

Furthermore That Hastings Highlands recognizes and supports the funding application submitted to the Ministry of Health by the BCFHT to be able to hire an additional Full-Time Nurse Practitioner;

Furthermore we recognize the financial funding inequities that the BCFHT is challenged with, because they have not received respective funding increases to reflect the increased cost of living for operating costs for over 10 years;

Furthermore we recognize that all residents of Ontario have the right to have access to primary healthcare, and the BCFHT and the Physicians who work collaboratively, are the only local providers of primary health care for the residents of the large geographic area of North Hastings this includes residents of the Municipality of Hastings Highlands and the majority of the residents of North Hastings including the Town of Bancroft, the Townships of Carlow Mayo, Faraday, Limerick, Wollaston and Tudor and Cashel, as well as residents of Municipality of Highlands East, Township of South Algonquin, Township of Madawaska Valley, Township of Addington Highlands, and the Township of North Kawartha;

Furthermore we recognize that there are 2.2 million residents of Ontario without a primary care, and the BCFHT has a large waiting list of 1600+ patients who are currently without a Primary Care provider, and the addition of this funding to hire another Full Time Nurse Practitioner will help support the residents on the waiting list;

Therefore Be It Resolved That the Council of the Municipality of Hastings Highlands strongly recommend that the Ministry of Health approve the application for funding for a Full-Time Nurse Practitioner as submitted by the BCFHT;

And That this resolution be forwarded to Sylvia Jones, Minister of Health, Matthew Anderson, President and CEO Ontario Health and Wilfred Cheung, Vice President Chief Regional Officer Toronto and East;

And That a copy of this resolution be forwarded to the Ministry of Health, MPP Ric Bresee, MP Shelby Kramp-Neuman, the Townships of North Hastings, Municipality of Highlands East, Township of South Algonquin, Township of Madawaska Valley, Township of Addington Highlands and the Township of North Kawartha.

CARRIED

Yours sincerely,



Suzanne Huschilt,
Municipal Clerk

Copy: MPP Ric Bresee ric.bresee@pc.ola.org
 MP Shelby Kramp-Neuman shelby.kramp-neuman@parl.gc.ca
 Town of Bancroft jpeplinski@bancroft.ca
 Township of Carlow Mayo clerk@carlowmayo.ca
 Township of Faraday Clerk@Faraday.ca
 Township of Limerick clerk@township.limerick.on.ca
 Township of Wollaston clerk@wollaston.ca
 Township of Tudor and Cashel clerk@tudorandcashel.com
 Municipality of Highlands East rogers@highlandseast.ca
 Township of South Algonquin clerk@southalgonquin.ca
 Township of Madawaska Valley cao@madawaskavalley.ca
 Township of Addington Highlands clerk@addingtonhighlands.ca
 Township of North Kawartha C.Parent@northkawartha.ca



The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

DEVLIVERED VIA EMAIL

February 26, 2024

RE: National Fire Fighting Strategy

Dear Premier Ford,

Please be advised that at the Regular Council Meeting of February 26, 2024, the Township of Limerick Council passed the following motion, supporting the resolution from the Council of the Municipality of Calvin regarding a review of the National Fire Fighting Strategy.

Motion024-2024

Moved by Councillor Jan MacKillican

Seconded by Councillor Glenn Locke

That Council direct staff to issue a letter of support for the National Fire Fighting Strategy.

Carried

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at clerk@township.limerick.on.ca.

Best Regards,

Victoria Tisdale
Clerk-Treasurer
Township of Limerick

cc.

Ric Bresee – MPP, Hastings-Lennox and Addington
All Ontario Municipalities

Victoria Tisdale, Clerk Treasurer
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Telephone: 613-474-2863
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Nicole Ilcio, Deputy Clerk Treasurer
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Corporation of the Municipality of Calvin Council Resolution

Date: January 30, 2024

Resolution Number: 2024-31

Moved By: Councillor Moreton

Seconded By: Councillor Manson

Background: Before Calvin township became a township, it was burned by numerous forest fires. This was before the time of fire towers, water bombers, and municipal fire departments. A 1881 report from Lawrence Tallan, Provincial Land surveyor, states: *"The township of Calvin has been traversed by repeated and severe fires – so well have the flames done their work that with the exception of an insignificant portion, scarcely a vestige of the original timber remains."*

History has a way of repeating itself, and now rural municipalities and remote areas need more than ever to be prepared to respond to forest fires. Invasive pests like the emerald ash borer and the spruce bud worm are killing large numbers of trees, leaving copious amounts of dry kindling in our forests just waiting for a careless human or a lightning strike. Our forests are choked with deadfall and forest fires are becoming increasingly difficult to control. Add to this the effects of rising temperatures and drier seasons, or climate change, and we could be facing increasingly disastrous forest fires. This is not the time to be caught short with limited forest fire-fighting resources.

Jordan Omstead of the Canadian Press recently wrote: "But as Canada's water bombers age – and wildfire seasons are expected to intensify – some wildland

firefighters and emergency preparedness experts say the country needs to prop up its fleet of firefighting aircraft, even though several provinces are playing down concerns about capacity.” He quotes Eric Davidson, president of the Ontario Professional Association of Wildland Firefighters, “We’re really starting to see the effect of the aging fleet.”

The article further states the John Gradek, lecturer at McGill University estimates that almost half of the larger water bombers used to fight Canadian forest fires are nearing the end of their service life.

However, a Canadian company making a large skimmer-style water bomber is backed up with orders from European countries until the end of the decade.

Ontario has its own fleet of aircraft. They have 20 fixed-wing aircraft which includes 9 CL215 and CL415 water bombers that are 24 years old on average. The remaining 11 aircraft are an average of 54 years old. Melissa Candelaria, a spokesperson for Minister Graydon Smith says the MNR can handle Ontario fires with these aircraft, but Jennifer Kamau, communications manager for the Canada Interagency Forest Fire Centre, CIFFC, noted that other provinces contract out firebombers and last year there was a strain in Canada to get the resources to areas in need because there were so many fires across the country at the same time and very few aircraft available.

Peter Zimonjic of the CBC quoted the Canadian Association of Fire Chiefs (CAFC) President Ken McMullen, “It’s not often that the fire chiefs sound the alarm. We are very concerned about this impending crisis that the summer of 2024 and beyond is going to bring our sector.”

In 2023 we all smelled the smoke and saw the sky turn brown. Buildings can be replaced, but lives cannot. And once an area is burned it takes more than a lifetime for it to return to its original state.

WHEREAS Forest fires are a very real threat to rural municipalities.

AND WHEREAS smoke from forest fires put people's health at risk. This is especially true of children and the elderly. The David Suzuki Foundation reports that wildfires kill many thousands of people per year and most of the deaths are from smoke inhalation.

AND WHEREAS forest fires are a very real danger to the climate and according to The Guardian, in 2023 they emitted three times as much carbon as the entire carbon footprint of Canada.

AND WHEREAS according to the John Crace interview in The Guardian with William Kurz, a retired scientist with Natural Resources Canada, around two billion tonnes of carbon have been released into the atmosphere from forest fires in 2023.

AND WHEREAS carbon emissions from forest fires are not counted against Canada's Paris agreement commitments, according to Kurz, but they far exceeded all of the emissions tied to Canada's economy (670 mega tonnes, or 0.67 billion tonnes, according to Environment and Climate Change Canada).

AND WHEREAS that standing healthy forest serves as a carbon sink, drawing in carbon, but once destroyed by fire, even though second growth takes its place, it is much less effective for many decades.

AND WHEREAS the federal government owns no water bombers and assists the provinces through the CIFFC, Canadian Interagency Forest Fire Centre, a spokesperson with CIFFC says that last year there were too many requests and not enough inventory to meet the needs of the country.

AND WHEREAS as reported by De Havilland Canada who manufacture the Canadian made water bomber, they have contracts with European countries for the next 22 of its new DHC-515 planes, which will take until 2029 or 2030 to complete and there will be very little production available to replace the aging water bombers in Ontario and the rest of Canada.

NOW THEREFORE BE IT RESOLVED THAT the council of the Corporation of Calvin Township urges and encourages the Federal Government to commit additional funds for cost sharing of provincial firefighting and to consider the development of a national strategy of firefighting. Furthermore, we urge the federal government to consider the measures necessary for acquiring a national fleet of Canadian-made waterbombers, with home bases strategically located to best serve and respond to the needs of rural communities, and a national fire administration to better coordinate and manage efforts across the country. We also encourage the introduction of a program similar to the Joint Emergency Preparedness Program (JEPP) which was ended in 2013.

And we encourage Minister Graydon Smith to step up the on-the-ground firefighting capability and water bomber acquisitions in Ontario.

AND THAT this resolution be forwarded to The Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Bill Blair, Minister of National Defence, The Honourable Doug Ford, Premier of Ontario, The Honourable Graydon Smith, Minister of Natural Resources and Forestry of Ontario, The Honourable Vic Fideli, Minister of Economic Development Ontario, the Federation of Canadian Municipalities (FMC) and the Association of Municipalities Ontario (AMO).

AND THAT this resolution be shared with all 444 municipalities in Ontario for their consideration and adoption.

Results: Carried

Recorded Vote:

<u>Member of Council</u>	<u>In Favour</u>	<u>Opposed</u>
Mayor Gould	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Moreton	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Latimer	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Grant	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Manson	<input type="checkbox"/>	<input type="checkbox"/>

COUNCIL MEETING**May 1, 2024****CORRESPONDENCE RECEIVED FOR INFORMATION:**

- 1) Renfrew County and District Health Unit and County of Renfrew Collaboration
- 2) Letter of Concurrence RE: Cell Tower Highway 523
- 3) 2023 Statement of Council Remuneration
- 4) SABA, RE: Commercial Waste Collection Levy
- 5) DNSSAB Homelessness System Review and Feasibility Study
- 6) DNSSAB Housing Needs and Supply Study

Renfrew County and District Health Unit and County of Renfrew Collaboration

At the intersection of modernization and innovation



County of
Renfrew
Ontario . Canada

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Land Acknowledgement from Peter Emon, Warden, County of Renfrew

As we deliver the essential health, social and infrastructure services supporting our residents and First Nation peoples, we are reminded of the privileges that we are afforded by living and raising our families across the Ottawa Valley. On behalf of the County of Renfrew and our entire community, we are grateful to live harmoniously with our neighbours in the unceded traditional territory of the Algonquin People. We would like to thank the Algonquin people and express our respect and support for their rich history. We are extremely grateful for their many and continued displays of friendship. We also thank all the generations of people who have taken care of this land for thousands of years.

Proposal Summary

A transformational collaboration between Renfrew County and District Health Unit and the County of Renfrew, City of Pembroke and Township of South Algonquin, is a mutually beneficial step toward improving the health and wellbeing of our communities, keeping local needs and the residents of our region at the centre of our collective local decision making. We propose the submission of an application to fund the exploration and creation of a business plan that supports local autonomy and capacity building through the alignment of the Renfrew County and District Public Health Unit and the Municipality of the Corporation of the County of Renfrew. *[see note]

There are clear strengths and navigable challenges that accompany the co-creation of a shared direction to successfully fulfill both public health and municipal mandates. The unique geographic and demographic features that define the Renfrew County and District Health Unit and County of Renfrew, including the City of Pembroke and Township of South Algonquin as well as the Algonquins of Pikwàkanagàn First Nation, service delivery models frame the distinct cultural and health needs of this diverse and rich community.

This innovative approach is a commitment to the service delivery of the local health unit and is based upon supporting the priorities and goals of both the Renfrew County and District Health Unit and County of Renfrew Strategic Plans. It is informed by the consolidated input from relevant documents, memorandums of understanding, agreements and position papers compiled from 2017 to the present to optimize our shared understanding of the historical context, expert analysis and the current state of local public health and municipal service priorities.

*This document refers to the County of Renfrew as a municipal entity. Renfrew County is referred to as a geographic region. In this context, Renfrew County includes the City of Pembroke and the Township of South Algonquin as obligated municipalities in the funding formula and service catchment area of Renfrew County and District Health Unit. The needs, roles and responsibilities are acknowledged as distinct and unique. In addition, this document acknowledges the core partnership and context of the Memorandum of Understanding (MOU) developed with Algonquins of Pikwàkanagàn First Nation in the spirit of mutual respect and cooperation and intended to advance areas of shared economic development interest. Economic development interests are integral parts of our social determinants of health. This MOU is without prejudice to the ongoing treaty negotiations between the Algonquins of Pikwàkanagàn First Nation, Ontario and Canada. In addition, this document honours the ongoing collaborations with public health and other health partnerships.

Local first

We are facing a unique and invaluable opportunity to strengthen both of our collective mandates. The Renfrew County and District Health Unit has a history of strong collaborative work with the County of Renfrew* to support the health and well-being of our communities, and we are well positioned to anchor our historically aligned local approaches to optimal service delivery. With the financial investment to co-create a shared vision, strategic framework and path forward, we can continue to work together to accomplish bold and aligned work that is both locally relevant and autonomous, serving our unique rural needs. Increasing our shared resources and strengthening our direction together, we are able to have a substantial and positive impact on the health and well-being of our population, with a focus on collectively lifting our most vulnerable community members.

The Renfrew County and District Health Unit (RCDHU) has a strong commitment to the social determinants of health and health equity in the interest of the well-being of all people living in our region. Both the County of Renfrew* and the RCDHU are committed to promoting equitable opportunities for improved population health and healthy, thriving communities. We are aligned in our strategic direction and goals and the loss of our local autonomy and agency would put our populations and communities at greater risk.

The Association of Local Public Health Agencies (ALPHA), the Association of Municipalities Ontario (AMO), and the Institute on Municipal Finance and Governance (IMFG) each offer strong recommendations in reports for rural regions to maintain their local agency and strengthen their ability to service populations locally. This retention of local agency is a priority as we respond to provincial health direction.

The Ontario Ministry of Health made an announcement in August, 2023 in their “Strengthening Public Health” plan that included a new initiative to support voluntary mergers for public health units. According to the Ministry of Health, the three-pronged, sector-driven strategy to optimize capacity, stability, and sustainability in public health and deliver more equitable health outcomes for Ontarians includes the voluntary merger of health units. Our most natural geographic partners, such as Ottawa, are choosing to not amalgamate, however, stating a desire to continue collaboration as partners. In addition, there are no mutually beneficial public health partners with the geographic, cultural or demographic alignment for successful integration. It is in the interest of our population to retain local autonomy.

Alignment

There is a strong history of collaboration between the Renfrew County and District Public Health Unit and the County of Renfrew. Joining our efforts to amplify our voice and expertise provides new opportunities for unprecedented strength and capacity to make a measurable impact on our mandates and the lives of our residents. There is a powerful, evidence-based and history of collaboration to make a mutually beneficial case for framing an administrative spine that supports the transactional services that already work well. Our proposal builds upon these strengths.

Our partnerships and close working relationships are key components of our mutual strength. Alignment and shared modernization can only strengthen these relationships. Collaborative work with the Ottawa Valley Ontario Health Team, Kids Come First Health Team, and the Ottawa West Four Rivers Ontario Health Team are examples of core partnerships which already work closely with both public health and the municipality's primary spheres of transactional work. Our multi sector partnerships intersect at all tables where we are moving important work forward together, including important plural sector alignment. Examples include but are not limited to mental health, addictions, substance use, housing, health equity and assessments, emergency management, chronic disease prevention, seniors' health, injury prevention, emergency response, healthy built environments, immunization, infectious disease prevention and control, safety, and upstream health education and school health.

"If we focus on the ultimate goals of public health (population well-being and health equity), then public health and a well-being economy are one and the same." (IMGF — The Municipal Role in Public Health)

Strategic Priorities

County of Renfrew 2023–2026

- Goal #3: Community Wellness and Healthcare
- Goal #4: Shared Services and Resources

RCDHU Strategic Plan 2022–2026 —Strategic Direction and Goals

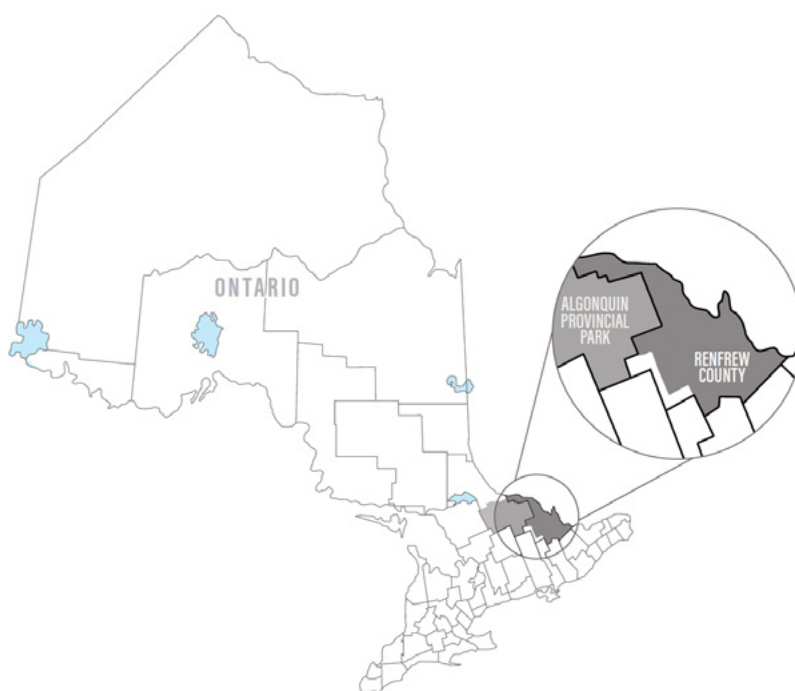
- Service Excellence
- Partnerships
- Workplace Wellness
- Communication

History and Current Context

The Renfrew County and District Health Unit, and its board, operates under the Health Protection and Promotion Act, R.S.O. 1990, c. H.7. The same act clearly identifies the Health Unit as the County of Renfrew, the City of Pembroke and South Algonquin. They are “obligated municipalities”, defined as any upper-tier municipality or single-tier municipality that is situated, in whole or in part, in the area that comprises the health unit. These obligated municipalities are responsible for funding of the health unit to a level determined necessary by the Board.

There are currently 34 public health units in Ontario. Governance structures vary, but in general, they can be divided into two categories: autonomous and integrated. Twenty are autonomous, meaning that they operate under distinct local governance, separate from any municipality. The remaining 14 are integrated, with 7 operating as regional health departments and 7 are integrated with single-tier or other municipal administration. (Lyons, 2016; updated information from the Association of Local Public Health Agencies, 2024)

Given the sheer geography of Renfrew County*, and the isolation from large urban centres, this region operates with a much broader scope of strategic priorities and with an innovative approach, engaged in activities beyond those of its municipal peers. As a result, RCDHU and the County of Renfrew* have a relevant history of impactful work where shared leadership, roles and responsibilities have been successfully cultivated and implemented.



History, Intersections and Direction

History of Success	Current Intersections	Shared Direction
<p>Active Transportation</p> <p>Healthy Communities Partnership</p> <p>Covid Response</p> <p>VTAC</p> <p>Healthy Community Study</p> <p>Flood emergency response</p>	<p>VTAC</p> <p>mesa — housing and population health</p> <p>Social services — social determinants of health</p> <p>Substance use, addictions and mental health</p> <p>Harm reduction</p> <p>Vaccination and immunization</p> <p>Renfrew County Forest and RCDHU aligned communication for environmental public health risks (black-legged ticks)</p>	<p>Homelessness measures and solutions</p> <p>Team approach to assessment and shared measurement tool. E.g. community health study</p> <p>Accurate local data collection</p>



As a result of our history together and current context of challenges, the following is a sample of our collaborative successes:

- VTAC is a successful model of locally driven health solution that the provincial government has recognized as an example of health care innovation and has endorsed and funded it.
- Collaborative and efficient delivery of COVID-19 related responses reflects the efficacy of a joint effort between public health and municipal collaborative efforts.
- The Warming Centre is an example as a quick locally driven solution with valuable input from RCDHU and the associated municipalities.
- Environmental health risks are rising with the change in climate. A co-ordinated response on risks such as black-legged ticks will mitigate the downstream impact on public health.
- Renfrew County Housing Corporation offers a model of governance and collaboration to effectively address the social determinants of health.

Benefits

Local and shared investments strengthen population health initiatives. The County of Renfrew, City of Pembroke, local municipalities and their distinct communities, the Algonquins of Pikwàkanagàn First Nation, Indigenous, Métis, Inuit, Francophone and Garrison Petawawa community members will all benefit from a collective and shared service approach. An integrated model is able to increase capacity, improving access to epidemiology, medical direction, clinical expertise, planning and community engagement and education. In addition, the following operational supports substantially improve our regions' human resources and expertise, working towards the shared vision of optimal health and overall quality of life for everyone.

- Human Resource Management
- Information Technology Support
- Financial Services Support
- Corporate Services Support
- Board Administrative Support
- Property Management Capacity and Infrastructure
- Seasonal Surge Capacity for Clinical Services
- Emergency Management Support
- Geographic Information System (GIS) Expertise

Transformatively, this approach will provide us with the political voice and decision making power to invest in our communities when, where, and how they need relevant services and supports. Practically, this approach will increase the capacity and quality of our services by aligning and integrating our efforts, decreasing the amount of time our front-line practitioners and leaders spend at separate planning tables, minimizing duplicated efforts and improving our positive impact on our communities' most critical needs. It will allow for our teams to improve the depth and efficacy of their work and is a healthy approach to work for our collective staff.

“By maintaining local but shared governance, administration and delivery of programs, provincial investment yields a tremendous return by not only reducing health costs, but also reducing hallway medicine. An ounce of prevention is worth a pound of cure. Public health initiatives have shown a return up to \$14 for every dollar invested, representing an enormous contribution to reducing hallway health. A reduction in provincial funding levels will inescapably exacerbate the strain on acute and long term care and will download to municipalities a dramatically increased health care funding obligation.” (County of Renfrew Position Paper — Public Health, 2019)

This position is supported by findings that multi sector collaboration between health care, public health and social services are necessary core solutions to supporting equitable, healthy and resilient communities as we recover from both pre and post pandemic challenges. (Wojcik et al, 2020)

Moving forward with a shared vision and the submission of an application for funding to explore this alignment provides our region with the opportunity for authentic local consultation. This need is reflected in the County of Renfrew Position Paper from 2019, and public health priorities for community engagement. This document highly recommends next steps that allow for reflection and community input to have a locally relevant public health foundation in place and avoid subsequent negative health impacts on our communities.

Challenges

There are always challenging components to change. Approaching this opportunity with an innovative perspective sets our region apart and opens doors for increased funding opportunities and positive health outcomes. Continuous improvement happens when leadership is bold and visionary. Together, our local public health and municipal leadership can navigate challenges with a shared vision and the capacity to measure our collective growth, working together towards that common vision of health and well-being for all members of our communities.

The following include an initial identification of challenges that we are able to navigate collectively, with increased local capacity:

- Provincial timelines
- Engagement beyond executive leadership teams and boards
- Substantial input from stakeholders
- Increased capacity for local epidemiological expertise
- Evidence informed decision making based on local data

This formal collaboration provides an evidence-based approach that is supported across sectors. Insights from sector associations and leaders offer strong and irrefutable arguments in favour of an opportunity for local autonomy and alignment. In addition to the following documents, refer to the supporting documents.

The Association of Local Public Health Agencies (aLPHa)

- Statement of Principles for Public Health Modernization
www.alphaweb.org/page/PHR_Responses

Ontario Public Health Association.

- Submission on Public Health Modernization from the Ontario Public Health Association
www.opha.on.ca/wp-content/uploads/2020/09/OPHA-Submission-Public-Health-Modernization-Mar-31-2020.pdf?ext=pdf

Governance

According to the Canadian Institutes of Health Research, “we must critically consider how public health systems built for the future can centre health equity, voices and needs from the margin; lead intersectoral action to protect and promote health; and respond coherently to new and emerging health challenges.” Co-creating a governance structure that retains the integrity of public health and municipal mandates, while aligning leadership, has the capacity to strengthen roles and weight the frontline practitioners with improved, aligned interventions.

Ottawa provides an example of a locally relevant amended governance structure, offering a possible model to adapt locally. In Ottawa, the new governance structure of the Board of Health was approved on December 8, 2010 and includes six municipal council representatives and five public members. The Province of Ontario amended the City of Ottawa Act, 1999, which resulted in the legal legitimacy of the new Ottawa Board of Health on April 28, 2011. Across Ontario, Ottawa is one of 7 regions working as an integrated and aligned governance model to accomplish both public health and municipal mandates.

Financial Case

In accordance with the Provincial Ministry of Health outcomes and objectives to support voluntary mergers, to restore provincial base funding to 2020 levels, implement 1% growth base funding for the next three calendar years (2024–2026), and create a three-year Merger Support Fund for 2024–25 to 2026–27, as well as reviewing public health funding methodology for sustainability, it is both in our regions interest to work locally and submit a voluntary, local merger application.

The proposed collaboration supports both organizations’ goals of maximizing the impact of shared services and achieving administrative efficiencies by reinvesting those savings in the local programs and services that have the greatest impact on the well-being and population health of our residents. In addition, a tightly woven collaborative approach provides us with the capacity and alignment to maximize external revenue stream opportunities. With this collaborative step forward, our region strengthens the case to maintain local decision making and agency.

Conclusion

Without moving forward together, the alternative impact will be greater and felt by our most vulnerable populations. We will lose opportunities for investment in our shared mandates and the downstream impact on our population's health has the potential to be devastating.

Expert panels support the strength that a locally driven and integrated approach can have on a uniquely rural region. Alignment of public health expertise and capacity with municipal resources (human and infrastructure) provides a strong case for our collective wellbeing.

Our region has a history of isolated and often duplicated efforts. This may be a direct result of the large geographic area, diverse needs and political shifts in funding. Alignment and integration represents a logical step forward to strengthen efforts and reflects the values and input of 'expert panels', professional associations, previous detailed reports and recommendations from experienced leaders.

As rural leaders, our communities' health and wellbeing is a main intersection for both municipal and public health mandates. "Most innovative rural health solutions come from the "bottom up, not the top down" and this requires local leadership. It was the many innovative rural partnerships that already existed in rural and northern communities in Ontario that provided the impetus for the Rural Health Hub concept developed by the OHA." (Whaley, 2020)

There are geographic challenges associated with the region encompassed by the Renfrew County and South Algonquin, thereby allowing for the case to be put forward to the province for an exception to their goal of increasing populations served by public health units.

Next steps

- Identify opportunities for collaborative work with municipal funding partners and Board of Health
- Fulfill the provincial timeline for fund requests — which can be collectively accomplished with shared capacity
- Apply for three years of funding from 2024–27 to support merger implementation and stabilization of programming for public health units pursuing a merger
- Apply for funds to support a feasibility study

References

- Daniel J. Dutton, Pierre-Gerlier Forest, Ronald D. Kneebone and Jennifer D. Zwicker. Effect of provincial spending on social services and health care on health outcomes in Canada: an observational longitudinal study | CMAJ, (January 22, 2018) 190 (3) E66-E71; DOI: www.doi.org/10.1503/cmaj.170132
- Lyons J. (2016). The Independence of Ontario's Public Health Units: Does Governing Structure Matter?. *Autonomie des bureaux de santé publique en Ontario: la structure de gouvernance a-t-elle une importance?*. *Healthcare policy = Politiques de sante*, 12(1), 71–83.
- Ontario Public Health Association. (2020, March 31). Submission on Public Health Modernization from the Ontario Public Health Association. www.opha.on.ca/wp-content/uploads/2020/09/OPHA-Submission-Public-Health-Modernization-Mar-31-2020.pdf?ext=pdf
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- Association of Local Public Health Agencies milestones. (2024). Retrieved from www.alphaweb.org/page/milestones
- The Municipal Role in Public Health. Institute on Municipal Finance and Governance. (2022, November 1). imfg.munkschool.utoronto.ca/report/public-health/
- Wojcik O, Miller Mshp CE, Plough AL. (2020, July)Aligning Health and Social Systems to Promote Population Health, Well-Being, and Equity. *Am J Public Health*. 110(S2):S176-S177. doi: 10.2105/AJPH.2020.305831. PMID: 32663089; PMCID: PMC7362700.
- Province of Ontario. (2018, November 19). Health Protection and Promotion Act R.S.O. 1990, Chapter H.7. Ontario.ca. www.ontario.ca/laws/statute/90h07

Supporting Documents

1. Our Journey Forward 2022-2026, Renfrew County and District Strategic Plan — 2022
2. County of Renfrew Strategic Organizational Review — January 5, 2024
3. Backgrounder on RCDHU Consideration of Mergers — RCDHU — March 4, 2024
4. Ontario Ministry of Health | Office of Chief Medical Officer of Health, Public Health — Strengthening Public Health — Outcomes and Objectives to Support Voluntary Mergers
5. October, 2023 — www.amo.on.ca/sites/default/files/assets/DOCUMENTS/Policy-Updates/2023/2023-10-31/StrengtheningPublicHealth-VoluntaryMergers.pdf
6. Institute on Municipal Finance and Governance — The Municipal Role in Public Health — November, 2022
7. Submission on Public Health Modernization from the Ontario Public Health Association — March 31, 2020
8. alPHa Response to Public Health Discussion Paper — January 1, 2020
9. Final Report County of Renfrew Service Delivery Review — November 2020
10. Stanford Social Innovation Review - The Vision of a Well-Being Economy — December 16, 2020
11. County of Renfrew Position Paper — Public Health DRAFT — June 3, 2019
12. Association of Municipalities for Ontario — Partners for a Healthy Ontario — A Check-up on the Municipal Role for Health — January 18, 2019 — www.amo.on.ca/sites/default/files/assets/DOCUMENTS/Reports/2019/PartnersforaHealthyOntario20190118.pdf
13. Renfrew County and District Health Unit Board Chair response to the Province of Ontario's Public Health within an Integrated Health System — Report of the Minister's Expert Panel on Public Health — October 31, 2017
14. Association of Municipalities Ontario's Response to the Expert Panel on Public Health — October 12, 2017
15. Public Health within an Integrated Health System — Report of the Minister's Expert Panel on Public Health — June 9, 2017
16. Memorandum of Understanding between and County of Renfrew on Share Economic Development Interests and Projects of Mutual Interest — 2016 www.countyofrenfrew.on.ca/en/living-here/memorandum-of-understanding-mou.aspx

Appendices

1. Aligned Public Health and Municipal Mandates

Public Health	Municipal
<ul style="list-style-type: none"> • Population Health Assessment • Health Equity • Effective Public Health Practice • Emergency Management • Chronic Disease Prevention and Well-Being • Ontario Seniors Dental Care Program (100% funded) • Food Safety • Healthy Environments • Healthy Growth and Development • Immunization (Includes COVID-19 Vaccine Program) • Infectious and Communicable Diseases Prevention and Control • Safe Water • School Health • Substance Use and Injury Prevention 	<ul style="list-style-type: none"> • Community Health • Housing • Social Services • Emergency Services • Long Term Care • Development and Property • Childcare Services

2. Ontario Ministry of Health Objectives

This proposal meets the following ministry objectives

- increasing the populations served by public health units to be closer to 500,000 (with consideration of geographical challenges*), greater critical mass and capacity; potential examples include:
 - more public health nurses and public health inspectors in a larger agency to provide greater surge capacity in emergencies,
 - strengthened corporate services, such as HR and IT, enhanced epidemiology, program planning, and public health communications supports, possibility of economies of scale for health promotion work
- enhancing health units' ability to recruit and retain staff, potential for more specialization and career progression, and improving organizational performance.

*There are geographic challenges associated with the County of Renfrew and surrounding district, thereby allowing for the case to be put forward to the province for an exception to their goal of increasing populations served by public health units.

3. Principles

Principles to follow based on Peterborough Public Health Position Paper — The Modernization of Public Health In Ontario. www.peterboroughpublichealth.ca/wp-content/uploads/2020/01/200113-BOH-Position-Paper-PH-Modernization-FINAL.pdf

1. The enhancement of health promotion and disease prevention must be the primary priority of any changes undertaken;
2. Investments in public health must be recognized as a critical strategy in reducing the need for hallway health care;
3. Any consolidation of public health units should reflect a community of interests which include distinguishing between rural and urban challenges and facilitates the meaningful participation of First Nations
4. Adequate provincial funding is necessary to ensure effective health promotion and prevention activities in Ontario.
5. Funding should be predictable and consider factors such as equity, population demographics and density, rural/urban mix and increase to meet new demands;
6. Local funding needs to consider a municipality's ability to pay in the context of the broad range of changes in funding arrangements between the Province and municipalities;
7. As public health is a joint municipal-provincial venture, its governance structure must provide accountability to the local councils that are required to fund local public health agencies;
8. Changes undertaken need to be evidenced based and not ideologically driven, and,
9. Change must be driven from the bottom up, in a process that respects both provincial and local interests and facilitates genuine collaboration.
10. Change management impact must be acknowledged in this process.*

April 12, 2024

Saja Elshaikh
Municipal Land Use Planner, Spectra Point
On Behalf of Rogers Communications Inc.,
Network Implementation

Saja,

The Township of South Algonquin acknowledges and concurs that Rogers has successfully completed the municipal and public consultation processes pursuant to the Ministry of Innovation, Science and Economic Development's (ISED) default antenna siting protocol (CPC-2-0-03 Issue 6) for a 60m self-support communications antenna structure with the associated radio equipment cabinets on lands located at 3121A Highway 523, Madawaska, ON K0J 2C0.

The siting of this proposed antenna installation was undertaken such to provide wireless coverage and capacity to the Southern portion of the community of South Algonquin and the transportation route along Hwy 523. May this concurrence letter take note of Council's apprehension of the precise location of the antenna installation; however, it recognizes the significance of wireless coverage and capacity along its main arterial highway and community generally and accordingly have granted Concurrence.

Sincerely,

Bryan Martin

Bryan Martin, CMMIII
CAO/Clerk-Treasurer
Township of South Algonquin
7 Third Ave
P.O Box 217
Whitney, Ontario
K0J 2M0
613-637-2650 ext.202
clerk@southalgonquin.ca

2023 Statement of Council Remuneration

I, CAO/ Clerk-Treasurer for the Township of South Algonquin do solemnly swear that the following Statement of Remuneration and Expenses for members of the Council of the Township of South Algonquin has been prepared in accordance with the Municipal act S.O.2001,S25, Section 284(3), and to the best of my knowledge.

Bryan Martin
 Bryan Martin, CAO/Clerk-Treasurer

TWP SOUTH ALGONQUIN-COUNCIL EXPENSES 2023									
		H - Honourarium		SP-Special Meeting		E-Expenses			
DATE	COMP	LAVALLEY	FLORENT	RODNICK	COLLINS	SIYDOCK	KUIACK	PIGEON	TOTALS
HONORARIUM		\$13,140.00	\$9,744.00	\$9,744.00	\$9,744.00	\$9,744.00	\$9,744.00	\$9,744.00	\$71,604.00
SPECIAL MEETINGS		\$3,195.75	\$3,767.50	\$1,273.75	\$1,507.75	\$3,040.50	\$3,794.00	\$1,922.00	\$18,501.25
EXPENSES		\$5,148.59	\$4,763.86	\$1,341.53	\$551.51	\$2,008.26	\$1,671.65	\$3,544.85	\$19,030.25
-OTHER-DNSSAB/		\$8,476.28							\$8,476.28
TOTALS		\$29,960.62	\$18,275.36	\$12,359.28	\$11,803.26	\$14,792.76	\$15,209.65	\$15,210.85	\$117,611.78

OTHER COUNCIL HONOURARIUMS-RENFREW COUNTY/ DNSSAB									
ETHEL LAVALLEY	Honourarium	Mileage			Other	Subtotal			
Renfrew Cty & District Health Unit	\$2,625.00					\$2,625.00			
DNSSAB	\$4,755.25				\$1,096.03	\$5,851.28			
						\$8,476.28			



Township of South Algonquin
7 Third Avenue
Whitney, ON, K0J 2M0
clerk@southalgonquin.ca

April 23, 2024

Re: Commercial Waste Collection Levy

Dear Mayor La Valley and Council

Small businesses are facing extraordinary cost increases at this time. Inflationary prices on goods and services, new and increasing carbon taxes, increases in EI & CPP increases, and rising alcohol excise taxes impact operational viability. Minimum wage is set to rise again this fall. This does not include borrowing costs that in some cases have doubled since the pandemic. The effects of these increases, coupled with decreased tourism receipts in South Algonquin, are crippling the local economy.

According to the Canadian Federation of Independent Business (CFIB), more than ¾ of businesses feel that addressing rising prices and the cost of doing business should be a top priority for government in 2024, including reducing the overall tax burden. Corinne Pohlmann, Executive Vice-President of Advocacy at CFIB states that “Rising costs on all fronts are crushing small businesses, and we’re only three months into the new year...Business owners can’t keep absorbing the hits without negative consequences for their business. They need meaningful government action on cost relief now.”

The South Algonquin Business Alliance is concerned to hear that you intend to implement a tax exclusively on business via a proposed levy for commercial waste pickup. We are even more concerned that you’ve done so without any business input or feedback on the local impact of this decision.

Local small businesses are the backbone of this community. These businesses hire local employees, who buy gas and groceries at local stores. They send their kids to local schools, participate in local volunteer opportunities, and donate to local causes. We have lost our local bank because of local staffing insufficiency. Our lone grocery store and most of our food/restaurant suppliers increasingly struggle with operating hours due to not having staff available. Receipts are down for tourism businesses for the fourth year straight since the pandemic hit.

These businesses already pay a tax rate that is more than double the residential rate. We are also the first demographic to be targeted for tax increases, specialized fees and donations to local non-profits and charities – including the Township Beautification Fund.

Operators understand the cost-revenue equation very well, especially as it relates to trying to earn a living in this remote-rural region. I want to assure you that the businesses have no problem being part of a solution for efficient and cost-effective waste disposal. But it is extraordinarily difficult to do so



without being invited to the conversation, which often turns to anti-business rhetoric and misinformation without us. I assure you that when you stack all the disadvantages of operating in South Algonquin and compare it to all the “unfair advantages” councilors are under the impression we experience, the former outpaces the latter by orders of magnitude. Our geographic isolation alone leaves us in a class by ourselves in terms of operating challenges.

We would like to share with you some questions we have about this proposed waste levy. For instance:

- Businesses need a high degree of control over fixed and variable expenses when revenue drops. Initial estimates suggest that waste fees could cost a larger business with four bins upwards of \$10,000 per year extra. Are businesses permitted to opt out of fee for service waste collection, or otherwise control this cost?
- Businesses who have supported local waste collection up to this point were obligated to buy special bins to match the Township’s special garbage truck system at a cost of up to \$2000 per bin. These bins may not be compatible with standard systems, which impedes ability to recover costs through re-sale of the bins. Will the township accept responsibility for buying the bins back for those businesses who opt out of using local waste collection services?
- there are many home-based businesses that are not paying commercial rates, and who also now doubly benefit from being exempt from this additional levy. Have you considered the unfair advantage this system gives to Airbnb’s for example?
- Have you considered that impacts may also be felt in areas of a decrease in property standards, increased vermin and wildlife problems. We also anticipate an uptick in unregulated ways of disposing of waste, including the public and/or unauthorized use of bins by people other than the owners and illegal dumping. What are the costs of the additional pressure on other areas of the budget from this decision and do they outweigh the savings?
- If this is a community-wide problem, have you considered community-wide solutions? Positive actions in the area of recycling education can go a long way to creating efficiencies in both private and commercial waste. Further, if diversion is a desirable solution, why not reconsider options like the Food Cycler Municipal Solutions program that council rejected in May of 2022?

The Business Alliance and local businesses remain committed to being a force for positive change in this community. We hope to be part of this conversation and encourage staff and councilors to reach out to us for more information.

We look forward to your response to our questions.

Sincerely,

Dr. Angela Pollak
Chair, South Algonquin Business Alliance.

DNSSAB Homelessness System Review and Feasibility Study

Homelessness Indicators and Hub Alternatives Report

April 24, 2024



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Executive Summary

On behalf of the District of Nipissing Social Service Administration Board (DNSSAB), Vink Consulting conducted an in-depth Homelessness System Review and Feasibility Study for a Homelessness Hub in North Bay. This analysis aimed to evaluate the current capacity and access pathways of homelessness support services and the feasibility of establishing a Homelessness Hub. Through diverse data collection methods, including community partner and service user interviews, the study sought to address key questions about service needs, need for a hub, feasibility, and potential business models.

Key Findings:

Needs: Homelessness count and system administrative data reveal significant homelessness within the district, and a particular need for services aimed at males, Indigenous peoples, and single adults, who are disproportionately affected by homelessness. Data also points to a need for solutions for individuals with the highest levels of need, often with concurrent mental health and substance use issues.

System Strengths and Challenges: The review identified strengths such as existing collaboration and progress towards establishing key system components such as the establishment of a low barrier shelter and options that provide housing with supports for individuals with high levels of need. However, challenges like insufficient shelter capacity, and a lack of affordable housing options and access to permanent supportive housing targeting those with the highest levels of need are notable.

Access and Cultural Equity: While strides have been made towards improving service access and cultural equity, barriers persist, particularly for Indigenous populations and those in rural areas.

Opportunities and Recommendations: Recommendations include refining emergency accommodation models, expanding outreach services, and focusing on improving access to affordable housing and housing with supports for individuals with the highest levels of need. Recommendations also include several areas where DNSSAB should continue working towards reliable and quality HIFIS data and ongoing monitoring and analysis, including shelter demand, returns to homelessness, outcomes for various population groups, and flows from transitional housing to other permanent housing solutions.

Homelessness Hub Need: The need for a Homelessness Hub was broadly supported. It was envisioned as a central point for coordinated, comprehensive services ranging from basic needs to intensive support services.

Homelessness Hub Best Practices: Best practices suggest a hub should be housing-focused and provide a mix of core and complementary services tailored to the community's needs. It should have a governance model that ensures collaboration and accountability.

Conclusion:

The homelessness system review underscored the need for system enhancements and the potential benefits of a Homelessness Hub in North Bay. By addressing the identified gaps and implementing the recommended strategies, there is an opportunity to improve outcomes for individuals experiencing or at risk of homelessness in the district.

1.0 Introduction

The District of Nipissing Social Service Administration Board (DNSSAB) retained Vink Consulting to conduct a Homelessness System Review and Feasibility Study of a Homelessness Hub in North Bay. This study aims to assess existing homelessness supports, service capacity, and access pathways across the district. Additionally, it evaluates the feasibility of developing a Homelessness Hub in North Bay.

Five key questions were developed to guide the review:

1. What are the current needs and gaps in homelessness services? Is a homelessness hub needed?
2. How should a 24/7 service continuum be designed?
3. Is a homelessness hub feasible?
4. What successful hub models can the district adopt?
5. What would be the hub's business model?

The study draws on multiple sources, including document reviews such as funding agreements, data analysis, and community partner interviews and focus groups. Participants included:

- DNSSAB staff (4 participants)
- Health and social service agencies (20 participants)
- Community Advisory Board (17 participants)
- DNSSAB Board members and local municipal mayors and CAOs (13 participants)
- Homelessness system users (31 participants)
- Business community and other community partner (5 participants).

This report is intended to review indicators and discuss opportunities and recommendations related to the homelessness service system. The report is structured as follows:

- Section 1 – Introduction (this section)
- Section 2 – Data Limitations
- Section 3 – Homelessness Need Indicators
- Section 4 – Homelessness Supply Indicators
- Section 5 – Strengths and Challenges of Existing Homelessness Services
- Section 6 – Access to Services
- Section 7 – Cultural Equity of the Homelessness System
- Section 8 – Opportunities and Recommendations
- Section 9 – Need and Service Models for a Homelessness Hub
- Appendix 1 – Detailed Supply Indicators
- Appendix 2 – Details on Homelessness Hub Service Models
- Appendix 3 – Glossary of Terms

Accompanying this report is a full assessment of a potential homelessness hub.

2.0 Data Limitations

The Homelessness Individuals and Families Information System (HIFIS) provides a rich information and data source for measuring the extent of homelessness in local communities and the impact of service interventions and the intended outcomes. During the study research period however, the DNSSAB HIFIS team and CAN agencies were still in the process of implementing HIFIS, which includes extensive data exploration, transformation, and cleaning in the HIFIS database. Thus some of the homelessness information and data – such as shelter and service utilization – was not available at the time of the study. Report recommendations include leveraging this data for deeper analysis of the emergency shelter system and homelessness when it becomes available.

3.0 Homelessness Need Indicators

Homelessness and Risk of Homelessness

We can look to Census data on households who are in core housing need¹ as an indicator of Nipissing District’s population at increased risk of homelessness². In 2021, Census data showed that 3,590 households in Nipissing District were in core housing need. These households are primarily located in North Bay, but there are households at risk of homelessness in each of Nipissing District’s local municipalities.

Households in Core Housing Need

Municipality	Total Households in Core Need	Percent of Households in Core Need
South Algonquin	80	15.1%
Papineau-Cameron	60	14.5%
Mattawan	N/A	N/A
Mattawa	235	27.8%
Calvin	45	21.4%
Bonfield	50	5.8%
Chisholm	30	6.2%
East Ferris	85	4.6%

¹ Core housing need helps to identify households living in dwellings considered unsuitable, inadequate or unaffordable. It also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community. A household is considered to be in core housing need if it meets two criteria: 1) A household is below one or more of the adequacy, suitability, and affordability standards. 2) The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

² It should be noted that income data from the 2021 Census was based on total income for 2020, when the federal government was distributing the Canada Emergency Response Benefit (CERB) during the first phase of the Covid-19 pandemic. It is widely acknowledged that CERB increased incomes in the 2021 Census, particularly for the lowest-earning households, and temporarily decreased the number of households in core housing need.

Municipality	Total Households in Core Need	Percent of Households in Core Need
North Bay	2490	10.8%
West Nipissing	410	6.6%
Temagami	50	11.9%
Nipissing, Unorganized, South Part	N/A	N/A
Nipissing, Unorganized, North Part	40	5.5%

Source: Statistics Canada Census, 2021, Table: 98-10-0259-01

Based on the previous Point-in-Time (PiT) homeless count and survey conducted in 2021, it was estimated that about 300 people were experiencing homelessness in Nipissing District at that time³. More recently (September 2023) and based on HIFIS administrative data, there are 177 individuals who are on the Nipissing By-Name List (BNL) and experiencing homelessness. While the PiT and HIFIS homelessness counts are not directly comparable, together they provide the extent of the problem and a range of the number of people experiencing local homelessness.⁴

Over the course of a year, a minimum of 721 households experience homelessness based on emergency accommodation data provided by the NDSSAB⁵. However, this does not account for people sleeping rough or experiencing hidden homelessness.

The following table breaks down the demographics of people experiencing homelessness based on the individuals on the By-Name List.⁶ It also compares the demographics to the overall population. Males, Indigenous people, and single adults are overrepresented among those experiencing homelessness in the District.

³ District of Nipissing Social Services Administration Board, 2021, Nipissing Counts 2021: A Count and Survey of Individuals Experiencing Homelessness in the Nipissing District

⁴ HIFIS is the Homelessness Individuals and Families Information System. The By-Name List (BNL) represents individuals who are in the HIFIS and experiencing homelessness, and are 16 years of age or older and consented to sharing their information for the BNL and the prioritization of services.

⁵ District of Nipissing Social Services Administration Board, 2023, Analysis of Four Elms, Overflow, and Low Barrier Shelter Admissions, September 2022-September 2023

⁶ Since the HIFIS data collection in September and the writing of this report, there has been further data transformation and cleaning in the HIFIS database. Thus, some of the BNL counts in these reports may have changed retrospectively.

Demographic Breakdown of BNL Prioritization List (based off of 177 Individuals)

Demographic Breakdown of BNL Prioritization List based off of 177 Individuals	Number of Individuals with data in BNL Prioritization List	Percentage of Individuals with data in BNL Prioritization List	Percentage of Nipissing District Population
Gender Identity			
Female	47	26.6%	51.2% ⁷
Male	126	71.2%	48.8% ⁸
Gender Diverse	2	1.1%	1.0% ⁹
Unknown	2	1.1%	
Veteran Status			
Self Identify as a Veteran	10	5.6%	1.0% ¹⁰
Indigenous Identity			
Indigenous	53	29.9%	14.5%
Family Status of Individuals			
Single Adult	145	81.9%	30.5%
Member of a Family	20	11.3%	78.9%
Single Youth	12	6.8%	3.2% ¹¹
Age			
Youth (16-24)	12	6.8%	9.6%
Adult (25-64)	161	91.0%	52.1%
Senior (65+)	4	2.3%	22.9%

Source: Coordinated Access Nipissing By-Name List as of September 29, 2023, provided by DNSSAB

Forms of Homelessness

Homelessness can take many forms. At the time of the homeless count in 2021, there were 91 people experiencing absolute homelessness, 159 provisionally accommodated, 10 transitionally housed, and 33 dependent children¹². As of September 29, 2023, there were 32 individuals identified as currently living rough (on the street or in the bush) and receiving Outreach Support across the District, including Mattawa and Sturgeon Falls¹³.

⁷ 2021 Statistics Canada Census data is for Women+

⁸ 2021 Statistics Canada Census data is for Men+

⁹ Based on 2021 Statistics Canada Census data for households

¹⁰ Based on Ontario numbers reported by the Government of Canada, at <https://www.veterans.gc.ca/eng/about-vac/news-media/facts-figures/1-0>

¹¹ This number refers to unattached youth, whereas the number below includes youth living in families and unattached youth

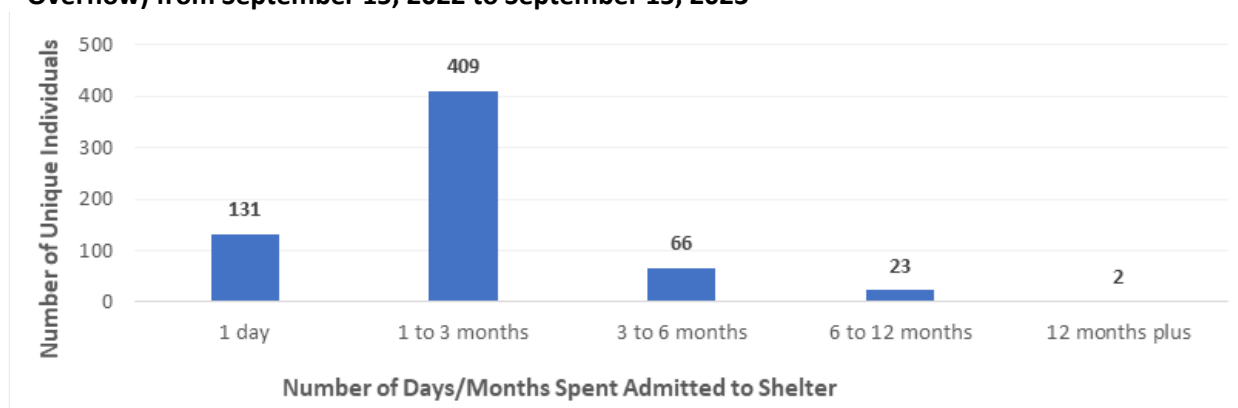
¹² District of Nipissing Social Services Administration Board, 2021, Nipissing Counts 2021: A Count and Survey of Individuals Experiencing Homelessness in the Nipissing District

¹³ Based on correspondence from District of Nipissing Social Services Administration Board, October 6, 2023

Length of Homelessness

Most individuals experiencing homelessness are able to resolve their experience of homelessness quickly. Based on data from DNSSAB, over half (58.0%) of the individuals who accessed emergency accommodations did so for 30 days or less¹⁴. However, a relatively small proportion of service users experience longer term homelessness. Some 91 individuals accessed emergency accommodation for three months or more. Of the 104 individuals on the By-Name List with a Homeless Information Assessment (HIA) on file, 40 (38.5%) were experiencing chronic homelessness¹⁵.

Number of Days Unique Individuals were Admitted to Shelter (Low Barrier Shelter, Four Elms, and Overflow) from September 15, 2022 to September 15, 2023



Source: District of Nipissing Social Services Administration Board, 2023, Analysis of Four Elms, Overflow, and Low Barrier Shelter Admissions, September 2022-September 2023

Level of Need

Individuals on the By-Name List (BNL) are being prioritized for action-based case conferencing based on their attained scores from a Priority Assessment of vulnerability factors developed by the Coordinated Access Nipissing Partnership. The Homelessness Information Assessment (HIA) considers whether the individual is: unsheltered/staying at the low barrier shelter/couch surfing, experiencing chronic homelessness, Indigenous, have mental health issues, have substance use issues, youth (16-24), have a developmental cognitive disability, have a physical disability, have an acute/chronic medical condition, have recently been discharged from an institution, are fleeing violence and/or victimization, are experiencing environmental displacement, and identify as LGBTQ2S+. Scores of 1-3 on the assessment tool are classified as 'low', 4-9 are classified as 'medium', and 10+ are classified as 'high' acuity (need) for the purposes of resource matching.

As of September 29, 2023, 46.2% of people on the BNL with a Homelessness Information Assessment on file were identified as having a low acuity of need and 53.8% were identified as having a medium acuity. At the time, none of the individuals who had completed a Homelessness Information Assessment had been identified as high acuity. It should be noted that the HIA Priority Matrix provides a score for prioritization for access to resources, but does not determine the level of supports needed. It should be

¹⁴ District of Nipissing Social Services Administration Board, 2023, Analysis of Four Elms, Overflow, and Low Barrier Shelter Admissions, September 2022-September 2023

¹⁵ Coordinated Access Nipissing By-Name List as of September 29, 2023, provided by DNSSAB

noted that there could be individuals that would be classified as 'high' acuity but the Homelessness Information Assessment had not yet been completed.

Housing Needs

The following is a breakdown of the housing needs of the 104 individuals who have a HIA on file. Individuals may have more than one need identified below.

Housing Need Analysis based on 104 Individuals with Homeless Information Assessment (HIA) on File	Number of Individuals	Percentage
Accessible Unit Needed:	10	9.6%
Would like congregate living	23	22.1%
Has a pet	13	12.5%
Needs Parking	10	9.6%
Mental Health as a Barrier	53	51.0%
Developmental Disability	16	15.4%
Physical Disability	18	17.3%
Medical Condition	4	3.8%
Substance Use	31	29.8%
Discharged from an Institution in the last three months	6	5.8%
Identifies as LGBTQ2S+	7	6.7%

*Based off the Coordinated Access Nipissing Homelessness Information Assessment Priority Matrix

Source: Coordinated Access Nipissing By-Name List as of September 29, 2023, provided by DNSSAB

Supports Required

Over half (55.8%), of individuals with a HIA require one or more supports. The majority of these require mental health supports (62%) and/or brain injury supports (56%). Close to 30% require substance use supports (29%) and physical health related supports (28%). One third (33%) require supports only on a time-limited basis.

Type of Support	Number of People	Percentage of Responses who Require Supports (n=58)
Transitional Supports	19	33%
Substance Use Supports	17	29%
Physical Accessibility Supports	11	19%
Mental Health Supports	36	62%
Medical/Health Related Supports	16	28%
Tenancy Related Supports (Rent Smart etc.)	4	7%
Employment Skills/Supports	3	5%
DSO Related Supports	4	7%
Budgeting/Financial	6	10%
Trusteeship	4	7%
Brain Injury Supports	9	16%

Shelter Demand

An average of 28 individuals per night were provided with a bed at the Low Barrier Shelter in 2022¹⁶. An additional six people accessed the Low Barrier Shelter for amenities only. In addition, an average of 11 single individuals and nine couples or families spent the night in overflow shelter beds.

Over the course of the year, 198 unique individuals stayed in overflow shelter beds in 2022/2023¹⁷. Almost two thirds (64%) of these were single individuals. Overflow shelter bed users stayed 37 days on average. Families stayed longer than singles, with an average of 46 days for households of two or more compared to 31 days for one person households.

¹⁶ Based on personal correspondence with District of Nipissing Social Services Administration Board, Sept. 25, 2023 – 2022 Overflow Analysis

¹⁷ District of Nipissing Social Services Administration Board, 2023, Analysis of Four Elms, Overflow, and Low Barrier Shelter Admissions, September 2022-September 2023

4.0 Homelessness Supply Indicators

The system of homelessness supports and services in Nipissing District includes several homelessness prevention services, 97 permanent emergency shelter beds (21 of which are funded by the DSSAB), plus overflow beds, outreach and re-housing support services, as well as over 100 transitional housing beds and 168 units of permanent supportive housing. It should be noted that the permanent supportive housing units include 34 units operated by PHARA, which at the time of writing this report do not currently target individuals experiencing homelessness. Further details on service providers/program, program mandates, program spaces and funding by program can be found in Appendix 1.

Program Type	Program Spaces	DNSSAB Funding
Homelessness Prevention	N/A	\$683,000
Emergency Accommodation	97 permanent beds plus typically 17 motel rooms and 3 units for overflow and daytime warming services in winter ¹⁸ . DNSSAB funds a portion of the 19 bed family shelter (Four Elms) 21 of the permanent beds (for singles) plus overflow and warming services.	\$1,796,371
Outreach	N/A A portion of the outreach services in the community are funded by DNSSAB.	\$111,000 ¹⁹
Re-Housing Supports	125 households per year plus 2 FTE workers for overflow clients, funded by DNSSAB	\$406,000
Transitional Housing	100 beds + 16-24 CMHA transitional beds. The DNSSAB funds 60 of these beds plus some extra staffing support at Futures Transitional Housing.	\$2,566,517
Permanent Supportive Housing	168 units including 134 CMHA units and 34 PHARA units	Only PHARA units are DNSSAB funded (but not homelessness specific funding)

¹⁸ Permanent beds based on District of Nipissing Social Services Administration Board, 2023, Nipissing Housing Inventory – July 2023. Motel rooms and townhouses based on agreement between DNSSAB and Crisis Centre and conversations with DNSSAB staff.

¹⁹ Based on data provided by DNSSAB staff. This includes \$55,000 in original funding plus the additional \$56,000 approved in November for December 2023 – March 2024

5.0 Strengths and Challenges of Existing Homelessness Services

The following section provides a discussion of the strengths, gaps and challenges in each of the core areas of homelessness services and housing supply for people experiencing and at risk of homelessness.

5.1 Homelessness Prevention

Strengths

A range of homelessness prevention services are available, including financial assistance for rental arrears, security deposits, last month's rent, utility deposits and payments for arrears, moving costs, etc. Financial assistance has flexibility to address a range of needs. Homelessness prevention supports are also available to assist with eviction prevention and housing searches. Existing homelessness prevention services take an empowerment approach and aim to intervene early in a housing crisis, which reduces the cost of assistance and increases likelihood of success. Services also assess the likelihood of the household remaining housed if they receive assistance.

Gaps and Challenges

Some service providers reported that there are a growing number of youth that are precariously housed, but there is limited housing and services dedicated to youth. However, throughout the past year Crisis Centre's transitional housing for youth has rarely been full and their Community Mobile Housing and Support Youth Worker has had a caseload of between 10 and 20 people, which they reported to be quite manageable. That said, Crisis Centre staff believe that if they had two staff on each shift at their transitional housing for youth, they could serve youth with higher needs.

Service providers also reported limited coordination related to early prevention and education measures and a need for additional coordination in this area, including with secondary schools, child welfare services, and mental health services.

Service providers reported that some people are being missed by prevention services, particularly those in outlying municipalities. Individuals with lived experience of homelessness pointed to some opportunities for greater prevention supports, as they noted that some landlords take advantage of people who don't know their rights and people experience illegal evictions as a result.

A challenge with existing homelessness prevention programs is that they are not necessarily identifying persons who have the highest risk of becoming homeless. People who receive prevention assistance may not become homeless even without assistance. Consideration also needs to be given to early intervention and supports, as waiting could drive up the costs associated with eliminating the risk. There is a need to balance intervention timing with accuracy in identifying need for prevention assistance and cost.

5.2 Discharge Planning

Strengths

Community partners are providing some discharge planning services at North Bay jail, hospital, and treatment programs prior to discharge. For example, Crisis Centre staff will connect with the occupant's prime worker at the institution and share information to ease the transition into Northern Pines and will request case conferences with the occupants circle of care. Four Elms staff regularly attend discharge planning meetings at the hospital and at the jail. Presentations have been made to hospital discharge planners and social workers advising them of Crisis Centre's discharge planning services, and ability to work to find housing prior to discharge to prevent a shelter admission. Crisis Centre also provides its Identification Clinic services to the jail to start the process for those in need of identification. CMHA has a Release from Custody Service and True Self also provides discharge planning services at the North Bay jail.

Gaps and Challenges

While Crisis Centre North Bay, CMHA, and True Self provide some discharge planning to individuals in the North Bay jail, hospital and treatment programs, there are some opportunities for additional coordination around discharge planning. For example, coordinating between service providers that offer discharge planning, and identifying specific contacts the hospital can communicate with when discharging after an emergency department visit.

5.3 Emergency Accommodations

Strengths

There are a number of strengths of the existing emergency accommodations available in the district:

- A low barrier shelter was established in 2020 providing improved access to emergency accommodation for individuals who may not have previously been able to access services at the Four Elms Residence. The low barrier shelter has practices in place that reduce potential barriers to people being able to access service. For example, individuals are able to access the low barrier shelter when under the influence of substances and pets are allowed if they are safe.
- Hotels are used to flex the number of beds available for emergency accommodation and better serve rural residents in their own communities.
- Full diversion services are conducted at the Four Elms Residence to avoid unnecessary entry into emergency shelter. Re-housing assistance is available to existing shelter clients who request it to find housing as well as ongoing follow-up through Crisis Centre North Bay's Community Mobile Housing Support Program.

Gaps and Challenges

Four major gaps and challenges have been identified related to emergency accommodation:

- First, there is often insufficient shelter capacity to meet demands. The Crisis Centre reported that on average they turn away four to 10 individuals per day from the Low Barrier Shelter due

to capacity constraints. Hospital staff reported that this sometimes results in people accessing the emergency department because they don't have another place to go and are cold and hungry. Individuals with lived experience reported that it was difficult to get into low-barrier beds. Municipal representatives from communities outside of North Bay often reported limited motels or limited access to motels to meet emergency accommodation needs.

- Second, overflow shelter services in hotels/motels are costly in comparison to the level of service provided.
- Third, families tend to stay a long time in hotels/motels as they struggle to access market housing due to poor tenancy history, and larger families face challenges finding enough bedrooms.
- Fourth, the low barrier shelter could benefit from several enhancements to align more closely with established best practices²⁰. These include:
 - Efforts to explore other safe and appropriate options before offering shelter (diversion) are limited because of the hours of service.
 - There may be some barriers preventing access to shelter. Although people may be admitted to the low barrier shelter if they are under the influence of alcohol, there is a perception by some that they will not be served. Individuals with lived experience reported that it is “impossible to find shelter when using”. Some also reported that they choose not to go to shelter because of the rules, including the 10pm curfew. However, it should be noted that this is a misperception, as the Crisis Centre reported that there isn't a curfew at the Low Barrier Shelter. Some individuals with lived experience also reported a perception that Indigenous men are not allowed at the shelter because they have the opportunity to access Suswin (which is transitional housing).
 - The shelter is open from 8pm to 8am and shelter users are required to go to the shelter at a certain time to access services. The shelter currently uses a number system to access services. Individuals with lived experience reported that there can be bullying that occurs by individuals wanting to take someone's number if they have higher priority. Shelter users seek a variety of other services during the day, but none are focused on re-housing support and meals are only available at The Gathering Place (soup kitchen) during weekdays and non-holidays. There are, however, meals at the Baptist church on Saturdays and holidays and meals were provided by the Gathering Place on the weekends at the warming centre this winter. Individuals with lived experience reported challenges with access to food, including that Gathering Place doesn't provide food on weekends, churches can be restrictive, and food banks ask for an address, identification or rent receipts. Access to facilities to use the washroom and bath during the day remains a gap. Individuals with lived experience identified the need for 24/7 shelter. It is best practice for shelters to provide 24/7 access to services where shelter users can have their basic needs met, such as accessing food, hygiene, shelter, and storage.
 - Although the shelter has historically had some Indigenous staff, it does not currently

²⁰ Best Practices have been documented in the following resources: Orgcode Consulting Inc, 2022, An Introduction to Low-Barrier, Housing-Focused Shelter; National Alliance to End Homelessness, The Five Keys to Effective Emergency Shelter; United States Interagency Council on Homelessness, 2017, Key Considerations for Implementing Emergency Shelter Within an Effective Crisis Response System

have culturally specific staff/teams, in part due to increasing demands from many employers for Indigenous employees. Having staff that reflect the population of those seeking shelter is a best practice approach to support inclusion and cultural competence. The shelter, with support from the DNSSAB, should review demographics of shelter users and work towards having a staff that reflects service users.

- Harm reduction supplies are not available at the shelter, although it is best practice for shelters to provide direct access to harm reduction supplies (e.g., needle exchange, distribution and disposal) as well as education regarding how to avoid risky behaviours and engage in safer practices (e.g., overdose prevention).
- The built form at the shelter is limited in its ability to promote dignity for shelter users. For example, all shelter users sleep in one room, with half walls around each person's cot area. While the galley design does allow for sight lines to each person's cot area, ideally, sleeping accommodations should be provided through multiple rooms and there should be women-only sleeping accommodations that are securely separated from men's accommodation²¹. This helps recognize the value of the individuals and avoids the perception of warehousing. This approach does however require appropriate staffing, clear staff sightlines, and/or video monitoring of people with challenging behaviours, such as violence or risk of overdose, to support safety. Good sightlines in entrances, circulation areas, gathering spaces, and program areas are important. It is also considered best practice to provide opportunities for accommodating individuals with disruptive behaviours, e.g. through a proportion of single rooms and sitting areas outside of sleeping rooms.
- Although some re-housing supports are available to shelter clients through Crisis Centre North Bay's Community Mobile Housing Support Program, the shelter is not oriented around supporting shelter users to quickly access permanent housing. The shelter was designed as a temporary overnight solution and has limited operating hours that would support on-site resources or housing search assistance.
- There is work underway to support the community's ability to use HIFIS to analyze the performance of homelessness services. However, at this time, there are limitations in the availability of readily accessible data to analyze performance.

Although not an issue specific to emergency accommodation, the engagement identified some community concerns in North Bay about people experiencing visible homelessness and concurrent substance use and/or mental health issues. Concerns include feeling unsafe on the streets due to unpredictability of the behaviours or violence by some individuals and frustrations with loitering, garbage, and property damage.

²¹ BC Housing, 2017, Shelter Design Guidelines

5.4 Outreach

Strengths

There are a variety of outreach services in North Bay, including services that take a culturally safe approach and are housing-focused. The community has also seen success with the mobile nurse practitioner pilot. The program has enabled primary care to vulnerable residents and connected clients that have other needs to other service providers. Another strength of the existing outreach services is that there are practices in place to support coordination of outreach across the district through regular meetings of outreach workers. These include regular meetings of outreach workers to discuss where they are seeing individuals and who they are supporting.

Gaps and Challenges

At the time of drafting this report, True Self was piloting evening outreach services which were originally scheduled until the end of September 2023. However, DNSSAB has since committed funding to extend to September 30th, 2024. Other outreach services were generally limited to daytime hours. Areas outside of North Bay were particularly underserved by outreach and transportation in outlying areas was (and continues to be) a challenge. True Self's evening outreach services were subsequently extended to the end of January. DNSSAB approved enhancing the True Self contract until September 30th, 2024 to expand hours and outreach to outlying areas. Evening outreach services and outreach outside of North Bay allow service providers to see and support a broader range of individuals.

Some service providers reported that current street outreach services are more focused on providing supports and less about connecting individuals to services, as outreach workers feel there are limited resources they can connect individuals with.

Service providers also expressed concerns about instances where municipal staff remove individuals from encampments before a coordinated approach can be taken to support the individuals. As a result, service providers struggle to regain contact with the individuals and service is often interrupted.

5.5 Re-Housing Supports

Strengths

There are a number of re-housing supports available to people experiencing homelessness in the district:

- Crisis Centre North Bay's Community Mobile Housing Support Program provides rapid re-housing assistance to existing shelter clients to find housing as well as ongoing follow-up.
- The Crisis Centre North Bay provides re-housing supports for overflow clients.
- The Brain Injury Association of North Bay and Area has begun a relatively new Housing Support Program that provides individuals who identify as having a brain injury or cognitive impairment support finding, securing and retaining permanent housing.

Supports for veterans experiencing homelessness are also seen as a strength. Referrals are made to the Royal Canadian Legion Service Bureau, which connects individuals to veteran specific housing resources.

Gaps and Challenges

At the time of drafting this report, Crisis Centre North Bay reported that its one Community Mobile Housing Support Program staff that focuses on adults had a caseload of approximately 40 individuals (at-risk and experiencing homelessness), which is too high to allow them to provide effective services. In “Performance Management in a Housing First Context”, Dr. Alina Turner states that an appropriate case manager to client ratio is 1:25 for lower acuity clients and 1:20 for moderate acuity clients²². Since drafting the report, DNSSAB has committed funding for this year towards a part-time staff to help deliver these services as an interim solution.

Some service providers also reported that they are “not really re-housing people” due to limited access to affordable housing. Service providers reported that they have to keep households on their case load longer once housed now that there is limited access to the Brief Intervention Services with mental health service providers. Some community partners reported that they would like to see more supports for people to maintain their housing once housed, including follow-ups, case management, or trusteeships. However, it should be noted that since the engagement with community partners, DNSSAB has increased funding provided to LIPI for trusteeships for households in shelter.

Individuals with lived experience reported that some of the challenges in retaining housing once they have been housed include no one to follow up with them and a lack of mental health supports; landlords taking advantage of people not knowing their rights; and facing evictions due to damage to the property caused by having friends coming to stay.

5.6 Transitional Housing

Strengths

The newly developed transitional housing at Northern Pines and Suswin and the beds/units currently under development at Northern Pines are a key source of new housing for people experiencing homelessness in the district who need supports. Rapid Access to Addictions Medicine (RAAM) and Assertive Community Treatment (ACT) teams are going to be available at Northern Pines and accessible to residents to get help with high-risk substance use and addictions and complex mental health issues.

The rental assistance provided to Northern Pines residents are anticipated to be portable, which will support transitions to housing in the community. However, the residents are not receiving portable rental assistance in the current phase (Phase 1).

The Crisis Centre’s Futures transitional housing also plays an important role in meeting the housing needs of vulnerable youth experiencing homelessness. When a youth is being transitioned from the hospital to Futures, Crisis Centre works with hospital staff to develop a case plan prior to the transition. Futures also provides after-care, which helps support successful transitions into the community.

²² Alina Turner (2015): Performance Management in a Housing First Context: A Guide for Community Entities. Toronto: The Homeless Hub Press.

Gaps and Challenges

Access to transitional housing at Northern Pines Phase 1 is being done through an interview and reference checks, as consideration needs to be given to the congregate nature of the living arrangements. Crisis Centre staff consider how the presenting factors will impact the program and other residents when determining admissions. This can create barriers to access for people with perceived barriers to housing such as drug use or mental health. It is considered best practice for a standardized approach to be used for prioritization and placement in housing. The current approach also may not result in targeting housing resources towards people that are most suited for the highest intensity housing with supports that could be possible by having the ACT team on-site. However, it should be noted that the admission process for Phase 3, which is intended to be low barrier, short term transitional housing is anticipated to be different.

The current transitional housing is all abstinence-based, which leaves a large gap for individuals who may be using substances and are often the most vulnerable. At Northern Pines Phase 1, for example, having paraphernalia or substances in the room but not in a safe would be grounds for discharge. This increases the barriers to residents in being able to maintain their housing at Northern Pines. Another gap exists because the current transitional housing does not allow for couples or pets. Northern Pines Phase 3 will not be abstinence-based and Phase 2 will allow pets.

While it is helpful that the three levels of support at Northern Pines are integrated, transitioning between these levels may present challenges. Firstly, individuals may not be ready to progress to the next phase after a predetermined time, therefore demand for each level of support is likely to fluctuate, often leading to a bottleneck in certain stages. Moreover, the transition to affordable housing in the community, which lacks the support offered at Northern Pines, can be particularly daunting, further complicating the flow between different support levels.

It is important that transitional housing be focused on permanent housing outcomes. Access to ongoing rental assistance and wrap-around supports/after care would likely be important for many people leaving Suswin and Northern Pines. Currently, no after care is available to help people sustain housing after leaving Northern Pines or Suswin. The Crisis Centre reported that a few residents are ready to move out of Northern Pines 1, but are waiting for Phase 2 because it provides an affordable option. They reported that they would likely have more residents that would look at the private market if rental assistance were available. It should be noted that rental assistance provided to residents of Northern Pines 2 will be portable, so it will allow them to maintain affordability after leaving Northern Pines. There has been no discussion yet about opportunities for Suswin residents to receive rental assistance when they transition.

Some service providers reported that if residents have not met expectations in transitional housing, they are discharged without a plan, in particular if they pose a major health and safety risk to others. However, it is best practice not to discharge to homelessness and develop a plan for alternative housing/supports prior to discharge. Crisis Centre reported that the only circumstance they would discharge a Northern Pines occupant without alternative housing is if they are a major health and safety risk to others. They would be told they are welcome to attend the Low Barrier Shelter in the evenings.

Some service providers are seeing needs beyond those that they can effectively serve. The North Bay Indigenous Friendship Centre reported that there is a need for greater access to mental health services for the residents at Suswin, as staff are noticing needs beyond their scope of work. The Crisis Centre

reported that they have one staff 24/7 for 10 youth, but would be able to support youth with higher needs if they had two staff in the evenings.

Individuals with lived experience reported that they would like to see more places like Suswin for non-Indigenous people. Northern Pines serves a similar population group.

5.7 Housing First/Intensive Case Management and Supportive Housing

Strengths

There are over 130 units of permanent supportive housing in the district focused on individuals with mental health issues. The units are operated by Canadian Mental Health Association Nipissing (CMHA) and intake is conducted through CMHA. Individuals must be receiving case management or eligible for mental health case management services from CMHA to access the units.

Gaps and Challenges

A key challenge for the district is that there are several individuals with higher levels of need than the system is currently designed to support. There is a particular gap for people with very high acuity, and co-occurring substance use and mental health needs. The future phase 3 of Northern Pines may help respond to this need, but it will depend on prioritization for those beds/units and a number of these individuals will likely need permanent intensive supportive housing rather than a transitional solution. The district also does not have any Housing First Intensive Case Management spaces that leverage private market housing in the community for individuals that may not want, or may not be eligible for, or effectively served, at Northern Pines or Suswin.

While all housing resources relevant to homelessness cannot be mandated to receive referrals and fill vacancies through Coordinated Access Nipissing if they do not receive homelessness program funding through DNSSAB, participation of service providers with other funders, such as CMHA, should be actively encouraged. CMHA should consider committing at least a portion of their units to placement through Coordinated Access Nipissing. Commitment to Coordinated Access supports an integrated approach where service providers across the community are working together to achieve common goals.

It has been a challenge for the district to increase the supply of supportive housing, as there has been lack of long-term operational funding available for additional supports and service providers are at capacity with their existing services.

Existing permanent supportive housing provided by CMHA does not have time limits and is often provided for life, which results in very limited turnover and access to housing for new people.

5.8 Access to Housing

Strengths

The DNSSAB has plans to increase rental subsidies over the next several years as part of its Service Level Standards Action Plan, and the DNSSAB has been targeting those towards people experiencing homelessness. The DNSSAB has a 'Homeless' priority that increases access to subsidized rental housing

for households experiencing homelessness. The DNSSAB has also prioritized households experiencing homelessness for the Canada-Ontario Housing Benefit.

Nipissing District Housing Corporation has approximately \$13 million set aside for new housing development that it would like to use to leverage federal and provincial funding to maximize the number of new units that can be added in the District.

Gaps and Challenges

Community partners identified that limited access to affordable housing for people experiencing homelessness is a significant barrier to the community's efforts addressing homelessness. Housing costs have been increasing, but there have not been increases to Ontario Works and only a minor increase to ODSP. There are challenges in finding affordable housing for both singles and families. Increasing the supply of affordable housing has also been a challenge with limited funding and rising costs of construction.

Individuals with lived experience also reported limited incomes/high costs of rent/limited affordable housing as one of the main barriers to housing. They also reported that many landlords only want to rent to students or women. They would like to see more housing, including housing where rents are geared to incomes.

6.0 Access to Services

The following is an assessment of access to homelessness services in the district.

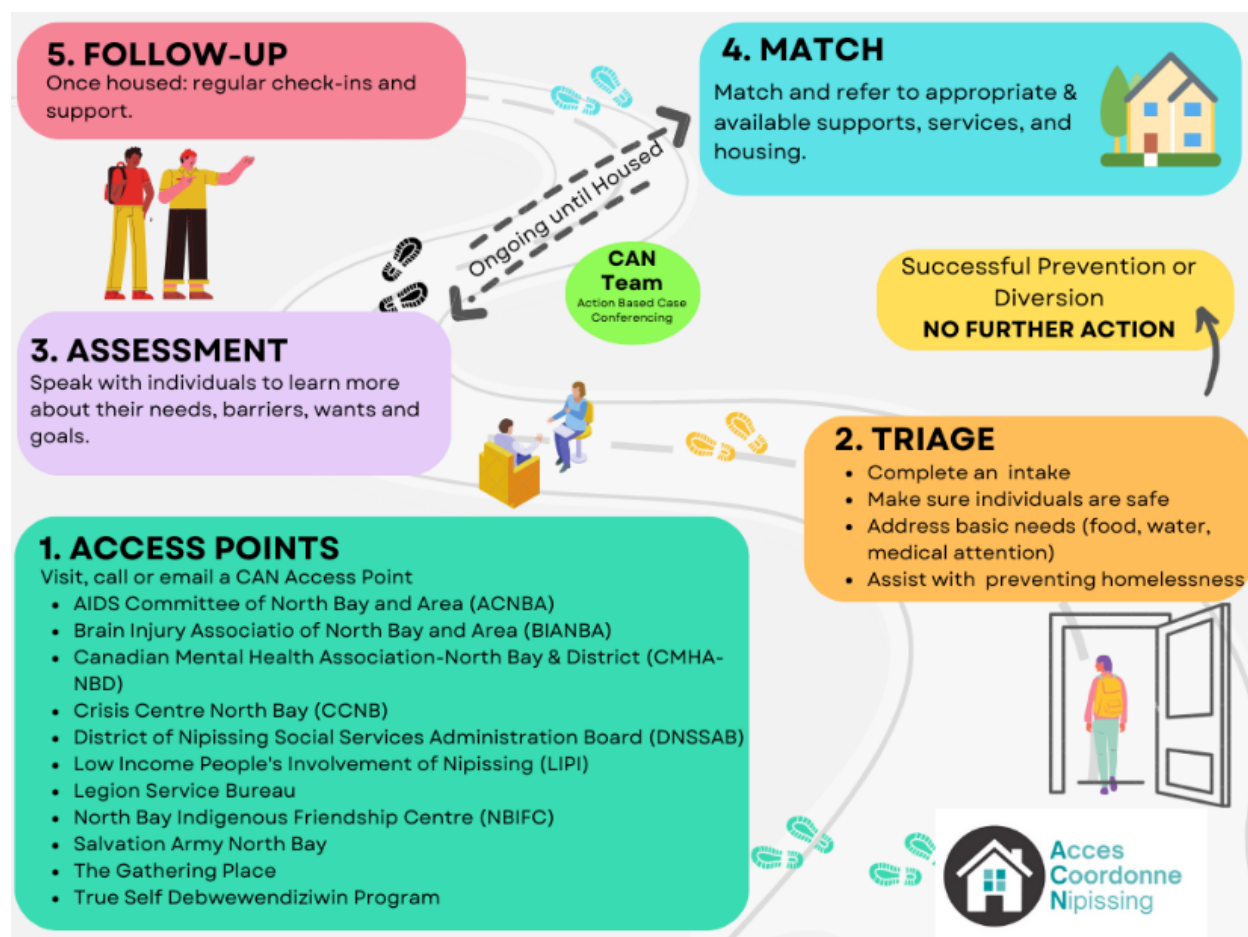
Strengths

The DNSSAB and its community partners have made significant efforts to provide more opportunities for access to service by modifying and expanding services over the past few years, including the additions of the low barrier shelter and Northern Pines.

Service providers are taking a team approach to addressing homelessness, and there are excellent partnerships on the front-lines.

Service providers across the district have used a 'no wrong door' approach to accessing services for many years, which has provided a strong base for the work of Coordinated Access Nipissing.

The community has established a Coordinated Access process. The following diagram provides a visual of the process.



The DNSSAB and community partners have taken significant steps in implementing Coordinated Access in the district. The community has:

- Developed a process by which people experiencing or at risk of homelessness access the homelessness serving system
- Identified access points across the district
- Developed a governance model that provides oversight for the Coordinated Access System
- Implemented a Homelessness Information Management System
- Developed and implemented a common assessment tool
- Developed prioritization criteria
- Developed processes, protocols, and tools for the system
- Developed a guide that outlines the Coordinated Access System and processes
- Implemented case conferencing meetings focused on matching prioritized individuals from the By-Name list to appropriate housing and supports.

Gaps and Challenges

Service providers don't believe they are reaching everyone in need of services. There are several barriers to access to services in the district:

- Availability of services – Key areas where individuals with lived experience and community partners both identified limited availability of services included: affordable housing; mental health services, including psychiatry, counselling and PTSD support; addictions services, including withdrawal management and residential treatment; other health services including primary care; and basic needs services such as shelter, food, bathrooms and showers. While community mental health services can be accessed without a doctor's referral, high levels of demand and wait lists for mental health and addictions services are acting as significant barriers to service. CMHA reported that their base of clients has increased by approximately 50% since COVID-19, but resources have not increased. Service providers reported that even brief intervention supports, which are intended to be immediately available, are often completely booked up. Service providers also reported that there isn't a central location for people experiencing homelessness to receive mail. Service hours are also presenting as a barrier to receiving outreach services (evenings), shelter/warmth (daytime warming centre operates November to March/April), and food (weekends and holidays).
- Location – Existing services are not located throughout the whole District. There is very little emphasis on prevention services to the outlying municipalities and rural communities have limited access to motels or rental housing. There are hotels in some communities outside of North Bay, but in some cases, access may be limited to off-season tourist rentals. There is limited access to transportation services outside of North Bay. Representatives from West Nipissing reported visible homelessness, but limited services, and a desire to support people right in their community. Representatives from South Algonquin reported that supports in North Bay are unattainable to their community members because of the significant distance of the community from North Bay and lack of public transportation options, and there are no supports operating locally. Other communities reported less visible homelessness, but a lack of rental housing.
- Physical access – It can be physically difficult for people to come to care. For example, someone may be required to walk to receive wound care, but the distance required to walk is not feasible.

- Administrative barriers – Complicated or exclusionary processes make it more difficult for people to access certain services. For example, Home and Community Care and remote care monitoring as well as some food security services require an address to access services. Service providers reported that the GAINs assessment can be a significant barrier to accessing addictions treatment. There is sometimes a six month wait, it can take multiple sessions to complete the GAINs assessment, and it expires after six months. As well, the assessment is felt to be culturally inappropriate. Service providers also reported that there are limited services that permit pets, and people do not want to leave their pets.
- Lack of cultural safety and response to diverse needs – The consultations identified several limitations in service providers’ response to different cultures and groups. Community partners identified that service philosophies result in many of the most vulnerable people with mental health and addictions issues, who do not intend on quitting their substance use, being denied access to needed services. Community partners also reported that some groups, such as seniors and people in rural areas are not getting as many services because they are less visible to service providers. They also noted that there needs to be a defined approach to addressing the needs of couples. Some community partners reported that community members do not report comfort at specific agencies as a result of a lack of culturally appropriate services.
- Psychological barriers – Shame, embarrassment, discomfort, lack of trust, lack of motivation, or fear of failure keep many people from seeking services. Service providers reported that some of the most vulnerable individuals don’t trust service providers, preventing them from accessing help. Some service providers also reported that some people find it difficult to enter an office building for service. Some service providers also noted that individuals more willing to access mental health services and stay in counselling are probably getting services, but individuals who need more prompting and assistance to stay in programming aren’t getting service.
- Awareness – Some service providers reported that there is some lack of awareness in the community of services available to people experiencing homelessness. Individuals with lived experience also identified that more promotion of available services would make it easier to access services.

The community has made strides to implement a By-Name List to support coordinated access to housing, but still needs to work to ensure everyone experiencing homelessness across the district has an opportunity to be added to the list.

An effective Coordinated Access system is dependent on dedicated housing and support resources to serve people experiencing homelessness. However, the community has not yet determined housing resources that are available only to individuals who are on the By-Name List or where a percentage of spots are allocated to individuals on the By-Name List. Service providers are largely still conducting their own intake. This is resulting in limited referrals of prioritized individuals to available housing resources and does not allow the community to see the value of Coordinated Access. Some service providers reported that having different funders can challenge collaboration and, in some areas, still creates an effect of ‘working in silos’.

7.0 Cultural Equity of the Homelessness System

An assessment of the cultural equity of the homelessness system has been provided below.

Strengths

There is Indigenous organization representation on both the Community Advisory Board and Coordinated Access Nipissing's Executive Committee. Indigenous agencies also participate in the Coordinated Access Nipissing Team, which carries out the implementation of the Coordinated Access System. Organizations participating in the Coordinated Access Nipissing Team designed a common assessment tool specific to the district, which as intended to be more culturally appropriate than some of the other existing standardized assessment tools. The assessment tool is used to assign a prioritization score to each client within the Coordinated Access system. Priorities include: unsheltered/low barrier shelter or couch surfing; chronicity, Indigenous identity, mental health, substance use; age 16-24; developmental cognitive disability; physical disability; acute/chronic medical condition; recent institutional discharge; fleeing violence and/or victimization; environmental displacement and LGBTQ2S+. This provides some prioritization of Indigenous peoples for action-based case conferencing and in the future for housing resources that are dedicated to Coordinated Access Nipissing.

Gaps and Challenges

Based on an analysis of homelessness funding provided through the Homelessness Prevention Program and Reaching Home, Indigenous organizations do not receive a proportioned share of funding resources, despite their overrepresentation among people experiencing homelessness. DNSSAB staff reported that it continues to work with Indigenous organizations to encourage them to submit additional program proposals when funding opportunities are available.

8.0 Opportunities and Recommendations

The following are recommendations to addressing challenges and gaps in providing a 24/7 District-wide continuum of homelessness services.

Recommendations Related to Emergency Accommodation

1. The homelessness system is in a state of transition with Northern Pines Phase 3 under construction and Suswin not yet fully operational. As such, it is recommended that the DNSSAB monitor demand for shelter once this housing is fully operational to inform necessary capacity. The HIFIS team is continuing to improve HIFIS data reliability and quality, and this information and data will assist with this analysis.
2. The information and data in HIFIS could also be analyzed to look at family shelter demand and assess whether a fixed site facility to provide emergency shelter for families would reduce operating costs.
3. The DNSSAB and its partners should refine operational models for emergency shelter for singles to align with best practices:
 - Transition from an overnight shelter model towards a 24/7 shelter model that provides three meals a day, access to washrooms and showers during the day, access to resources and support during the day, and where intake includes diversion screening that occurs once per stay rather than daily.
 - Implement a housing-focused orientation with practices to intentionally link people to permanent housing resources and re-house people as quickly as possible. All messaging to shelter users from the shelter should be focused on housing. All shelter users should be provided with opportunities to access on-site resources that support self-directed housing searches as well as housing supports to develop and implement individualized case plans and problem solving to address barriers to housing.
 - Review rules and policies that may create barriers to access or make people reluctant to access shelter, including curfews and service restriction policies
 - Strive to integrate Indigenous specific services/staff/teams within shelter
 - Take a harm reduction approach, including providing direct access to harm reduction supplies (e.g., needle exchange, distribution and disposal) as well as education regarding how to avoid risky behaviours and engage in safer practices (e.g., overdose prevention).
4. To improve the DNSSAB's ability to monitor performance in key areas of emergency accommodation, it should ensure collection of quality data and prepare reports on the following indicators: diversions, turnaways and reasons for turnaways, occupancy on a daily basis, length of stay, destinations at exit, and subsequent returns to homelessness. It should be noted that the DNSSAB has already begun working towards this recommendation.

Recommendations Related to Outreach Services

5. The DNSSAB should consider maintaining the expanded outreach services that have recently been funded both within North Bay during evening and weekend hours and outside of North Bay.

Recommendations Related to Prevention Services

6. It is recommended that in the short-term the DNSSAB continue to focus its efforts within the homelessness service system. However, in the future when the homelessness system has been refined toward improved housing outcomes, the DNSSAB should expand its homelessness prevention efforts for greater inclusion of other systems:
 - The DNSSAB and its partners should work with system partners such as the North Bay Jail, North Bay Regional Health Centre, and the Children’s Aid Society to expand discharge and transition planning from jail, hospital, treatment, and child welfare and develop protocols to reduce homelessness from these institutions.
 - The DNSSAB and its partners may also wish to consider pursuing an upstream initiative related to homelessness prevention that involves a coordinated approach among various government entities, non-profit service providers and the community at large.
7. The DNSSAB and service providers should continue to monitor demands for homelessness prevention services for youth.

Recommendations Related to Re-housing Supports

9. The DNSSAB should continue to monitor returns to homelessness among households who have been housed following experiences of homelessness, but who are not provided with follow-up supports to help determine need for additional time-limited re-housing supports.
10. The DNSSAB should also monitor caseload and outcomes of the Community Mobile Housing Support Program to inform the need to increase similar homelessness prevention and re-housing supports.

Recommendations Related to Transitional Housing, Housing First and Permanent Supportive Housing

A lack of access to permanent supportive housing targeting individuals with the highest levels of need, often with concurrent mental health and substance use issues, is significantly hampering the ability to end chronic homelessness in the district. Improving access to housing for this group requires a multifaceted approach:

11. Strategies to increase access to existing housing with mental health supports – The DNSSAB should consider opportunities to explore the potential for CMHA to transition some of their clients who have improved their stability and now have lower support needs to rent subsidies provided by DNSSAB for scattered-site private market housing. This could allow CMHA to facilitate additional turnover and offer housing along with supports to additional individuals experiencing homelessness in need of mental health supports who are on the By-Name List.
12. Carefully planning access to Northern Pines 3 – Additional structure should be established for prioritization, referral and placement into Northern Pines 3, given that there are no other

housing resources in the community serving individuals with the highest level of needs. It is recommended that:

- The DNSSAB, the Crisis Centre, and the North Bay Regional Health Centre document project-specific eligibility criteria for each phase of Northern Pines.
 - Coordinated Access Nipissing should determine prioritization criteria for different types/levels of housing with supports, including Northern Pines. Community-level outcomes should inform the criteria used to rank individuals on the Priority List²³. It is recommended for spaces that offer the highest level of intensity of supports, e.g. Northern Pines 3, that acuity be used in (or at least be part of), the prioritization. This is particularly important given the current ‘bottleneck’ of individuals with the highest level of needs in gaining access to housing.
 - Vacancies at Northern Pines 3 should be filled exclusively from the Coordinated Access Nipissing Priority List. It is not recommended that Crisis Centre have a secondary vetting process, such as an additional interview to determine “fit” or “readiness”. Nevertheless, if Crisis Centre continues to interview clients to determine “fit”, it should follow a transparent and consistent process. The Crisis Centre should base admissions around strong policy.
13. Ongoing monitoring and consideration of need for additional capacity building approaches for service providers serving individuals with high needs – Along with the implementation of Northern Pines 3, the DNSSAB should monitor the need for additional approaches to increase service providers willingness and ability to serve individuals with the highest needs, particularly those who may not be able to follow an abstinence-based approach. Such approaches may include additional training, professional supervision, organizational cultural shifts, and refining operational models, such as increased flexibilities in programming based on individual needs.
 14. Collaborative networks for advocacy – The DNSSAB should continue to engage with the Nipissing Wellness Ontario Health Team, the North East Region of Ontario Health and local health partners such as the North Bay Regional Health Centre and Canadian Mental Health Association to continue to explore opportunities to collaborate to provide mental health and substance use services to individuals in housing resources targeting people experiencing homelessness and engage in joint advocacy for funding and resources for permanent supportive housing with high intensity supports.
 15. Expanding the diversity of housing with supports as funding allows – As funding is available, the DNSSAB should pursue opportunities to fund a Housing First Intensive Case Management program using scattered site housing to provide an alternative for individuals who may not want, or be eligible for, or be effectively serviced at Northern Pines or Suswin. The housing may include both private sector and non-profit subsidized housing.
 16. As more data from Coordinated Access Nipissing’s Homelessness Information Assessment (HIA) becomes available, the DNSSAB should conduct an analysis of the reliability and validity of the HIA as a measure of level of support need. If not reliable and valid, it is recommended that Coordinated

²³ The Priority List is a subset of the By-Name List of all those experiencing homelessness. The Priority List includes everyone consenting to be on the list and share their contact information. These individuals and families are ranked in order of the priority determined by the community based on Coordinated Access Nipissing’s Priority Matrix.

Access Nipissing consider adopting an additional tool to support assessment of level of need (acuity) in addition to the HIA that would be used for prioritization. Given that the community has already decided to make selective use of the Service Prioritization Decision Assistance Tool (SPDAT), this tool could be considered on an interim basis, until other tools are determined to be valid and reliable. It is further recommended that the DNSSAB use such a tool with individuals on the By-Name List experiencing homelessness to determine the number of people on the Priority List with varying levels of support need, in particular those with very high levels of need, in order to make the case to funders for additional resources and support.

17. The DNSSAB should conduct an analysis of the By-Name List on an annual basis to determine subpopulation groups who are experiencing poorer housing outcomes and work with community service providers to address disparities. This may include refining operational models for transitional housing so that they are not all abstinence-based or to allow pets or couples.
18. The DNSSAB should monitor flows from transitional housing to other permanent housing solutions and monitor the level of supports required when individuals transition from transitional housing. Transitional housing is important for certain subpopulation in need of temporary housing and services, but permanent supportive housing solutions may be required for some of the individuals currently being served through transitional housing. The DNSSAB may need to refine operational models for transitional housing in the future to enhance permanent housing outcomes.
19. The DNSSAB should establish policies and protocols that require service providers to establish a plan for alternative housing/supports with the individual prior to discharge from transitional housing.

Recommendations to Increase Access to Affordable Housing

20. Access to affordable housing for people experiencing homelessness is critically important and currently appears to be one of the biggest barriers to addressing homelessness in Nipissing District. The DNSSAB and its partners should continue to pursue all available opportunities to increase access to existing housing and expand the supply of affordable housing in the District that is available to people experiencing homelessness.

The DNSSAB's plans to increase rental subsidies and target those towards people experiencing homelessness is an important strategy to address issues with access to affordable housing. The DNSSAB should continue to pursue resources to allow it to provide rental subsidies to households experiencing chronic homelessness. The DNSSAB should also pursue other creative approaches to increase access to existing private market housing for people experiencing homelessness, such as the DNSSAB or another service provider entering into headleases for private market units that can be used to provide shared housing or programs that reduce the financial risk for landlords such as damage banks or rent guarantee programs.

Creating additional affordable housing for people experiencing homelessness is also critically important. The DNSSAB and Nipissing District Housing Corporation should continue to pursue opportunities to access senior government funding to leverage local funds set aside for new housing to directly develop additional affordable housing. The DNSSAB should also pursue other creative approaches, such as:

- Innovative construction methods such as modular and prefabricated housing that can reduce the cost and time required to build affordable housing

- Repurposing existing underutilized public or private buildings into affordable housing units
- Involving the faith community in converting unused space.

Recommendations Related to Coordinated Access

21. The DNSSAB should continue efforts to implement an effective Coordinated Access System.

Suggested next steps include:

- As part of any efforts to expand outreach services, the DNSSAB should review and expand access points to service outside of North Bay.
- The DNSSAB and Coordinated Access Nipissing (CAN) agencies should continue efforts to improve completeness and quality of the By-Name List so that all people experiencing homelessness who are consenting to have their name on the List are added to and updated on the List
- The DNSSAB should continue working towards having all service providers using the same homelessness information management software.
- The DNSSAB should work with community partners to ensure that prioritization, matching, and referral for housing resources funded through the DNSSAB is conducted through Coordinated Access Nipissing and service providers with housing resources funded through other sources are encouraged to commit to having some or all of their housing resources filled through Coordinated Access Nipissing.
- The DNSSAB and its partners should engage in efforts to increase community awareness of access points to the Coordinated Access System/homelessness services.

Recommendations Related to Cultural Equity

22. The DNSSAB should set targets to increase the funding allocation for services delivered by Indigenous organizations and continue to encourage Indigenous organizations to submit proposals for needed services.

9.0 Need and Service Models for Homelessness Hubs

The following section begins with a discussion of community partner perspectives on the need and potential service models for a homelessness hub. This is followed by key takeaways from the review of best practice services models for hubs. Details on each of the hubs reviewed can be found in Appendix 2.

9.1 Community Partner Perspectives on the Need and Potential Service Models for a Hub

Community partners largely believe there is a need for a hub in some form. They most often pointed to the importance of having a safe place that provides access to warmth during the day, on weekends, and in the evenings during inclement weather. They also thought it would reduce the need to track people down to provide services. Community partners had different visions of how a hub should operate; some thought it should be similar to an enhanced soup kitchen, while others thought it should be more of a service/resource centre than a drop-in centre. Some community partners expressed concern that a hub would not address the ultimate need for housing.

Individuals with lived experience indicated having a physical location for people to drop into would make it easier to access services. They indicated that having a place where people could go 24/7 would be helpful. They would like to see access to all services in one spot, as it can get confusing going to a number of different places. Some mentioned that if there were a hub, they don't want it to have sign-in or other program requirements to be able to access it. In terms of services, they suggested that a range of services be available including:

- Washrooms and showers
- A place to have coffee, snacks and opportunity to cook food
- Phones and internet
- Identification services
- Housing supports
- Mental health supports, addictions services, and health services, including care for wounds
- Harm reduction services and training including supervised consumption and training on administering naloxone
- Counselling
- Legal assistance
- Financial counselling
- Beds
- Survival supplies and teachings
- Veterinary services
- Employment support and a job board.

They would like to see more people who have experience with homelessness providing services.

Community partners identified a range of services that they would like to see located in a hub. The most commonly identified services were services to meet basic needs, including food, showers, hygiene

supplies, a quiet room for daytime and warm in the evening, clothes and laundry, a place for service user storage. Health services were also frequently identified including first aid, acute medical care, wound care and foot care, mental health services and addictions services. Some suggested that this include psychiatry services. Other services suggested by at least one individual include income supports, connection to Coordinated Access Nipissing and long term housing, navigation, crisis management and intervention, harm reduction, ID services, mail services, veterinary services, justice services, and cultural services. Some also suggested that services include activities for people to improve their wellbeing, such as art therapy, work on schooling, or CPR. It was also noted that services should be available in French and Indigenous languages and having outdoor space where people can spend time is particularly important.

Community partners generally thought a hub should serve anyone at risk of or experiencing homelessness, but many suggested a focus on people experiencing absolute homelessness.

Service providers thought that there may be some opportunity to use existing services to resource the hub, but they generally noted that they are at capacity with their existing resources. Concern was expressed about the outcomes that would be achieved without sufficient resources.

Individuals with lived experience and community partners generally thought the hub should be centrally located, within close proximity to existing services and 2-3 blocks of the downtown core and on a bus route. However, they also noted that it would be important to continue to provide outreach into the community. Some suggested having satellites in other communities, or even one worker that can connect to hub services. They would like to see someone able to provide same day services. One community partner would like to see a mobile hub, so that the requirement to attend an office building does not act as a barrier to care, and people could be transported to other locations if they need further services. However, others thought that a physical location would be important for people seeking inclement weather services.

Community partners also reported the need to continue outreach in North Bay and to expand outreach in areas outside of North Bay to ensure access to services. Some municipal representatives would like to see one number to access services, satellite services with scheduled drop-ins, combining homelessness services with existing health or employment centres or training to leverage more informal outreach service providers such as faith-based organizations and other community volunteers. Some also suggested starting with a hub in North Bay, with plans to support people where they are or closer to where they are over the longer term.

9.2 Best Practices Service Models for a Hub

Information gathered through the best practice research shows there is no one best practice hub model. Operations, services, and governance vary based on the context of the specific community. However, there are a number of consistent elements to an effective hub, discussed below. These have been determined based on the models reviewed and literature on community hubs.

Problems Being Solved:

- Most of the hubs reviewed are intended to provide immediate access to holistic or wrap-around services. Best practice hubs serving people experiencing homelessness have a specific focus on

ending chronic homelessness or decreasing the days a household experiences homelessness (based on hub models reviewed).

- Hubs can be an effective way to improve access to services, help address inequities, and integrate care (Canadian Research Network for Care in the Community, 2014).
- Service providers can achieve economies of scale through shared systems/“back office” duties (Canadian Research Network for Care in the Community, 2014).
- Some hubs are heavily focused around active service provision, while others provide more informal space intended to foster the development of supportive relationships and meet basic needs, such as warmth.

Client Segments:

- Most of the hubs reviewed focus on the most vulnerable individuals experiencing homelessness. One source suggested that greater outcomes can be achieved if the space also provides housing loss prevention assistance for people at risk of homelessness (City of Windsor, Homelessness and Health Hub).

Channels:

- Most of the hubs reviewed only provide the options for walk-in/drop-in services. However, best practices suggest that access points should be available in some form throughout the geographic area (Government of Canada, n.d.). Having an online resource with phone number(s) or virtual access opportunities (e.g. telemedicine) are examples of access that is provided throughout the geographic area (Association of Ontario Health Centres, 2015).

Key Activities/Services:

- Hubs generally have a core service or mandate, which all of the other services complement. (Strathcona County, N.D.). Some mandates are focused on basic needs, some on fostering a sense of belonging or developing supportive relationships, some have housing-focused models, and others have health-focused models.
- Hubs have various types of service:
 - Core services
 - A critical part of core services is ensuring the visitor has the ability to effectively navigate the services. Visitors should be offered a single access point to many services and provided with a customized experience that meets their specific needs. This is typically done through case workers or navigators.
 - Complementary services
 - Light touch services and opportunities for casual interactions (Strathcona County, N.D.)
 - Casual interactions give visitors an opportunity to spend time. This allows for organic interactions that reflect the intention that everyone is welcome, feels they belong and should feel safe and comfortable. (Strathcona County, N.D.)
- Providing services tied to immediate outcomes such as income supports, food and harm reduction is important for improved results (Strathcona County, N.D.). Based on the review of best practice models, core services include:
 - Basic needs
 - Housing assistance

- Coordinated access to services
- Health services (primary care, wound care, mental health, and addictions)
- Income supports/financial assistance
- Identification services
- Several of the best practice models include, or plan to include, both respite beds/rest areas and emergency shelter beds which are reserved beds dedicated to an individual.
- Other complementary services could include:
 - Spiritual and cultural supports
 - Justice services
 - Legal assistance
 - Counselling
 - Gender and sexuality services
 - Education services
 - Employment services
- Light touch services and opportunities for casual interactions should include:
 - Food
 - Rest/recharge area
 - Warmth
 - Hygiene supplies and facilities (washrooms, showers, laundry)
 - Clothing
 - Communication (phones, computers, internet, photocopies, mail)

Approach to Service Provision:

- Hubs should use a principle-based approach to service provision. Best practices include:
 - Anti-racism/anti-oppression framework
 - Transparent communication
 - Community engagement
 - Culturally safe
 - Empowerment model
 - Ensuring choice in care
 - Harm reduction approach
 - Housing First approach
 - Informed by social determinants of health
 - Input from people with lived and living experience
 - Low barrier
 - Trauma and violence informed
 - Shared accountability and engagement.
- There should be a single point of contact for the visitor (ie. to either provide service or to help the visitor navigate to an appropriate one).
- Case managers or navigators should be ready to listen and support the visitor in developing an action plan tailored for the individual's needs. This allows the hub to provide unique and focused service delivery for each individual.

Key Partners:

- Most hubs are run by non-profit organizations, but some are municipally run (Strathcona County, N.D.).
- Hub should have a minimum of 3-5 partners co-located to be considered a hub, but ideally should include a broad range of partners and have the ability to provide a full range of services including: housing assistance, health (physical health and mental health and addictions), income supports (based on hubs reviewed), (Association of Ontario Health Centres, 2015).
- Municipal government, DNSSAB, Province and Government of Canada could all be key partners in providing support and contribution (e.g. land and capital grants, forgivable loans, waived property taxes), facilitate the creation of efficient, coordinated hub application process, and support the emerging hub throughout the process (Association of Ontario Health Centres, 2015).
- Other partners may include United Way, Trillium, financial institutions (Association of Ontario Health Centres, 2015).

Collaboration:

- There needs to be a collective vision between partners and a Social Framework that outlines shared commitments between partners (Strathcona County, N.D.), including a shared commitment to transforming and delivering services in new ways (Association of Ontario Health Centres, 2015).
- Collaboration among partners is critical and must be intentional, not just about co-location (Association of Ontario Health Centres, 2015) (Strathcona County, N.D.), (Government of Ontario, 2012)
- Information sharing is key. Service partners need to be well versed in each other's roles, processes and pressures. (Strathcona County, N.D.)
- Service staff should be cross-trained for a more seamless service experience. (Strathcona County, N.D.)
- There should be shared systems/back office supports (e.g. reception, phone, database, individualized care plans) (Association of Ontario Health Centres, 2015)

Governance:

- Having a 'backbone structure' is essential to ensuring efforts maintain momentum and facilitates impact. The governance structure should be the backbone structure that helps maintain focus on outcomes as a hub develops, operates, and evolves.
- Governance structure can take many forms:
 - A single funder that does all the planning, financing and bringing partners together to support the hub. This can avoid the challenges of pulling together start-up funding because the funder provides it, but can affect long-term sustainability because it depends on a single funder.
 - An existing non-profit leads the hub. This can be effective if the organization has credibility in the community, has existing infrastructure in place, and is well supported. However, the non-profit will have competing priorities and other projects.
 - A new non-profit organization is created to run the hub. The new non-profit requires a dependable stream of funding support.

- A steering committee that includes members of the community. A possible challenge is that having multiple parties can cause confusion around accountability.
 - Multiple organizations share ownership of the hub. Each party would have to put less resources into the hub and there is a broader pool of expertise to lead. However, accountability may be less clear and coordination a challenge.
 - A local or district government body manages the hub. A hub backed by government may have an easier time getting permits and approvals and may have more existing infrastructure to support a hub, but it would need to follow government processes (Strathcona County, N.D.).
- Regardless of the governance model, the following are key elements to support the success of the governance structure:
 - A unified structure which works for the hub and the whole range of services to be delivered
 - Representation by all relevant parties on a decision-making group and involvement of the community, including individuals with lived experience
 - Support and training for decision-makers
 - Unified policies agreed and applied to the whole hub
 - Shared organizational development, planning and evaluation (Certfordshire Children's Trust Partnership, N.D.), (Strathcona County, N.D.), and (Association of Ontario Health Centres, 2015).

Key Resources:

- Staffing levels depend on the services provided, and whether the hub also operates as an emergency shelter. With a lack of operating funds, at a minimum, hubs should identify and resource 3-4 staff to oversee the development and operations of a hub (e.g. Project Lead/Coordinator, Administrative Support (reception, website updates, appointment scheduling) and 1-2 Case Managers/Navigators), (based on models reviewed), (Association of Ontario Health Centres, 2015), and (Government of Ontario, 2012).
- Hubs typically rely heavily on existing services, not net new funding for services delivered (based on hub models reviewed) and (Government of Ontario, 2012).

Physical Space:

- Space should be designed for the community with the community (Association of Ontario Health Centres, 2015)
- Hubs generally have a minimum of 8,000 square feet, but can be as big as 330,000 square feet (based on hub models reviewed) and (Strathcona County, N.D.)
- Hubs should have a range of sizes of flexible meeting and gathering spaces, and should have both indoor and outdoor elements, temporary and permanent components, public and private areas, an intake area, and effectively facilitate informal interactions, eating, spending time/lounging and gathering, resting, hygiene, and receiving more formal services, including meeting and appointment spaces and exam/multi-purpose rooms (based on hub models reviewed), (Association of Ontario Health Centres, 2015), (Strathcona County, N.D.) and (Association of Ontario Health Centres, 2015).
- Hubs should provide temporary individual secure storage and allow pets (based on hub models reviewed).

- If hubs include emergency shelter or other housing, there should be separate entrances for each form of accommodation (based on hub models reviewed).
- Once developed, the hub architecture should continue to evolve and have flexibility to bring on other programs and services over time. This requires a flexible floor plan. Ideally, spaces should be designed for expansion (e.g. modular construction approach, unfinished shell for future development) (Association of Ontario Health Centres, 2015).
- The space should have a barrier-free design (Strathcona County, N.D.).

Geographic Location:

- The hubs reviewed are generally located in, or in close proximity to (less than 750m), the downtown core area and in close proximity to other social services.
- Hubs should be located on or near arterial roads where visitors can easily access services by using a variety of modes of transportation, including walking and public transportation (Strathcona County, N.D.)
- Hubs should not be located in close proximity to elementary schools, splash pads and wading pools, directly adjacent to licensed child care centres, directly park adjacent, or within residential neighbourhood interior (based on hub models reviewed).

Engaging Rural Residents:

- Providing access to rural residents is an essential element of a successful hub approach (Strathcona County, N.D.).
- Some emerging practices in providing service delivery to rural areas are outlined below and can be used in combination:
 - Intake and triage hotline and/or internet-based service
 - A phone intake and triage hotline and digital hub provides services through a single phone number and virtual portal that provides information and services in an online format. Limitations, however, can include poor internet services, and reduced ability to create synergy around services. (Strathcona County, N.D.).
 - Hub and spoke model, that includes:
 - Mobile outreach in rural areas and links to hub in urban area
 - Mobile van
 - Use peer navigators to facilitate mobile outreach
 - (or) Service sites in (population centres in) rural areas that host an outreach worker/case manager/navigator with links to hub in urban area
 - (or) Pop-up hub with travelling hub team (ie. multiple services) to rural areas
 - A pop-up hub would take advantage of facilities and locations residents already know and use in their communities and could include services on a regular basis in rural municipal buildings. A pop-up hub would function as a traveling team incorporating many of the services available in the central hub. The team would set up in the rural location for a short period of time, providing services to that community before moving on to the next location. The needs of rural population should be continuously assessed

to ensure a clear understanding of what combination of services are most needed, as it may not be possible to co-locate all services from the central hub at every pop-up hub. (Strathcona County, N.D.)

- Use a regionalized approach with regional community partner networks and regionally coordinated outreach.
- Partnerships with non-targeted systems and programs, faith-based organizations, and informal partners. This could include:
 - Having municipal staff, local businesses, local law enforcement partners, affordable housing operators, school staff, behavioural health or other medical service providers, EMS staff, hospital discharge planning staff, employment agencies, food banks, faith community, and/or postal workers act as referral sources to formal access points for the hub/Coordinated Access System.
 - Having formal service providers in rural areas, such as behavioural health or other medical service providers, act as access points for the hub services/Coordinated Access System.
 - Having community partners identify where to start looking for encampments, abandoned buildings, and other places where people experiencing homelessness might be living.
- Provide transportation assistance to the (hub in the) urban area.

Hours:

- Hubs should operate at hours that meet people's needs and should operate seven days a week. The hours of the hubs reviewed differ based on access to other services in the community. Communities without sufficient emergency shelter beds or warming spaces elsewhere generally operate their hubs on a 24/7 basis.

Outcomes Achieved:

- The hubs reviewed demonstrate the following benefits:
 - Improved housing, health, social and economic outcomes for individuals
 - Collective impact at the community level
 - Integrated service delivery at the individual level, resulting in improved experience:
 - Centralized intake and scheduling to support coordinated access to on-site services
 - Reduced risk of multiple or duplicate assessments
 - Improves hand-offs of clients across programs and providers
 - Improves access to multiple services in one location
 - Reduces the need for multiple visits to access services (review of best practice models) and (Government of Ontario, 2012).

Coordinated Planning and Identifying a Lead Organization:

- Coordination during a hub's development should occur between various planning bodies (e.g. CAB, Ontario Health Team, Ontario Health, lead agency) (Association of Ontario Health Centres, 2015).
- A request for proposals process should be used to identify a lead agency. The community should be involved in the selection process (Association of Ontario Health Centres, 2015).

- The hub should build on the resources a lead organization has to offer (e.g. availability of land, an existing building, or reserve funds to contribute) (Association of Ontario Health Centres, 2015).
- As part of the selection process for a lead organization, there should be an assessment of the organization's experience, readiness and capacity to lead a hub (Association of Ontario Health Centres, 2015).

Community Engagement:

- When establishing a new hub, community engagement should include:
 - Hand-delivered or mailed informational flyers
 - Website
 - Online meetings
 - Having a minimum of one day as an information session about the hub
 - Site tours of the facility as construction allows
 - Regularly engaging with individual points of feedback (email, phone, etc.).

Appendix 1 – Detailed Supply Indicators

The following section provides information on the supply of homelessness services, supports and housing targeted towards people experiencing homelessness.

9.3 Homelessness Prevention

Service Provider/ Program	Mandate	Program Spaces	Primary Funder	DNSSAB Funding
DNSSAB's Internal Homelessness Prevention Program	Financial assistance for homelessness prevention	N/A	DNSSAB (HPP)	\$481,000 in Direct Client Benefits and Navigation supports
Low-Income People Involvement of Nipissing (Community Crisis Funding)	Community emergency housing response	N/A	DNSSAB (HPP)	\$20,000
Low-Income People Involvement of Nipissing (Homelessness Prevention Services)	Services, including financial assistance, that prevent homelessness and reduce reliance on emergency services	N/A	DNSSAB (HPP)	Up to \$425,000 including \$27,500 for rent bank and \$23,500 for housing resiliency fund
Low-Income People Involvement of Nipissing (Global Emergency Homelessness Fund)	Flexible financial assistance to prevent and address homelessness	N/A	DNSSAB (HPP)	\$25,000
Low-Income People Involvement of Nipissing (Trusteeship Pilot)	Voluntary Financial trusteeship	Funded for 60 financial trusteeships through DNSSAB and 6-10 through MCCSS, but average 90	DNSSAB (HPP), MCCSS	\$12,500 from DNSSAB plus an additional \$70,000 in one-time funding provided as a pilot for targeted trusteeships for those in shelter, for

Service Provider/ Program	Mandate	Program Spaces	Primary Funder	DNSSAB Funding
				period of Nov 2023- March 2024.
Crisis Centre North Bay's (Community Mobile Housing Support Program)	Assistance to households at risk of homelessness to find and retain housing	Prevent loss of housing for 90 unique households at risk, facilitate access to affordable accommodations for 85 households experiencing homelessness One worker primarily dedicated to youth and one to adults	DNSSAB (HPP)	\$172,336

Source: DNSSAB Funding Agreements with service providers and data provided by DNSSAB

9.4 Emergency Accommodation

Service Provider / Program	Mandate	Beds/ Rooms	Municipality	Primary Funder	DNSSAB Funding
Crisis Centre North Bay (Low Barrier Shelter)	Singles, low barrier shelter 8pm – 8am	21	North Bay	DNSSAB	\$1,098,144
Hope Awaits Ministries	Homeless Men	7	North Bay	Philanthropic contributions and fundraising	N/A
Crisis Centre North Bay (Four Elms Residence)	Shelter diversion, 24-hour emergency accommodation for Homeless Families, Singles and Women and Children Fleeing	19	North Bay	DNSSAB, MCCSS (VAW)	\$350,000

	Violence, re-housing support				
Nipissing Transition House	Women and Children Fleeing Violence	20	North Bay	MCCSS	N/A
Mattawa Women's Resource Centre	Women and Children Fleeing Violence	10	Mattawa	MCCSS	N/A
Ojibway Women's Lodge	Women and Children Fleeing Violence	10	Nipissing 10 Reservation	Indigenous Service Canada	N/A
Horizon's Women's Centre	Women and Children Fleeing Violence	10	West Nipissing	MCCSS	N/A
Warming Centre (operated by The Gathering Place North Bay)	Daytime warming services	8am-8pm Nov. – Mar. (April, as required by weather)	North Bay	DNSSAB (Reaching Home and HPP)	\$468,729
Crisis Centre North Bay (Emergency Overflow Services)	Emergency accommodations at a motel or hotel for any individual or family experiencing homelessness when either of the providers emergency shelters are at capacity	Currently up to 17 motel rooms and 3 units owned by the Local Housing Corporation and one detached home owned by Crisis Centre North Bay			\$1,426,246 in 2022

Source: DNSSAB Funding Agreements with service providers; District of Nipissing Social Services Administration Board, 2023, Nipissing Housing Inventory – July 2023; and data provided by DNSSAB

9.5 Outreach

Service Provider/ Program	Mandate	Program Spaces	Primary Funder	DNSSAB Funding
True Self	Daily peer led street outreach in downtown, and 1-2 times per week to the	N/A	Provincial Office of Women's Issues and Health Canada (to end of September)	N/A

	encampments on the border for North Bay			
True Self	Evening and weekend peer led downtown street outreach (go out with security)	N/A	City of North Bay	N/A
True Self	Once a week outreach teams to Mattawa and Sturgeon falls	N/A	DNSSAB	Enhanced \$56,000 in one-time funding from December 2023 to March 2024
True Self	Rural outreach	N/A	DNSSAB's Healthy Communities Fund	\$55,000
Boots on the Ground	Informal street outreach	N/A	Volunteer based	N/A
No More Tears	Informal outreach in West Nipissing	N/A	Volunteer based	N/A

Note: Crisis Centre North Bay's Community Mobile Outreach as been listed below in re-housing supports.

Source: DNSSAB Funding Agreements with service providers and data provided by DNSSAB

9.6 Re-Housing Supports

Service Provider/ Program	Mandate	Program Spaces	Primary Funder	DNSSAB Funding
Brain Injury Association of North Bay and Area (Housing Support Program)	Support finding, securing and retaining permanent housing for individuals who identified as having a brain injury or cognitive impairment	Up to 40 households per year	Reaching Home	\$110,449 for 2023/24
Crisis Centre North Bay (Community Mobile Housing Support Program)	Rapid re-housing assistance to existing shelter clients to find housing as well as ongoing follow-up	facilitate access to affordable accommodations for 85 households experiencing homelessness One worker primarily dedicated to youth and one to adults	DNSSAB (HPP)	Included in \$172,336 above for CMHSP

Crisis Centre North Bay	Re-housing supports for overflow clients	2 FTE workers		DNSSAB (HPP) \$124,092
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Source: DNSSAB Funding Agreements with service providers

9.7 Transitional Housing

Service Provider/ Program	Mandate	Beds/ Rooms	Municipality	Primary Funder	DNSSAB Funding
Crisis Centre North Bay (Northern Pines 1)	Transitional housing with agreement for up to a year with possible extension, individualized case management, goal to live without support at exit (or minimal support if transitioning to phase 2) 2 staff 24/7	16 units	North Bay	DNSSAB	Phase 1- \$902,160
Crisis Centre North Bay (Northern Pines 2)	Transitional housing with four year occupancy agreement, which can be extended, Housing Navigator M-F, goal to live without support at exit	20 units	North Bay	DNSSAB	\$494,736
Crisis Centre North Bay (Northern Pines 3) Target opening Spring 2024	Highest level of support, with objective of stabilization 3 staff 24/7	24 bedrooms	North Bay		\$1,095,884
Crisis Centre North Bay (Futures)	DNSSAB funds Futures Transitional	10 beds	North Bay	DNSSAB (HPP),	\$73,716 – HPP for Futures

	<p>Housing Supports to provide enhanced staffing hours (1FTE) to youth experiencing anxiety to build confidence, life skills and self-sufficiency</p> <p>DNSSAB's Health Communities Fund funds food security</p> <p>Reaching Home funds 64 hours of staffing (8 hours M-F and 12 on weekends) to accompany youth to off-site activities and appointments</p>	Target of 20 youth per year for Youth Housing Support Program		DNSSAB (Reaching Home) MCCSS	<p>Transitional Housing Services</p> <p>\$25,000 Healthy Communities for food security services</p> <p>Reaching Home for Youth Housing Support Program</p> <p>MCCSS funding allows for one staff per shift</p>
North Bay Indigenous Friendship Centre (Suswin)	Transitional housing for males with one year occupancy agreement, but can stay up to four years	30 units	North Bay	Ontario Aboriginal Housing Services has committed operational funding for three years.	N/A
CMHA	Transitional housing and group home that is transitional	16-24 transitional beds		MOH	N/A

Source: DNSSAB Funding Agreements with service providers; District of Nipissing Social Services Administration Board, 2023, Nipissing Housing Inventory – July 2023; and data provided by DNSSAB

9.8 Housing First/Intensive Case Management and Supportive Housing

Service Provider/ Program	Mandate	Units	Municipality	Primary Funder	DNSSAB Funding
CMHA-Nipissing	Mental health permanent supportive housing	134	North Bay	MOH	N/A
CMHA-Nipissing - 416 Lakeshore	Mental health permanent supportive housing	20	North Bay	MOH	N/A
Physically Handicapped Adults' Rehabilitation Association (PHARA)	Supportive housing and congregate care for adults with disabilities	34 supportive housing and congregate care units (plus 109 subsidized and market rent units)	North Bay	DNSSAB	N/A

Source: District of Nipissing Social Services Administration Board, 2023, Nipissing Housing Inventory – July 2023; and data provided by DNSSAB

9.9 Other Services to People Experiencing or At Risk of Homelessness

Service Provider	Mandate	Primary Funder	DNSSAB Funding
The Gathering Place	Food Outreach	DNSSAB Healthy Communities Fund	\$30,000
The Gathering Place	Souper Suppers Project	DNSSAB Healthy Communities Fund	\$20,000
Salvation Army North Bay	Household Setup program	DNSSAB Healthy Communities Fund	\$10,000
Crisis Centre North Bay	ID Clinic	DNSSAB Healthy Communities Fund	\$30,000

Source: data provided by DNSSAB

Appendix 2 – Details on Homelessness Hub Service Models

The following section provides details on each of the hub best practice models reviewed.

9.10 Windsor Homelessness and Housing Help Hub

Windsor, Ontario

Description of the Service Model:

Brief Summary: H4 operates as an enriched service centre and inclusive daytime drop-in — connecting people experiencing homelessness to services, community support agencies, and basic medical care, all while helping provide for their basic needs such as food, restrooms, clothing and quiet/safe spaces for daytime rest.

Problems Being Solved: The purpose of H4 is to be a consistent anchor in the community that allows for persons who are not traditionally connected to supports or who are underserved to access immediate holistic services, thereby decreasing the amount of days a household experiences homelessness.

Client Segments: The current capacity of the space requires H4 to focus on people experiencing homelessness. However, it is believed that the program would achieve greater outcomes if the physical space allowed expansion into housing loss prevention assistance that could work to reduce illegal evictions, and increase proactive searches for housing before individuals/families access emergency shelters. Org Code Consulting conducted an evaluation of H4 in 2021 and recommended that H4 continue to focus on people experiencing homelessness, and not a location where people come once housed to avoid diluting the mission of H4 and decreasing its impact.

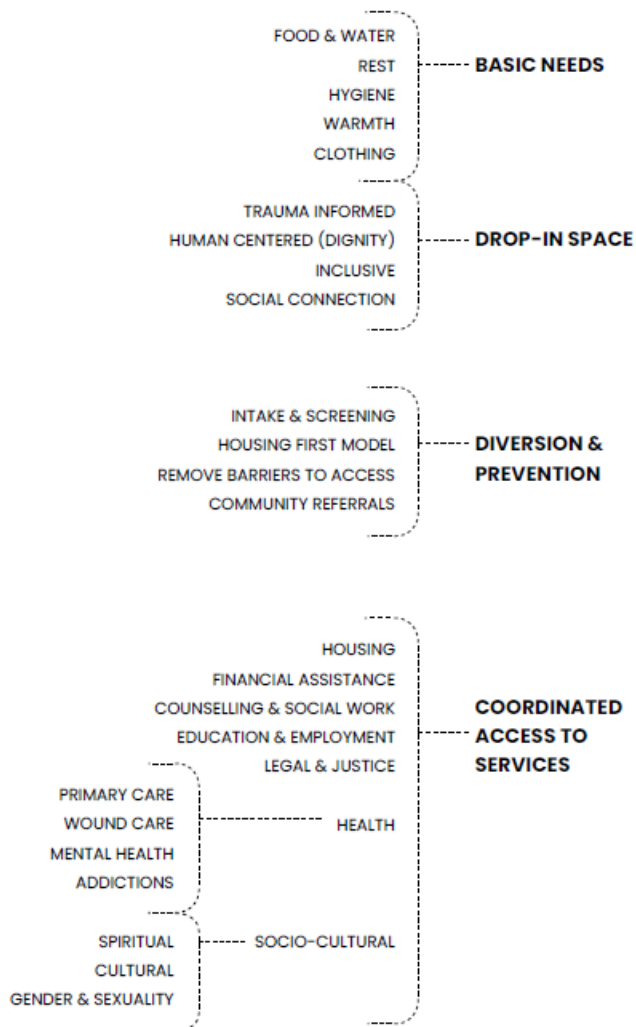
Channels: Drop-in service

Key Activities/Services: H4 currently provides low barrier service connection of people experiencing homelessness to necessary resources, including housing assistance, basic medical care, income assistance, justice services, addiction and mental health support, while helping provide for their basic needs such as food, restrooms, clothing and quiet/safe spaces for daytime rest.

Based on the recent comprehensive community consultation to explore the feasibility of re-homing and re-imagining the H4 facility as a permanent community asset, it was determined that the core-programming of the permanent H4 should include:

- Basic needs
- Housing with wrap around supports
- Drop-in service hub
- Diversion
- Prevention and coordinated access to services

The following is an expanded visual of various aspects of these categories.



The research recommended that the property be phased and expanded to accommodate onsite single occupancy permanent housing to meet individual's very high intensity housing and support needs that are not currently available in Windsor Essex and leverage wrap around multi-sector support services available on site. As a related service, the City of Windsor is proposing that emergency shelter space for single men be included as a core service.

Key Partners:

- Housing Information Services has Housing Intervention Workers which provide housing assistance, connect people to the By-Names Prioritized List and assist in completing applications to the Central Housing Registry
- Family Services Windsor-Essex has Homelessness Street Outreach staff that support people currently accessing shelter to ensure their housing and support needs are met
- Canadian Mental Health Association – Windsor Essex Branch provides mental health and addictions services

- Windsor Essex Community Health Centre (Nurse Practitioner onsite 2 half days per week, Addiction Support Workers onsite 1.5 days per week, HepC Mobile Outreach onsite one afternoon a week), and Identification clinic one afternoon a week
- Can Am Indian Friendship Centre offers their Kizhaay Anishinaabe Niin “I am a Kind Man” Program, Indigenous Drug & Alcohol Program, and Indigenous Housing Workers and hold sharing circles outside at H4
- John Howard Society has Probation and Parole staff onsite several hours a week to remove barriers to reporting appointments and facilitate further community integration for justice affected populations experiencing homelessness
- Ontario Works (two care workers are onsite five days per week)
- CommUnity Partnership, which is a partnership between the local housing corporation, another non-profit housing corporation and post-secondary institutions to provide placements and supervision for students in social work, music therapy, child and youth care, and nursing. Students are invited into high-needs social housing communities and other settings such as H4 to provide crisis intervention, eviction prevention, case management, forms clinics, referrals, vegetable distribution, food pantries, etc. with the aim of working to revitalize neighbourhoods, build resilience, and create a healthy, supportive community for all.

Key Resources: As of Feb. 2021, H4 had 9 full time staff Monday-Friday, and 7 part time staff Sat-Sun.

Space: The City of Windsor determined that the permanent hub should have an intentional design for flexible spaces that can change with the needs of the community, including civic emergencies, natural disasters, and peak demand of services in winter months. It should include onsite laundry, showers, lockers for storage, public phones, computer access with internet service, have a quiet space for daytime rest, and more active spaces for programming and recreation.

The City of Windsor determined that sites between 80,000-100,000 square feet are considered ideal. This would offer flexibility to integrate outdoor space or community bridging amenities.

Geographic Location: H4 is currently located in the downtown core, in close proximity to emergency shelters, health care providers, harm reduction pharmacies, and other core community agencies.

The City of Windsor recently retained an architectural firm to undertake comprehensive community consultation to explore the feasibility of re-homing and re-imagining the H4 facility as a permanent community asset. The consultation determined that the permanent H4 facility will also require close proximity (within a maximum distance of 2km) to emergency shelters, health care providers, harm reduction pharmacies, and other core community agencies.

Hours: 9am – 6pm 7 days per week

Costs: Costs were \$79,997 per month to provide City and community agency staffing. When solely operated by community agency staff, monthly staffing costs are \$55,249. The physical building has been operating in-kind from the City.

Currently, operating costs are approximately \$2 million annually. This supports operating from 8:30am to 6pm daily including weekends and holidays.

Outcomes Achieved:

As of June 2022, H4 has welcomed over 2,200 unique clients, with 59,654 visits. The program averages attendance between 110-150 unique visitors per day on most days, and often reaches capacity shortly after opening the doors.

98% of service users felt that H4 was a necessary and safe place where they could get help. Guests felt that H4 has the capacity to provide housing assistance in a way that other programs and service providers do not, and that H4 staff were focused on their needs. Many service users feel they have no other safe place to go other than the H4.

H4 is assisting in meeting the objectives of Built for Zero Canada. People previously thought to be inactive have been reconnected to the housing list. People not on the housing list have been assessed and added to the list. By co-locating a number of agencies at the current H4, there has been a noted increase in the number of people who have moved into housing and a significant decrease in the length of time a participant experiences homelessness. The H4 has assisted 168 individuals in exiting homelessness through securing permanent housing.

An evaluation report found that the hub has achieved cost savings in the health sector and justice system, while improving health and justice outcomes for program participants.

Additional Discussion:

Consultation feedback regarding a permanent H4 emphasized that people must feel safe. Physical choices in space should be rooted in trauma-informed design to promote dignity and decrease conflict, while also considering cultural safety and Indigenous representation.

The evaluation of H4 identified the importance of ensuring participants are actively assisted with housing and supported to replace their identification.

9.11 Whitehorse Emergency Shelter

Whitehorse, Yukon

Description of the Service Model:

Brief Summary: WES provides a low-barrier, trauma informed, culturally-appropriate, and housing-focused shelter to homeless and street involved individuals, which includes meeting basic needs, case planning, and support to access available services. WES also includes 20 permanent Housing First units and a range of services including acute medical care, mental wellness and substance use services, housing assistance and services offered by the local First Nation's Outreach clinic.

Problems Being Solved: WES supports the elimination and prevention of homelessness through housing-focused interventions aimed at improving quality of life and housing outcomes for community members who are homeless or street involved.

Client Segments: There are three client segments, vulnerable individuals living in the community, individuals experiencing homelessness and staying in shelter at WES and residents of the Housing First units.

Channels: Primarily by drop-in, but WES can also be reached by phone

Key Activities/Services: WES provides 24 overnight emergency shelter beds and 30 overflow beds, with 24/7 intake as well as 20 units of permanent supportive housing (Housing First units). The following drop-in services and supports are also provided:

- Supports for communication (mail distribution, phone access, message board)
- Managing client property and assigning lockers for temporary storage
- Outreach services to link homeless and street involved adults to available services and supports
- Breakfast and lunch programs for drop-in clients, and dinner program for overnight clients
- Access to hygiene services including hygiene product distribution and showers
- Distributing clothing and footwear donations
- Assistance with activities of daily living (ADLs) and personal care needs provided by Health Care Aides
- First aid when needed
- "Meds Assist" program to support clients to independently manage their medications
- Harm reduction supplies and education
- Primary care through EMS paramedics
- Primary care for existing clients with complex mental health challenges and substance use disorders and Opioid Treatment Services for existing and new clients
- Foot care, referrals to other agencies, sexually transmitted infection testing, and adult immunizations to Kwanlin Dün First Nation members.

Key Partners:

- Connective, which is a community-based non-profit, established as a partnership between John Howard Society of BC and the Council of Yukon First Nations, took over operation of the shelter from the Government of Yukon in March 2023.

- EMS paramedics provide onsite primary care, daily for 16 hours/day and will increase to 24 hours/day once staffing is in place.
- Mental Wellness and Substance Use Services operates its Referred Care Clinic with a nurse and doctor two days per week. The Referred Care Clinic is a primary care clinic for vulnerable adults with complex mental health challenges and substance use disorders. It is for existing clients and by referral for new patients. It also provides an Opioid Treatment Services Clinic (no referral required) at WES, along with harm reduction education, drug checking services, naloxone kits and individual naloxone training.
- Community Outreach Services provides case management and outreach supports for housing to individuals who are homeless or have a history of homelessness and have complex mental, physical or cognitive health needs or addiction challenges and need ongoing support to maintain a successful tenancy and independence in the community.
- Safe at Home provides support for individuals who need help finding and maintaining housing and help individuals navigate and participate in the Coordinated Access System.
- Kwanlin Dün Downtown Outreach Clinic operates out of WES one day per week (11am-3pm) and offers a variety of services including foot care, referrals to other agencies, sexually transmitted infection testing, and adult immunizations.
- Blood Ties Four Directions Centre provides harm reduction resources

Key Resources: 1 manager, 4 supervisors, a facility supervisor, a kitchen supervisor, 4 team leads, an outreach worker, 26 regular frontline staff and 11 occasional frontline staff, and 2 cooks, in addition to external partners. On each shift one supervisor or team lead and 3 frontline staff.

Geographic Location: Downtown core, within a couple blocks of other services and supports

Hours: Shelter and permanent housing and supports are 24/7, drop in 7am - 4:30pm

Costs: In 2021/2022, the costs of operating the Shelter were \$4,376,000.

Outcomes Achieved: An evaluation of the Whitehorse Emergency Shelter found that it achieved the following outcomes:

- Shelter guests have access to basic needs including meals, shelter, clothing, showers, and harm reduction supplies
- Shelter guests have increased feelings of safety
- The Shelter has had a positive impact on the immediate health and safety crises of guests – Half (50%) of the guests interviewed reported that the Shelter has had a positive impact on their immediate health and safety crises. Guests reported that the Shelter has allowed them to: access medical care and reduce acute health conditions/symptoms; avoid emergency department visits and hospital stays; avoid 911 calls; avoid overdoses; avoid death, from drug toxicity and from the elements.
- Shelter guests having increased knowledge and skills for reducing health and safety risks and increasing personal wellbeing

- Shelter guests have increased access to available supports and willingness to connect to supports
- Some guests reported that the Shelter has contributed to a reduction in their substance use

Housing First residents have experienced a range of positive outcomes, including: increased housing stability; increased skills for independence; employment; enrolment in school; and other improvements to quality of life.

9.12 Health and Homeless Hubs

London, Ontario

Note: The Hubs are still in the early phases of being implemented and the following is based on the plan for implementation.

Description of the Service Model:

Brief Summary: The proposed hubs will include multiple locations distributed throughout the community, built to serve the most marginalized community members with a range of care and service, from: 24/7 safe spaces and access to basic needs, to healthcare, harm reduction and addiction treatment services, and housing supports. Every interaction is an intentional effort to meet people where they're at, supporting an individual's next steps towards housing. While basic needs supports exist in a hub, hubs do not exist solely to provide basic needs.

Problems Being Solved: The impetus for the hubs is to save lives, to better deliver healthcare and housing for the most marginalized community members in London, and to address the whole of community impacts of the health and homelessness crisis. The hubs are intended to support the highest acuity Londoners to move safely inside, help them get stabilized, wrap around them with supports, connect them to the right housing and help them stay housed.

Client Segments: The hubs are intended to support the highest acuity individuals experiencing homelessness. Within this group the following are considered priority populations (in alphabetical order):

- Couples and Families
- Indigenous individuals
- Medically complex individuals
- Women & Female-Identifying Individuals
- Youth (16-25)

Channels: Participants will drop in to the hubs. Services are intended to include the following modalities:

- On-site permanent (e.g. case management)
- On-site rotating scheduled and/or by appointment (e.g. medical care, income supports, PSW)
- On-call timely services that are more acute in nature or as needed (e.g. community paramedicine, crisis response services)
- Via referral based on individual need (e.g. developmental services, psychiatric services)

Key Activities/Services:

The hubs take a Housing First approach, while ensuring an individual's health and wellness needs are attended to. The hubs are intended to operate as an entry way into the housing system.

The hubs do not operate with traditional recreational drop-in program. The drop-in services are intended to mean that the hubs will be a staffed space open 24/7 where anyone can walk in, access immediate basic needs and stabilization support, and is a conduit to services.

Hubs have:

- Approximately 35 beds:

- 25-30 transitional (a reserved stay with a bed dedicated to an individual). These beds are supported by a case worker and a plan to maintain stability, build trust interactions, and move individuals forward with their housing plans. These beds include 3 meals and snacks each day
- 5-10 are respite beds (non-reserved, with flexible in and out and participant defined length). These beds offer flexibility for those who are not yet engaged in a support and housing plan. Individuals may move to a transitional bed after consistent stays. These participants are provided with services to meet immediate needs, for example: clothing, food, rest, water, wound care, hygiene, etc.
- Access to basic needs, including clothing, food, rest, water, showers, laundry service, washrooms, hygiene supplies, social interaction and rapport building
- Supports managed through case workers and provided via in-house, mobile/appointment-based, and on-call services.
- Housing focused supports including case workers engaging in frequent and consistent care planning, conversations around housing needs and plans, opportunities for intake, opportunities to support paper-readiness, all participants should be offered opportunity for application to Rent-Geared-to-Income Housing, support person-directed searches for private market housing, rapid connection to the appropriate housing stability resources, and working collaboratively with housing and housing stability services to ensure seamless transitions of support once participants are housed
- Supports individuals with income planning and access, including accessing income supports (Ontario Works - OW, Ontario Disability Support Program - ODSP, etc), transportation supports (bus passes, cab fare) and financial management (pensions, tax, debt and related legal support) in one coordinated way based with in-hub and external appointment-based services (including accompanied appointments as required). Linkages to financial education and employment supports or opportunities are provided through external partners if applicable (e.g. to low barrier employment programs).
- Integrated care planning provided by care facilitators that support participants for the duration of their stay and engagement with the hub including supporting participants with maintenance and facilitation of coordinated care plan; receiving referral recommendations from participant, internal team members and community partner; explore connection or reconnection with natural supports; providing referrals to appropriate internal and external services and coordination of involved resources; tracking participant progress toward participant goals in coordinated care plan; advocating with community partners when systemic and complex barriers to care/ services arise; acting as a primary point of contact for participant services to ensure appropriate tracking of internal and external connections
- Collaboration among established supports to help: navigate the justice system for those on charges, facilitate intake pre-release, facilitate follow-up with probation and bail, and plan for connection to resources upon discharge.
- Specialized hubs will also include medical stabilization beds for individuals have significant acute medical diagnoses, medical issues that require ongoing care for a defined time period and/or multiple medical comorbidities that pose a high risk of morbidity or mortality if not medically managed.

- Quick access and intentional connections to acute and primary care including wound care, foot care, managing medications (for those in transitional beds), nursing assessments, primary care, mental health care, which may include access to psychiatry (on-call) and access or referral to the harm reduction and substance use continuum of support and treatment.
- Transportation for warm transfers between referring organization, transportation to services within coordinated care plan.
- Continuum of care and support to those using substances with an evidence-based approach. Supports will be available for people who use any psychoactive substance including but not limited to: alcohol, opioids, amphetamines, cocaine, marijuana. Supports will be developed and implemented based on review of the existing and evolving scientific literature base.

Key Partners: The hubs are still being implemented and partners are currently being established.

The intention is to have interdisciplinary, cross sectoral and multiagency teams work collaboratively and alongside one another in Hubs. All partners in the Hubs System share the responsibility for proactively connecting participants to the functions, services and resources from which they can benefit; regardless of whether that service is provided by the Partner's organization or not; or whether it is provided at the Hub or elsewhere in the community.

Key Resources: 6 frontline staff day and evening shifts, 5 for overnight

Space: The implementation plan estimates that each hub will require 8,000 to 10,000 square feet of multi-use space. The exterior should have a side entry off of street (for privacy and line management), a fenced private space, green space, an awning/weather protection for outside engagement. The interior should include separate services paces for people in transitional beds and respite beds. Spaces for individuals in transitional beds should include: a commercial kitchen, single rooms, shared single-use washrooms, laundry facilities, meeting and appointment space, communal room/multi-purpose room, dining space, exam/multi-purpose rooms, individual storage, secure storage (for medication management), and pets allowed. Space for those accessing respite beds and basic needs should include separate crisis de-escalation space, lobby/front of building space that includes small gathering space, laundry facilities, single use washrooms and shower facilities, private room for intakes, individual storage, and pets allowed. The facility should also include reliable WiFi, printing capacity, cameras, case management office space, secure storage outside of participants rooms, participant overflow storage (e.g. for items traditionally stored in carts), and commercial hot water capacity.

Geographic Location: The implementation plan outlines that the hubs should be located near arterial roads and transit routes and should not be located in close proximity to elementary schools, splash pads and wading pools, directly adjacent to licensed child care centres, directly park adjacent, within residential neighbourhood interior. It also states that hubs should be located in existing buildings, should represent net new beds or an addition to capacity, not the repurposing of existing facilities and services that are already over capacity.

Hours: Staffed space accessible 24/7.

Costs: The anticipated annual operating costs are \$2,700,000 per hub, which reflects 25-35 beds and a multidisciplinary team of supports.. This includes \$1,810,000 in staffing costs, \$47,000 in participant expenses (travel, support, supplies), \$718,000 in office supply, cleaning, food, training, utilities, repairs,

IT, insurance, communications and lease, and \$125,000 for admin. It is anticipated that contributions from partners could produce cost savings.

Outcomes Achieved: The hubs are newly being implemented and outcomes are not yet available.

Additional Discussion:

There will be a Hubs Integrated Leadership Table for Lead Agencies and partner agencies to ensure continuous improvement and quality assurance.

The hubs will have shared systems, including individualized care plans, data management and communication (with attention to consent, privacy and information sharing practices).

The Hubs model assumes contributions to Hub services via a range of existing partners and service providers, not net new teams, ensuring both expertise and efficiency in the delivery of Hub functions.

The hubs are required to take the following approaches to service:

- Anti-racism/anti-oppression framework
- Transparent communication
- Community engagement & relationships
- Culturally safe
- Empowerment model
- Ensuring choice in care
- Harm reduction approach
- Housing First approach
- Informed by social determinants of health
- Input from people with lived and living experience
- Low-barrier
- Trauma and violence informed
- Shared accountability and engagement

9.13 1001 Erbs Rd. Outdoor Shelter

Waterloo, Ontario

Description of the Service Model:

Brief Summary: Fifty individual cabins for people experiencing unsheltered homelessness along with a common building, meals, and services with a strong focus on connecting residents to permanent housing options.

Problems Being Solved: To offer accommodation to the unprecedented number of individuals living in encampments and services with a strong focus on connecting residents to permanent housing options.

Client Segments: The site was designed for individuals currently living in encampments, but it will also work to offer accommodation to those living unsheltered elsewhere in the region.

Channels: Residents were selected from individuals living in encampments.

Key Activities/Services:

Freshly cooked meals are served daily in the food server, within the common building. Individuals can also store and consume food brought in from outside.

Services include mental health and addictions supports, with a strong focus on connecting residents to permanent housing options.

Transportation is provided to and from the city so that residents can access and attend appointments in the surrounding area.

Key Partners: The shelter is managed by The Working Centre. Ontario Works staff goes onsite regularly. Also have health partners onsite regularly (approximately 15 hours per week).

Key Resources: There are currently 5 staff onsite at all times.

Space: The site has 50 cabins each measuring approximately 107 square feet and furnished and equipped with electricity, heating and cooling. A main common building provides running water, common space, washrooms, laundry services, heating, and electricity. Food preparation takes place off-site in a regulated commercial kitchen operated by The Working Centre. Couples are accommodated and pets are welcome onsite.

Geographic Location: The shelter is located on a regionally-owned site just outside of the urban area. The region uses adjacent property for paramedic services and landfill.

Hours: The site is accessible to residents and staffed 24/7.

Costs: Capital costs for the shelter were \$2.4 million. The forecast annual cost was \$940,000 (based on Community Services Committee report Aug. 9, 2022), however the estimate noted that there may be additional costs for staffing.

Operational costs not public at this time, however, staffing costs seems to be inline with other shelters.

Outcomes Achieved: The shelter just began operations at the end of April 2023. There is a 3-month evaluation underway which is looking at information collected from the Working Centre as well as from community partners and neighbours. Specific outcomes are not yet available.

Prior to COVID the Region had 253 adult shelter spaces, going into the winter 2023 there are over 500 spaces.

Additional Discussion:

Constructing the shelter on a Regionally-owned site allowed Waterloo Region to get the site up and running as quickly as possible.

The outdoor shelter is intended to be an interim solution.



In August 2022, staff went to council with a number of transitional housing options including the Outdoor Shelter. Other initiatives that were implemented include an Indigenous Housing Program, expansion of existing shelter space, and creating 100 scattered-site supportive housing units.

The decision for Erbs Rd. was not unanimous, initially there was a sense that what was needed was an investment in permanent housing. There was however an acknowledgement of an increase in unsheltered homelessness, chronic homelessness, and that current shelter spaces were not meeting needs and desires of people experiencing homelessness. The Erbs Rd. option provided accommodation

for a range of populations, including men, women, couples and could also accommodate pets and was not a congregate setting.

One key element considered for the shelter is that supports should follow people into housing, i.e., people should not need to be in shelter to access a certain service. They need to be able to access the service even when they leave shelter.

There is another hub in the Region, in Cambridge, the Multi-Agency Community Space (MACS). This is more of a wrap around service model hub, providing Regional housing services, family services, Ontario Works and has contracts with other community agencies. The site has been very helpful in providing warm hand-offs and the ability for people to access services right away without having to go somewhere else or make an appointment.

9.14 Boyle Street Community Services

Edmonton, Alberta

Note: this is a new model being implemented starting in October, so the description below is based on plans.

Description of the Service Model:

Brief Summary: Boyle Steet has an interdisciplinary model of care that includes interdisciplinary teams, den spaces, auxiliary supports, external supports, and light touch services. The model brings staff from multiple disciplines together into one space to form an interdisciplinary team that works collaboratively with the person seeking care to meet that person's goals. The team is supported by various other programs, including light touch services.

Problems Being Solved: The purpose of the interdisciplinary model of care is to provide access to care by allowing people to walk through the doors, explain their situation to one person, and be guided to the service or services that will best meet their needs. The intention is to reduce the work necessary to seek care and redirect that into meeting needs more promptly.

Client Segments: The services are targeted a people experiencing chronic homelessness.

Channels: Participants will drop in to a 'triage' space. The space will contain reception, intake workers, a substance use worker, a nurse, housing intake, and youth and young adult workers. People can receive 'light tough' services in the 'triage' space. Participation in the 'den' space will be based on membership, and becoming a member is based on a variety of factors, such as being chronically houseless, being ready and willing to begin working toward (self) set goals, and many others. Members of a den will be able to show up to one space - the den - and work toward their goals.

Key Activities/Services: Light touch services include:

- Harm reduction supplies
- Identification services
- Mail services
- Nurse/primary care
- Washrooms
- Coffee

Interdisciplinary team services include:

- Case management
- Housing assistance
- Substance use services
- Cultural supports

Key Partners: Boyles St. is a large non-profit and the interdisciplinary teams include staff from various programs.

Key Resources: Each team will have two adult support workers, one substance use worker, a cultural support worker, a nurse, and den members. The staff will work together out of the same physical space, which they call a den. Each team has its own den.

Space: A den will have a common area, individual offices, a computer/technology station, and a variety of seating options.

The den spaces will have triage spaces and den spaces. Triage capacity will be separate from den spaces. People looking to meet simple needs, like making a phone call, printing a document are part of the triage capacity, whereas a person seeing a counsellor will be part of a den's space capacity. The intention is to avoid having all of the capacity being used by people looking to meet more time-intensive needs and connecting people more quickly to the specific services they are looking for.

Geographic Location: The community centre is located downtown on a transit route. However, Boyle St. is also opening new, smaller warming locations across the city as a step toward the decentralization of social services in Edmonton.

Hours: May 1 – October 31: Monday – Friday 8am – 4:30pm, November 1 – April 30, Monday – Friday 8am – 4:30pm, with extended drop-in hours until 8pm, Monday - Sunday

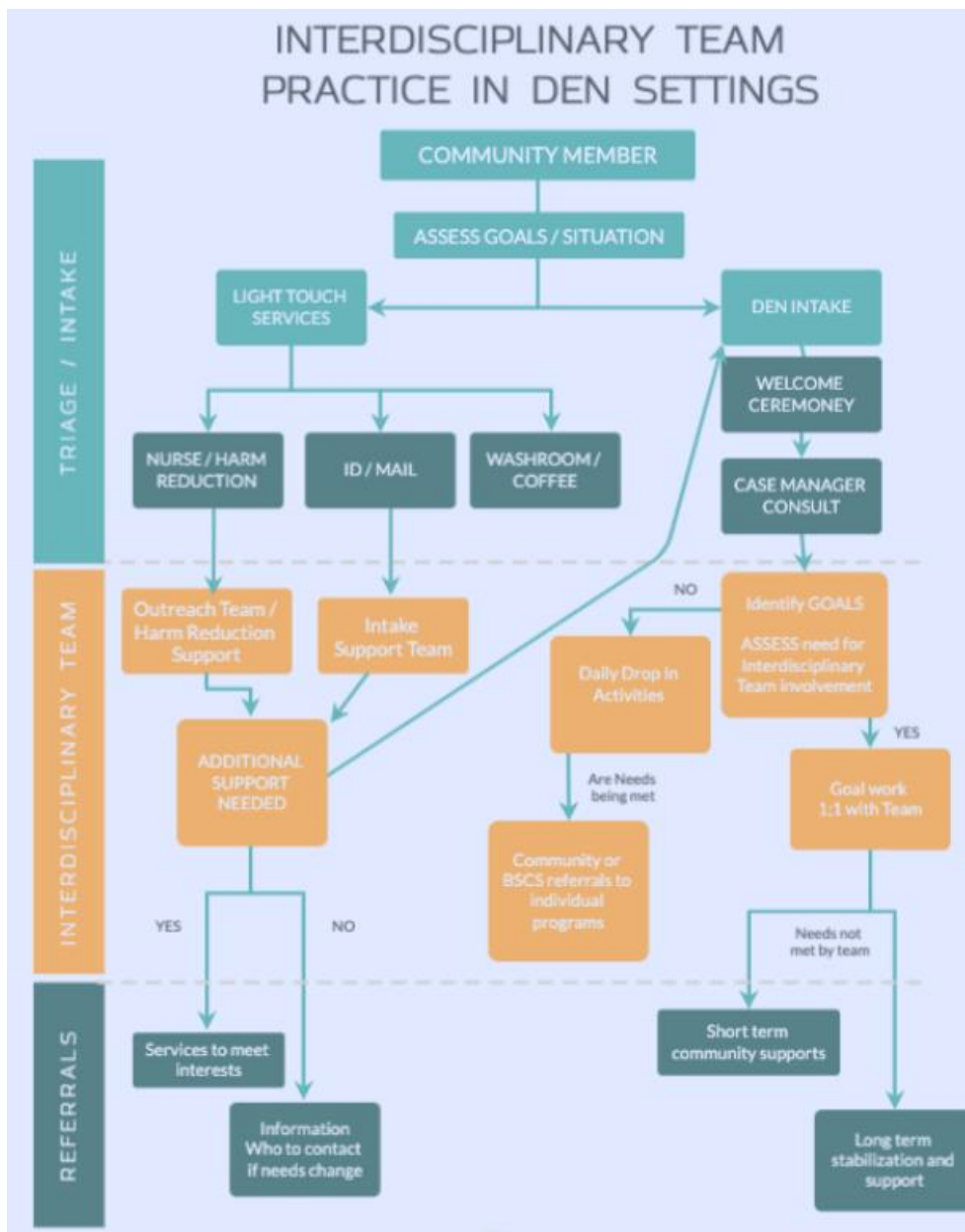
Costs: Not available.

Outcomes Achieved: This is a new model, outcomes are not yet available.

Additional Discussion:

The way Boyle St.'s programs have been delivered in the past often resulted in someone going to one office to see a housing worker, then another to see an adult support worker, then another to see a mental wellness worker, going to another to see a nurse, and in each case hoping the worker's office hours are open, or that they aren't so busy that they have to come again at another time, or that they are actually the right person for their needs, and so on.

Below is an overview of the interdisciplinary team approach.



9.15 SORCe (Safe Communities Opportunity & Resource Centre)

Calgary, Alberta

Description of the Service Model:

Brief Summary: SORCe is a multi-agency collaborative that connects people experiencing or at risk of homelessness, to programs and services that can help to address the barriers to stable housing. By bringing together multiple agencies and programs in a single location, SORCe strives to connect each client to all necessary programs and services to address the individual and complex needs of each client that comes in the door. The Distress Centre is responsible for the overall management of SORCe.

Problems Being Solved: SORCe was created to connect people experiencing or at risk of homelessness, to programs and services that can help to address the barriers to stable housing. Implementing Coordinated Entry was the key driver in establishing SORCe.

Client Segments: People experiencing or at risk of homelessness

Channels: Walk-in services

Key Activities/Services: To access programs and services, people and families are required to complete an intake process. This intake process includes completing a client profile questionnaire. Clients must acknowledge that intake information shared with SORCe will be shared with all agencies that are participating in the collaborative.

Services provided at SORCe include:

- Alberta Health Services provides mental health support for vulnerable homeless and newly housed individuals who are not connected with other mental health services two mornings a week, including psychosocial assessment and support, mental health assessments, specialist and community referrals, short-term mental health skills building, and short term mental-health-focused case management. AHS also operates a Wellness Exchange group program one afternoon a week that teaches a series of skills that help individuals cope with stress and adversity while promoting positive mental health and well-being. AHS provides short-term outpatient non-medical treatment from an addiction counselor, including short-term outpatient counselling, referral support, education, skill building, and support group programs four days a week.
- Alberta Solicitor General, Government of Alberta provides access to a Probation Officer for individuals who have probation conditions and no fixed address.
- CUPS provides Rapid Care Counselling allowing a timely access to mental health services for people with lived experience of homelessness. The program is available for short or long term based on the participant's needs.
- Distress Centre provides 24-hour crisis support, counselling and referrals to programs and agencies for further assistance.
- Inn from the Cold provides housing information, referrals and assessments for families one day a week.

- Calgary Drop-In Centre provides victim outreach services to support victims of a crime, with a particular focus on persons who are homeless or without a fixed address. The Drop-In Centre also operates a Diversion program where the program partners with the Coordinated Access Diversion Housing Strategist to provide diversion services for people accessing the SORCe and presenting with housing needs where they may not triage into a supportive housing program through the Coordinated System, with a specific focus on reducing long-term shelter use when an individual has accessed shelter for the first time.
- The Alex Steet Team provides addiction outreach services to street-involved individuals engaged in substance use and/or facing mental health barriers, including peer support, addictions and mental health referrals and community resource navigation, and intakes for the Rapid Access Addictions Medicine (RAAM) clinic three days a week.
- Trellis Society works with youth 16-24 who are at risk or currently Homeless, to permanently end their experience of homelessness through outreach case management one and a half days a week.

Key Partners: SORCe was developed as a grassroots initiative that is supported by a variety of community based organizations operating:

- Alberta Health Services
- Alberta Justice and Solicitor General
- CUPS
- Distress Centre Calgary
- Inn from the Cold
- The Calgary Drop-In and Rehab Centre
- The Alex
- Trellis Society

Key Resources: There are 16-18 staff on site including 4 housing strategists, a dedicated ID staff, financial empowerment coach, 2 diversion staff, operations coordinator, and a director and manager on site. This does not include partner agency staff that are also on site. There is also a mobile clinic that comes to the Centre once a week.

Space: Centre has a check-in window when you first enter the building and then people are asked to go into the lobby/waiting room. Currently there are 4-5 booths where system navigators sit and call people for an initial conversation. Information is collected within HMIS. Depending on needs of the individual they may move on to speak with a housing strategist who will do an assessment. The Centre also has a number of desk spaces for staff, some offices for staff, an office for Victim Services, as well as a kitchen for staff. There are washrooms onsite and a basic needs room which holds supplies and donations for participants. There is also a food storage area and hampers are prepared for people who are in need.

Geographic Location: Located downtown at LRT platform.

Hours: Monday-Friday: 9:00 a.m. - 12:00 p.m. and 1:00 p.m. - 4:00 p.m.

Costs: SORCe operates primarily through funding from the Calgary Homeless Foundation, as well as additional funding from United Way, City of Calgary and in-kind contributions from the agencies participating in the collaborative, along with an annual operating grant for office supplies.

The City provides the building and maintenance. The largest component of funding from Calgary Homelessness Foundation is for staffing. OW funding is also used for staffing. (Although based on discussions with staff, it seems like this is a much smaller amount to what they receive from the Calgary Homelessness Foundation). The Source is the central location for Coordinated Access and so when they started most of their staffing was for Coordinated Access – which came from the Calgary Homelessness Foundation. Essentially – the Source funds about 20 FTE positions – at approx. \$80,000 per staff (includes salary/benefits, CPP etc.), which would mean that staffing costs would be approximately \$1.6 million/year.

Outcomes Achieved: Staff point to increased collaboration as the biggest outcome. The Centre brings in partners from a range of sectors including housing, justice, and health. Alberta Health Services plays a large role in the centre which is seen as key to the success of the program. The model has also helped create consistency in the system.

Another key outcome has been the creation of a ‘communications hub’ that has computers and telephones, with 3 staff on at all times. With this number of staff, one-to-one support is available for individuals looking to complete applications and other key tasks.

In 2022, 1,474 housing assessments or updates and 9,791 housing check-ins were completed. In addition, 260 community partners were supported with training to become Housing Strategists.

Additional Discussion:

A new family-sector hub is being established in the upstairs of the same location. The family-sector hub is intended to provide vulnerable families with a single stop to access services and explore alternatives before homelessness hits.

SORCe is currently doing a review of their assessment tool. Originally used the ViSPDAT, the NSQ, and now looking to Toronto and San Diego as a new approach.



9.16 Integrated Care Hub

Kingston, Ontario

Description of the Service Model:

Brief Summary: The ICH provides 24/7 low barrier and wrap-around services to vulnerable citizens with immediate needs such as safety, food and rest and longer-term needs such as addiction and mental health services.

Problems Being Solved: The purpose of the ICH is to specifically offer a low barrier, trauma informed space for clients to gather and provide these services and supports in a wrap around and holistic way. The goal of the ICH is to provide supports to individuals on site by various health, housing and social service agencies.

Channels: Individuals drop-in to the site

Key Activities/Services:

Currently at Artillery Park, there are 70 emergency shelter beds and another 30 people can access rest areas.

Services also include harm reduction and consumption and treatment services, including supervised consumption, overdose prevention, counselling and treatment

Key Partners:

The Integrated Care Hub at 661 Montreal St. will be operated by HIV/AIDS Regional Services (HARS).

Kingston Community Health Centres will provide harm reduction and Consumption and Treatment Services.

Geographic Location: The current site is located within a park four blocks of the downtown. A new home is being planned well outside of the downtown.

Site: The site has onsite security, a surveillance system, exterior lighting and partial fencing.

Hours: 24/7

Outcomes Achieved: Not available

Cost: Not available

Additional Discussion:

By co-locating consumption and treatment services with the ICH services, Kingston found that there has been a significant number of individuals who use substances accessing the consumption and treatment services that also have been able to take advantage of the services provided at the ICH. The co-location has also assisted in reversing overdoses for a number of individuals. The addition of consumption and treatment services adds life-saving services (overdose prevention, supervision, counseling, etc.) and removes a powerful barrier to seek treatment.

9.17 Charlottetown Outreach Centre

Charlottetown, PEI

Description of the Service Model:

Brief Summary: The Charlottetown hub is a space that brings together government and community services — such as employment, financial assistance counselling, food and housing — and makes them more accessible to Islanders struggling with issues including homelessness, poverty or mental health.

Problems Being Solved: The hub is intended to provide access to a range of services under one roof to help people to address more than one barrier at a time. The hope is that the hub will also partners to get a better understanding of what needs are being met and what needs may have been overlooked.

Client Segments: People experiencing homelessness or who are at risk of homelessness. The intention is to focus on the needs of the most vulnerable.

Channels: Participants generally go directly to the Outreach Centre. Most people staying at the Park Street Shelter will take one of two buses (provided by Park Street Shelter) to the Outreach Centre each morning.

Key Activities/Services:

Services include:

- Warming Centre
- Connections to services
- Laundry
- Showers
- Telephones
- Computers
- Lockers
- Light breakfast/snacks

Key Partners: The centre is managed by The Adventure Group. Other partners include P.E.I.'s Department of Social Development and Housing, Health PEI, the John Howard Society, Police Services, Community Legal Information, Mi'kmaq Confederacy of PEI, Native Council of PEI, PEERS Alliance, PEI Council of People with Disabilities, the Upper Room Food Bank, Blooming House women's shelter, and the Salvation Army. A working group of fourteen agencies currently meet on a monthly basis.

Key Resources: There are 2 security staff on every day, in addition to 8 staff on site. Of the 8 staff on-site approximately 5-6 are on the main floor at all times. Daily, there are 4 front-line staff in addition to a site supervisor and custodian. There is also an Activity and Event Coordinator.

The Centre is currently looking at hiring a nurse to be on-site 40 hours a week and hope to have doctors on-site for 24 hours each month. Staff are also looking to establish a partnership the University's Medical Centre.

Space: The Centre moved locations earlier in 2023 and is now within the former curling club which was purchased by the Province.

Geographic Location: The hub is located within 3 blocks (850m) of the downtown core.

Hours: 8 a.m. to 8 p.m., seven days a week

Costs: The province provides the building and utilities in addition to \$1.5 million in operating funds. The Centre raised an additional \$800,000 through various other funding streams including Reaching Home.

Outcomes Achieved: The Adventure Group has been managing the Outreach Centre for about 18 months, over that time have seen approximately 80 people a day and support approximately 300 individuals a month. One of the biggest outcomes has been the success of the life skills program.

Additional Discussion: The Outreach Centre is currently experiencing some resistance from the Community, there is a sense that people are coming from outside Charlottetown and outside the province to seek services.

The centre initially opened as a pilot January 15, 2020 at 211 Euston Street, moved to Birchwood School in March 2020 for several months due to Covid-19, then moved to Smith Lodge at 35 Weymouth Street before moving to the current location in 2022.

9.18 Best Practices in Service Provision in Rural Areas

Hub and Spoke Model

Montana is an entirely rural state, large parts of which are frontier areas. The Yellowstone City-County Health Department's HCH project in Billings and its sub-grantees in Helena, Butte, and Missoula use a hub-and-spoke service model. Besides serving people experiencing homelessness who migrate to these cities from outlying areas, the project uses a mobile van to reach out to unsheltered persons in remote areas without HCH services. All towns with homeless health care projects have specialists within their provider network. There is lots of community support for providing care to people experiencing homelessness in Montana, where the media play an important part in educating the public about client needs and often participate in solving problems associated with homelessness. Overlapping responsibilities among public health workers at community health centers, health departments and HCH, Indigenous, and migrant health services foster a high degree of collaboration and service integration not often seen in more urban areas.

Mobile Outreach

Blue Lake California has a Mobile Medical Office in Blue Lake, California, which serves people experiencing homelessness all over Humboldt County. The van is 39 feet long, includes two exam rooms, an office lab, a dispensary for medications, and medical records — just like a stationary clinic, but smaller. In addition to providing medical services, they have a needle exchange program. Clients see a doctor every time they come in to exchange needles. Physicians screen them for HCV, HIV, TB, STDs, and mental illness. The Mobile Medical Office maintains good electronic communications with other providers. They reported that they can do a lot to connect people up to services with a laptop computer and a phone from a mobile unit.

Creatively engaging non-targeted systems and programs, faith-based organizations, and informal partners to address resource gaps

Communities can strengthen their service provision in rural areas by recruiting people with influence and who represent a variety of sectors from various locations across the geographic area. Partners could include, but are not limited to, municipal staff, local businesses, civic leaders, local law enforcement partners, affordable housing operators, school staff, behavioural health or other medical service providers, hospital discharge planning staff, food banks, postal workers, EMS staff, employment agencies, and family resource or other community networks. Leaders of these non-targeted programs can help determine if there are opportunities to pool existing resources to achieve shared outcomes. School leaders, for example, can play a critical role in identifying and connecting families and youth who are living doubled up to coordinated entry processes. Because they are embedded in the community, these community partners tend to know where to start looking for encampments, abandoned buildings, and other places where people experiencing homelessness might be living.

In rural settings, informal partnerships, like those with faith-based partners, community members, and other allies, may be particularly valuable due to a scarcity of programs and services targeted to homelessness.

The rural communities convened by United States Interagency Council on Homelessness (USICH) have built partnerships with convenience stores, given that convenience stores often serve as a grocery store,

fueling station, and community hub in rural areas. People who work in convenience stores can be outreach sources who are regularly connecting to people experiencing homelessness.

Faith-based organizations can serve many instrumental roles in addressing rural youth homelessness: helping identify people experiencing or at risk of homelessness and referring them to points of access for coordinated entry processes, sponsoring events that create connections to housing and services for people experiencing homelessness, providing emergency shelter via congregation buildings or in the homes of congregation members, creating supportive and mentoring relationships between rural individuals experiencing homelessness and congregation members, or providing flexible funding to fill the gaps in assistance that the homelessness system cannot.

Regional Approach

To make service provision in large rural areas more manageable, some communities have divided their territory into sub-regions. Each region usually has its own governance structures, including roles for various staff, and defined approaches to coordination. There are several benefits to implementing regional approaches, including:

- Enhancing buy-in among community partners as they are invited to work locally to address homelessness
- Creating opportunities to better tailor responses based on geographic and population-specific needs
- Reducing the burden on current staff and more evenly distributing work
- Better ensuring coverage and coordination across the entire geography or rural area.

Appendix 3 – Glossary of Terms

Accessible: In reference to a type of housing unit, accessible refers to units that are designed to promote accessibility for individuals with disabilities. This sometimes includes physical elements such as low height cupboards or light switches, wide doorways, and adapted bathrooms

Acuity: An assessment of the level of complexity of a person’s experience. Acuity is used to determine the appropriate level, intensity, duration, and frequency of case managed supports to sustainably end a person’s or family’s homelessness.

Adequate Housing: Dwellings not requiring any major repairs, as reported by residents

Affordable Housing: The term ‘affordable housing’ encompasses a broad range of housing, including social housing, private market rental units, and ownership housing. Based on the Provincial Policy Statement’s (PPS) definition of affordable housing: affordable rental housing refers to units rented at or below the average market rent for a specified unit size

Assertive Community Treatment (ACT): An interdisciplinary team of professionals available around the clock to provide treatment, support, and other needed services. The ACT team will typically engage people immediately after they have secured permanent housing and will regularly offer a variety of services to choose from. Services may be delivered in people’s homes or in community offices or clinics. ACT teams might include social workers, physicians, nurses, occupational therapists, psychologists, counsellors, addictions specialists, housing specialists, employment specialists, administrative assistants, and other professionals (Homeless Hub)

At Risk of Homelessness: Refers to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards (Canadian Observatory on Homelessness)

Best Practices: Refers to practices and procedures rooted in evidence-based research

By-Names Prioritization List or By-Name List: Refers to a real-time list of people experiencing homelessness that includes a robust set of data points that support coordinated access and prioritization at a household level and an understanding of homeless inflow and outflow at a system level. The real-time actionable data supports triage to appropriate supports and services, system performance evaluation, and advocacy. (20K Homes Campaign)

Client: A person served by or utilizing the services of a social agency.

Community Advisory Board (CAB): The Community Advisory Board is a catalyst for developing and supporting a local homeless-serving delivery system. The CAB is responsible for being representative of the community; producing the Reaching Home Community Plan; and recommending projects for funding to the Community Entity (DNSSAB). (Homelessness Partnering Strategy)

Coordinated Access: A coordinated access system is the process by which individuals and families who are experiencing homelessness or at-risk of homelessness are directed to community-level access points where trained workers use a common assessment tool to evaluate the individual or family’s depth of

need, prioritize them for housing support services and then help to match them to available housing focused interventions. (Reaching Home Directives)

Chronic Homelessness: Refers to individuals who are currently experiencing homelessness and who meet at least one of the following criteria:

- They have a total of at least six months of homelessness over the past year
- They have recurrent experiences of homelessness over the past three years, with a cumulative duration of at least 18 months. (Reaching Home Directives)

Core Housing Need: A household is in core housing need if its housing does not meet one or more of the adequacy, suitability or affordability standards and it would have to spend 30% or more of its before-tax income to access local housing that meets all three standards. (Canada Mortgage and Housing Corporation)

Diversion: A preventative strategy/initiative to divert individuals from becoming homeless before they access a shelter or immediately expedite their exit from the shelter system. This may include helping people identify immediate alternative housing arrangements and connecting them with services and financial assistance to help them maintain or return to permanent housing.

Evidence-based: The integration of best practice research evidence within clinical expertise and client values. In the context of social programs, services and supports, evidence-based refers to the use of high-quality evidence (e.g. randomized control trials) to develop, test, and modify programs and services so that they are achieving intended outcomes

Families: Households of two or more people and include two adults who are married/living together as well as head(s) of household with a child or children

High Acuity: In the District of Nipissing a person will be considered high acuity for the purposes of resource matching if they score 10+ on the Homelessness Information Assessment.

Homeless Count: provides a snapshot of the population experiencing homelessness at a point in time. Basic demographic information is collected from emergency shelters and short term housing facilities, and a survey is done with those enumerated through a street count. Public systems, including health and corrections, provide numbers of those without fixed address on the night of the count as well.

Homeless Hub: A homeless hub is a centralized facility designed specifically to provide a comprehensive range of services and resources aimed at supporting individuals and families experiencing homelessness. Hubs are designed to be easily accessible to individuals and families experiencing homelessness, removing barriers to service access and providing a safe, welcoming environment for those in need. While providing immediate needs like shelter and food, homeless hubs also focus on longer-term solutions aimed at transitioning individuals out of homelessness.

Homelessness: Describes the situation of an individual, family or community without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it (Canadian Observatory on Homelessness)

Homelessness Information Assessment (HIA): The Homelessness Information Assessment assesses the vulnerability factors of individuals in order to prioritize individuals for resources. The HIA considers

whether the individual is: unsheltered/staying at the low barrier shelter/couch surfing, experiencing chronic homelessness, Indigenous, have mental health issues, have substance use issues, youth (16-24), have a developmental cognitive disability, have a physical disability, have an acute/chronic medical condition, have recently been discharged from an institution, are fleeing violence and/or victimization, are experiencing environmental displacement, and identify as LGBTQ2S+ and assigns a score based on these vulnerability factors.

Housing First: Is a recovery-oriented approach to ending homelessness that centres on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. There are five core principles of Housing First:

1. Immediate access to permanent housing with no housing readiness requirements
2. Consumer choice and self-determination
3. Recover orientation
4. Individuals and client-driven supports, and
5. Social and community integration

Indigenous: A collective name for the Indigenous Peoples of North America and their descendants. The Canadian Constitution recognizes three groups of Aboriginal people: Indians (commonly referred to as First Nations), Métis, and Inuit. (INAC)

Indigenous Homelessness: describes the situation of First Nations, Metis, and Inuit individuals, families or communities lacking stable, permanent, appropriate housing, or the immediate prospect, means or ability to acquire such housing. (Canadian Observatory on Homelessness)

Intensive Case Management (ICM): Intensive case management is a team-based approach to support individuals, the goal of which is to help clients maintain their housing and achieve an optimum quality of life through developing plans, enhancing life skills, addressing mental and physical health needs, engaging in meaningful activities and building social and community relations. It is designed for clients with lower acuity, but who are identified as needing intensive support for a shorter and time-delineated period.

Low Acuity: In the District of Nipissing a person will be considered high acuity for the purposes of resource matching if they score from 1 to 3 on the Homelessness Information Assessment.

LGBTQ2S+: Refers to Lesbian Gay, Bisexual, Transgender, Queer, Two-Spirit and other gender/sexual identities
Low Acuity: a person will be considered low acuity if they have a VI-SPDAT score of 6 or less as a youth or a single adult, or 3 or less as a family.

Mid Acuity: In the District of Nipissing a person will be considered high acuity for the purposes of resource matching if they score from 4 to 9 on the Homelessness Information Assessment.

Prevention: refers to the activities, interventions and planning that prevents individuals and families from experiencing homelessness.

Rental Assistance: This is a term that generally applies to any form of financial assistance provided by government to lower the rent. This includes rent-gear-to-income assistance in social housing, rent supplements, housing allowances, and housing benefits.

Service Prioritization Decision Assessment Tool (SPDAT): An assessment tool to determine client placement based on the level of need. The SPDAT looks at the following: self care and daily living skills; meaningful daily activity; social relationships and networks; mental health and wellness; physical health and wellness; substance use; medication; personal administration and money management; personal responsibility and motivation; risk of personal harm or harm to others; interaction with emergency services; involvement with high risk and/or exploitative situations; legal; history of homelessness and housing; and managing tenancy.

Shelter: A shelter is a facility designed to provide temporary safe accommodation and basic necessities for individuals and families who are experiencing homelessness. In addition to providing a safe place to sleep, shelters typically offer essential services such as meals, showers, and access to laundry facilities. It is best practice for hub to be housing-focused and assist clients with transitioning out of homelessness. Many shelters also offer or connect individuals with a range of support services.

Sleeping rough: People who are unsheltered, lacking housing and not accessing emergency shelters or accommodation. In most cases, people sleeping rough are staying in places not designed for or fit for human habitation, including: people living in public or private spaces without consent or contract (public space such as sidewalks, squares, parks or forests; and private space and vacant buildings, including squatting), or in places not intended for permanent human habitation (including cars or other vehicles, garages, attics, closets or buildings not designed for habitation, or in makeshift shelters, shacks or tents).

Social Housing: Social housing is subsidized housing that generally was developed under federal and provincial programs during the 1950s – 1990s, where ongoing subsidies enable rents to be paid by residents on a ‘rent-geared-to-income’ (RGI) basis (i.e. 30% of gross household income). Social housing is also called subsidized, RGI, community, or public housing. Additional social housing units are generally no longer being developed due to changes in programs.

Subsidized housing: A type of housing for which government provides financial support or rent assistance

Support Services: Services directed at supporting individuals and families with daily living (e.g. referrals, individual case management, personal identification, transportation, legal/financial assistance, mental health and child care)

Supportive Housing: Refers to a combination of housing assistance and other supports that help people to live as independently as possible. This includes several forms of rent subsidies (e.g. rent-geared-to-income in social housing, rent supplements, housing allowances) and housing types (e.g. dedicated buildings, individual units). Supports also take a variety of forms and vary in intensity based on people’s unique needs (e.g. Occupational Therapy, Physical Therapy, Nursing, social work, etc.)

Youth Homelessness: Describes the situations and experience of youth people between the ages of 16 and 24 who are living independently of parents and/or caregivers, but do not have the means or ability to acquire stable, safe or permanent residence. (Canadian Observatory on Homelessness)

Housing Needs and Supply Study

District of Nipissing Social Services Administration Board

Final Report • April 16, 2024



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in collaboration with



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This *Housing Needs and Supply Study* was undertaken on behalf of the District of Nipissing Social Services Administration Board (DNSSAB) by SHS Consulting and Daniel J. Brant and Associates.

This report is the result of a collaborative process and would not have been possible without the active involvement of DNSSAB staff and Board members, as well as over 40 key housing stakeholders and sector representatives who participated in consultations to inform the study, and over 700 residents who provided feedback via the housing needs and opportunities survey.

We would like to thank the DNSSAB project team for their direction, input, and assistance throughout this study. We would also like to thank all of the residents and key stakeholders who dedicated time to providing valuable feedback and information for this study.

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Executive Summary

The DNSSAB's vision from 2014 to provide 'acceptable, safe and affordable housing that meets the needs of its citizens' is still relevant today. Over the past 10 years, many of the housing-related needs and gaps in Nipissing have either remained consistent or increased in terms of urgency to address.

Building on work that has been undertaken to address housing needs over the past few years, this Housing Needs and Supply Study (HNSS) undertook comprehensive quantitative analysis along with community engagement to examine the current housing supply and demand throughout the communities that make up the District of Nipissing. The needs across the entire housing continuum, both market and non-market housing, were assessed and the HNSS puts forward a vision, strategies, and actions for the DNSSAB to implement to make significant progress in addressing the housing needs and gaps across the District and create acceptable, safe and affordable housing for its residents.

Over 800 community, industry, and housing system participants took part in one or more components of this initiative.

Inputs to this strategy included:



Comprehensive *Community and Economic Profiles* for each municipality based on Statistics Canada data



Widespread *engagement with the local community and municipalities* through focus groups (8) across Nipissing District (41 participants), along with over 700 respondents to a resident survey



Regular *project update and strategy development* meetings with the DNSSAB

The strategies, success criteria, and actions will require a collaborative approach, as they acknowledge the role of the DNSSAB in supporting the development of a wide range of housing options through coordinating efforts between the other levels of government that are responsible for housing, as well as the community, community agencies, and the private sector to effect positive change.

Below are the seven key strategies for the DNSSAB to address the housing needs and gaps as it relates to **for people**, **for housing** and the **for the system**. The strategies and actions were developed through the assessment of housing needs in the District and the results of engagement activities with District staff and Board members, key stakeholders in the housing sector, and residents.

Details on these seven strategies and recommended actions to implement the strategies are provided in the report. Each action is accompanied by an overview of the action, potential resources to learn more, and best practices from elsewhere to help inform the implementation of the action.

FOR PEOPLE

Strategy 1 Provide services and supports to nurture safe, healthy and connected communities for those of all lived experiences.

FOR HOUSING

Strategy 2 Provide diverse housing forms/options throughout Nipissing for all stages of life.

Strategy 3 Increase the provision of purpose-built rental and affordable housing options across Nipissing.

Strategy 4 Increase the provision of non-market housing options for residents along the housing continuum, including Urban Indigenous populations.

Strategy 5 Maintain the existing housing stock through supports to improve and rehabilitation housing.

FOR THE SYSTEM

Strategy 6 Create a better coordinated system of housing and supports.

Strategy 7 Take the lead in advocating for investment and support for housing in Nipissing.

1 Introduction and Background

The District of Nipissing Social Services Administration Board (DNSSAB) is the designated Service Manager for housing and homelessness services in the district. Previous Housing Needs and Supply studies that cover the Nipissing District are either outdated or surpassed their useful life period.

The purpose of this study is to develop a robust Housing Needs and Supply Study (HNSS) for municipalities in the District of Nipissing by undertaking detailed research and analysis on current housing supply and demand, determining needs and gaps across the entire housing continuum, including both market and non-market housing, and making recommendations for action.

The goal of the study is to inform housing policy and related programs, investment in residential development, and other steps required to make meaningful change in addressing current and emerging housing needs in Nipissing.

This report was undertaken in three components. The first component included developing comprehensive Community and Economic Profiles for each municipality in the District based on quantitative data. The second component included engagement with the public and key stakeholders to determine needs and explore opportunities. These reports are attached as appendices to this strategy. This Housing Needs and Supply Study report is the third component and represents the culmination of the research conducted in components one and two (which can found as appendices to this report). This report summarizes the key findings from the first two components, and puts forward a vision, strategies, and actions to address the housing needs and gaps in the District.

Methodology


Methodology

This Housing Needs and Supply Study (HNSS) conducted detailed research and analysis on the current housing supply and demand throughout the communities that make up the DNSSAB. The needs across the entire housing continuum, both market and non-market housing, were assessed.

Beginning in late 2023, the Housing Needs and Supply Study involved undertaking a comprehensive quantitative analysis along with community engagement. Over **800** community, industry, and housing system participants took part in one or more components of this initiative.

Inputs to this strategy included:

 Comprehensive **Community and Economic Profiles** for each municipality based on Statistics Canada data

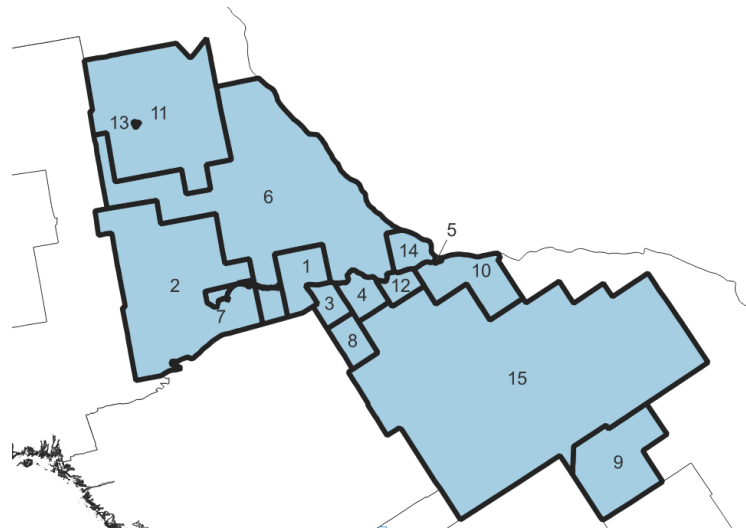
 Widespread **engagement with the local community and municipalities** through focus groups (8) across Nipissing District (41 participants), along with over 700 respondents to a resident survey

 Regular **project update and strategy development** meetings with the DNSSAB

Geographic Reach

The Housing Needs and Supply Study covers the entire Nipissing District (**Figure 1**). Housing strategies within this document contain objectives and actions that are within the jurisdiction of the DNSSAB, including housing gaps experienced by Urban Indigenous populations in the various District municipalities.

Figure 1: Map of Nipissing District with municipalities, First Nations, and unincorporated areas labeled



List of Municipalities

Nipissing District

1. City of North Bay
2. Municipality of West Nipissing
3. Municipality of East Ferris
4. Bonfield Township
5. Town of Mattawa
6. Unorganized, North Nipissing
7. Nipissing 10 (Nipissing First Nation)
8. Township of Chisholm
9. Township of South Algonquin
10. Township of Papineau-Cameron
11. Municipality of Temagami
12. Municipality of Calvin
13. Bear Island 1 (Temagami First Nation)
14. Municipality of Mattawan
15. Unorganized, South Nipissing

Alignment with other strategies

Both the federal and provincial governments have developed strategies and undertaken initiatives to address the housing need of all Canadians. The District has also developed strategies which impact the provision of housing for all residents. As such, the recommendations in this Housing Needs and Supply Study align with the goals of the DNSSAB Strategic Plan, as well other related strategies.

DNSSAB STRATEGIC PLAN (2022 - 2042)

As a part of the DNSSAB’s current strategic plan, the DNSSAB Board outlined four (4) goals to represent the DNSSAB’s desired outcomes and core areas of focus.



Maximize Human Services Impact

The Board will leverage its leadership and bring together internal and external stakeholders, in an effort to realize common goals and maximize collective resources for the betterment of people in Nipissing District.



Remove System Barriers

Through a focus on the vulnerable population, the Board will advocate for affordable housing, and support the removal of persisting social barriers such as access to quality childcare programs, homelessness, poor mental health, addictions, and poverty, which threaten an individual's well-being and community participation. The related disparities and inequalities in income, education, socioeconomic status, and health are examples of barriers to individual well-being and healthy communities.



Seamless Access

Enhance service planning, delivery, and access so clients and residents can access programs and services when and where they need them.



Continuous Improvement and Adaptation – Learning & Growth

Taking a continuous improvement approach will lead to processes and operating methods that are efficient and effective, with high-quality service delivery. The complementary focus on internal learning, growth, and adaptability enhances employee and technology capabilities and strengths..

What we have accomplished

Since the development of the District’s 10-Year Housing and Homelessness Plan, the District has been undertaking housing studies to better understand the housing situation in the District and implementing initiatives to address housing need.

ACCOMPLISHMENTS 2014 – 2018

In 2019, the DNSSAB released a 5-Year Review of *A Place to Call Home (2014 – 2024)*, the District’s 10-Year Housing and Homelessness Plan. The review outlined highlights from the previous five years of housing accomplishments across the District.

From 2014 to 2018, approximately \$16.4 million in funding was spent addressing the Strategic Objectives outlined in *A Place to Call Home (2014 – 2024)*. This included \$3.4 million on homelessness prevention, shelters, and diversion; \$2.8 million on improving housing stability; \$10 million to increase housing affordability and options along the housing continuum; \$1.8 million sustaining and expanding the housing portfolio; \$25,000 on leadership, integration, coordination, and advocacy; and \$79,000 on awareness, education, information, and best practices.

ACCOMPLISHMENTS 2019 – 2024

From 2019 to 2023, the DNSSAB invested nearly \$20 million in homelessness. The majority of these funds were from provincial COVID emergency Social Services Relief Funding (within the Community Homelessness Prevention Initiative) and were expended over a 15-month period during the height of the COVID-19 pandemic.

The DNSSAB committed an average of \$150,000 annual funding until 2024 for community programs and services to address homelessness through *Reaching Home, Canada’s Homelessness Strategy*. An additional \$52,000 was allocated for the implementation and ongoing costs associated with a Coordinated Access System. Over this period, \$2.8 million was invested in developing the low-barrier shelter and Gateway House.

Housing and Community Plans

The DNSSAB has released several plans and frameworks to further advance housing and homelessness research, identification of need, and action-oriented goal setting. These have included *Reaching Home: District of Nipissing Homelessness Plan 2019-2024 (2019)*, *Low-Barrier Shelter Services in North Bay – Framework (2020)*, and the *Framework for the Integrated Program for Homelessness, Housing, Mental Health and Addictions, North Bay and Nipissing District (2020)*.

Other recent community plans include several local municipal *Community Safety and Well-Being Plans (2021)*, a *Homelessness Prevention Framework: Community Gaps and Potential Solutions (2021)*, *Integrating Social Services and Mental Health and Addiction Services for Vulnerable Populations (2020)*, and *Reaching Out: Health Services and Homelessness in North Bay Action Plan (2019)*.

2 *Summary of Needs and Opportunities*

The housing market can be viewed as a continuum where, ideally, supply responds to a range of needs in a community. However, the housing needs in a community are not always met in the private housing market. This is particularly true for households with low incomes and those with unique housing needs, such as seniors and youth.

The Housing Needs and Supply Study research and engagement revealed several key findings. These findings informed key themes for three categories of focus.

This section provides a summary of the key findings and gaps that emerged through the qualitative and quantitative analysis.

Summary of key themes and gaps

The Housing Needs and Supply Study aimed to dive deeper into the quantitative and qualitative data to uncover key themes and gaps as it relates to housing need and supply and opportunities within the Nipissing District.

The themes for these findings based on the research undertaken were categorized into three areas of focus and informed the development of the strategies and actions:

THEMES		GAPS
<p>FOR PEOPLE</p> 	<p>These themes are at the person or household level. They impact how residents of Nipissing access the types of housing that work for them.</p>	<p>Residents are looking for the social determinants of health to be addressed, including improving access to social housing, services, mental health support, and amenities</p> <p>Community members want to ensure everyone has a home they can afford</p> <p>There is a lack of affordable housing options to retain younger households and families in their communities</p> <p>There is a need for supports and suitable housing for seniors to age in place</p> <p>There is a need for supports specific to the Indigenous community, including affordable and supportive housing options</p>
<p>FOR HOUSING</p> 	<p>These are themes related to the housing (stock or supply) available to residents of Nipissing.</p>	<p>There is a need to provide a diversity of housing options for all stages of life, including supporting the provision of non-market housing, affordable housing, rental housing, and smaller housing options</p> <p>There is a need for considerations to improve and rehabilitate aging housing stock</p> <p>Ongoing maintenance, upkeep, and overall housing quality are key concerns for renters and owners.</p> <p>There is a need for increased supportive housing options for people with different abilities, family sizes, and additional needs</p> <p>The provision of 'worker housing' for those looking to live and work in the community is required to allow for economic development</p> <p>Infrastructure limitations and financial barriers are currently hindering development opportunities, particularly in rural communities</p>
<p>FOR THE SYSTEM</p> 	<p>These themes are at the system level. They impact how residents of Nipissing interact with housing systems and the role of the DNSSAB in these systems.</p>	<p>There is a desire for a holistic, equitable and inclusive housing system in Nipissing that is easy to navigate</p> <p>There is a perceived lack of urgency, innovation, and leadership energy around housing. DNSSAB should focus on system leadership and be clear on DNSSAB's role within the system</p> <p>Build and repair relationships and trust within the community, including the Indigenous community</p> <p>Residents want to see collaboration and partnerships with communities, local organizations, and other levels of government</p> <p>Spread resources throughout the district</p>

3 Vision, Roles and Strategies

This section details the **vision** for housing in the District that emerged, **roles and responsibilities of various actors** in the system, and the **seven strategies and a range of accompanying actions** were developed to address the housing gaps identified through the assessment of housing needs in the District and the results of engagement activities with District staff and Board members, key stakeholders in the housing sector, and residents.

The vision

As part of the District’s 2014 Housing and Homelessness Plan, a vision and mission for how the District approaches housing were created. These are still relevant today.

2014 Vision: *Acceptable, safe and affordable housing that meets the needs of citizens in Nipissing District*

2014 Mission: *Through leadership, integration and collaboration, our communities create housing options and solutions to prevent homelessness and help citizens retain a home in Nipissing District*

Through the quantitative and qualitative analysis undertaken as part of this study, vision statements for people, housing, and the system emerged that support and expand on the DNSSAB’s 2014 vision for housing in the District:

FOR PEOPLE

People feel..

Safe and supported, treated equitably, are able to remain in their communities if they want to do so

FOR HOUSING

Housing that...

Provides options to meet a diversity of needs through all stages of life and is:

affordable, appropriate, adequate, accessible, available, safe, secure, and healthy for all Nipissing residents.

FOR THE SYSTEM

A system that..

Is equitable, inclusive, takes a holistic approach and is easy to navigate

And where government..

Clarifies their role, takes collective action to reduce barriers to access, and collaborates/undertakes partnerships/coordinates to connect residents with resources and services

Roles and responsibilities

The various levels of government each play a role in the housing system and implementing the actions recommended in this study.

FEDERAL GOVERNMENT

The Federal government, through the Canada Mortgage and Housing Corporation (CMHC), provides mortgage insurance and implements various funding programs, such as the National Housing Strategy Co-Investment Fund, and the Rental Construction Financing Initiative, for the construction of affordable rental housing.

The Federal government released the first *National Housing Strategy* in 2017. This Strategy offers direction on Canada's approach to ensuring all citizens have the housing they need. The Strategy is also tied to funding for specific programs, including a housing benefit, repairs and retrofits of social housing units, funding for supportive housing, and supports to make homeownership more affordable.

PROVINCIAL GOVERNMENT

The Ontario government has a broad role in housing through legislation, regulation, and funding programs. The Provincial government helps set the housing agenda for Ontario and assists communities in meeting housing needs by providing transfer payments to municipalities and some funding for housing and homelessness programs.

In addition, the Province provides municipalities with legislative tools to meet housing need in communities. The Province recently released its *More Homes More Choice Housing Supply Action Plan (2019)* as well as the *Community Housing Renewal Strategy (2019)* with the goal of increasing the housing supply, including community housing.

SERVICE MANAGERS

Social service management in Ontario was downloaded to municipalities and Service Managers in 1998. The District of Nipissing Social Services Administration Board (DNSSAB) is the Service Manager for the District of Nipissing and is responsible for social services administration across the District.

Service Managers are responsible for establishing policies that promote affordable housing development by creating local or District housing and homelessness plans, contributing to and coordinating housing funding, developing and administering housing and homelessness programs, managing assisted, supportive, and emergency housing and shelter portfolios, and reporting on progress in addressing housing needs, goals, and outcomes.

Roles and responsibilities

DNSSAB

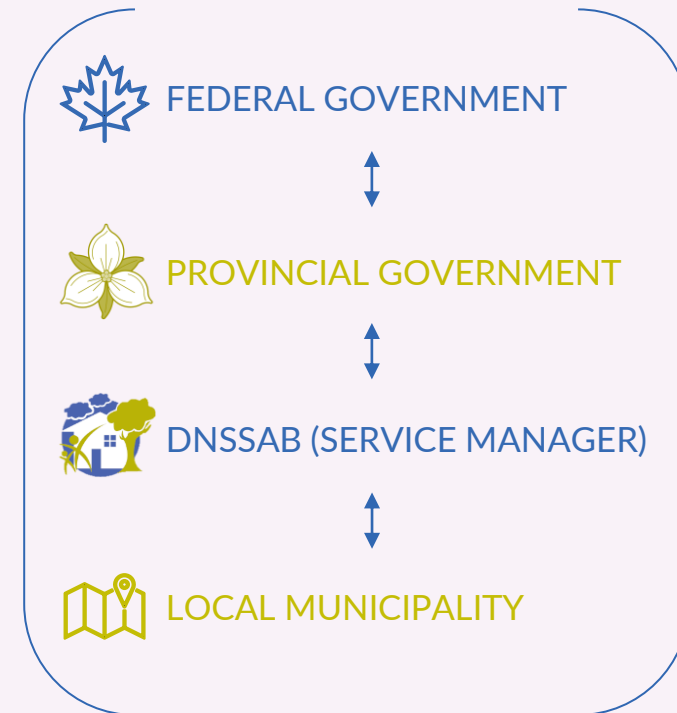
The District of Nipissing Social Services Administration Board (DNSSAB) is the service delivery agency for essential human services to the residents of the Nipissing District. These include Ontario Works, Housing Services, Children’s Services, and Paramedic Services.

The DNSSAB is responsible for the funding and administration of Social Housing programs and work to prevent homelessness. Among the resources offered by the DNSSAB are aid for residents who wish to move, help with living costs, down payment assistance, and assistance with major repairs or renovations to the home.

LOCAL MUNICIPALITIES

The responsibilities of local municipal governments are set out in the *Municipal Act, 2001*. Municipal governments are responsible for providing many of the services within their local boundaries that residents rely on daily, including strategic land use, subdivision and condominium approval, and the maintenance of local roads.

Municipal governments raise most of the money to pay for these services through property taxes. Additional funding comes from other sources, or "non-tax revenue" including user fees. In some cases, the Provincial government provides grants, payment in lieu, and other assistance to help pay for services.



Strategies and Actions

Below are the seven key strategies for the DNSSAB to address the housing needs and gaps as it relates to **for people**, **for housing** and the **for the system**. The strategies and actions were developed through the assessment of housing needs in the District and the results of engagement activities with District staff and Board members, key stakeholders in the housing sector, and residents.

The following pages provide details on these seven strategies and recommended actions to implement the strategies. Each action is accompanied by an overview of the action, potential resources to learn more, and best practices from elsewhere to help inform the implementation of the action. Each of these actions should be tailored to the needs of the District to ensure appropriate application.

FOR PEOPLE

Strategy 1 Provide services and supports to nurture safe, healthy and connected communities for those of all lived experiences.

Strategy 2 Provide diverse housing forms/options throughout Nipissing for all stages of life.

Strategy 3 Increase the provision of purpose-built rental and affordable housing options across Nipissing.

FOR HOUSING

Strategy 4 Increase the provision of non-market housing options for residents along the housing continuum, including Urban Indigenous populations.

Strategy 5 Maintain the existing housing stock through supports to improve and rehabilitation housing.

FOR THE SYSTEM

Strategy 6 Create a better coordinated system of housing and supports.

Strategy 7 Take the lead in advocating for investment and support for housing in Nipissing.

Strategy 1

FOR PEOPLE

Provide services and supports to nurture safe, healthy and connected communities for those of all lived experiences.

Stakeholders identified the need for a **housing-first approach** that recognizes the urgent need to support the approximately 300 unhoused residents and 3,590 households in core housing need in Nipissing.

Feedback through consultations highlighted the need for the DNSSAB to work with municipal, Indigenous, private sector, and community partners to **increase education and improve the coordination of housing services and wrap around supports** to support health and safety for all residents in Nipissing communities.

Goal

To utilize a housing first approach to provide adequate and appropriate services and supports that address range of needs in Nipissing District.

Ensure that housing is secure and maintained at every stage of life, and safety and health is prioritized.

Create supports for landlords to increase their capacity and help ensure those tenants who are currently housed can maintain their health and housing.

Success Criteria

We know we are on the right track if...

- Nipissing District is taking a housing first approach with positive results
- Residents identify that they feel safer and more connected in their local communities
- New supportive housing is being created with wrap-around services being delivered
- More homes have high speed internet access across the region
- Landlords feel supported and stay in the rental market (positive feedback).

Actions

The following actions are recommended to implement this strategy:

#	Action
1.1	DNSSAB to develop a program to support capacity building for landlords , specifically around supporting tenants with complex needs, guidance on best practices and how to create community in shared residential spaces.
1.2	Work with municipalities, First Nations, and community organizations to create a program of community connection events to bring together residents with different lived experiences to build empathy and learn about one another.
1.3	Create a Housing First policy to inform housing and encampment strategies in Nipissing District going forward.
1.4	DNSSAB to work with other levels of government and community agencies to create a more robust supportive housing system , informed by lived experiences and lived expertise that builds wrap around services into housing provision .
1.5	Create programs for aging in place supports that consider local service provision, personal support worker needs, home maintenance needs, and technology to support rural seniors with safety and connection at home.
1.6	DNSSAB to develop a digital equity policy and explore opportunities for investment and partnerships to support digital equity/ infrastructure to allow for remote work throughout Nipissing and reduce isolation for those living in rural communities (seniors, those living with disabilities, and those who need reliable connection to emergency services).

Action 1.1

DNSSAB to develop a program to support capacity building for landlords, specifically around supporting tenants with complex needs, guidance on best practices and how to create community in shared residential spaces.

Background

Private and secondary market landlords play a critical role in delivering much needed rental housing in Nipissing District. However, as economic and social pressures increase for tenants and there continues to be a lack of supportive housing options, complexity in delivering rental housing to tenants with support needs also increases, resulting in landlords being called on to respond to challenges and circumstances that are new to them.

This evolving remit calls for support and resources that empower landlords with tools and knowledge to help them navigate more complex tenant relationships, community situations, and economic circumstances.

As an interim measure until a more robust supportive housing system is established, the DNSSAB should initiate and implement a landlord engagement program across municipalities in various venues, to provide information, guidance, and support to landlords facing new challenges.

This will not only strengthen individual landlords and the housing system, but will also provide an opportunity to build community in shared residential spaces, improve the tenant experience, and to identify challenges in the rental market that are as of now unrecognized.

Resources

[The Landlord Engagement Toolkit: Guide to working with Landlords in Housing First Programs](#)

Spotlight

City of Windsor: Fostering Successful Tenancies Toolkit

Though this toolkit was created specifically for providers of social, affordable, and supportive housing, there are important learnings that can be used to inform support of landlords more generally in the context of renting housing to tenants with complex needs. It is intended to be adapted for use across the housing continuum.

The toolkit is intended to foster competency and improve relationships with tenants. It includes strategies, tips and resources related to responding to challenging behaviours, hoarding, addictions and best practices in housing.

The toolkit was developed as part of a project led by the City of Windsor in collaboration with Family Services Windsor Essex and Canadian Mental Health Association Windsor Essex County. Its goal is to increase capacity in the housing sector, which will help to reduce and prevent individuals and families from experiencing and/or returning to homelessness by creating new systems to support and prioritize people seeking and requiring service.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 1.2

Work with municipalities, First Nations, and community organizations to create a program of community connection events to bring together residents with different lived experiences to build empathy and learn about one another.

Background

Residents, public and private sector leaders, and those from community organizations across urban municipalities in Nipissing District all voiced concerns about community safety and health related to encampments, addictions, and mental health challenges. Qualitative data reveals a tension in communities between advocating for further support and concern about increased investment in emergency services and related supports.

To establish shared ownership for community spaces, connection, and experiences it is important to build empathy and understanding across the District. This will support collective healing and collaboration in these communities.

To do this the DNSSAB should pursue a variety of community connection events and/or installations that bring together folks with different lived experiences to learn from one another. These interactions could be hosted by libraries, community centres, municipalities, or individual organizations and would create opportunities for residents with different lived experiences to connect and find areas of common experience. These connections are recognized^{1,2} as fostering empathy, social cohesion, safety, and connection and can support quality of life in Nipissing District.

Spotlight

The GAP Committee

The GAP Committee is a community organization in Durham Region that builds community by bringing together the expertise of people with lived experience of homelessness, service providers, and other caring partners to fill the gaps in services and find shared solutions to prevent and end homelessness in the Region.

The GAP Committee is supported by the Community Development Council Durham. The committee hosts monthly meetings, and creates interactive spaces for community conversations, working groups, events, workshops, and micro-projects.

Past GAP Committee events have included seminars with group discussions, workshops for people with lived experience of homelessness around the meaning of hope, games and activities sessions, and community movie and documentary screenings.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 1.3

Create a Housing First policy to inform housing and encampment strategies in Nipissing District going forward.

Background

The Housing First approach to ending homelessness and supporting residents is widely recognized as a cost-effective means of ending homelessness and positively impacting both individuals and communities.³

This approach prioritizes access to permanent, stable housing that provides appropriate wrap-around supports and recognizes that stable housing is a necessary precursor to achieving health in any other areas of life.

The CMHA – North Bay and District and Northern Pines have already adopted housing first approaches. Nipissing District is also a Built for Zero community and has a Community Advisory Board (CAB) established to address homelessness in the District and facilitate the distribution of Reaching Home funds.

By formalizing a Housing First policy and working with the CAB and local municipalities to adopt this approach, the DNSSAB would extend its support for the existing initiatives and further demonstrate the DNSSAB’s commitment to ending homelessness and supporting individuals who have been homeless for prolonged periods of time and are also living with complex care needs, disabilities, addiction and/or mental health concerns.⁵

As a champion for Housing First policies and perspectives in the District, the DNSAAB can advocate to municipalities to take the same approach and support in mobilizing resources and programs to advance such policies that will end homelessness and support individual and community health in Nipissing District.

Resources

[Canadian Housing First Toolkit - Rural and Remote Resources](#)

Spotlight

Mental Health Commission of Canada

A federally funded study through MHCC in five Canadian cities (Vancouver, Winnipeg, Toronto, Montreal, and Moncton), indicated that participants who were assigned to housing first initiatives showed better outcomes than those without.

Medicine Hat, Alberta

Medicine Hat, Alberta, implemented a data-driven, housing-first approach where people experiencing homelessness were provided housing first without any preconditions, and then offered support to address any other issues they may have been facing. The City announced they had achieved functional zero chronic homelessness in 2022.

Calgary Urban Project Society (CUPS)

Agencies such as the *Calgary Urban Project Society (CUPS)* have implemented programs to quickly house and support individuals and families, creating more than 2,184 housing program spaces as part of Calgary’s Housing First commitment.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 1.4

DNSSAB to work with other levels of government and community agencies to create a more robust supportive housing system, informed by lived experiences and lived expertise, that builds wrap-around services into housing provision.

Background

As the leader for housing in Nipissing District, DNSSAB has the opportunity to act as a unifying voice in providing supportive housing that addresses the needs of residents in the District. These needs vary across resident lifetimes and with changes in their health, economic, and social circumstances.

As such the DNSSAB should advocate to various levels of government for additional funding to create a robust system of supportive housing that includes both the housing itself and the wrap-around services needed to ensure success. This approach should include partnerships with community organizations to build new supportive housing and to integrate these support services in a holistic way that considers the wide variety of needs and lived experiences of residents in the District.

Supportive housing would not only address the concerns of long-term residents who wish to age in place and contribute to their communities but would also support the housing system overall, alleviating pressure on private and secondary market landlords while responding to concerns of public sector and community leaders worried an overburdened system unable to provide ongoing mental health and addictions care that supports transitions to stable housing.

Resources

[Best Practice Guideline: How to Build Supportive Housing in Canada](#)

Spotlight

Woodfield Gate by Indwell

Indwell, a non-profit organization opened its first permanent supportive housing building, *Woodfield Gate*, in London, Ontario, in 2019. Woodfield Gate supports over 67 tenants, many of whom arrived from hospitals, the justice system, shelter services, or other forms of precarious housing. Woodfield Gate offers an on-site interdisciplinary staff team with wrap around supports such as nursing, mental health and addiction, food security, and housing support.

Best Practices: Supportive housing is recommended to employ a values-based approach, have engaged, knowledgeable, dedicated, and flexible leadership, with a focus on housing affordability to provide sustainable and professional services and create healthy living environments.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 1.5

Create programs for aging in place supports that consider local service provision, personal support worker needs, home maintenance needs, and technology to support rural seniors with safety and connection at home.

Background

Across Nipissing District seniors shared a desire to age in their communities, but are fearful that they will not have access to the housing or services they need to achieve this in the coming years.

To address this the DNSSAB should create programs and advocate for the needs of seniors to all levels of government to address the demographic change taking place across the region and the country.

DNSSAB should lead the creation of working groups that include multiple levels of government, community organizations, health care providers and others in the ecosystem to understand how best to connect seniors to appropriate services, create affordable housing that is accessible and fosters community, explore the potential for technology to support health and safety, and develop programs and policies that will bring the necessary support workers and front-line staff to regions where those human resources are lacking.

By addressing these issues on various fronts with the needs of local seniors in mind, the District and the DNSSAB will be better prepared for the coming demographic change across the region.

Resources

[Seniors empowering Seniors: Aging in Place Guide](#)

Spotlight

Winnipeg Seniors Resource Finders

Senior Resource Finders refer those aged 55+ to community supports, programs and services. They also coordinate certain services in their community area, including escorted transportation, community outreach, and congregate meals.

Additionally, Seniors Resource Finders connect senior residents to affiliate agencies and councils that provide a comprehensive suite of services. These include non-profit seniors resource councils that provide a wide range of community-based supports to assist seniors in aging-in-place, such as A&O Support Services for Older Adults.

A&O Support Services for Older Adults assists with home care, home maintenance, legal affairs, health services, and rental assistance as part of the overall suite of Seniors Resource Finders.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 1.6

DNSSAB to develop a digital equity policy and explore opportunities for investment and partnerships to support digital equity/ infrastructure to allow for remote work throughout Nipissing and reduce isolation for those living in rural communities (seniors, those living with disabilities, and those who need reliable connection to emergency services).

Background

Digital equity is a critical infrastructure element when considering isolation, employment and quality of life in Nipissing District. The DNSSAB should develop a digital equity policy to provide guidance in addressing disparities in access across the region.

Outside of urban centres in the Nipissing District, access to good quality broadband, generally defined as 50/10 Mbps, is incredibly limited.⁶ This not only curtails the ability for residents to pursue remote work, but also impacts those who may be more vulnerable to isolation such as seniors, those living with disabilities, and those who need reliable connection to emergency services. Lack of quality internet connection also impacts the ability for technology to support service delivery and the implementation of various tools related to health and safety for aging residents and those living with disabilities in the future.

DNSSAB should support local municipalities as they engage with existing programs to improve access to broadband across the district, including exploring the role of CIRA grants and the recently announced Fed Nor funding⁷ to support Blue Sky Net, and focus on connecting Northern Ontario communities to the internet to ensure access is rolled out effectively and with the needs of residents in mind.

Spotlight

Get Connected Initiative

The County of Wellington Ontario Works and Thunder Bay DSSAB collaborated to implement a digital equity program, delivering cellphones, including cellular plans, to clients of participating community agencies. Phones were distributed to help clients meet employment and life stabilization goals as well as enable connection with sources of formal and informal support.

As a result of this program, 240 phones have been distributed across the TBDSSAB service area, and more than 300 phones have been distributed to OW clients across Wellington County and the City of Guelph.

TBDSSAB also offers laptop loans to clients, and those actively employed and requiring the use of a computer can access laptops and data plans while on a waitlist for their own refurbished device through Renewed Computer Technology.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Strategy 2

FOR HOUSING

Provide diverse housing forms/options throughout Nipissing for all stages of life.

Households at a variety of life stages in Nipissing are in need of supports and diverse and affordable housing options to address their specific needs.

As the population across Nipissing ages, **senior households were more likely to be facing housing affordability issues** relative to other age cohorts (20.2%). While homeownership is more common among this age cohort, many of these households may find housing costs unaffordable or lack appropriate supports to age-in-place.

Young households, maintained by those aged 25 and younger, **were the most likely to be considered low-income** in Nipissing (48.3%). Young households, which have decreased in number in recent years (-2.9%), **are moving away due a lack of affordable housing options** in their communities, demonstrating a need for appropriate housing across the District to retain younger households.

Goal

To create housing affordable and appropriate for young people to form households within their communities.

To provide opportunities for older populations to age-in-place, including smaller housing options, co-housing opportunities, and supports to upgrade accessibility of the existing stock.

Success Criteria

We know we are on the right track if...

- Increased proportion of housing stock are higher density/diverse housing types
- Increased number of younger households staying/coming to the District
- Increased number of seniors able to afford homes in their communities

Actions

The following actions are recommended to implement this strategy:

#	Action
2.1	Work with seniors housing providers and local municipalities develop a strategy for seniors housing that identifies and addresses barriers to the development of supportive housing for seniors.
2.2	Work with the local municipalities to adopt Official plan policies and zoning changes to support diverse housing types (higher density housing options, co-housing, home-sharing, tiny homes, etc.).
2.3	Work with local municipalities to create consistent policy language and guidelines for the development of alternative housing forms , such as Additional Dwelling Units, across Nipissing.
2.4	Work with homebuilders to accelerate innovation in housing and infrastructure development to create new housing within the rural context, given existing servicing barriers.

Action 2.1

Work with seniors housing providers and local municipalities develop a strategy for seniors housing that identifies and addresses barriers to the development of supportive housing for seniors.

Background

The population of Nipissing District was older (average age of 44.8 years), on average, when compared to the population across Ontario (average age of 41.8 years) in the last Census of Population in 2021. In recent years, the fastest growing cohort in the District was the population aged 65 and over (+14.0%). This growing composition of older populations pose complex challenges for policy-makers and seniors themselves.

These senior households want to be able to age in their communities, but do not feel confident that existing housing options and support services will meet their needs.

Through this action, and Action 1.6 of this strategy, the DNSSAB would work with local municipalities to develop a strategy for seniors housing in Nipissing that would aim to improve the quantity and quality of seniors housing, allow for aging-in-place, and enable rural intensification to build desirable housing options and diverse typologies for aging seniors to remain in their communities and unlock housing supply for the next generation of families with children.

Resources

[Multi-Generational Housing, Netherlands](#)

[Developing a Housing Strategy for an Age-Friendly Community \(CMHC\)](#)

[Seniors Housing Strategy \(County of Renfrew\)](#)

[Hey Neighbour Collective: Aging in the Right Place](#)

Spotlight

Multi-Generational Housing, Netherlands

In Beekmos, Houten, Netherlands, an innovative program combines housing for young mothers with elderly residents in an assisted living environment. Spearheaded by Stitching Timon and Habion, this initiative addresses housing challenges by pairing complementary needs and fostering social relationships between generations. Through strategic design and partnership between third-sector stakeholders, the project showcases a successful model for intergenerational housing.

Key innovative features of this housing program include:

Assisted Living Environment: Beyond housing, the project offers services tailored to the needs of both demographics.

Partnerships Between Third Sector Stakeholders: The collaboration between non-profit providers and social housing companies is a unique feature that highlights its community-driven nature.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 2.2

Work with the local municipalities to adopt Official plan policies and zoning changes to support diverse housing types (higher density housing options, co-housing, home-sharing, tiny homes, etc.).

Background

Due to the composition of the housing stock in Nipissing (single-detached dwellings made up 61.4% of the stock in 2021), the lack of diversity of dwelling types has added complexity for those looking for suitable, affordable housing in communities across Nipissing.

Feedback from community consultations has indicated that smaller household types have issues finding suitable housing in Nipissing. Diverse housing options, including high-density housing forms, co-housing, home sharing, and tiny homes would increase the range of housing options available to residents in Nipissing.

The number of young households in Nipissing has declined in recent years (-2.9% between 2016 and 2021), in part due to difficulty securing affordable and suitable housing. While this trend was less than anticipated¹⁰, this is still a notable trend. Senior households, conversely, may be looking for options to downsize, as over half (54.8%) of these households lived in dwellings with three or more bedrooms.

The DNSSAB would work with local municipalities to make changes to local Official Plan policies zoning by-law that would increase the development of more diverse housing forms. These changes could include increasing as-of-right residential densities in serviced areas, reducing parking minimums, creating more permissive land uses, and implementing a streamlined planning and approvals system for these diverse housing types.

While these policy and zoning changes will need to be made at the local municipal level, the DNSSAB can advocate for outcomes that lead to more housing supply and options for residents throughout Nipissing, including advocating to Provincial and Federal Governments to create incentives for older household maintainers to downsize their housing accommodations.

Spotlight

Town of Goderich Official Plan

The Town of Goderich updated its Official Plan in 2016, with a further review completed in 2022. The Official Plan includes a prioritization of residential intensification and the development of currently designated lands for meeting new housing need and demand over the long term.

The Town encourages high-density development in its Downtown Core as well as areas in close proximity to arterial roads, while allowing medium-density development to be integrated in low-density residential areas. Additionally, in new areas of residential subdivision, the Official Plan contains provisions to allow for pre-zoning of high-density development.

Wellington County Official Plan

Wellington County adopted an Attainable Housing Strategy that identified a lack of suitable housing alternatives for senior residents to downsize into as a challenge in the over-housing or decline in senior households in the community.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 2.3

Work with local municipalities to create consistent policy language and guidelines for the development of alternative housing forms, such as Additional Dwelling Units, across Nipissing.

Background

The form of a building, the materials used, and the design requirements all impact the costs for building and operating housing. In the proposed *Provincial Planning Statement* from the Province of Ontario, the Provincial Government has prioritized the provision of housing options in communities. This was defined as a range of housing types, including multiplexes, additional residential units, tiny homes, and garden suites, among others. Given the existing composition of the housing stock in Nipissing, there are opportunities for innovative housing solutions such as Additional Dwelling Units to increase housing options and more efficiently use the existing housing supply and infrastructure.

Through community engagements throughout Nipissing, public sector leaders agree that innovation and collaboration is required to address housing affordability in their communities.

To achieve the desired outcomes of this action, the DNSSAB would work with local municipalities to create consistent language and guidelines for the development of alternative housing forms including Additional Dwelling Units. This may include removing zoning measures that may act to restrict the development of additional dwelling units, modernizing the Building Code to remove barriers (e.g., allowing single-staircase construction for up to four storeys), and permitting as-of-right additional dwelling units.

Resources

[Oxford County ARU By-Law](#)

[North Bay ADU Policy](#)

Spotlight

Oxford County ARUs in Rural Areas

In February of 2023, Oxford County passed a by-law amendment to introduced new provisions for additional residential units (ARUs) in rural townships across the County.

The purpose of the amendment was to require (in fully serviced settlements) or allow (outside fully serviced settlements) each Township to establish appropriate zoning provisions for ARUs in single-detached, semi-detached and row house dwellings.

The by-law contained special provisions for agricultural lots, such as exempting the requirement for ARUs to be located at the rear of the lot.

North Bay

North Bay permits the construction of additional dwelling units (ADUs) provided that the residential site is adequately serviced. ADUs are exempt from development charges and may be eligible for financial incentives under the Growth Community Improvement Plan.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 2.4

Work with homebuilders to accelerate innovation in housing and infrastructure development to create new housing within the rural context, given existing servicing barriers.

Background

Infrastructure is essential where housing is being built for the first time and it can be a factor in intensification when added density exceeds the capacity of existing infrastructure. In Ontario, there are several municipalities where a lack of infrastructure is a barrier to approving new housing projects.

Through the community engagements, private and public sector leaders recognize that the lack of water service and reliance on septic systems limits the ability to build higher density housing. Developers were curious about the possibility of creating shared community infrastructure like pump houses and large septic systems to allow for homes that are built closer together.

Creating innovative solutions to build more homes in a rural environment may require collaboration between local governments, technology companies, research institutions, and builders to foster innovations to create housing within the rural context, given existing servicing barriers.

The DNSSAB would facilitate discussions with these parties to create ‘made-in-Nipissing’ solutions and work with local municipalities to implement policies and programs to encourage these solutions to add more housing options in rural communities throughout the District.

As a part of the Federal Government’s *Canada’s Housing Plan* (the Plan) released in 2024, the Plan outlined a new \$6-billion Canada Housing Infrastructure Fund to accelerate the construction and upgrading of critical housing infrastructure. The DNSSAB would assist in the advocacy for these funds for local municipalities to upgrade existing infrastructure.

Resources

[Eastern Ontario Wardens’ Caucus](#)

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Spotlight

Eastern Ontario Wardens’ Caucus (EOWC)

The Eastern Ontario Wardens’ Caucus (EOWC) Inc. is a non-profit organization made up of the Heads of Council of 13 municipalities to advocate for regional municipal needs and work collaboratively with local governments for resident needs and service provision.

The EOWC highlighted Frontenac County Municipal Services Corporation as an example of an innovative approach to service provision in a rural context. The FCMS established a regional municipal services corporation to coordinate servicing across the County. Combining the Environmental Assessment process with Source Water Protection requirements was identified as one measure to increase capacity for infrastructure building in rural contexts.

An affordable housing development in Prince Edward County experienced funding challenges due to unexpected shortages in servicing. EOWC highlighted this case as an advocacy measure for last-mile funding in development projects in rural contexts.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

Strategy 3

FOR HOUSING

Increase the provision of purpose-built rental and affordable housing options across Nipissing.

The housing stock across Nipissing District has **historically been large and expensive dwellings**. In recent years, the **growth of smaller households (+4.8%)** has exceeded that of larger households (+0.0%). The **mismatch of housing supply and growing demand** has led to unaffordable housing conditions throughout Nipissing, particularly for smaller households.

The **lack of new purpose-built rental options** have caused the rental market to tighten, making purpose-built rental housing **more unaffordable and unavailable to renters**. In 2021, 20.8% of renter households in Nipissing were in core housing need and 36.1% were facing affordability issues.

Goal

To create more purpose-built rental and affordable housing options throughout Nipissing.

To provide secure tenure and affordable housing costs that match the housing demands in communities across the District.

Success Criteria

We know we are on the right track if...

- Increased primary rental market universe across communities in Nipissing.
- Increased affordable housing options across Nipissing.
- Housing affordability indicators show a more affordable housing market.

Actions

The following actions are recommended to implement this strategy:

#	Action
3.1	Create a definition of affordable housing appropriate for the Nipissing District communities to provide affordable thresholds for future policy programs and incentives.
3.2	Work with local municipalities to create affordable housing and purpose-built rental housing targets that address shifting demands in housing types and tenures.
3.3	Work with local municipalities to develop recommended land use planning tools to encourage the development of affordable and purpose-built rental housing .
3.4	Work with local municipalities to develop a program of financial incentives to support the development of affordable and purpose-built rental housing .
3.5	Develop a Nipissing-wide approach to securing land for affordable housing development including exploring a policy to give priority to affordable housing development in the disposition of surplus land and land banking.

Action 3.1

Create a definition of affordable housing appropriate for the Nipissing District communities to provide affordable thresholds for future policy programs and incentives.

Background

In the context of program funding, the new development of affordable housing is generally defined federally, provincially and municipally in the form of “eligibility criteria” by which an applicant can receive funding for a project. Housing units in a development with pricing that meet this criteria, or lower, are considered “affordable housing”. Funding can be provided to these units to support the affordable rents, or reduce the rents for lower income percentiles. Such funding can come from different sources depending on the which programs are available.

While the Province of Ontario has implemented a definition for affordable housing for the purposes of development charge waivers through *Bill 23, More Homes Built Faster Act, 2022*, and *Bill 134, Affordable Homes and Good Jobs Act, 2023*, many municipalities across Ontario rely on their own definitions affordable housing, potentially with lower price thresholds, for the administering of affordable housing funding and incentives. These separate definitions are used to target unique, local needs for affordable housing that may not be captured in the province-wide definition.

The housing affordability issues impacting households across Nipissing are unique, and thus an affordable housing definition that reflects the need in Nipissing is recommended. The DNSSAB would work with local municipalities to create a clear, District-wide definition of affordable housing to create certainty and predictability for residents, builders, developments, and housing organizations.

Resources

[Oxford County Affordable Housing Definition](#)

Spotlight

Oxford County Affordable Housing Definition

Oxford County has adopted a definition for affordable rental and affordable ownership housing that incorporates both market conditions and household income.

Affordable ownership housing is housing (including mortgage principle, interest, and property taxes) that does not exceed 30% of gross household income and is at least 10% below the average purchase price of a resale home, based on the total annual household income for the 60th percentile income level for Oxford County.

Affordable rental housing is housing that does not exceed 30% of the tenant’s gross household income, is rented at or below the average market rent for a rental unit (based on the CMHC) in Oxford County, and where the total household income does not exceed 60% of the median household income for Oxford county.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 3.2

Work with local municipalities to create affordable housing and purpose-built rental housing targets that address shifting demands in housing types and tenures.

Background

Based on recommendations from the Ontario Housing Affordability Task Force report (2022), the Province of Ontario set a housing target of 1.5 million new homes over ten years. However, these targets only apply to the 50 most populated municipalities in Ontario. The population of Nipissing District is projected to increase to a total of 103,622* people by 2046, but the distribution of this increase in population and the households are not provided on a local municipal level.

Recent demographic trends have signaled increasing demand for housing for smaller households, purpose-built rental housing, and housing appropriate for young household formation, including student housing.

The DNSSAB would work with local municipalities to create Nipissing-specific housing targets for affordable and purpose-built rental housing in all municipalities in the District. These targets would create a measurable goal for these types of housing that would hold the local municipalities accountable for the creation of affordable and rental housing in their communities. This action would include undertaking municipal-level population projections, identifying areas for intensification and infill, and incorporating student housing into rental developments.

Resources

[Region of Peel Official Plan](#)

Spotlight**Region of Peel Official Plan**

The Region of Peel Official Plan adopted new housing unit targets based on need determined through the Peel Housing and Homelessness Plan and Regional Housing Strategy.

The Official Plan sets a target for 30% of all new housing units to be affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households.

Additionally, the Official Plan outlines a target for 25% of all new housing units to be rental tenure, and that 50% of all new housing units be in forms other than detached and semi-detached houses.

The Region of Peel has directed local municipal official plans to permit additional residential units (ARUs) through its Official Plan, a form of infill development and gentle densification.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 3.3

Work with local municipalities to develop recommended land use planning tools to encourage the development of affordable and purpose-built rental housing.

Background

Municipalities across Ontario utilize land use planning tools to encourage the development of housing types, tenures, and affordability levels that are required within their communities.

The housing stock of Nipissing was predominantly made up of households who owned their homes (65.9%) in 2021. In recent years, the growth of renter households (+6.1%) has outpaced owner household growth (+1.6%). Despite this, there has been little purpose-built rental or affordable housing development throughout Nipissing. Housing development in most communities has focused on expensive single-detached dwellings.

The DNSSAB would work with local municipalities to develop a tool kit that would increase the development of more affordable and purpose-built rental housing. These changes could include alternative lot standards for the provision of affordable or rental housing and requiring affordable or specialized housing in subdivisions or larger scale housing projects.

While policy and zoning changes will need to be made at the local municipal level, the DNSSAB can advocate for outcomes that lead to more affordable and rental housing supply for residents in Nipissing.

Resources

[Muskoka Official Plan](#)

[South Algonquin Official Plan](#)

Spotlight

Muskoka Official Plan

The Muskoka Official Plan includes a provision in Section E subsections (g) and (h) to support alternative development standards and forms of housing for the provision of attainable housing, provided that other objectives of the Plan can be achieved.

This specifically includes considerations for innovative products and site designs in subdivision and condominium applications to reduce costs in the provision of affordable and attainable housing. Any requests for changes to standard processes, policies, or procedures should be made at the time of a complete application and may require demonstration of or mechanisms to guarantee long-term affordability.

South Algonquin Official Plan

The Plan will consider alternative requirements for residential lot standards which would support the provision of affordable housing.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 3.4

Work with local municipalities to develop a program of financial incentives to support the development of affordable and purpose-built rental housing.

Background

Construction costs have risen dramatically across Canada over the past several years, significantly impacting the financial viability of development. Interest rates have risen substantially over this period, constraining the ability to finance large residential development projects. This escalation in costs have disproportionately affected affordable housing developments and purpose-built rental housing, which have lower profit margins than market rate and ownership housing forms.

From community consultation in Nipissing, concerns were expressed that local municipal property taxes placed a disproportionate burden on multi-residential construction, disincentivizing this form of development. These trends have combined to contribute to the further development of single-family homes throughout the District.

Financial incentives assist dense, affordable, and purpose-built rental projects to become financially viable through the provision of capital, land, and resources. The DNSSAB would work with local municipalities to develop a package of funded incentives that may be part of a broader community improvement plan (CIP), or administered as individual grants, loans, and reimbursements. Additional incentives may include property tax exemptions and relief from development charges. The City of North Bay has an existing CIP that is designed to help grow and improve the community through targeted city-wide programming for housing, industrial, downtown and waterfront projects.

Resources

[City of Peterborough Affordable Housing Community Improvement Plan](#)

Spotlight

City of Peterborough CIP

The City of Peterborough Affordable Housing Community Improvement Plan (CIP) offers financial incentives to build affordable rental housing within the designated Affordable Housing Community Improvement Project Area. The project must remain affordable for a period of at least 20 years and rents must meet the City’s guidelines of “affordable” which is at least at or below average market rents. This definition changes as required to comply with Federal and Provincial initiatives, and the City establishes greater levels of affordability for the CIP as it deems appropriate.

The Affordable Housing CIP has several financial programs including the Tax Increment Grant Program, Development Charges Program, and Municipal Incentive Program. An eligible project can apply for all these programs as well as many other programs outside of the Affordable Housing CIP, such as the Investment in Affordable Housing (IAH) Program, Municipal Housing Facilities Property Tax Exemption, and the City’s Heritage Property Tax Relief Program.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 3.5

Develop a Nipissing-wide approach to securing land for affordable housing development including exploring a policy to give priority to affordable housing development in the disposition of surplus land and land banking.

Background

The cost of land, one of the biggest costs and largest increase in the cost of building housing in recent years, has a major impact on the financial viability of a housing development project.

Through the community engagement process, developers and builders in Nipissing expressed interest in the use of crown land for building affordable housing as a viable opportunity to achieve appropriate affordability levels for their communities.

The Growth Plan for Northern Ontario requires economic and service hubs to maintain updated Official Plans that include strategies for diverse land uses, a range of housing types, and the maintenance of a 20-year surplus of lands. However, not all municipalities in Nipissing have such policies.

The DNSSAB would work with local municipalities to create the conditions to speed up and scale up affordable housing construction by supporting the repurposing of surplus government-owned lands into non-profit and affordable housing. This action would include advocacy to upper levels of government from the DNSSAB to access crown lands within Nipissing. Non-market housing can also be required in these developments, based on the need in the community.

As a part of the Federal Government’s *Canada’s Housing Plan* (the Plan) released in 2024, the Canada Builds program aims to build on government, non-profit, community-owned, and underused lands. The Plan also includes a ‘Historic Public Lands for Homes Plan’. The DNSSAB should look to advocate to be included in this program and access funds available.

Resources

[Ottawa Affordable Housing Land and Funding Policy](#)

Spotlight

Ottawa Affordable Housing Land and Funding Policy

The City of Ottawa provides land and funding for affordable housing that achieves the vision and targets established in the Ten-Year Housing and Homelessness Plan, the Official Plan and other Council-approved affordable housing initiatives.

As part of this policy, the City identifies and makes available suitable surplus City-owned Land to the community for the provision of long-term affordable housing. When City-owned land is sold, 25% of any housing development on that land must meet the definition of affordable housing.

Surplus City-owned land designated for the purpose of affordable housing development may be sold or lease to housing providers at or lesser than current market values, at the discretion of City Council.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Strategy 4

FOR HOUSING

Increase the provision of non-market housing options for residents along the housing continuum, including Urban Indigenous populations.

The unaffordability of housing in Nipissing has had impacts across the housing continuum.

Homelessness in Nipissing has increased in recent years as access to emergency shelters and transitional housing has not kept pace with the increased demand. **Many communities in Nipissing do not have the non-market housing supply needed to support residents in need of emergency housing or deeply affordable housing.**

Nipissing District has a notable Urban Indigenous population, especially relative to the rest of the province. **Indigenous populations in the District were more likely to be low-income, less likely to own homes, and more likely to experience homelessness.**

Goal

To create non-market housing options for those at-risk of homelessness, those in need of supportive housing options, and low-income households.

To create culturally-informed solutions to end homelessness for Indigenous populations.

Success Criteria

We know we are on the right track if...

- Increased provision of non-market housing in communities across Nipissing.
- Decrease in homelessness across Nipissing.
- Increase availability of culturally-appropriate non-market housing for Urban Indigenous populations.

Actions

The following actions are recommended to implement this strategy:

#	Action
4.1	Undertake enumeration of the homeless population throughout the DNSSAB to better understand the extent of homelessness and their needs, including the more rural communities in Nipissing.
4.2	Address gaps and challenges outlined in the DNSSAB Homelessness System Review and Feasibility Study, with an increased focus on decreasing Indigenous and youth homelessness.
4.3	Prepare and implement a Housing Master Plan and financing strategy that describes how and where emergency shelter, transitional, supportive and affordable housing will be developed.
4.4	Collaborate with local Indigenous organizations to enable Indigenous-led housing development opportunities and to deliver culturally appropriate housing that meets the unique needs of First Nations, Métis, and Inuit peoples living in urban environments.
4.1	Undertake enumeration of the homeless population throughout the DNSSAB to better understand the extent of homelessness and their needs, including the more rural communities in Nipissing.

Action 4.1

Undertake enumeration of the homeless population throughout the DNSSAB to better understand the extent of homelessness and their needs, including the more rural communities in Nipissing.

Background

In 2021, the DNSSAB completed a Homelessness Action Plan. Within this plan, increased data collection on the state of homelessness was a stated action to better monitor performance and outcomes. In the past, municipalities in Canada have struggled in their efforts to address homelessness, in part, due to a lack of systemic data gathering.

Point-in-Time (PiT) Counts provide a snapshot of homelessness in a community over a set period of time, generally 24 hours. In the latest PiT Count (2021), residents of North Bay, Mattawa, West Nipissing, and South Algonquin were surveyed, however more rural communities of Nipissing did not get recorded. For these individuals in need of housing in rural communities of Nipissing, it is important to ensure accurate data on the number of people experiencing homelessness so that outreach supports are available to offer a suite of options for housing and support services such as physical health, mental health, and addictions.

To achieve the desired outcomes of this action, the DNSSAB would increase data collection of homelessness, particularly in more rural communities in Nipissing, and implement homelessness prevention programs that include follow-ups with households that received assistance. The DNSSAB would increase efforts to enumerate 'hidden homelessness'* in the area through hosting surveys at communal nodes that may attract people experiencing hidden homelessness.

Resources

[Guidelines for Service Manager Homeless Enumeration](#)
[Homelessness Enumeration in the Cochrane District](#)
[Hamilton Point-in-Time Connection](#)

Spotlight**Homelessness Enumeration in Cochrane District – Evaluation and Comparison of Methodologies**

Cochrane's Homelessness Enumeration report in 2020 evaluated methodological changes made to provide more complete data on the prevalence of homelessness in a rural community where homelessness is less visible.

The methods used in Cochrane modified how and where the enumeration took place. This allowed the study to provide rank-ordered recommendations based on the community needs.

Hamilton Point-in-Time Count:

Hamilton took a culturally sensitive approach by incorporating Indigenous perspectives, emphasizing self-determination and reconciliation. Collaborating with Indigenous partners, the count engaged in extensive planning, consultation, and outreach efforts.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 4.2

Address gaps and challenges outlined in the DNSSAB Homelessness System Review and Feasibility Study, with an increased focus on decreasing Indigenous and youth homelessness.

Background

The number of people experiencing homelessness (300 individuals) and chronicity of homelessness (46%) in 2021 in Nipissing District, according to the 2021 Point-in-Time (PIT) survey, represented increases from 2018 levels. However, it should be noted that there was a change in methodology for the PIT count between these surveys. During this period, emergency shelter accommodations have not kept pace as more people were living unsheltered (+3%) and less people were able to access emergency shelters when they were in need (-6%).

The DNSSAB Homelessness System Review and Feasibility Study (2024) outlines existing gaps and challenges with respect to homelessness in the Nipissing. This study revealed significant homelessness issues throughout the District. Through the completion of this Housing Needs and Supply Study, it was noted that vulnerable population groups, such as Indigenous populations and youth, should be a focus through the implementation of this plan.

In 2021, 42.3% of those responding to a PIT Count identified as Indigenous. Most respondents (47.4%) reported first experiencing homelessness before the age of 25.

The DNSSAB should progress towards the recommendations in the Homelessness System Review and Feasibility Study, while maintaining a focus on priority population groups such as Indigenous peoples and youth populations in Nipissing. This may mean more culturally appropriate supports for Indigenous peoples experiencing homelessness and interventions to prevent youth homelessness.

Resources

[A Community Action Plan to Address Indigenous homelessness in Halton](#)

Spotlight

A Community Action Plan to Address Indigenous homelessness in Halton

The Community Action Plan (CAP) is designed to tackle Indigenous homelessness in Halton. At the core of the plan, the CAP prioritizes inclusivity and collaboration, establishing a Steering Committee with equal representation from Indigenous and non-Indigenous stakeholders.

The CAP's organizational structure includes specialized working groups/subcommittees tasked with specific responsibilities, such as enhancing cultural competency among service providers and empowering the Indigenous community through strategic advocacy and educational initiatives' addressing the system factors contributing to Indigenous homelessness and promoting community-wide engagement, the CAP is aiming to facilitate lasting solutions and foster a supportive and inclusive environment for Indigenous people in Halton.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 4.3

Prepare and implement a DNSSAB Housing Master Plan and financing strategy that describes how and where emergency shelter, transitional, supportive and affordable housing will be developed.

Background

As the costs of shelter have increased across Nipissing, the provision of non-market housing has not kept pace with the demand. In many communities in the DNSSAB, there are trends of more people experiencing homelessness and more households facing deep housing affordability issues and in core housing need.

Participants in the community engagement process noted a lack of available housing suitable for people of different abilities, family sizes, and needs.

The creation of a DNSSAB Housing Master Plan (the Plan) and financing strategy will reaffirm the DNSSAB’s role in ensuring low-income populations and households have access to adequate housing options.

The Plan will identify DNSSAB assets which can be optimized to provide more emergency, transitional, supportive, and affordable housing accommodations across Nipissing. The Plan would include targets for these beds and units, recommended Official Plan policies to support their creation, an assessment of rezoning opportunities to aid the development of non-market housing and programs to offer assistance to local municipalities who implement these targets.

Resources

[City of Toronto: 2024 Shelter Infrastructure Plan and Homelessness Services Capital Infrastructure Strategy](#)

[Halton Region: Comprehensive Housing Strategy 2014-2024](#)

Spotlight

City of Toronto: 2024 Shelter Infrastructure Plan and the Homelessness Services Capital Infrastructure Strategy

The Homelessness Services Capital Infrastructure Strategy (HSCIS) informs the City’s shelter capital spending decisions over the next 10 years (2024 – 2033). This includes maintaining shelter capacity, moderately growing the system in priority areas, and ensuring new shelters are permanent or long-term spaces that are proactively acquired and thoughtfully designed to enhance dignity and safety, and well integrated into the surrounding area.

Halton Region: Comprehensive Housing Strategy 2014-2024

The Halton Region Comprehensive Housing Strategy (2014-2024) serves as the Region’s 10-Year Housing and Homelessness Plan. This document includes targets for assisted and supportive housing units and includes annual State of Housing reports that detail progress against housing targets and the capacity for existing non-market housing in the Region.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 4.4

Collaborate with local Indigenous organizations to enable Indigenous-led housing development opportunities and to deliver culturally appropriate housing that meets the unique needs of First Nations, Métis, and Inuit peoples living in urban environments.

Background

Indigenous communities throughout Nipissing require housing and supports that are culturally appropriate and consider the unique needs of First Nations communities.

Due to the proximity to the Nipissing First Nation and Temagami First Nation, the Nipissing District had a much higher share of population that identified as Indigenous (14.5%) relative to the province-wide share (2.9%). These Urban Indigenous households were more like to be core housing need (10.0%) when compared to all households in the District (8.7%).

Feedback from engagement with Urban Indigenous communities outlined a lack of affordable options throughout Nipissing and a lack of adequate programs and support services that address community safety.

As a part of the Federal Government’s *Canada’s Housing Plan* (the Plan) released in 2024, the Government of Canada committed funding towards the Urban, Rural and Northern Indigenous Housing Strategy that will launch in 2024. The DNSSAB should assist in the advocacy for these funds to support Indigenous-led housing development in Nipissing.

Building a better relationship with the First Nations should be a priority for the DNSSAB throughout Nipissing. The DNSSAB should increase supports for First Nations populations from the neighbouring First Nations communities that live throughout urban environments in Nipissing. This support should aim to assist in the formation of innovative mechanisms for land and housing developments, including Indigenous-led housing developments in Nipissing.

Resources

[Indigenous Homelands Toolkit](#)

Spotlight

Indigenous Homelands Toolkit

The Indigenous Housing and Homelands Toolkit offers invaluable support to First Nations by delineating culturally authentic housing and lands governance options, particularly within Aboriginal title lands and modern treaty territories in British Columbia..

In going beyond conventional colonial housing systems, the toolkit modules explore innovative approaches rooted in Indigenous values, principles, and legal orders. This toolkit aims to foster legal certainty conducive to investment and financing, while honoring Indigenous cultural priorities and values. Each module provides a comprehensive framework for holistic and contextually relevant land and housing development strategies.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Strategy 5

FOR HOUSING

Maintain the existing housing stock through supports to improve and rehabilitate housing.

In 2021, municipalities in the DNSSAB reported a **higher rate of inadequate housing** than province-wide rates. The share of households reporting the need for major repairs to their homes was 7.8%, higher than the Ontario proportion of 5.7%.

The need for **major repairs was more prevalent in the more rural communities** of the DNSSAB, where the rates of inadequate housing ranged from 8-15% of the stock.

This was particularly true of households in **core housing need** - a significant proportion of these households **did not meet the standard for adequate housing**. This suggests a need for programs and supports to rehabilitate the aging housing stock across the DNSSAB.

Goal

Provide supports to incentivize the rehabilitation of an aging housing stock, particularly in more rural communities in Nipissing.

Improve the quality of the housing stock for low-income households.

Success Criteria

We know we are on the right track if...

- Decreased level of inadequate housing throughout urban and rural communities in Nipissing.
- Existing stock is maximized through rehabilitation and additional density.
- Community-based solutions are used to repair and improve existing stock of housing.

Actions

The following actions are recommended to implement this strategy:

#	Action
5.1	Develop a State of Good Repair for the non-market housing system in the DNSSAB.
5.2	Review best or promising practices to identify opportunities to create policies that maximize existing stock , including home-sharing, co-housing and creating additional second units in Nipissing designs.
5.3	Expand the residential housing renovation program and explore options to extend the program to fund private landlords to improve safety, accessibility, energy efficiency, and creation of additional dwelling units .
5.4	Pilot a repair and renovation non-profit social enterprise to provide affordable, community-based construction solutions to home maintenance and retrofits and local employment opportunities in the trades.

Action 5.1

Develop a State of Good Repair for the non-market housing system in the DNSSAB.

Background

Under the Housing Services Act, housing service providers are required to maintain the condition of units in a state of good repair that is fit for occupancy. Through community engagement sessions throughout Nipissing, the poor condition of existing housing stock was a common theme.

Preserving social housing is particularly important in small communities, which are less likely to have private market rental housing affordable to low-income households.

A State of Good Repair report for non-market housing would create Nipissing-wide standards for the condition of all DNSSAB housing units and inventory the current state of these units. These standards would allow DNSSAB to prioritize repairs and focus funding streams to areas of highest need throughout the portfolio of non-market housing in Nipissing.

The DNSSAB would develop the State of Good Repair report to inventory existing housing conditions and lead the coordination of these standards and work with residents and housing providers in Nipissing to create an acceptable state of good repair for all forms of non-market housing.

Resources

[TCHC State of Good Repair](#)

[City of Toronto RentSafeTO Building Owner Handbook](#)

Spotlight

TCHC State of Good Repair Report

The City of Toronto requires Toronto Community Housing Corporation (TCHC) to submit a State of Good Repair (SOGR) report to provide a clear assessment of the accumulated SOGR backlog, areas of growing need and the City’s asset conditions, and the impact of planned SOGR funding from the City on the accumulated backlog.

The City established an SOGR measure of ‘backlog as a percentage of total asset value (replacement value)’ to determine annual trends on where best to apply resources and funding.

Additionally, the City has developed a “Facility Condition Index” (FCI) that rates the average state of repair in its buildings. A ‘good’ rating is less than 5%, with buildings being clean and functional while equipment failures are limited and manageable. A critical rating is over 20%, at which point buildings will show obvious deterioration with frequent equipment failures and occasional building shut-downs.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 5.2

Review best or promising practices to identify opportunities to create policies that maximize existing stock, including home-sharing, co-housing and creating additional dwelling units in Nipissing designs.

Background

While the terms “co-housing” and “co-living” are usually interchangeable, co-housing generally refers to smaller-scale intentional communities built around private homes, while co-living usually refers to dorm-style apartment buildings. Home-sharing (including through co-ownership) is a related living arrangement where unrelated people live in a single dwelling, sharing common areas such as kitchen, bathroom and living room. These types of arrangement would allow individuals to reduce the overall proportion of personal income going toward housing costs as these expenses would be shared among the collective co-housing/co-living/co-ownership group.

Feedback from community engagements outlined the need for additional housing options in communities across Nipissing, particularly rural communities where the housing supply is limited. Co-housing and additional dwelling units would provide the opportunity to maximize the existing housing stock and provide suitable housing options for young populations looking to form households and seniors looking to age-in-place in their communities.

The DNSSAB would review best practices for these housing options and work with local municipalities to create policies and programs to encourage practices to maximize the existing housing supply throughout Nipissing.

Resources

[Ottawa Cohousing – Terra Firma](#)

Spotlight

Collingwood ADU Program

The Town of Collingwood’s Rapid ADU Deployment Program seeks to increase the number of additional dwelling units in Collingwood and contribute to gentle densification. The program includes several features, such as a streamlined one-window service approach that connects applicants with the necessary resources; pre-approved designs with an ongoing call for design submissions; financial incentives in the form of grants in addition to the County of Simcoe’s forgivable loan program; and landlord support for renting out an ADU.

Terra Firma

Terra Firma is a multigenerational cohousing community in Ottawa that was first established in 1992. It consists of 10-unit row houses. Residents share a variety of common amenities, including open multi-use living spaces with a small kitchen, a guest room with a bathroom, laundry, and exercise equipment. The community was originally structured under joint ownership, but now operates with an individual mortgage and equity model.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 5.3

Expand the residential housing renovation program and explore options to extend the program to fund private landlords to improve safety, accessibility, energy efficiency, and creation of additional dwelling units.

Background

The condition of housing stock contributes significantly to the overall liveability of communities. In 2021, 7.8% of the housing stock in Nipissing District was reported to be in need of major repairs, higher than the Ontario average (5.7%). These issues were especially prominent in more rural communities, where inadequate housing made up 9-14% of the housing stock.

The Ontario government operates a home renovation program, Ontario Renovates, as part of the Investment in Affordable Housing for Ontario (IAH) through the Ministry of Housing. Through this program, participating municipalities, including the DNSSAB, may disburse forgivable loans and/or grants to homeowners in need of major repairs such as heating systems, electrical systems, and plumbing. Households may also qualify for loans and/or grants on the basis of accessibility needs, including the installation of ramps, handrails, and chair and bath lifts.

While there is a renovation support program already in place in Nipissing, it is recommended that the DNSSAB explore advocating for more of the Provincial Ontario Renovates funds to improve the adequacy of the existing housing stock. Additionally, it is recommended to expand the eligibility requirements to include private landlords to encourage renovations for major repairs and accessible features for renter households in the District.

Resources

[Ontario Renovates Program - Waterloo](#)

[Ontario Renovates Program - TBDSSAB](#)

Spotlight

Ontario Renovates Program

The Ontario Renovates Program provides forgivable loans of up to \$25,000 to low- and middle-income homeowners to maintain homes in good repair or install accessibility features.

Work on homes includes either accessibility modifications or repairs to bring homes up to standards.

The loans are interest-free and forgivable after 10 years. If the home is sold before 10 years, the applicant must pay back the outstanding balance of the loan received.

From 2012 to 2016 the program helped 178 individuals and families in Waterloo, contributing \$2.1 million towards home renovations.

By 2016, 70 families or individuals in Norfolk and Haldimand counties had benefitted from the program since its launch in 2008.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 5.4

Pilot a repair and renovation non-profit social enterprise to provide affordable, community-based construction solutions to home maintenance and retrofits and local employment opportunities in the trades.

Background

A repair and renovation non-profit social enterprise provides the opportunity for renovations to be made to repair and maintain the existing housing stock through a local, community-driven and oriented approach, while responding to the unique needs across local municipalities.

Nipissing District had an aging housing stock in 2021, with 65.0% of all dwellings constructed in 1980 or earlier. This was much higher than the Ontario rate (49.2%). This has resulted in a higher proportion of dwellings in need of major repairs (7.8%) relative to Ontario rates (5.7%).

Economic opportunities declined (-470 jobs)* from 2016 to 2021, while the construction industry faced job losses in several geographies throughout the District. Through community engagements, residents indicated that there was a desire for increased economic opportunities across Nipissing.

A non-profit social enterprise would address both the District-wide challenges with an aging housing stock and the decrease in economic opportunities. The DNSSAB would lead coordinating of a pilot program to fund and support a social enterprise to provide local employment opportunities and improve the existing housing stock. The DNSSAB would work with local municipalities to organize local workforces and identify unique community needs.

Resources

[Senior Citizens' Repair Services](#)

[Accessible](#)

Spotlight

Senior Citizens' Repair Services

Senior Citizens' Repair Services provides low cost, minor house repairs and maintenance to seniors 55+ with disabilities living in their own homes.

Services include painting, plumbing, electrical, and general handy work.

Accessible

Accessible Home & Property Services Ltd. is a home adaptation and consulting company serving regions across Metro Vancouver. The organization assists those with mobility issues to remain in their home of choice longer, safer, and more comfortably.

Accessible is a licensed general contractor specializing in home renovations, grab bar placement and installations, wheelchair ramps and handrails, senior care and independent living support.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Strategy 6

FOR THE SYSTEM

Create a better coordinated system of housing and supports.

To better support the **health, safety and housing goals** of all residents of Nipissing District, residents and stakeholders identified a need for a **centralized and easy to navigate access system** to connect residents with housing and other services that they need. This will help to build **trust and connection** across the housing system in Nipissing District.

It was also identified through consultations that there is a need to **connect housing and economic development to encourage job creation** alongside the creation of housing for existing residents and potential new employers and employees interested in coming to Nipissing.

Residents and stakeholders also identified a need for private sector and secondary market landlords to learn how best to **support tenants as housing providers**.

Goal

To remove systemic barriers and obstacles to housing that are present in the system and help tenants maintain housing.

To streamline housing access for those who are in most urgent need.

Success Criteria

We know we are on the right track if...

- Time to find adequate, appropriate and affordable housing is improved
- Employers are able to find or create housing opportunities for staff in the short-term
- Evictions due to complex needs are reduced

Actions

The following actions are recommended to implement this strategy:

#	Action
6.1	Work with local municipalities to implement an Employer Assisted Housing program to support employers interested in improving access to local affordable housing for seasonal and long-term staff.
6.2	Create an eviction prevention program based on engagement that includes supports for landlord and tenants to help complex tenants maintain housing.
6.3	Advocate for training programs to create skilled trades labour force to build housing and support job creation.
6.4	Lead the creation of centralized housing and wrap-around supports system that allows for triage and connects those in need to appropriate and stable housing solutions.
6.5	Partner with community organizations to explore rent guarantor and insurance programs to help manage financial risk for landlords of tenants returning to housing.

Action 6.1

Work with local municipalities to implement an Employer Assisted Housing program to support employers interested in improving access to local affordable housing for seasonal and long-term staff.

Background

Employer-assisted housing (EAH) programs help companies achieve business goals while also supporting their employees in meeting their housing needs. This is particularly relevant in Nipissing District where concerns about the lack of seasonal and staff housing surfaced in qualitative research with both private and public sector leaders.

Government leaders further noted that companies looking to establish operations in the District were deterred by a lack of affordable housing for future staff.

DNSSAB should work with local municipalities by providing resources where feasible to support the implementation of EAH programs that include incentives like rent subsidies or down payment support and aims to utilize surplus land in the District as part of its effort to create affordable housing and bring more skilled workers to the area.

The program could also provide resources and capabilities support to help employers interested in building housing closer to workplaces to navigate the permitting system and understand processes related to housing and local property development.

Resources

[Employer-Assisted Housing Programs](#)

Spotlight

Employer-Assisted Housing Program

Employer-assisted housing (EAH) programs serve as a vital conduit for employers to alleviate the housing burden on their workforce, often situated in close proximity to the workplace. These initiatives encompass various forms of support, ranging from down payment grants to rental subsidies, aimed at facilitating home ownership or affordable rental arrangements.

Municipalities play an important role in fostering EAH uptake, by implementing programs for public-sector employees, and incentivizing private-sector engagements.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 6.2

Create an eviction prevention program based on engagement that includes supports for landlord and tenants to help complex tenants maintain housing.

Background

Throughout engagement with both landlords, tenants and community organizations in Nipissing’s urban centres respondents called for support in navigating conflict and issues related to stable, healthy and affordable rental housing. These feelings of insecurity and mistrust often led to conflict and endangered housing for those tenants with complex needs and landlords who perceived themselves to be at financial and business risk as a result.

To mitigate these risks and establish more tenant stability, the DNSSAB should lead the creation of an eviction prevention program in partnership with local organizations to serve residents and landlords in Nipissing. The program would provide case management and mediation support while supporting with system and services navigation and connect to income support and trusteeship or rental guarantor programs.

The program should include a working group comprised of landlords and tenants to ensure the program continues to meet the needs and addresses the concerns of both tenants and landlords in Nipissing District.

Resources

[EPIC Pilot Program Evaluation Summary](#)

Spotlight

EPIC Pilot Program Evaluation Summary

The evaluation of the Eviction Prevention in the Community (EPIC) Pilot program, conducted for the City of Toronto, highlights its success in preventing evictions and stabilizing for vulnerable individuals. Through wrap-around services like case management, legal referrals, and mediations with landlords, the program achieved a 90% housing stability rate.

Challenges such as arrears and housing affordability were identified, with strong landlord partnerships proving pivotal in securing rehousing options.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 6.3

Advocate for training programs to create skilled trades labour force to build housing and support job creation.

Background

Across the district private sector leaders pointed to a lack of experienced tradespeople to staff sites and build affordable housing in Nipissing District. This is recognized as an industry-wide problem that is not only experienced in Nipissing.

To address this issue, DNSSAB should advocate for the creation of a training program that would nurture the next generation of skilled tradespeople and address the increased demand for construction work and reliable, well-paying jobs in the region.

As part of this the DNSSAB should consider programs like Construct, established by Blue Door to upskill individuals who are experiencing homelessness and provide them with employment opportunities.

Resources

[Blue Door Construct](#)

Spotlight

Blue Door Construct

Construct is an employment social enterprise dedicated to provide training, work experience, and support to individuals seeking careers in the construction trades. As part of Blue Door, Construct offers opportunities for vulnerable individuals to gain valuable skills and transition into long-term, well-paying jobs in the construction industry. With a focus on empowerment and opportunity, Construct is committed to breaking down barriers to employment and promoting housing stability for all.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 6.4

Lead the creation of centralized housing and wrap-around supports system that allows for triage and connects those in need to appropriate and stable housing solutions.

Background

Throughout the District a variety of residents lack supports needed to help them attain and maintain stable, healthy and affordable housing.

To respond to this the DNSSAB should help to create a centralized system to enable the coordinated provision of supportive housing, triage service delivery requests, and better manage and allocate services and resources to those in need of support.

This would not only help to make the system more connected and efficient but could also support relationship building and the establishment of a case management approach to serving residents across the district with the goal of transitioning individuals who are currently unhoused or precariously housed into long-term, stable housing.

Resources

[City of London Housing Stability Service Coordinated Access System: Process Guide](#)

Spotlight

Access Point

The Access Point is a community led, centralized system through which individuals can apply for mental health and addictions support services and supportive housing.

It provides coordinated access to a variety of services provided by more than 50 partners across the City of Toronto through a single application and intake assessment process.

City of London, Coordinated Access

As part of its Housing Stability Action Plan, the City of London the municipality launched a coordinated access program to create a shared system that helps service providers triage, assess and prioritize individuals and families experiencing homelessness.

The three step process incorporates a by-name list of those who are experiencing homelessness, common intake and assessment tools and a centrally managed referral process for housing supports.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 6.5

Partner with community organizations to explore rent guarantor and insurance programs to help manage financial risk for landlords of tenants returning to housing.

Background

It is well known that maintaining stable housing for those who are precariously housed is an essential element of addressing homelessness both overall and in individual circumstances.

As part of municipal focus group conversations, a rent guarantor program was raised as a solution that could address the concerns and risks shared by local landlords about their exposure to rent non-payment.

Leaders noted that this would also help support tenants in precarious situations to maintain their housing and establish more stability overall. With this in mind, Low Income People Involvement of Nipissing, Canadian Mental Health Association – North Bay and District, or other organizations with existing rent supplement programs should be considered as potential partners organization in implementing a rent guarantor or trustee program.

To support the implementation of such a program the DNSSAB should work with the organizations to identify potential funding sources and advocate to other levels of government for funding to support such initiatives.

Resources

[Housing Trusteeship Program](#)

Spotlight

Housing Trusteeship Program Overview

The Trusteeship Program targets individuals requiring short-term assistance to stabilize their housing situations and prevent eviction. It aims to provide support in acquiring money management skills essential for maintaining housing and achieving independent living. The programs' purpose is to tailor individual packages of money management services to assist participants in progressing toward greater financial independence and housing stability.

Operating in both Downtown Toronto and Scarborough, the program's overarching goal is to help participants preserve stable housing by preventing rental arrears and the risk of eviction. Additionally, it aims to empower individuals by improving their skills and confidence in managing their finances effectively, ultimately fostering long-term housing security and financial well-being.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Strategy 7

FOR THE SYSTEM

Take the lead in advocating for investment and support for housing in Nipissing.

The DNSSAB currently has limited staff devoted to housing in Nipissing District, which makes **clarifying the role of the DNSSAB and identifying partnerships** critical to achieving its housing goals.

Feedback from consultations identified the need to **advocate to all levels of government** to build local, provincial, and national partnerships to explore and pursue housing solutions for Nipissing residents that will **reinforce health and safety** for everyone in Nipissing’s communities.

As part of this strategy, areas where process can be streamlined to **reduce red tape and improve service delivery** should be identified, as well as areas where **shared knowledge and resources** can benefit the community and stimulate innovation in housing.

Goal

To clarify the role of DNSSAB in housing in the district.

To establish itself as a trusted partner and advocate across various levels of government and the local housing system in Nipissing District.

To enable affordable housing by reducing red tape, identifying inefficiencies and sharing resources to reduce delays and spur the creation of new homes in Nipissing District.

Success Criteria

We know we are on the right track if...

- The system is engaged, collaborative, and knowledge is being shared with positive effect
- Indigenous leaders and organizations feel included as valuable collaborators
- New pilots and solutions are being created and tested to build new housing solutions in Nipissing

Actions

The following actions are recommended to implement this strategy:

#	Action
7.1	Engage with Nipissing social services ecosystem and create an ecosystem map that outlines actors and relationships in the Nipissing District to inform understanding of the housing system and levers available to each actor.
7.2	Launch a housing system working group to bring together specialists from across sectors, levels of government and different communities to identify priorities, shape plans, and take action to improve housing in the District.
7.3	Build trusting relationships that value and create opportunities to learn from Indigenous organizations, specifically around homelessness, encampment services, and outreach programs.
7.4	DNSSAB to advocate for increased funding for rent-geared-to-income housing.
7.5	Develop funding plan that reflects Indigenous needs based on per capita and population models specifically around homelessness, outreach, and encampment supports.

Action 7.1

Engage with Nipissing social services ecosystem and create an ecosystem map that outlines actors and relationships in the Nipissing District to inform understanding of the housing system and levers available to each actor.

Background

The housing system in Nipissing is unique and includes a web of experienced and knowledgeable service providers across the public sector and community organizations, including food banks, churches and other informal and non-traditional service providers.

Understanding what role each actor is playing in the housing system and what resources and capabilities they have at their disposal is critical to identifying gaps, minimizing duplication, benefitting fully from funding opportunities, and working together to create the best possible housing outcomes for residents in Nipissing. Flexibility and collaboration will be key to achieving this.

The mapping process itself provides opportunities for connection and collaboration between organizations and understanding how resident needs might best be served across the organizations and with consideration of the various funding programs available to each. This compliments a case management approach to support clients and furthers the goal of taking a Housing First approach and providing needs-based wrap-around services to residents in need of support on their housing journey.

Spotlight

Clark Fox Family Foundation - Child Well Being Map

The Child Well Being Map illustrates the vast array of organizations dedicated to the well-being of children in the St. Louis Region.

The map is an online, interactive, visual model that presents the connections between each support system and realm of life for children, allowing users to zoom in and access agencies that provide care or services relating to the associated field.

Users that click on the name of an agency are provided with details in an information panel that includes a short description and a link to the organization's website.

The map serves as an organized, interactive, systems-based knowledge hub to comprehensively encompass the available supports and services for children in the St. Louis Region.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 7.2

Launch a housing system working group to bring together specialists from across sectors, levels of government and different communities to identify priorities, shape plans, and take action to improve housing in the District.

Background

Nipissing is part of an established group of northern Ontario communities that advocate as a collective for the wellbeing of Northerners.

This presents an opportunity to harnessing the collective power of this group of municipalities and service delivery agencies to share learnings, influence policies, advocate for funding and pilot needs-based, locally driven, Made in North, solutions for Northern communities.

This could mean building on the existing work⁸ begun in 2022 by The Northwestern Ontario Municipal Association (NOMA), the Federation of Northern Ontario Municipalities (FONOM), and the Northern Ontario Service Deliverers Association (NOSDA) to discuss homelessness, mental health and addictions in the North and advocating as a group for the implementation of the recommendations in that report.

A specialist network will empower actors across the system to deliver on the actions noted throughout this study and to provide targeted support to residents over the course of their lives and in response to changes in their lived experience based on best practices. Solutions will be different in each community and will call for flexibility to meet the various needs and capabilities present however overarching leadership will be critical to sharing learnings and supporting housing across the district.

Resources

[Affordable Housing and Homelessness Working Group](#)

Spotlight

The Affordable Housing and Homelessness Working Group

The Affordable Housing and Homelessness Working Group (AHHWG) began in fall 2015 to provide leadership on local understanding and the ability to address homelessness and affordable housing in the Cape Breton Regional Municipality.

The AHHWG serves as a steering committee of stakeholders including representatives from Public Health, Cape Breton Regional Police, Cape Breton University, and Cape Breton Community Housing Association, among others.

The working group provides guidance and oversight on research projects and has engaged the community through workshops and presentations on homelessness and affordable housing.

AHHWG has produced numerous reports detailing the state of affordable housing and homelessness in Eastern Nova Scotia, as well as toolkits for partaking in the research and study of housing and homelessness.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 7.3

Build trusting relationships that value and create opportunities to learn from Indigenous organizations, specifically around homelessness, encampment services, and outreach programs.

Background

Indigenous community organizations are critical actors in Nipissing’s housing ecosystem, specifically when supporting members of the urban Indigenous community, residents living in encampments, and Indigenous residents who are precariously housed.

When shaping policies and understanding the needs of these residents, the contribution of Indigenous organizations is valuable and building trusting, productive and collaborative relationships with leaders in those organizations is essential to improving the housing system in Nipissing.

Establishing a regular cadence of collaborative meetings that acknowledge the valuable input of Indigenous leaders, the achievements and roles of various parties, programs that are appropriate for collaboration, and the funding that will be committed to move related work forward is important to implement.

These meetings and the resulting work should also include land acknowledgements and other elements that reflect a commitment to Truth and Reconciliation that directly recognizes the Nations in and around Nipissing District.

This action should be considered alongside the recommendations of Action 4.4 to enable Indigenous-led housing development opportunities.

Resources

[Beyond Conservation: A Toolkit for Respectful Collaboration with Indigenous Peoples](#)

Spotlight

IPCA Knowledge Basket

The IPCA Knowledge Basket was developed as a toolkit for respectful collaboration with Indigenous peoples.

The Knowledge Basket consists of ten guiding principles that outline the basis for respectful, collaborative relationships, including “Respect for land claims, treaties and recognition of the self-determination of Indigenous nations” and the importance of relationships built on trust.

The toolkit provides practical resources for decolonizing collaboration, such as establishing and applying an appropriate definition of Indigenous Knowledge, meeting with Indigenous partners on their own land—if invited to do so—as well as valuing Indigenous knowledge systems and ways of knowing.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Action 7.4

DNSSAB to advocate for increased funding for rent-geared-to-income housing.

Background

Throughout the research residents, public and private sector leaders and community organizations from across Nipissing District called for more rent geared to income housing.

As the local housing leader, the DNSSAB should advocate on behalf of Nipissing District for the creation of more geared to income housing. This advocacy should include advocating to the province for more rent supplements and provincial and federal governments for funding to build subsidized housing.

Spotlight

Canada-Ontario Housing Benefit – City of Toronto

The City of Toronto operates rent-geared-to-income housing that adjusts rent to 30% of a household’s monthly Adjusted Family Net Income.

Additionally, the City operates the Canada Ontario Housing Benefit (COHB) program. The application process is not open to the public and relies on approximately 120 referring partners, maintaining priority for persons experiencing homelessness, survivors of domestic violence and human trafficking, and Indigenous persons.

The COHB program pays the difference between 30% of a household’s income and the average market rent in the area.

In 2023, the City of Toronto and the Province of Ontario jointly funded \$13.4 million in top-up funding for the COHB program, allowing 1,350 more people to access housing.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin
West Nipissing	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
East Ferris	Mattawa	Chisolm	Temagami	Nipissing South

Action 7.5

Develop funding plan that reflects Indigenous needs based on per capita and population models specifically around homelessness, outreach, and encampment supports

Background

As part of the Indigenous Engagement research, participants noted that the current funding arrangements fail to reflect the extent of contributions by Indigenous organizations when it comes to providing outreach and support for unhoused residents in Nipissing’s urban centres. This is particularly true of North Bay where the unhoused community is ~44% Indigenous.

With this in mind the DNSSAB should advocate to municipalities and other levels of government for a revised funding plan that better accounts for the work taken on by Indigenous organizations and the resources needed to continue to lead outreach in these areas.

This funding issue was recognized not only by urban Indigenous service providers but also in a report by the Library of Parliament in 2020 which noted: “Given the large urban Indigenous population, Indigenous people and organizations such as the National Association of Friendship Centres have called for more funding for services to meet the needs of Indigenous people living in cities. Indigenous people have clearly noted that high-quality services are those that are culturally appropriate and respond to the distinct needs of specific Indigenous groups.”⁹

Spotlight

National Indigenous Housing Centre

The National Indigenous Housing Centre is being launched as part of the federal commitment of over \$4 Billion towards housing and homelessness for Indigenous communities.

A portion of this funding is earmarked towards a commitment from the Canadian government to co-develop, with Indigenous leadership and governance, an Urban, Rural and Northern Indigenous Housing Strategy.

The Federal government released a call for proposals to operate the National Indigenous Housing Centre, whose key role will be to deliver funding to address core housing need of Indigenous Peoples living in urban, rural and northern areas.

The funding commitment addresses the reality that Indigenous people are over-represented amongst those experiencing homelessness and at-risk of homelessness.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

4 Conclusion

As noted in the report, the DNSSAB's vision from 2014 to provide 'acceptable, safe and affordable housing that meets the needs of its citizens' is still relevant today. Over the past 10 years, many of the housing-related needs and gaps in Nipissing have either remained consistent or increased in terms of urgency to address.

Building on work that has been undertaken to address housing needs over the past few years, this Housing Needs and Supply Study (HNSS) puts forth a number of strategies, initiatives and actions that the DNSSAB can implement to make significant progress in addressing the housing needs and gaps across the District and create acceptable, safe and affordable housing for its residents.

The strategies, success criteria, and actions will require a collaborative approach, as they acknowledge the role of the DNSSAB in supporting the development of a wide range of housing options through coordinating efforts between the other levels of government that are responsible for housing, as well as the community, community agencies, and the private sector to effect positive change.

In terms of next steps, it is recommended that the DNSSAB create a **roadmap for implementation** of the strategies and actions provided in this study that can change and adapt as new opportunities and challenges arise, so that Nipissing can ultimately achieve its desired future outcomes for the housing system.

The roadmap should include a timeframe for implementation of the strategies/actions, prioritization of actions based on need, and identification of the resources needed for each action. A monitoring and evaluation approach should also be a part of the roadmap, so that the District can measure progress of the actions and intended outcomes, and adapt the strategies/actions as needed to ensure housing needs and gaps are being addressed.



+

in collaboration with



1 *Appendix: Glossary*

Glossary

Housing Continuum Definitions

Emergency Shelters: This is short-term accommodation (usually 30 days or less) for people experiencing homelessness or those in crisis.

Transitional Housing: Housing that is intended to offer a supportive living environment for its residents. It is considered an intermediate step between emergency shelter and supportive or permanent housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

Supportive Living: This is housing that provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity.

Community Housing: This refers to either housing that is owned and operated by non-profit housing societies and housing co-operatives, or housing owned by provincial or municipal governments.

Affordable Rental and Ownership Housing: Affordable housing is housing that can be owned or rented by a household with shelter costs (rent or mortgage, utilities, etc.) that are less than 30% of its gross income.¹

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Dwelling Type: The type of dwelling refers to the built-form or structure type of a dwelling where someone lives.

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Economic Terms

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- **Multigenerational households** means households with three or more generations. These households contain at least one person who is both the grandparent of a person in the household and the parent of another person in the same household.
- **Other census family household** includes both one-census-family households with additional persons and multiple-census-family households.
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Working Adult: Person who is aged between 25 and 44 years.

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/ Glossary

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A household facing **affordability issues** is a household spending 30% or more of their gross household income on shelter costs.

A household facing **deep affordability issues** is a household spending 50% or more of their gross household income on shelter costs.

Core Housing Need: A more complete measure for defining affordability as it assesses the adequacy, suitability, and affordability of housing. Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability, or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

Dwelling Adequacy: Adequate housing is reported by their residents as not requiring any major repairs.

Dwelling Suitability: Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

Low-income population: The low-income measure, after tax, (LIM-AT) refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases.

Low-income status is typically presented for persons but, since the LIM-AT threshold and household income are unique and shared by all members within each household, low-income status based on LIM-AT can also be reported for households.

Definitions from Statistics Canada

2 *Appendix: References*

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3 Appendix: Community and Economic Profiles

Housing Needs and Supply Study: Community and Economic Profiles

District of Nipissing

Social Services Administration Board

DRAFT Report • March 28, 2024



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Acknowledgements

This *Community and Economic Profile* report, as a part of the *Housing Needs and Supply Study*, was undertaken on behalf of the District of Nipissing Social Services Administration Board (DNSSAB) by SHS Consulting and Daniel J. Brant and Associates.

This report is the result of a collaborative process and would not have been possible without the active involvement of DNSSAB staff and Board members, as well as over 40 key housing stakeholders and sector representatives who participated in consultations to inform the study, and over 700 residents who provided feedback via the housing needs and opportunities survey.

We would like to thank the DNSSAB project team for their direction, input, and assistance throughout this study. We would also like to thank all the residents and key stakeholders who dedicated time to providing valuable feedback and information for this study.

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1 Introduction and Context

This section introduces the purpose and methodology of the Community and Economic Profiles.

An overview of the Nipissing District, including the respective municipalities, First Nations, and unincorporated areas within, is provided to situate the Housing Needs and Supply Study.

Overview

This section includes the following sub-sections and components.

- **Introduction** that provides an overview of the objectives of the study, timelines, an overview of methodology for the study.
- **Context** of municipalities, First Nations, and unincorporated areas within Nipissing District to set the stage for the report.

Purpose of the Study

The DNSSAB is seeking to develop a Housing Needs and Supply Study (HNSS). By conducting detailed research and analysis on current housing supply and demand, housing needs and gaps will be identified that inform the recommendations for action. The HNSS will help the DNSSAB, municipalities, and housing developers in the district to prioritize investment for housing development, including leveraging existing DNSSAB affordable housing reserves in the most cost beneficial manner.

Approach and Report Format

This report contains demographic and economic profiles for the Nipissing District and the thirteen (13)¹ municipalities and unincorporated areas within. Housing indicators within these profiles are separated into demographic indicators, housing profiles, and housing needs analysis.

Through an assessment of these indicators, a summary of the community, including key housing gaps, was compiled for each geography.



Source: Expedia (2024). Retrieved from: <https://www.expedia.ca/Nipissing-District.dx553248635975750023>

¹ – The demographic and economic profiles for the First Nations communities have not been included in this report as they fall outside the jurisdiction of the DNSSAB and are typically undercounted in the Statistics Canada Census of Population, resulting in accurate data representation.

Sources of Information

Unless otherwise stated, the data used in this report is from the Statistics Canada Census of Population to create a social-economic profile of the Nipissing District, including the municipalities and unincorporated areas within. These robust statistics are gathered by Statistics Canada every five (5) years and provide a wealth of information. Custom Census data tabulations for 2016 and 2021 were ordered from Statistics Canada for the District and the municipalities and unincorporated areas within to supplement and enhance the publicly available data.

Housing statistics, including the Rental Market Survey, Housing Starts and Completions Survey, and Market Absorption Survey, from CMHC have been used extensively to help inform the assessment, due in large part to their reliability and reporting frequency. Most statistics from CMHC are reported no less than annually and there is typically only a modest lag in publishing of this reported information after the data collection year. As a result, these data sets provide a current snapshot and are reflective of trends in market conditions.

Additional data regarding local housing markets have been provided by the DNSSAB, including non-market housing supply and local residential development activity.

Data Limitations

This report details housing conditions and needs for all municipalities within the District of Nipissing, regardless of their size. However, data limitations are commonly experienced in communities where the number of households is small.

This makes some aspects of the data analysis difficult, as data suppression and rounding practices may impact the number of households that are presented in the data.

Data suppression typically impacts variables involving income, while 'random rounding' may impact variables with low totals.

To ensure confidentiality, the Census values, including totals, are randomly rounded either up or down to a multiple of "5" or "10" by Statistics Canada. With small samples, this rounding can have outsized impacts on analysis.

This will be identified throughout the document when it is applicable.

COVID-19 Pandemic Impacts

Due to the COVID-19 pandemic, the 2021 Census of Population was tabulated using data that was impacted by the public health measures that were implemented to slow the spread of COVID-19.

The Federal Government of Canada introduced COVID-19 relief programs in the 2020 to assist with financial burdens brought on by the closures and economic disruptions of the pandemic. These relief programs impacted household incomes for the year (2020) that was reported on for the 2021 Statistics Canada Census.¹

While these incomes were correctly reported, this relief is not permanent and will likely not be available to households in the future.

What is the Housing Continuum?

The Canada Mortgage and Housing Corporation (CMHC) defines the housing market as a continuum or system where housing supply responds to a range of housing need.

Due to demographic, social, economic, and geographic factors which impact housing need and demand, the private housing market does not always meet the full range of housing needs in a community. This is particularly true for individuals and families with low- and moderate-incomes or for people with unique housing and support needs.

While the housing continuum appears to be linear, it is not. People can move back and forth along the continuum through different stages of their lifetime. For example, a young couple may start in affordable rental housing when they settle in the geographical community, move to ownership housing as they expand their family, then downsize into a market rental unit during retirement, and move into supportive housing in their old age. As such, it is important for each geographical community to have an adequate supply of housing options within the housing system.

Figure 1: Elements of the Housing Continuum

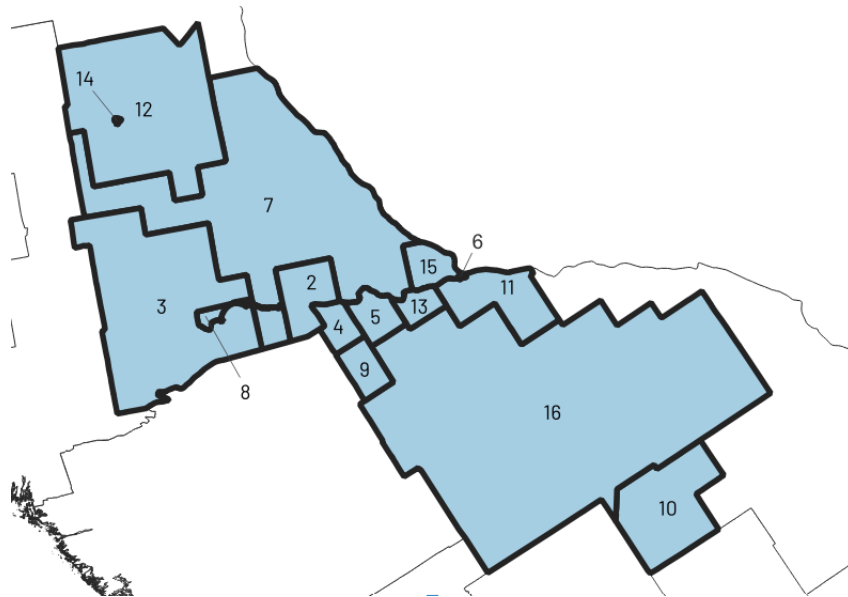


Definitions for these elements of the housing continuum are included in the glossary section of this report.

The District of Nipissing Social Services Administration Board (DNSSAB) is the designated Service Manager for housing and homelessness services in the Nipissing District (the District). Located in Northeastern Ontario at the southern edge of Northern Ontario, the District includes eleven (11) municipalities, two (2) First Nations, and two (2) unincorporated areas.

In 2021, the District had a total population of 84,716 people. This represented a growth of +1.9% from 2016 population levels. The majority of the population in the District resides in the City of North Bay, with a 2021 population of 52,662 people (+2.2% from 2016). The population density of the District, five (5) people per square kilometre, varies widely across municipalities – from 166.9 people per square kilometre in North Bay to 0.02 people in the Unorganized Territory (South Part). The housing needs across the District are unique to each community.

Figure 2: Map of Nipissing District with municipalities, First Nations, and unincorporated areas labeled



List of Municipalities

Nipissing District

2. City of North Bay
3. Municipality of West Nipissing
4. Municipality of East Ferris
5. Bonfield Township
6. Town of Mattawa
7. Unorganized, North Nipissing
8. Nipissing 10 (Nipissing First Nation)
9. Township of Chisholm
10. Township of South Algonquin
11. Township of Papineau-Cameron
12. Municipality of Temagami
13. Municipality of Calvin
14. Bear Island 1 (Temagami First Nation)
15. Municipality of Mattawan
16. Unorganized, South Nipissing

Housing Continuum Definitions

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Definitions from Statistics Canada

2 Community Demographic and Economic Profiles

The housing needs assessments for the Nipissing District, including the respective municipalities and unincorporated areas, are based on statistical data analysis undertaken from the available data.

The analysis examines the demand and supply factors affecting the availability and need for housing in each community.

Overview

This section includes a chapter for each municipality, First Nation, and unincorporated area within Nipissing District and includes the following components.

- **Demographic profile**
- **Housing profile**
- **Housing needs analysis**

Demographic Profile Overview

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the housing **income profile** and the **economic profile** for households and the labour force in each community.

Demographic Profile: The Data

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- Household **incomes** and **household income deciles**
- The **economic context** of the community, including **unemployment and participation rates**

Housing Profile Overview

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates.

Supply data will be compared against demand data to help determine the need for housing in community.

Housing Profile: The Data

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

Housing Need Overview

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

Housing Need: The Data

The needs analysis assesses indicators of housing affordability in the community. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Population Trends

Population growth in the District was lower than the rate of growth in the province in recent years

- In 2021, the Nipissing District (the District) had a **population count** of 84,715. This was an increase of +1,565 people (+1.9%) from 2016 levels.
 - This was lower than the Provincial rate of population growth (+5.8%) during this period.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. This represents an increase of +18,906 (+19.5%) from 2021 population levels.
- The share of **immigrant population** in the District (4.3%) was much lower than the provincial share (30.0%) in 2021.
 - The immigrant population in the District decreased between 2016 and 2021 (-3.3%).
 - However, between 2011 and 2021, the District has seen a +126.4% increase in immigration.

Population Age

The population in the District is older, on average, when compared to the Provincial population; this population is trending older

- The **average and median age of the population** in the District (44.8 and 46.8 years old, respectively) were higher than the provincial figures (41.8 and 41.6 years old, respectively).
 - This was due to the share of seniors (22.9%) and older adults (29.1%). These were higher than Provincial rates (18.5% and 27.0%, respectively).
- The population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in the District was seniors (+2,380 people, +14.0%).
 - During this period, youth experienced the fastest rate of population decline (-620 people, -6.5%).
 - Older adults were the most common age cohort for the District population (29.1%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation** rates
- **Household incomes**

Indigenous Population Trends

The population in the District contains a much higher rate of people who identify as Indigenous compared to the rest of the province

- In 2021, there were 11,995 people in Nipissing District who **identified as Indigenous**.
 - Of these people, 56.0% were First Nations, 39.8% were Métis, and 0.7% were Inuit.
- The proportion of the population that identified as Indigenous in the District (14.5%) was much higher than the provincial rate (2.9%) in 2021.
- The Indigenous population increased (+2.0%) slightly faster than the overall population growth in Nipissing District between 2016 and 2021, but slower than the rate of Indigenous population increase in the Province overall (+6.0%).

Indigenous Household Trends

Indigenous households in the District were less likely to own their homes than all households

- In 2021, 57.5% of household led with a primary maintainer who identified as Indigenous owned their homes. This was lower than the District rate (65.9%).

Household size trends for Indigenous households were generally consistent with District-wide trends

- Two-person households were the most common among Indigenous households in the District, making up 37.5% of all households. This was consistent with District-wide trends (38.7%).
- In 2021, 33.8% of Indigenous households contained three or more people. This was slightly higher than the District-wide share (29.8%).

While Indigenous households faced affordability issues at rates consistent with District-wide trends, they were more likely to be in core housing need

- In 2021, 20.9% of households led with a primary maintainer who identified as Indigenous were spending 30% or more of household income on shelter costs.
 - This was slightly higher than the District-wide rate (19.6%).
- However, 12.8% of Indigenous households were in core housing need, compared to 10.0% of households District-wide.
 - The proportion of Indigenous households in core housing need due to affordability issues (10.7%) was higher than the District-wide share (8.7%).
 - The share of Indigenous households who were in core housing need due to inadequate housing (3.3%) was almost double the District-wide rate (1.7%).

Household Trends

The rate of growth of households in the District outpaced population growth rates from 2016 to 2021, indicating smaller household formation

- The **number of households** in the District in 2021 was 37,250, representing an increase of +1,200 households (+3.3%) from 2016 totals.
- This rate of growth for the number of households in the District was higher than the growth rate for the population during this period (+1,565 people, +1.9%). This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

While most of the households in the District owned their homes, the growth in the number of renter households has outpaced owner households in recent years

- In terms of **household tenure**, 65.9% of the households in the District were owner households. This was slightly lower than the provincial rate (68.4%).
- The number of renter households grew faster (+725 households, +6.1%) than owner households (+375 households, +1.6%) between 2016 and 2021.

Household Size and Type

Smaller household sizes are the fastest growing in the District

- The average **household size** in the District remained consistent at 2.3 persons from 2016 to 2021.
- In 2021, the most common household sizes in the District were two-person households (38.7%), and one-person (31.5%). Both proportions were higher than the provincial rates (32.7% and 26.5%, respectively).
- One-person households were the fastest growing household size in the District from 2016 to 2021 (+990 households, +9.2%).
- In 2021, the most common **household types** in the District were one-person households (31.5%), couples without children (29.1%), couples with children (19.8%), and lone-parent households (9.3%).

Smaller household sizes are more likely to rent their homes

- While only 33.6% of all households in the District were renter households, 52.5% of one-person households rented their homes.
- Lone parent households were almost equally likely to be renter households (49.9%) or owner households (49.0%).

Household Maintainers

Senior households are more common in the District relative to provincial trends

- The proportion of **household maintainers** aged 65 and over (32.6%) was higher than the Ontario rate (28.1%).
 - This age cohort of household maintainer was the fastest growing in the District (+1,455 households, +13.6%) between 2016 and 2021.

Households with younger primary maintainers are more likely to rent their homes

- In 2021, 84.5% of household who were primarily maintained by someone under the age of 25 rented their homes.

Households with a Member with Disability

The share of households who contained a member with a disability was higher in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in the District were more likely than households province-wide to have at least one member with a disability.
- **Table 1** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- Households in the District were more likely to report sensory disabilities, difficulty walking, and difficulty learning, remembering, or concentrating than households province-wide.

Table 1: Households in Nipissing District with a member with disability, by disability type, 2021

	District	Ontario
Total Households	37,255	5,491,205
Member with a Sensory Disability	7.3%	5.4%
Member with Difficulty Walking	7.5%	5.4%
Member with Difficulty Learning, Remembering, or Concentrating	7.3%	4.7%
Member with Emotional, Psychological, or Mental Health Conditions	7.8%	6.2%
Member with other Health Problems or Long-Term Conditions	4.8%	4.2%

Source: Statistics Canada Custom Data Order, 2021

Nipissing District

Household Income Profile

Household Incomes

Average household incomes were lower than provincial levels in 2020

- Projected to 2022 dollars, the **average and median income** in the District were \$98,435 and \$80,096, respectively. These incomes were lower than Provincial levels (\$128,153 and \$100,534, respectively).

The District had a higher rate of low-income population based on 2020 incomes

- Of the 84,715 people living in the District, 10,780 (13.0%) were considered **low-income** by Statistics Canada thresholds.
 - This was higher than the Provincial rate of low-income population (10.1%).
- In the District, all age cohorts were above Provincial averages for proportions of the population considered low-income.
 - Youth had the highest proportion of the population considered low-income (16.1%), while seniors had the second highest (15.5%).

Owner household incomes were more than double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$107,600) was more than double that of renter households (\$53,000).
- This trend was consistent when assessing median household incomes (\$92,000 and \$44,000, respectively).
- Table 2** outlines the income decile thresholds for households in the District by household tenure.

Table 2: Income deciles in Nipissing District by household tenure based on 2020 incomes

Nipissing District				
Income Decile		All Households	Owner	Renter
			Households	Households
Low Income Households	1 st	\$24,200	\$35,200	\$18,800
	2 nd	\$36,000	\$50,000	\$24,200
	3 rd	\$46,800	\$63,600	\$29,800
Moderate Income Households	4 th	\$58,800	\$77,500	\$37,200
	5 th	\$72,500	\$92,000	\$44,000
	6 th	\$87,000	\$109,000	\$52,400
High Income Households	7 th	\$106,000	\$127,000	\$62,800
	8 th	\$131,000	\$153,000	\$76,500
	9 th	\$172,000	\$192,000	\$98,000
Total Households		37,255	24,565	12,530

Source: Statistics Canada Custom Data Order, 2021

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

While the participation rate of the labour force in the District was lower than Provincial levels, the unemployment rate was also lower in 2021

- In 2021, 70,735 persons were considered part of the **labour force** in the District.
- For this labour force, the participation rate (55.7%) and unemployment rate (11.8%) in the District were lower than Provincial figures (62.8% and 12.2%, respectively). These figures were recorded during the COVID-19 pandemic and have changed since.

Health care and social assistance was the largest and fastest growing employment industry in the District

- The most common industry of employment in the District was health care and social assistance (17.3% of labour force) in 2021.
- Most sectors experienced employment loss, with the largest decline in accommodation and food services (-505 jobs), retail trade (-340), and arts, entertainment, and recreation (-170).
- Gains in employment were found in health care and social assistance (+635 jobs), mining and resource extraction (+150) and transportation and warehousing (+145).

Commuting trends have shifted due to the COVID-19 pandemic, but labourers in the District still tend to commute to work

- While there was a large increase in the share of the labour force that worked from home (+4,345 people, +228.1%) in the District, this shift happened less rapidly than the province (+301.8%).
- Over half (52.1%) of the labour force in the District worked within the municipality they resided, much higher than the provincial rate (34.1%).

Public and private sector engagement participants noted a lack of housing in the District has impacted economic growth and opportunities

- Through community engagements, municipal leaders noted that companies considering opening facilities in Nipissing are stopped by a lack of suitable housing for employees.
- Established businesses say their growth is hampered by an inability to house prospective staff coming to the region.
- Long-term and seasonal housing are both areas of concern for employers

The economic conditions of Northern Ontario have been faster to recover from the COVID-19 pandemic than Ontario as a whole

- The unemployment rate has recovered to pre-pandemic levels across Ontario. According to Statistics Canada estimates (unadjusted for seasonality, three-month average), the unemployment rate for the labour force province-wide was 5.6% in December 2023.¹
- For the same period, the unemployment rate for the Northeast Ontario economic region was 3.9%.¹
- Recent investments, including two investments of \$3.6 million² and \$942,000³ through the Northern Ontario Heritage Fund Corporation (NOHFC) in January 2024, have signaled growing economic opportunities in the region.

1 – Statistics Canada. Table 14-10-0387-02. Labour force characteristics by province and economic region, three-month moving average, unadjusted for seasonality
2- NOHFC (2024a). Ontario Supporting Economic Development Opportunities in Nipissing Region. Retrieved from: <https://nohfc.ca/en/news/2024/ontario-supporting-economic-development-opportunities-in-nipissing-region>
3 – NOHFC (2024b). Ontario Creating Internship Opportunities in Nipissing. Retrieved from: <https://nohfc.ca/en/news/2024/ontario-creating-internship-opportunities-in-nipissing>

Existing Housing Stock

Single-detached dwellings make up most of the housing supply in the District and have been the fastest growing dwelling type in recent years

- In 2021, the **housing stock** of the District was made up of 37,250 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (61.4%). Other common dwelling types were low-rise apartments (19.5%), semi-detached dwellings (6.5%), and row houses (6.0%).
 - Between 2016 and 2021, single-detached dwellings grew the most in absolute terms (+495 dwellings, +2.2%). During this period, row houses had the highest growth rate (+220 dwellings, +11.0%) in new dwellings.

There has been a lack of development in the District in recent years, as the housing stock is relatively old when compared to province-wide trends

- Assessing the age of construction for the housing stock in the District, most of the supply was built before 1980 (65.0%), while only 12.3% was built from 2001 to 2021.
 - The proportion of dwellings constructed from 2001 to 2021 was much lower than provincial levels (26.1%) in 2021.

The proportion of dwellings in the District that were considered inadequate and required major repairs was higher than provincial levels

- In 2021, 7.8% of households reported the **need for major repairs**.
 - This represented a decrease from 2016 (-255 dwellings, -8.0%).
 - This rate was higher than provincial trends (5.7%) in 2021.
- In 2021, 1,010 households (2.7%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This represented an increase of +155 households (+18.1%) but was well below the Provincial average (6.7%).

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Single-detached dwellings have dominated the housing development in the District historically

- CMHC housing starts and completions data were unavailable for most municipalities within the Nipissing District. However, data was available for North Bay, West Nipissing, East Ferris, and Bonfield.
- Cumulatively, these municipalities have experienced housing development that has been dominated by single-detached dwellings in recent years.
- From 2010 to 2019, 77.9% of housing completions in these municipalities were single-detached dwellings. Since 2020, 75.6% of completions have been this dwelling type.
- However, building permit for some municipalities in the District data shows a more diverse range of dwellings types being permitted.
 - In 2023, 54.3% of units permitted in municipalities across the District were for single-detached dwellings. Dwellings in multi-unit building forms, such as apartments and townhouses, were more common than in previous years (28.9% of units permitted).
 - It should be noted that not all municipalities in the District provided building permit data for this analysis.

Non-Market Housing

Most of the non-market housing in the District is located in North Bay

- As of 2023, the **non-market housing** stock in The District included 899 Nipissing District Housing Corporation units, 248 units from affordable housing providers, 1,536 units from social housing providers, and 184 supportive housing units. The District offers rental subsidies to 365 households across the region.
 - Of these units, 2,357 (78.2%) are subsidized, while the remainder are low end market or affordable units.
- There are 97 **shelter spaces** and 100 **transitional housing** units in the District. As of the 2021 Point in Time count, 300 people were **experiencing homelessness**.
 - Of the 213 surveyed, the majority (92%) were located in North Bay and 42% were of Indigenous identity.
 - Low income and high rents were the most commonly cited barrier to obtaining housing.
- In addition to the 1,234 units with a senior mandate (NHDC, social housing, and affordable), there are an additional 743 **long-term care** (LTC) units and 340 market units in **retirement homes**. LTC wait times ranged from 166 to 651 days in 2021 and 2022.
- As of 2023 counts, approximately 75% of all the social and affordable housing units in the District are located in North Bay, including 71.8% of the seniors units and 77.8% of the family units.
 - West Nipissing had the most non-market housing stock in 2023, accounting for 19% of the units in the District.
 - The remaining units were located in East Ferris, Mattawa, Temagami, South Algonquin, and Nipissing First Nation.

Income-Shelter Ratio

Households in the District were less likely to be facing affordability issues than households province-wide

- In 2021, 7,115 households (19.6%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the provincial rate (24.2%) in 2021.
- The number of households facing affordability issues in the District decreased by -2,275 households (-24.2%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.

Household led by Indigenous persons were more likely to be facing affordability issues

- In 2021, 20.9% of household whose primary maintainer identified as Indigenous were spending 30% or more of their household income on shelter costs.
- Further, 6.9% of Indigenous households were facing deep affordability issues, compared to 5.9% of all households in the District.

Income-Shelter Ratio by Tenure

Renter households in the District were more likely to be facing affordability issues

- Assessing by tenure, 11.0% of owner households were experiencing affordability issues in 2021, while 36.3% of renter households were.
 - This rate of owners experiencing affordability issues was lower than the provincial rate (17.7%)
- Renter households made up 63.3% of the households facing affordability issues, despite only accounting for 34.2% of the total households in the District.
- As the increase in the price of rent has outpaced the growth of household income in the past ten years, renter households have been experiencing housing affordability issues at a disproportion rate.
- In 2021, 10.7% of renter households were facing deep affordability issues, compared to just 3.4% for owner households.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Households in the District were less likely to be in core housing relative to households province-wide

- In 2021, 3,590 households (10.0%) were in **core housing need**. This was lower than the provincial rate (12.1%).
- Households led by someone who identified as Indigenous were more likely to be in core housing need (12.8%) in 2021.
 - This was due to housing affordability (10.7% of Indigenous households) and inadequate housing conditions (3.3%) among Indigenous households in the District.

Single-income households were more likely to be in core housing need

- In 2021, the two household types that were most likely to be in core housing need were one-person households and lone parent households. Considering all one-person households, 36.6% were in core housing need, while 26.0% of lone parent households were.

Core Housing Need by Tenure

Renter households were much more likely to be in core housing need in the District

- Assessing by tenure, 4.2% of owner households were in core housing need in 2021, while 21.4% of renter households were.
 - These trends were slightly lower than provincial rates (6.4% and 24.9%, respectively).
 - While renter households made up 35.0% of households in the District, they accounted for 74.7% of the households in core housing need.
- In 2021, 19.6% of renter households in the District were in core housing need due to housing affordability. This was much higher than the rate for owner households (3.2%).

Core Housing Need by Household Type

Single income households were more likely to be in core housing need in the District

- Assessing by household type, one-person households (19.8%) and lone-parent households (18.1%) were the most common household types in core housing need.
 - Lone-parent households were the most likely household type to be in core housing need due to inadequate housing conditions (4.5%) and unsuitable housing sizes (2.8%).
- Non-family households with two- or more-persons (9.0%) were the only other household type to have at least 5% of households in core housing need.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 25,039	\$ 37,249	\$ 48,423	\$ 60,839	\$ 75,014	\$ 90,017	\$ 109,676	\$ 135,543	\$ 177,965	\$177,966+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$626	\$931	\$1,211	\$1,521	\$1,875	\$2,250	\$2,742	\$3,389	\$4,449	\$4,450+
	Ownership	\$89,584	\$133,265	\$173,245	\$217,667	\$268,381	\$322,058	\$392,392	\$484,938	\$642,768	\$642,769+

More housing choices become available along the continuum

HOUSING SUPPLY

AVAILABLE HOUSING OPTIONS	Emergency / Transitional										
	Community / Social Housing										
	Additional Needs Housing										
	Private Rental Market	1 BDRM \$760	2 BDRM \$1,020	3 BDRM \$1,200	4+ BDRM \$1,340						
	Private Ownership Market	1 BDRM \$237,000		2 BDRM \$270,000		3 BDRM \$336,000		4+ BDRM \$409,200			

This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the District assessed in the Housing Needs Assessment.

Demographic Trends

Population • Nipissing District had a population of 84,715 in 2021.

Population Growth • The population of Nipissing District increased by +1,565 people from 2016 to 2021 (+1.9%).

Population Age • The average (44.8 years) and median age (46.8) in Nipissing District were above the Province and there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Nipissing District (14.5%) is above the Provincial rate (2.9%) and growing (+3.9%).

Low-Income Persons • Nipissing District had 10,780 (13.0%) low-income persons in 2021.

Labour Force and Employment • In 2021, 70,735 persons were part of the labour force, with a participation rate of 55.7% and unemployment rate of 11.8%.*

Household Trends

Household Growth • In 2021, Nipissing District had 37,255 households, increasing +1,205 households (+3.3%) from 2016.

Household Tenure • Owner households made up 65.9% of households in Nipissing District. However, renter households (+6.1%) grew faster.

Household Size and Type • In 2021, the average household size was 2.2 persons, and the most common household type was one-person.

Household Maintainers • Household maintainers aged 65+ represented 32.6% of households and were the fastest growing (+1,455) in 2021.

Household Incomes • In 2022 dollars, the average (\$98,435) and median (\$80,096) incomes were well below Provincial levels.

Housing Need and Affordability • In 2021, 7,115 households (19.6%) were spending 30% or more of their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 37,250 dwellings, predominantly single-detached dwellings (61.4%).

New Dwellings • Since 2020, 75.6% of housing completions have been single-detached homes in regions with available data.*

Non-Market Housing • In 2023, Nipissing District had 899 NDHC units, 248 affordable, 1,536 social, and 184 supportive housing units. The District had 365 rental subsidies.

Ownership Market • The average value of dwellings in Nipissing District in 2021 was \$348,400.

Rental Market • In 2022 there were approximately 3,917 purpose built rental units in Nipissing District.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 450 available listings.

* This data was collected during the COVID-19 pandemic and has since changed.

** North Bay, West Nipissing, East Ferris, and Bonfield.

There is a need for a diverse mix of housing types, particularly smaller housing options and housing affordable for low-income households.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

Small Households were Increasing

One- and two-person (small) households made up almost all of household growth in the District.*

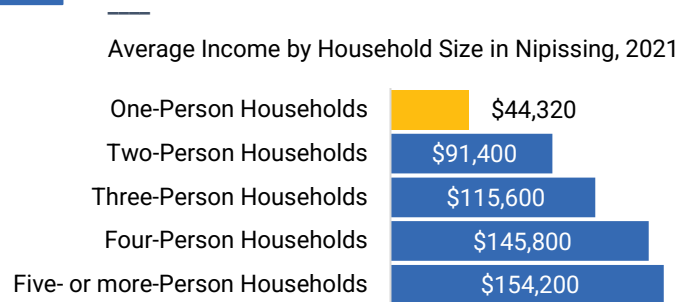


*trend occurred in every region in Nipissing District except for **Unorganized North Nipissing, Chisholm, Papineau-Cameron, and Mattawan.**

Small Households were Lower Income

Housing income varied widely depending on household sizes across the District.

Typically, larger household sizes were associated with higher household incomes.



Source: Statistics Canada Custom Data Order, 2021

FEATURES

How do we know this gap exists? What are its features?

Small Households were Living in Large Dwellings

In **2021**, more than half of small households in Nipissing District were living in large dwellings.

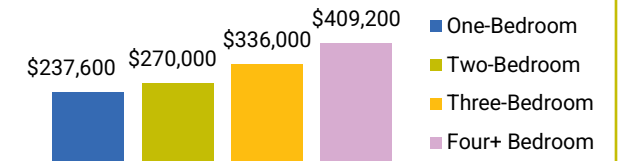
50% of small households lived in three- or - more bedroom dwellings

56% of small households lived in single-detached dwellings

Large Dwellings were More Expensive

Dwellings with more bedrooms were more expensive in the District in 2021.

Average Ownership Dwelling Value by Bedroom Count, 2021



Source: Statistics Canada Community Profiles, 2021

IMPACTS

Why is this gap important? How does it impact people?

19.8% of one-person households were in core housing need (compared to **10.0%** for all households)

36.6% of one-person households were facing affordability issues (compared to **19.4%** for all households)

One- and two-person households were increasing in number in recent years and had lower incomes than other household sizes.

The housing supply in the District was mostly expensive, single-detached dwellings. The mismatch in housing supply and demand may be driving affordability challenges.

This indicates a need for a diverse mix of housing types, particularly small and affordable options for low-income households.

There is a need for affordable housing to support young households.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

Young Households were not forming outside North Bay

Most regions in the District had 10 or fewer households with household maintainers **under the age of 25** in 2021. North Bay accounted for 82.0% of all youth household maintainers.



Young Households were Low-Income

Household maintainers under the age of 25 had the lowest average income of any age cohort and were the most likely to be low-income.

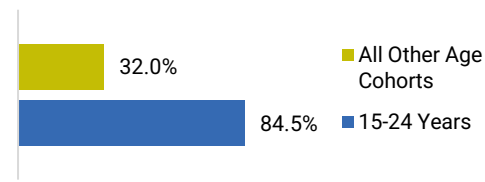
\$57,300 average income (compared to **\$89,100** average household income across all households)

48.3% were low-income*

(* - 1st to 3rd income decile)

Young Households were Disproportionately Renters

Proportion of renter households by primary household maintainer age in Nipissing District, 2021



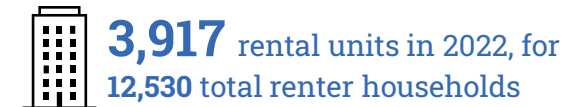
Source: Statistics Canada Custom Data Order

FEATURES

How do we know this gap exists? What are its features?

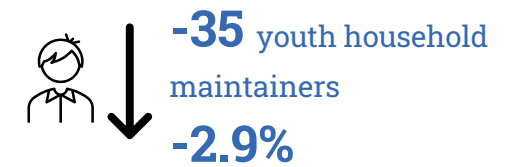
There was Insufficient Housing or Economic Opportunities

In **2022** there was a mismatch between available rental supply and rental demand, and economic opportunities were declining.



Young Households Were Decreasing

From **2016** to **2021**, the population of household maintainers under the age of 25 remained stagnant or declined in every region in the District.



IMPACTS

Why is this gap important? How does it impact people?

37.9% of youth household maintainers were spending 30%+ of their income on shelter costs

8.6% of youth household maintainers were spending 50%+ of their income on shelter costs

Youth household maintainers were the most likely age cohort to be low-income and to be renters.

The lack of rental supply and decline in economic opportunities across the District may be preventing youth from forming households, and driving affordability challenges for those who do.

Qualitative data suggests that a lack of student housing options may also be driving these trends. This suggests a need for affordable housing to support young households.

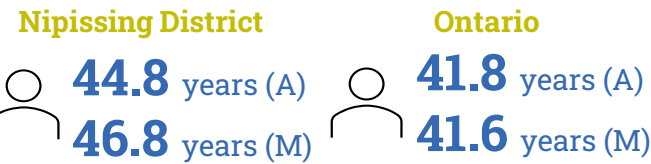
There is a need for supports for senior households to age in place, including affordable housing.

CAUSES

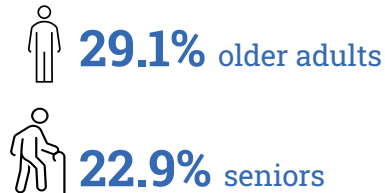
Why does this gap show up? What trends have fuelled this gap?

High Proportion of the Population was Senior

The average and median age in Nipissing District were older than in Ontario in 2021.

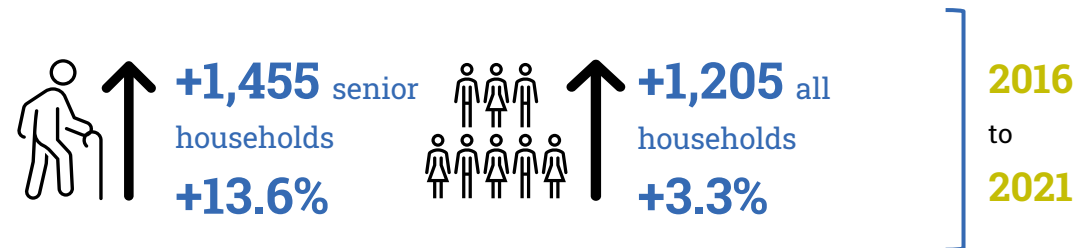


People 45 years and older made up over half of the District population in 2021.



The Population was Aging

Senior households were one of only two age cohorts of primary maintainers that grew from 2016 to 2021 and they exceeded total growth of all households.

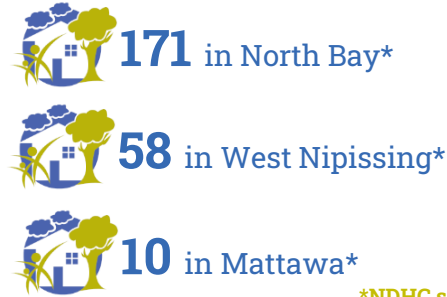


FEATURES

How do we know this gap exists? What are its features?

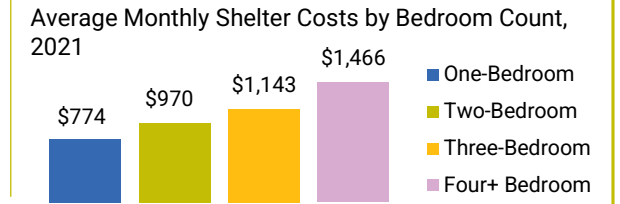
Non-Market Seniors' Housing was in Three Regions

Nipissing District only had NDHC units for seniors in three municipalities in 2021.



Monthly Shelter Costs were Expensive

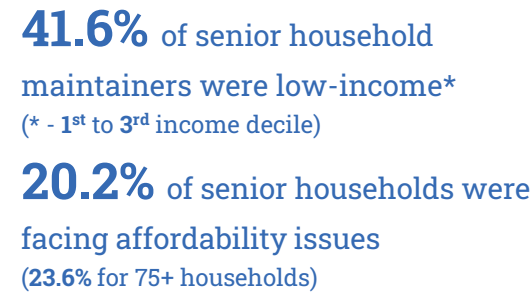
In 2021, 54.8% of senior households were in 3+ bedroom dwellings, which were more expensive on average.



Source: Statistics Canada Community Profiles, 2021

IMPACTS

Why is this gap important? How does it impact people?



The rise in senior households has been met with an insufficient supply of assistive and supportive housing.

Seniors had a high proportion of low-income household maintainers and experienced high rates of unaffordable housing across the District.

This may indicate a need for affordable aging-in-place.

There is a need for considerations to improve and rehabilitate aging stock.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

Housing Stock was Old

The housing stock in Nipissing District was mostly built **before 1980**, with only 12.3% of dwellings constructed in the last ~20 years.



65.0% built before 1980

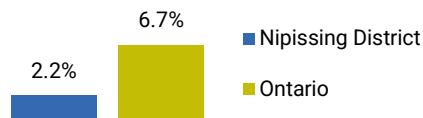


12.3% built from 2001 to 2021

Lack of New Dwellings

The proportion of housing constructed from 2017-2021 was well below the Ontario average.

Proportion of Dwellings Constructed from 2017-2021



Source: Statistics Canada Community Profiles, 2021

***Mattawa, South Algonquin, and North Bay** had the highest rates of aging housing and the lowest rates of new dwellings in the District.

FEATURES

How do we know this gap exists? What are its features?

Housing Stock was In Need of Major Repairs

In **2021**, Nipissing reported a higher rate of inadequate housing than the Province.



7.8% in need of major repairs in Nipissing District



5.7% in need of major repairs in Ontario

Trend was Heightened in Most Regions in Nipissing

While North Bay had a lower rate of housing in need of major repairs, most other regions experienced higher rates of **inadequate housing**.

West Nipissing, East Ferris, Mattawa, Unorganized North Nipissing, Chisholm, South Algonquin, Papineau-Cameron, Temagami, and Calvin experienced rates ranging from **8.5%-15.6%**.

IMPACTS

Why is this gap important? How does it impact people?

In three regions, **>50.0%** of households in core housing need were due to inadequate housing*

In four regions, **~30.0%** of households in core housing need were due to inadequate housing**

***South Algonquin, Papineau-Cameron, Calvin**
 ****West Nipissing, Mattawa, Chisholm, Temagami**

Nipissing District had an old and aging housing stock that was in need of major repairs.

Several of the District's regions had a high proportion of the population in core housing need for inadequate housing.

This may indicate a need for rehabilitating the housing stock.

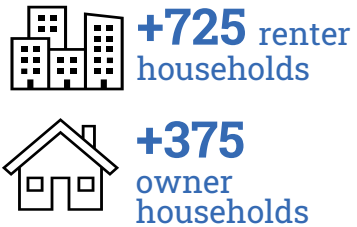
There is a need for purpose-built rental housing options.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

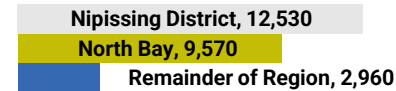
Rental Demand Has Increased

From 2016 to 2021, renter households increased faster than owner households.



North Bay accounted for most renter households in Nipissing District.*

Renter Households in Nipissing District, 2021



Source: Statistics Canada Community Profiles, 2021

*However, Calvin, Mattawan, and Bonfield experienced the fastest growth in renter households in the District.

There Was a Lack of Supply

The supply of purpose-built rental units has remained stagnant from 2013 to 2022.



Rental housing completions have not kept pace with the increase in renter households.

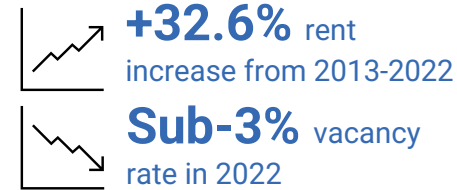


FEATURES

How do we know this gap exists? What are its features?

The Primary Rental Market Had Tightened

Between 2013 and 2022, the rental market was **tightening** due to a lack of new rental supply.*



*Based on North Bay figures.

Renter Household Growth Outpaced Rental Completions

Renter household growth outpaced the growth of the **primary rental market** from 2016 and 2021. The remaining renter households would look to the **secondary rental market** for accommodations.



*Based on North Bay, West Nipissing, East Ferris figures.

IMPACTS

Why is this gap important? How does it impact people?

20.8% of renter households were in core housing need (compared to 4.0% for owner households)

36.1% of renter households were facing affordability issues (compared to 10.7% for owner households)

An increased demand for rental units has been met with a lack of adequate supply, causing rental prices to increase.

Renters have turned to the secondary rental market, which has less secure housing tenure than the primary rental market.

Renters are more likely to experience affordability challenges, indicating a need for new purpose-built rentals.

There is a need for affordable and supportive housing for Urban Indigenous populations.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

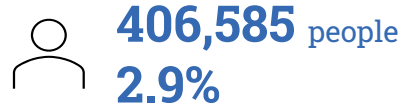
Nipissing District had a high share of Indigenous Population

Nipissing District had a much higher proportion of Indigenous persons than Ontario in 2021.

Nipissing District



Ontario



Indigenous Households were Lower-Income

Indigenous households had a lower-than-average income in the District and were more likely to be low-income.

\$80,650 average income

(compared to \$89,100 average household income across all households)

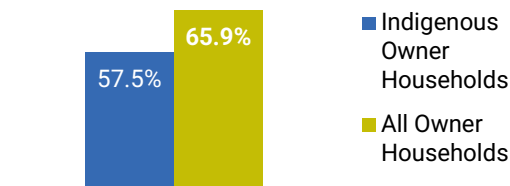
32.9% were low-income (1st to 3rd

income decile)

(compared to 29.8% for all households)

Indigenous Households were Less Likely to be Homeowners

Proportion of Indigenous Homeowners in Nipissing District Relative to Overall Population, 2021



Source: Statistics Canada Custom Data Order

FEATURES

How do we know this gap exists? What are its features?

Indigenous Households had Long Affordable Housing Waitlist Times

The Ontario Aboriginal Housing Services had a backlog of **549 applications** in 2023. Among these applicants:

44 were experiencing homelessness

18 were accessing shelters

65 were lived with family or friends

23 had other, sub-standard housing arrangements

Indigenous Populations had Higher Rates of Homelessness

During a 2021 point-in-time scan, **90** individuals out of 213 identified having Indigenous ancestry.

42.3% of respondents experiencing homelessness

14.5% of the overall population

IMPACTS

Why is this gap important? How does it impact people?

12.8% of Indigenous households were in core housing need (compared to 10.0% District-wide)

3.8% of Indigenous households were in core housing need for inadequate housing (compared to 1.7% District-wide)

Nipissing District has a notable Indigenous population, especially relative to the rest of the province. Indigenous populations in the District were more likely to be low-income, less likely to own homes, and more likely to experience homelessness.

These trends may all contribute to affordability challenges for the Indigenous population, indicating a need for affordable housing options and culturally appropriate supportive housing.

There is a need for supportive housing and shelters for people experiencing or at-risk of homelessness.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

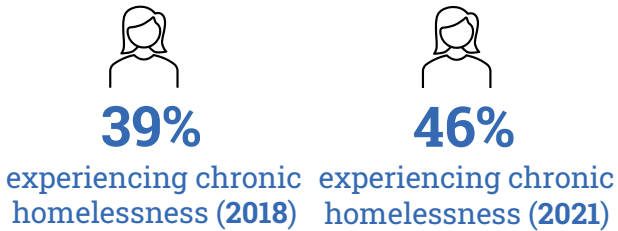
More People were Experiencing Homelessness

An **October 2021** point-in-time survey found 300 Nipissing District residents were experiencing homelessness.



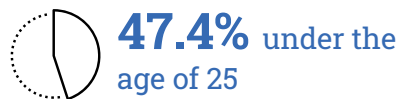
Homelessness was More Likely to be Chronic

From **2018 to 2021**, the proportion of those who had been homeless for 180+ days also increased.



Youth at Greater Risk for Homelessness

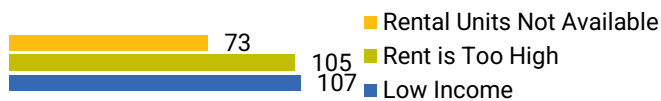
Most respondents reported **first experiencing homelessness** before the age of 25.



Affordability and Availability were Barriers to Housing

Of 25 possible answers, the most common barriers to obtaining housing were (1) low income, (2) rent is too high, and (3) rental units not available.

Most Common Barriers to Obtaining Housing for those Experiencing Homelessness in Nipissing District, 2021



Source: District of Nipissing Social Services Administration Board, 2021

FEATURES

How do we know this gap exists? What are its features?

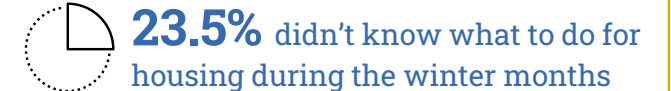
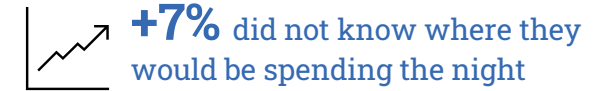
Shelter Capacity was Decreasing

Between **2020 and 2021**, COVID-19 precautions may have lowered shelter capacity.¹



Populations were Less Likely to Have Alternative Living Arrangements

As a result, in **2021** those experiencing homelessness were less likely to know where they were sleeping that night.



IMPACTS

Why is this gap important? How does it impact people?

34.3% of those experiencing homelessness were ODSP recipients, and **26.7%** were OW recipients.

42.3% of those experiencing homelessness were Indigenous.

The number and chronicity of those experiencing homelessness in Nipissing District has increased, while shelter capacity has decreased. This has led to an increase in those living unsheltered.

Indigenous persons and those with disabilities were more likely to be experiencing homelessness.

These challenges may indicate a need to expand access to supportive housing and culturally appropriate shelter systems.

North Bay

Demographic Profile

Population Trends

North Bay accounts for the majority of the population in the District and most of the recent growth

- In 2021, North Bay had a **population count** of 52,660. This was an increase of +1,110 people (+2.2%) from 2016 levels.
 - This growth represented 70.9% of the total growth in the District during this period (+1,565 people). North Bay accounted for 62.2% of the population in District in 2021.
- According to Hemson Consulting's *Growth Forecast to 2046* completed in 2019, the population of North Bay is projected to decline starting in 2031. The projected population in 2046 was 52,620, effectively stagnant from current levels.
 - An update to the projections was completed in 2023. This report stated that, while there has been a reversal in the trend of young population leaving, the population forecasts do not need to be updated.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

Relative to other areas of the District, North Bay contained a higher share of immigrants

- The share of **immigrant population** in North Bay (5.1%) was much lower than the provincial share (30.0%) in 2021, but higher than the District share (4.3%). In 2021, 2,615 of the 3,530 immigrants in the District lived in North Bay.

Indigenous Population Trends

North Bay had the highest population of people who identified as Indigenous in the District

- The number of people who **identified as Indigenous** in North Bay was 5,510 in 2021, accounting for 45.9% of the Indigenous population in the District.
- The Indigenous population increased (+1.8%) slightly lower than the overall population growth in North Bay between 2016 and 2021.

Population Age

While the population of North Bay is slightly younger than the District overall, there are indications the population is aging

- The **average and median age of the population** in North Bay (43.6 and 44.0 years old, respectively) were younger than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of youth (11.8%) and working adults (25.1%).
- However, the population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in North Bay was seniors (+1,215 people, +11.9%).
 - During this period, both children (-0.9%) and youth (-4.7%) populations decreased in North Bay.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- **Household incomes**

Household Trends

The growth of North Bay households outpaced population growth in recent years

- The **number of households** in North Bay in 2021 was 23,465, representing an increase of +850 households (+3.8%) from 2016 totals. North Bay accounted for 63.0% of the households in District in 2021.
 - This growth represented 70.8% of the total growth in the District during this period (+1,200 households).
- This growth rate for households in North Bay was higher than the growth in population during this period (+1,110 people, +2.2%). This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

The growth of renter households in the District is concentrated in North Bay

- In terms of **household tenure**, 59.2% of the households in North Bay were owner households, lower than the District rate (65.9%). North Bay had the highest share of households who were renters compared to all other areas in the District (40.8%).
 - The number of renter households outpaced owner households +8.1% and +1.0%, respectively) between 2016 and 2021 and accounted for almost all the growth of renter households in the District (+725 renter households).

Household Size and Type

Small household sizes are more common in North Bay relative to other areas of the District, particularly one-person households

- The average **household size** in North Bay remained consistent at 2.2 persons from 2016 to 2021.
- In 2021, the most common household size in North Bay was two-person (36.7%), roughly consistent with overall District trends (38.7%).
- One-person (33.7%) households, the second most common household size, were the fastest growing household size in North Bay from 2016 to 2021 (+690 households, +9.6%).
 - The proportion of one-person households in North Bay was among the highest in the District.
- In 2021, the most common **household types** in North Bay were one-person households (33.7%), couples without children (26.1%), couples with children (19.0%), and lone-parent households (10.1%).

Household Maintainers

The growth in senior households indicates a need for accommodations for those looking to age-in-place in North Bay

- The proportion of **household maintainers** aged 65 and over (31.1%) was slightly lower than the District rate (32.6%).
 - This age cohort of household maintainer was the fastest growing in North Bay (+825 households, +12.8%) between 2016 and 2021, accounting for most of the household growth.
- In 2021, 92.9% of senior households were one- or two-person households. This indicates these households are not living with family and are likely empty-nester households.

North Bay was one of the only areas in the District that had household maintainers aged under 25 years old

- Of the 1,165 households in the District that were maintained by an individual under the age of 25 years old, 82.0% (955 households) were in North Bay. This may indicate that North Bay is the only area accommodating this age cohort in terms of housing.

Households with a Member with Disability

The share of households who contained a member with a disability was lower in North Bay than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in North Bay were roughly consistent with or slightly below the District rate for households with members with listed disabilities.
- The only exception to this trend was households with a member with emotional, psychological, or mental health conditions, where North Bay (8.2%) was slightly above the District rate (7.8%).
- **Table 3** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.

Table 3: Households in North Bay with a member with disability, by disability type, 2021

	North Bay	District
Total Households	23,470	37,255
Member with a Sensory Disability	7.0%	7.3%
Member with Difficulty Walking	7.1%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	7.3%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	8.2%	7.8%
Member with other Health Problems or Long-Term Conditions	4.6%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

There is high polarity in household incomes based on household size.

- Projected to 2022 dollars, the **average and median income** in North Bay were \$98,766 and \$79,534, respectively. These incomes were consistent with District levels (\$98,435 and \$80,096, respectively).
- However, the polarity in average incomes between one-person households (\$50,024) and two- or more-person households (\$123,513) was among the highest in the District.

North Bay accounted for approximately two-thirds of the low-income persons in the District in 2021

- Of the 10,780 persons who were considered **low-income** by Statistics Canada thresholds, 6,635 (61.5%) lived in North Bay.
- However, while 13.7% of persons aged 65 and over were considered low-income in North Bay, this was among the lowest proportions in the District.

* - **Low-income status** refers to the income situation of the statistical unit in relation to a specific low-income line in a reference year. Persons with income that is below the low-income line are considered to be in low income. *Statistics Canada. Retrieved from: <https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&ld=252163>*

Owner household incomes were more than double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$113,800) was more than double that of renter households (\$53,900).
- This trend was consistent when assessing median household incomes (\$96,000 and \$45,200, respectively).
- **Table 4** outlines the income decile thresholds for households in North Bay by household tenure.

Table 4: Income deciles in North Bay by household tenure based on 2020 incomes

		North Bay		
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$24,000	\$39,200	\$18,600
	2 nd	\$36,000	\$54,400	\$24,200
	3 rd	\$46,800	\$69,000	\$30,600
Moderate Income Households	4 th	\$58,400	\$82,000	\$38,000
	5 th	\$72,000	\$96,000	\$45,200
	6 th	\$86,000	\$112,000	\$54,400
High Income Households	7 th	\$105,000	\$132,000	\$65,000
	8 th	\$130,000	\$160,000	\$77,000
	9 th	\$174,000	\$198,000	\$98,000
Total Households		23,470	13,900	9,570

Source: Statistics Canada Custom Data Order, 2021

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

Economic conditions in North Bay were consistent with the overall District in 2021.

- In 2021, 43,890 persons were considered part of the **labour force** in North Bay.
- For this labour force, the participation rate (57.9%) and unemployment rate (12.0%) in North Bay were consistent with the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Employment in North Bay is driven by the health care industry.

- The most common industry of employment in North Bay was health care and social assistance (17.8% of labour force) in 2021.
- Gains in employment were found in health care and social assistance (+515 jobs), public administration (+240), transporting and warehousing (+225), and mining and resource extraction (+135).

The labour force in North Bay were the most likely to find work within the municipality of residence

- North Bay maintained the highest rate of labour force that worked within their municipality of residence (65.1%), meaning that North Bay workers were the most likely to find employment within their municipality.
- Only 1.7% of the labour force of North Bay commuted to another municipality in the District for work, the lowest rate in the District.
- Between 2016 and 2021, the number of labourers working from home increased by +3,130 (+296.7%), the fastest rate in the District. This trend was consistent across Ontario as households dealt with government measures during the COVID-19 pandemic,

Existing Housing Stock

The housing supply in North Bay is the most diverse in the District

- In 2021, the **housing stock** of the North Bay was made up of 23,470 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (48.7%). Other common dwelling types were low-rise apartments (24.1%), semi-detached dwellings (9.1%), and high-rise apartments (8.9%).
 - However, between 2016 and 2021, row houses grew by the most in absolute terms and experienced the highest growth rate (+235 dwellings, +13.1%) in new dwellings.
- North Bay had the highest proportion of dwellings that were low-rise and high-rise apartments in all the District.
 - High-rise apartments were the second fastest growing dwelling type in North Bay (+190 dwellings, +10.1%), the only geography where these units exist in the District.

North Bay has among the oldest housing stock in the District

- Assessing the age of construction for the housing stock in North Bay, most of the supply was built before 1980 (69.7%), while only 8.2% was built from 2001 to 2021.
 - This rate of recent construction was the second lowest of the geographies assessed for this report.
 - The proportion of dwellings constructed before 1960 (29.6%) was the second highest of the geographies assessed for this report.

Despite the age of the stock, dwellings in North Bay were the least likely to require major repairs in 2021

- In 2021, 6.7% of households reported the **need for major repairs**.
 - This was the lowest proportion of all of the geographies assessed for this report.
 - This proportion represented a decrease from 2016 trends (-190 dwellings, -10.8%).
- In 2021, 715 households (3.0%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This represented an increase of +115 households (+19.2%) and was among the higher proportions in the District.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices [to be added], short-term rentals and vacancy rates**

New Dwellings

There has been a shift towards more single-detached dwellings being constructed in North Bay, with apartment construction slowing down

- From 2013 to 2022, 72.5% of the **housing completions** in North Bay were single-detached dwellings (338 dwellings).
- Apartment dwellings were the only other dwelling type to make up more than 10% of the housing completion in the last decade (14.4%, 67 completed units).
- Apartment construction has slowed down considerably since the early 2000's, when 211 apartment units were completed from 2008 to 2010.
 - This shift away from apartment construction has coincided with a decrease in purpose-built rental completions. Only 89 rental units were completed in the period from 2013 to 2022 (19.1%).

North Bay has permitted a diverse range of dwelling types in the last decade

- Assessing **building permit data** from 2013 to 2023, North Bay has experienced inconsistent development of denser built forms of housing.
 - The municipality permits an average of 103 building permits per year.
 - North Bay permitted relatively high numbers of multi-unit dwellings (townhouses and apartments) in 2013 (132 units) and 2017 (121 units).
 - However, single-detached dwellings were the dominant dwelling type to acquiring building permits in the City in most years.
 - Overall, single-detached dwellings accounted for 44.7% of the units permitted during this period, the highest of any dwelling type.

Non-Market Housing

Non-market housing supports and resources in the District are concentrated in North Bay

- As of 2023, the **non-market housing** stock in North Bay included 1,391 units through social and affordable housing providers, 180 supportive housing units, 693 Nipissing District Housing Corporation (NDHC). Additionally, there are 295 households receiving rental subsidies.
 - Of these social and affordable units, 45.8% were units for seniors. These units included 11 bachelor units, 698 one-bedroom units, and 161 two-bedroom units. Of the 54.2% of units that were for family households, there were 96 bachelor units, 270 one-bedroom units, 333 two-bedroom units, 307 three-bedroom units, and 22 four- or more-bedroom units.
 - As of 2023, 77.1% of the 899 units operated by NDHC were located in North Bay.
- There are 67 **shelter spaces** and 100 **transitional housing** spaces in North Bay. This represented 61.8% of the shelter beds and all of the transitional spaces in the District.
- During the District's 2021 Point In Time count of those experiencing homelessness, 92% of those surveyed were in North Bay.
- North Bay has 388 **long-term care** units, 340 **retirement home** units, and 941 NDHC, affordable, or social housing units for seniors.
- There were 16 units located within North Bay that are rented out by the Ontario Aboriginal Housing Corporation in 2023.

Ownership Market Trends

Recent trends show that prices for home ownership have escalated rapidly

- According to CMHC absorption survey data, the average price of newly constructed homes in North Bay in 2021 was \$518,747.
 - This was +20.9% higher than average prices in 2014 (\$428,940) and +45.9% higher than average prices reported in 2013 (\$355,500).
- The average **owner-estimated value of dwellings** in North Bay in 2021 was \$351,600, which had increased by +29.5% since 2016.
- In a 2023 point-in-time (PIT) scan, 82.6% of dwellings observed for sale were single-detached dwellings.
 - Of these, the average price was \$434,711.
 - The average dwelling price was lower for semi-detached dwellings (\$349,900), and row houses (\$326,567)

Rental Market Trends

There are indications that the rental market in North Bay is tightening due to the lack of recent purpose-built rental completions

- In 2022, there were 3,478 units on the primary rental market in North Bay.
- This has been consistent since approximately 2012 and represents a decrease from historical levels. The **primary market universe** peaked in size in 2004 with 3,973 units.
- In 2022, the **average rental price** on the primary market in North Bay (\$1,089) was +32.6% higher than 2013 levels.
 - This increase was consistent across unit sizes, with two-bedroom units increasing at the highest rate (+33.0%).
- The vacancy rate has been consistently decreasing in the North Bay primary rental market.
 - A vacancy rate of 3% is generally considered a healthy rental market.
 - The vacancy rate in 2022 (2.6%) was much lower than the peak in 2015 (6.5%) and is trending lower.
 - This vacancy rate decline is driven by the lack of bachelor units (0.0% vacant) and two-bedroom units (0.4% vacant).

Secondary Rental Market

The secondary rental market was a substantial proportion of rental housing in North Bay, and was more expensive than the primary rental market

- In 2021, the estimated secondary rental universe was up to 6,076 units, or 63.5% of the renter households in North Bay.
- In 2023, the average rental price from a point-in-time scan was \$2,122. This scan occurred in October 2023.
 - The average one-bedroom unit was \$1,422.

Short-Term Rental Market

North Bay had the largest short-term rental market by volume in the District

- As of December 2023, a point-in-time scan of the short-term rentals in North Bay showed at least 202 active listings, according to AirDNA¹. This represented approximately 1% of the dwellings in the municipality.
- Of these listings, 88% were entire homes, while 12% were private rooms.
 - The number of available listings was 121, an increase of +3% in the last year. The average occupancy rate for listings in North Bay was 50%.
 - The average daily rate for a room on the short-term rental market in North Bay was \$239.

Income-Shelter Ratio

Housing affordability trends in North Bay appear to have improved in recent years

- In 2021, 4,925 households (21.0%)¹ were spending 30% or more of their **household income on shelter costs**. This was higher than the District rate (19.6%) in 2021.
 - This rate was the second highest of all the selected geographies assessed in this report.
- The number of households facing affordability issues in North Bay decreased by -1,485 households (-23.2%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was consistent with District trends (-24.2%).

Household led by Indigenous persons were more likely to be facing affordability issues

- In 2021, 23.7% of household whose primary maintainer identified as Indigenous were spending 30% or more of their household income on shelter costs.

Income-Shelter Ratio by Tenure

Affordability issues are much more common among renter households in North Bay

- Assessing by tenure, 11.1% of owner households were experiencing affordability issues in 2021, while 35.6% of renter households were.
 - These rates were consistent with District rates (11.0% and 36.3%, respectively).
- Renter households made up 69.1% of the households facing affordability issues, despite only accounting for 40.9% of the total households in North Bay.
- In 2021, 10.9% of renter households were facing deep affordability issues, while only 3.3% of owner household were spending 50% or more of their household incomes on shelter costs.
- As the increase in the price of rent has outpaced the growth of household income in the past ten years, renter households have been experiencing housing affordability issues at a disproportion rate.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market [to be added when income decile data is received]**

Core Housing Need

North Bay has among the highest rate of households in core housing need in the District

- In 2021, 2,490 households (10.8%) were in **core housing need**.
- This share was slightly higher than the District rate (10.0%) and one of only six of the geographies assessed in this report to have a higher rate of households in core housing need than the District overall.

Recent trends indicate improving conditions in North Bay

- From 2016 to 2021, there was a decrease of -1,270 households (-33.8%) in core housing need.
 - While this was likely impacted by the government measures during the COVID-19 pandemic, this trend was not occurring in all the geographies assessed in this report.

Core Housing Need by Tenure

Renter households in North Bay were much more likely to be in core housing need than owner households

- Assessing by tenure, 3.3% of owner households were in core housing need in 2021, while 21.8% of renter households were.
 - While renter households made up 40.8% of households in North Bay, they accounted for 83.8% of the households in core housing need.
 - These trends were approximately consistent than District rates (4.2% and 21.4%, respectively).

Core Housing Need by Household Type

Single income households were more likely to be in core housing need in North Bay

- Assessing by household type, lone-parent households (20.6%) and one-person households (20.2%) were the most common household types in core housing need.
 - Lone-parent households were the most likely household type to be in core housing need due to inadequate housing conditions (3.7%) and unsuitable housing sizes (3.5%).
- Non-family households with two- or more-persons (8.3%) were the only other household type to have at least 5% of households in core housing need.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 24,832	\$ 37,249	\$ 48,423	\$ 60,425	\$ 74,497	\$ 88,983	\$ 108,642	\$ 134,509	\$ 180,035	\$180,036+

Income increases as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$621	\$931	\$1,211	\$1,511	\$1,862	\$2,225	\$2,716	\$3,363	\$4,501	\$4,502+
	Ownership	\$86,767	\$130,150	\$169,196	\$211,133	\$260,301	\$310,915	\$379,605	\$469,988	\$634,637	\$634,638+

More housing choices become available along the continuum

HOUSING SUPPLY

AVAILABLE HOUSING OPTIONS	Emergency / Transitional											
	Community / Social Housing											
	Additional Needs Housing											
	Private Rental Market	1 BDRM \$780	2 BDRM \$1,050	3 BDRM \$1,210	4+ BDRM \$1,400							
	Private Ownership Market				1 BDRM \$230,000	2 BDRM \$265,600	3 BDRM \$331,600	4+ BDRM \$412,800				

This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • North Bay had a population of 52,660 in 2021, accounting for 62.2% of the population of the District.

Population Growth • The population of North Bay increased by +1,110 people from 2016 to 2021 (+2.2%).

Population Age • The average (43.6 years) and median age (44.0) in North Bay were lower than the District, but there are signs of aging.

Indigenous Population • The proportion of Indigenous population in North Bay (10.7%) is lower than the District rate (14.5%) but growing (+1.8%).

Low-Income Persons • North Bay accounted for approximately 2/3 of the low-income persons in the District in 2021.

Labour Force and Employment • In 2021, 43,890 persons were part of the labour force, with a participation rate of 57.9% and unemployment rate of 12.0%.*

Household Trends

Household Growth • In 2021, North Bay had 23,465 households, with an increase of +850 households (+3.8%) from 2016.

Household Tenure • Owner households made up 59.2% of households in North Bay. However, renter households grew (+8.1%) faster.

Household Size and Type • In 2021, the average household size was 2.2 persons, and the most common household type was one-person.

Household Maintainers • Household maintainers aged 65+ represented 31.1% of households and were the fastest growing (+825) in 2021.

Household Incomes • In 2022 dollars, the average (\$98,766) and median (\$79,534) incomes were consistent with District levels.

Housing Need and Affordability • In 2021, 4,925 households (21.0%) were spending 30% or more on their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 23,470 dwellings, predominantly single-detached dwellings (48.7%).

New Dwellings • From 2013 to 2022, 72.5% of housing completions were single-detached, with 14.4% apartment dwellings.

Non-Market Housing • In 2023, North Bay had 1,391 affordable units, 180 supportive housing units, 693 NDHC, and 295 rental subsidies.

Ownership Market • The average price of a newly constructed home in North Bay in 2021 was \$518,747 (+20.9% higher than 2014 levels).

Rental Market • In 2022, there were 3,478 units on the primary rental market, with a consistently decreasing vacancy rate.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 202 active listings (+3% increase from 2022).

* This data was collected during the COVID-19 pandemic and has since changed.

There is a need for a diverse mix of housing types, particularly smaller housing options.

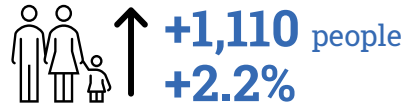
CAUSES

Why does this gap show up? What trends have fuelled this gap?

Household Sizes Were Shrinking

Household growth rate outpaced population growth from 2016 to 2021, indicating a trend towards **smaller households**.

2016
to
2021



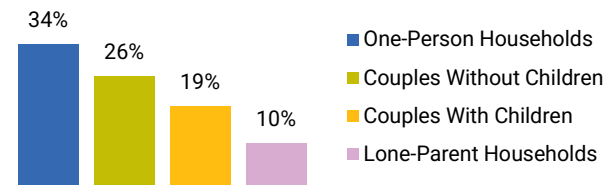
Demand for Smaller Units Was Increasing

One-person households were the fastest growing household size from 2016 to 2021.



One-person households were the most common household type in 2021.

Household by type in North Bay, 2021



Source: Statistics Canada Community Profiles, 2021

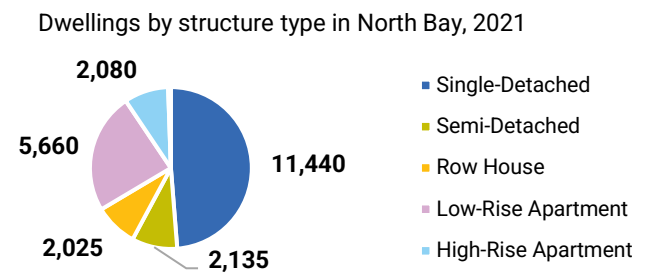
FEATURES

How do we know this gap exists? What are its features?

Housing Supply was Low-Density, Large Dwellings

In **2021**, the housing supply in North Bay was predominantly made up of **single-detached dwellings**.

From **2013** to **2022**, single-detached dwellings made up **72.5%** of housing completions.

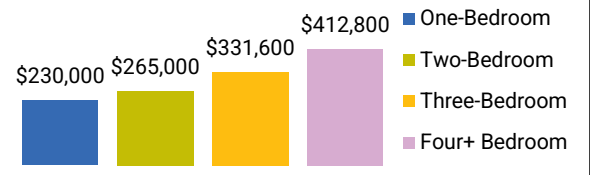


Source: Statistics Canada Community Profiles, 2021

IMPACTS

Why is this gap important? How does it impact people?

Average Value of Dwellings by Unit Size in North Bay, 2021



Source: Statistics Canada Community Profiles, 2021

Larger housing units are more expensive and may be driving affordability challenges.

As demand for smaller units increases, affordable housing options appropriate for these households are required.

There is a mismatch between unit-size demand and unit-size supply, indicating a need for a diverse mix of housing types.

There is a need for new purpose-built rental units in North Bay.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

Rental Demand Has Increased

From 2016 to 2021, renter households increased faster than owner households.

 **+715** renter households

 **+140** owner households

In 2021, North Bay accounted for most renter households in Nipissing District.

Renter Households in Nipissing District, 2021

North Bay, 9,570

Remainder of the District, 2,960

Source: Statistics Canada Community Profiles, 2021

There Was a Lack of Supply

During this period, only **81** new rental units (**51** apartments) were completed, representing less than $\frac{1}{4}$ of all housing built.

 **+81** rental units built...  ... less than $\frac{1}{4}$ of all housing completions

The Primary Rental Market was Tightening

Between 2013 and 2022, the rental market was **tightening** due to a lack of new rental supply.

 **+32.6%** rent increase from 2013-2022

 **Sub-3%** vacancy rate in 2022

FEATURES

How do we know this gap exists? What are its features?

The Secondary Rental Market Was Compensating

Renter household growth outpaced the growth of the **primary rental market** from 2016 and 2021. The remaining renter households may look to the **secondary rental market** for accommodations.

 **+715** renter households

 **+79** primary rental units in the primary rental universe

Secondary Market Rents were More Expensive

The **average rent for a two-bedroom** on the secondary rental market was more expensive than on the primary rental market in 2023.

 **\$1,942** secondary rental market average rent in 2023

 **\$1,255** primary rental market average rent in 2023

IMPACTS

Why is this gap important? How does it impact people?

In 2021, renters in North Bay were disproportionately in **core housing need**.

 **40.9%** of households were renters

 **83.8%** of those in core housing need were renters

An increased demand for rental units has been met with a lack of supply, causing rental prices to increase. Even though North Bay contained most of the purpose-built rental stock in the District, this supply was not sufficient.

Renters have turned to a less stable and more expensive secondary rental market.

These affordability challenges indicate a need for new purpose-built rentals.

There is a need for affordable housing to support young and senior household maintainers in North Bay

CAUSES

Why does this gap show up? What trends have fuelled this gap?

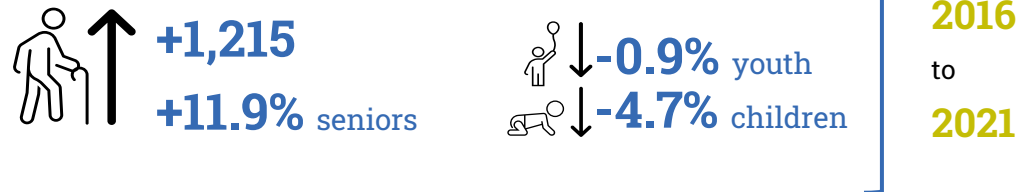
North Bay Had Young Households

North Bay was one of the only regions in the District to have household maintainers **under the age of 25** in 2021.



North Bay Was Aging

North Bay's population was **younger** than the District average, but between **2016** and **2021** the population was **aging**.

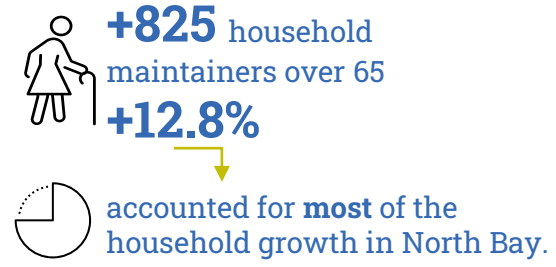


FEATURES

How do we know this gap exists? What are its features?

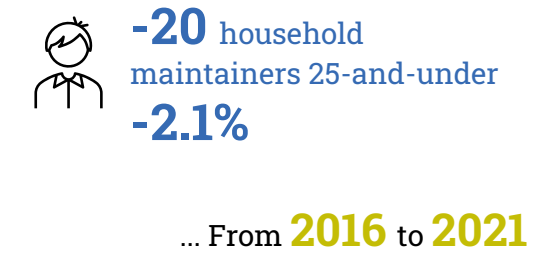
Senior Households Were Increasing

Household maintainers aged 65+ were the **fastest growing** in North Bay.



Young Households Were Decreasing

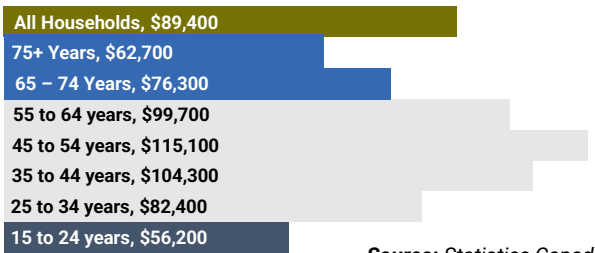
Household maintainers aged 25 and under were the **fastest declining** in North Bay.



IMPACTS

Why is this gap important? How does it impact people?

Average Household Income (\$) by Primary Household Maintainer Age



The rise in senior households may indicate a need for aging-in-place.

The decline in younger households may indicate a lack of affordable housing options.

Source: Statistics Canada Custom Data Order

Population Trends

West Nipissing was the second largest municipality in the District, and accounts for the second largest increase in population growth

- In 2021, West Nipissing had a **population count** of 14,580. This was an increase of 215 people (+1.5%) from 2016 levels. This accounted for 17.2% of the population in the District in 2021.
 - This growth represented 13.7% of the total growth in the District during this period (+1,565 people).
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

Relative to other areas of the District, West Nipissing contained a lower share of immigrant populations, but a higher share of those who identify as Indigenous

- The proportion of the population that **identified as Indigenous** in West Nipissing (19.7%) was much higher than the provincial rate (2.9%) in 2021 and higher than the District rate as well (14.5%).
 - The Indigenous population increased (+1.6%) slightly greater than the overall population growth in West Nipissing between 2016 and 2021.
- The share of **immigrant population** in West Nipissing (2.2%) was much lower than the provincial share (30.0%) in 2021, and the District share (4.3%).

Population Age

The population in West Nipissing was older than the District overall and trends indicate it will continue to age

- The **average and median age of the population** in West Nipissing (47.0 and 51.2 years old, respectively) were older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of older adults (31.2%) and seniors (26.4%). By comparison, youth made up only 9.1% of the population.
- The population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in West Nipissing was Seniors (+465 people, +13.7%).
 - During this period, all other age cohorts declined in population. The age cohorts with the biggest decrease were youth (-5.3%) and children (-3.2%).
 - Seniors were the most common age cohort for the West Nipissing population (26.4%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- **Household incomes**

Household Trends

West Nipissing experienced below average household and population growth within the District; household growth outpaced population growth in recent years

- The **number of households** in West Nipissing in 2021 was 6,410, representing an increase of +130 households (+2.1%) from 2016 totals. This was slightly lower than the District average (+3.3%).
 - This growth represented 10.8% of the total growth in the District during this period (+1,200 households).
 - West Nipissing accounted for 17% of the households in District in 2021.
- This growth in the number of households in West Nipissing was higher than the growth in population during this period (+215 people, 1.5%). This was slightly below the District average of 1.9%. This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

West Nipissing has seen a growth in the number of households renting their homes

- In terms of **household tenure**, 68.3% of the households in West Nipissing were owner households.
- The number of renter households grew faster (+90 households, +4.6%) than owner households (+45 households, +1.0%) between 2016 and 2021.

Household Size and Type

Small household sizes were more common in West Nipissing, with single-person households experiencing the fastest growth

- The average **household size** in West Nipissing remained consistent at 2.2 persons from 2016 to 2021.
- In 2021, the most common household size in West Nipissing was two-person households (41.2%), slightly higher than the District trends (38.7%).
- One-person (29.9%) households, the second most common household size, were the fastest growing household size in West Nipissing from 2016 to 2021 (+90 households, +4.9%).
 - The proportion of one-person households in West Nipissing was generally higher than District averages.
- In 2021, the most common **household types** in West Nipissing were couples without children (33.0%), one-person households (29.9%), couples with children (19.7%), and lone-parent households (8.9%).

Household Maintainers

The growth in senior households may indicate a need for accommodations for those looking to age-in-place in West Nipissing

- The proportion of **household maintainers** aged 65 and over (37.3%) was slightly higher than the District rate (32.6%).
 - This age cohort of household maintainer was the fastest growing in West Nipissing (+265 households, +12.4%) between 2016 and 2021, accounting for most of the household growth.

West Nipissing was one of the only areas in the District that had household maintainers aged under 25 years old

- In 2021, 1.9% of households were maintained by an individual under the age of 25 years old. Of the 1,165 households in the District that were maintained by an individual under the age of 25 years old, 10.7% (125 households) were in West Nipissing. Collectively, North Bay and West Nipissing account for over 90% of these households in the District.

Households with a Member with Disability

The share of households who contained a member with a disability was higher in West Nipissing than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in West Nipissing were more likely than households in the District to report at least one member with a disability.
- **Table 5** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- Households in West Nipissing were more likely to report difficulty walking, members with a sensory disability, and members with difficulty learning, remembering, or concentrating than households District-wide.

Table 5: Households in West Nipissing with a member with disability, by disability type, 2021

	West Nipissing	District
Total Households	6,410	37,255
Member with a Sensory Disability	8.7%	7.3%
Member with Difficulty Walking	9.4%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	8.7%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	8.7%	7.8%
Member with other Health Problems or Long-Term Conditions	5.5%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

There was high polarity in household incomes based on household size

- Projected to 2022 dollars, the **average and median income** in West Nipissing were \$93,132 and \$76,781, respectively. These incomes were slightly lower than District levels (\$98,435 and \$80,096, respectively).
- However, the polarity in average incomes between one-person households (\$45,075) and two- or more-person households (\$113,570) was among the highest in the District.

Children and seniors in West Nipissing were classified as low-income at the highest rate of any age cohort

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 2,030 (18.8%) lived in West Nipissing.
- In West Nipissing, 17.8% of persons aged 0-5 and 18.9% of persons aged 65+ were considered low-income. These were above both the provincial (12.4% and 12.1%, respectively) and district (16.1% and 15.5%, respectively) averages.

Owner household incomes were more than double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$101,000) was more than double that of renter households (\$48,360).
- This trend was consistent when assessing median household incomes (\$89,000 and \$38,800, respectively).
- **Table 6** outlines the income decile thresholds for households in West Nipissing by household tenure.

Table 6: Income deciles in West Nipissing by household tenure based on 2020 incomes

West Nipissing				
Income Decile	West Nipissing			
	All Households	Owner Households	Renter Households	
Low Income Households	1 st	\$24,000	\$34,800	21,400
	2 nd	\$34,800	\$46,800	24,000
	3 rd	\$44,000	\$60,400	28,200
Moderate Income Households	4 th	\$55,200	\$74,000	34,000
	5 th	\$69,500	\$89,000	38,800
	6 th	\$84,000	\$104,000	46,000
High Income Households	7 th	\$103,000	\$122,000	55,200
	8 th	\$126,000	\$145,000	68,000
	9 th	\$162,000	\$186,000	94,000
Total Households		6,410	4,380	2,035

Source: Statistics Canada Custom Data Order, 2021

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

West Nipissing faced lower participation and unemployment rates than the overall district in 2021

- In 2021, 12,170 persons were considered part of the **labour force** in West Nipissing.
- For this labour force, the participation rate (49.1%) and unemployment rate (9.9%) in West Nipissing were lower than the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely changed since.

Employment in West Nipissing was driven by the health care industry, with many sectors experiencing significant job loss

- The most common industry of employment in West Nipissing was health care and social assistance (15.9% of labour force) in 2021.
- Most sectors experienced employment loss, with the largest decline in retail trade (-115 jobs), health care and social assistance (-60), and construction (-55).
- Gains in employment were found in mining and resource extraction (+75 jobs), educational services (+40), and utilities (+30).

Workers in West Nipissing were among the most likely to find employment in their municipality of residence

- West Nipissing had among the highest rate of its residents that found work within the municipality (43.9%), meaning that West Nipissing workers were among the most likely to find employment within their municipality. This rate was lower than District rate (52.1%), but the second highest of all municipalities in the District.
- In 2021, 13.1% of the labour force of West Nipissing commuted to another municipality in the District for work, the fourth lowest rate in the District.
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +560 workers (+162.3%) made this commuting shift.

Existing Housing Stock

The housing stock in West Nipissing was made up mostly of single-detached dwellings

- In 2021, the **housing stock** of the West Nipissing was made up of 6,415 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (74.1%). The second most common dwelling type was low-rise apartments (19.6%). Combined, all other forms of housing made up the remaining 6.3% of housing stock.
 - Between 2016 and 2021, single-detached (+3.3%) and small apartments (+2.4%) grew modestly, while semi-detached (-8.7%) and row houses (-16.7%) declined.
- West Nipissing had the second highest proportion of dwellings that were single-detached and low-rise apartments in the District.

West Nipissing had among the older housing stocks in the District

- Assessing the age of construction for the housing stock in West Nipissing, most of the supply was built before 1980 (60.2%), while only 18.2% was built from 2001 to 2021.
 - This rate of recent construction was above the District average of 12.3%, but significantly below the provincial average of 26.1%.
 - The proportion of dwellings constructed before 1960 (28.2%) was the third highest of the geographies assessed for this report.

The housing stock had a higher rate of need for major repairs, but was consistent with District averages in overall suitability

- In 2021, 8.7% of households reported the **need for major repairs**.
 - This was above both the District (7.8%) and provincial (5.7%) average.
 - This proportion represented an increase from 2016 trends (+25 dwellings, 4.7%).
- In 2021, 145 households (2.3%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This represented an increase of +20 households (+16%) and was roughly consistent with the District average (2.7%).

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

There has been a shift towards more single-detached dwellings being constructed in West Nipissing, with apartment construction slowing down

- From 2013 to 2022, 73.9% of the **housing completions** in West Nipissing were single-detached dwellings (311 dwellings).
 - Semi-detached dwellings were the only other dwelling type to make up more than 10% of the housing completion in the last decade (13.3%, 56 completed units).
- Apartment construction has slowed down considerably since the early 2000s, when 49 apartment units were completed in 2010. From 2013 to 2022, apartment construction completions have only accounted for 8.1% (34 completed units) of total housing completions in West Nipissing.
- This shift away from apartment construction has coincided with a decrease in purpose-built rental completions. Only 42 rental units were completed in the period from 2013 to 2022 (10%).

Recent building permit data indicates an increase in development of more dense dwelling types

- Assessing **building permit data** from 2013 to 2023, West Nipissing has predominantly permitted single-detached dwellings.
 - The municipality averages approximately 42 units permitted each year.
 - Single-detached dwellings account for between 60-80% of the units permitted annually.
- However, West Nipissing permitted relatively high numbers of multi-unit dwellings (townhouses and apartments) in 2017 (15 units) and 2020 (14 units).
 - The municipality permits approximately 10-20 duplex or semi-detached dwelling units annually.
- Overall, single-detached dwellings accounted for 66.7% of the units permitted during this period.

Non-Market Housing

West Nipissing had the second largest non-market housing stock in the District

- As of 2023, there are 490 **non-market housing** units in West Nipissing. This includes 340 units through social and affordable housing providers, 150 Nipissing District Housing Corporation (NDHC) units and 46 rental subsidies.
 - Of these units, 59.4% were units for seniors. These units included 2 bachelor units, 253 one-bedroom units, and 36 two-bedroom units.
 - Of the 40.6% of units that were for family households, there were 47 one-bedroom units, 48 two-bedroom units, and 84 three-bedroom units, and 20 four- or more-bedroom units.
- There are 10 **shelter spaces** and zero **transitional housing** spaces in West Nipissing. During the District's 2021 Point In Time count of those experiencing homelessness, 3.2% of those surveyed were in West Nipissing.
- West Nipissing has 162 **long-term care** units, zero **retirement home** units, and 233 NDHC, affordable, or social housing units for seniors.
- There were 14 units located within West Nipissing that are rented out by the Ontario Aboriginal Housing Corporation in 2023.

Ownership Market Trends

Prices for ownership housing in West Nipissing has increased rapidly from 2016 to 2021

- CMHC absorption data was not available for West Nipissing.
- The average **owner-estimated value of dwellings** in West Nipissing in 2021 was \$316,400, which had increased by +38.8% since 2016.
- In a 2023 PIT scan, 91.7% of dwellings observed were single-detached dwellings.
 - Of these, the average price was \$422,564.
 - The only other dwelling type observed was a semi-detached dwelling (\$279,900).

Rental Market Trends

Average rental prices across all unit types have increased and vacancy rates have decreased, indicating a lack of rental supply

- In 2022, there were 439 units on the primary rental market in West Nipissing.
 - West Nipissing has experienced an increase of +7.3% in its primary rental market since 2013, when there were just 409 rental units.
- In 2022, the **average rental price** on the primary market in West Nipissing (\$870) was +32.2% higher than 2013 levels.
 - While all unit sizes experienced a price increase, 2-bedroom units (+33.1%) increased significantly faster than 1-bedroom units (+18.1%) across this period.
- The **vacancy rate** has been consistently decreasing in the West Nipissing primary rental market.
 - A vacancy rate of 3% is generally considered a healthy rental market.
 - The vacancy rate in 2022 (0.5%) was much lower than the peak in 2013 (4.5%) and is trending lower.
 - This vacancy rate decline is driven by the lack of bachelor units (0% vacant) and two-bedroom units (0% vacant).

Secondary Rental Market

The secondary rental market was a substantial proportion of rental housing in West Nipissing, and was more expensive than the primary market

- In 2021, the estimated secondary rental universe was at least 1,601 households. This would account for 78.7% of renter households.
- In 2023, the average rental price from a point-in-time scan was \$1,871. This scan occurred in October 2023.
 - The average two-bedroom unit was \$2,038.

Short-Term Rental Market

The size of the short-term rental market in West Nipissing is growing

- As of December 2023, a point-in-time scan of the short-term rentals in West Nipissing showed at least 136 active listings, according to AirDNA.¹
 - Of these listings, all of them were entire homes.
 - The number of available listings was 94, an increase of +15% in the last year. The average occupancy rate for listings in West Nipissing was 47%.
 - The average daily rate for a room on the short-term rental market in West Nipissing was \$321.

Income-Shelter Ratio

Housing affordability trends in West Nipissing appear to have improved in recent years

- In 2021, 1,250 households (19.9%)¹ were spending 30% or more of their **household income on shelter costs**. This was consistent with the District rate (19.6%) in 2021.
 - West Nipissing accounts for 17.6% of all Nipissing households who are spending more than 30% of their household income on shelter costs.
- The number of households facing affordability issues in West Nipissing decreased by -435 households (-25.8%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was greater than District trends (-24.2%).
- The rate at which Indigenous households were facing affordability issues was consistent with all households in the municipality (19.8%) in 2021.

Income-Shelter Ratio by Tenure

Affordability issues were much more common among renter households in West Nipissing

- Assessing by tenure, 9.8% of owner households were experiencing affordability issues in 2021, while 40.6% of renter households were.
 - Owner household rates were lower than the District (11.0%), while renter rates were higher (36.3%).
- Renter households made up 66.1% of the households facing affordability issues, despite only accounting for 32.4% of the total households in West Nipissing.
- In 2021, 9.8% of renter households were facing deep affordability issues, while only 3.4% of owner households were spending 50% or more of their household income on shelter costs.
- As the increase in the price of rent has outpaced the growth of household income in the past ten years, renter households have been experiencing housing affordability issues at a disproportion rate.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Households in West Nipissing were in core housing need at a lower rate than District levels

- In 2021, 410 households (6.6%) were in **core housing need**. This share was lower than the District rate (10.0%).
 - The proportion of households in core housing need due to inadequate housing conditions in West Nipissing (2.0%) was higher than the District rate (1.7%).
- The number of households in core housing need decreased from 2016 levels (-17.2%), when 495 households were in core housing need.

Indigenous households in West Nipissing were more likely to be in core housing need than all households in the municipality

- In 2021, 10.4% of Indigenous households were in core housing need, higher than the rate for all households in West Nipissing (6.6%).
 - This was due to unaffordability issues (9.0% of Indigenous households) and inadequate housing conditions (3.6% of Indigenous households).

Core Housing Need by Tenure

Renter households in West Nipissing were much more likely to be in core housing need than owner households

- Assessing by tenure, 2.6% of owner households were in core housing need in 2021, while 15.1% of renter households were.
 - While renter households made up 32.6% of households in West Nipissing, they accounted for 74.9% of the households in core housing need. However, the proportion of renters in core housing need was one of the lowest in the District.
 - These trends were lower than District rates (4.2% and 21.4%, respectively).
- In 2021, renter households were much more likely to be in core housing need due to housing affordability issues (14.0%) than owner households (1.6%).

Core Housing Need by Household Type

Single income households were more likely to be in core housing need in West Nipissing

- Assessing by household type, one-person households (15.4%) and lone-parent households (14.2%) were the most common household types in core housing need.
 - Lone-parent households were the household type most likely to be in core housing need due to inadequate housing conditions (5.3%).
- Couples with children (1.2%) were the only other household type to have at least 1% of households in core housing need.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 24,832	\$ 37,007	\$ 45,526	\$ 57,114	\$ 71,910	\$ 86,913	\$ 106,572	\$ 130,370	\$ 167,618	\$167,619+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$621	\$900	\$1,138	\$1,428	\$1,798	\$2,173	\$2,664	\$3,259	\$4,190	\$4,191+
	Ownership	\$90,475	\$131,188	\$165,870	\$208,092	\$262,000	\$316,662	\$388,288	\$474,993	\$615,708	\$615,709+

More housing choices become available along the continuum

HOUSING SUPPLY

AVAILABLE HOUSING OPTIONS	Emergency / Transitional										
	Community / Social Housing										
	Additional Needs Housing										
	Private Rental Market		1 BDRM \$690	2 BDRM \$950	3 BDRM / 4+ BDRM \$1,120						
	Private Ownership Market				1 BDRM \$188,000	2 BDRM \$264,500	3 BDRM \$324,000	4+ BDRM \$356,000			

This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • West Nipissing had a population of 14,580 in 2021, accounting for 17.2% of the population of the District.

Population Growth • The population of West Nipissing increased by +215 people from 2016 to 2021 (+1.5%).

Population Age • The average (47.0 years) and median age (51.2) in West Nipissing were higher than the District and showed signs of aging.

Indigenous Population • The proportion of Indigenous population in West Nipissing (19.7%) is higher than the District rate (14.5%) and growing (+21.4%).

Low-Income Persons • West Nipissing accounted for approximately 1/5 of the low-income persons in the District in 2021.

Labour Force and Employment • In 2021, 12,170 persons were part of the labour force, with a participation rate of 49.1% and unemployment rate of 9.9%.*

Household Trends

Household Growth • In 2021, West Nipissing had 6,415 households, with an increase of +135 households (+2.1%) from 2016.

Household Tenure • Owner households made up 68.3% of households in West Nipissing. However, renter households grew (+4.6%) faster.

Household Size and Type • In 2021, the average household size was 2.2 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 65+ represented 37.3% of households and were the fastest growing (+265) in 2021.

Household Incomes • In 2022 dollars, the average (\$93,132) and median (\$76,781) incomes were slightly below District levels.

Housing Need and Affordability • In 2021, 1,250 households (19.9%) were spending 30% or more of their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 6,415 dwellings, predominantly single-detached dwellings (74.1%).

New Dwellings • From 2013 to 2022, 73.9% of housing completions were single-detached, with 13.3% semi-detached dwellings.

Non-Market Housing • In 2023, West Nipissing had 340 social and affordable units, 150 NDHC units, and 46 rental subsidies.

Ownership Market • The average price of a single-detached home in an October 2023 point-in-time scan in West Nipissing was \$434,711.

Rental Market • In 2022, there were 439 units on the primary rental market, with a consistently decreasing vacancy rate.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 94 available listings (+15% increase from 2022).

* This data was collected during the COVID-19 pandemic and has since changed.

There is a need for new purpose-built rental units in West Nipissing.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

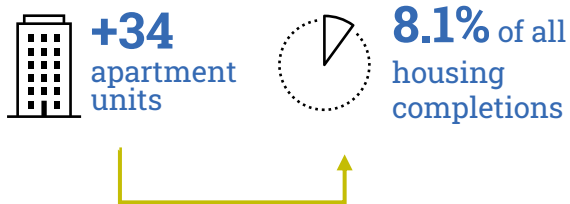
Renter Households were Increasing

From 2016 to 2021, renter households increased faster than owner households.

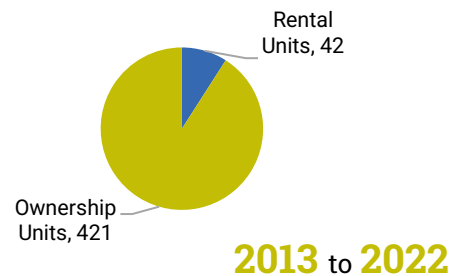


Apartment and Purpose-Built Rental Completions were Insufficient

From 2013 to 2022, only 34 new apartment units were completed, just 8.1% of all housing built.



During this period, all rental units were just 10% of housing completions.

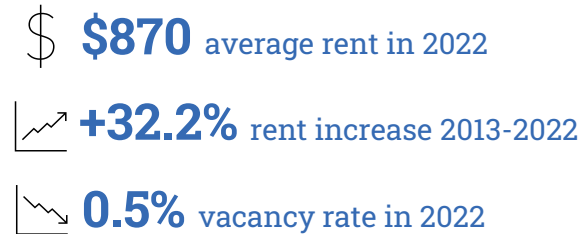


FEATURES

How do we know this gap exists? What are its features?

The Primary Rental Market was Tightening

Between 2013 and 2022, the rental market was **tightening** due to lack supply.



The Secondary Rental Market was Compensating

The gap in supply was made up for by the **secondary rental market**.

Primary Rental Units vs. Renter Households in West Nipissing, 2021



Source: Statistics Canada Community Profiles, 2021

IMPACTS

Why is this gap important? How does it impact people?

Renter households were disproportionately in **core housing need (CHN)** compared to owner households.



... in **2021**

An increased demand for rental units has been met with a lack of supply, causing rental prices to increase.

Renters have turned to the secondary rental market, which provides less secure tenure.

These affordability and supply challenges indicate a need for new purpose-built rentals.

There is a need for a diverse mix of housing types, particularly smaller housing options.

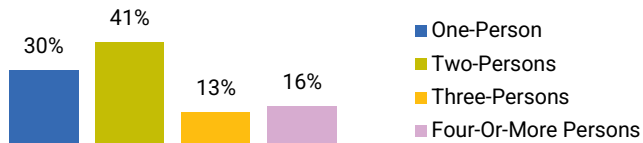
CAUSES

Why does this gap show up? What trends have fuelled this gap?

Household Sizes were Small and Shrinking

Two-person households were the most common household size in 2021.

Household by Size in West Nipissing, 2021



Source: Statistics Canada Community Profiles, 2021

One-person households were the fastest growing household size from 2016 to 2021.

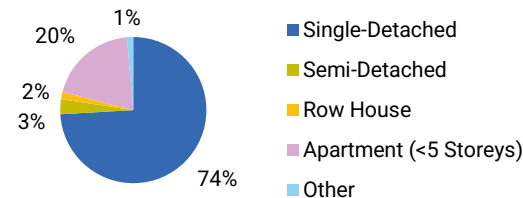


Dwellings were Predominantly Large

In 2021, the housing supply in West Nipissing was predominantly made up of **single-detached dwellings**.

From 2013 to 2022, single-detached dwellings made up **73.9%** of housing completions.

Dwellings by structure type in West Nipissing, 2021



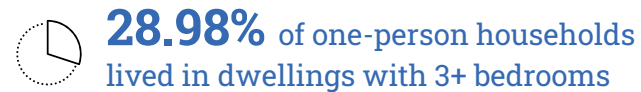
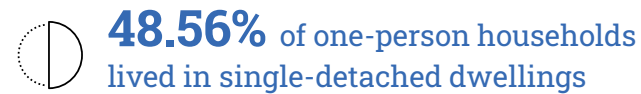
Source: Statistics Canada Community Profiles, 2021

FEATURES

How do we know this gap exists? What are its features?

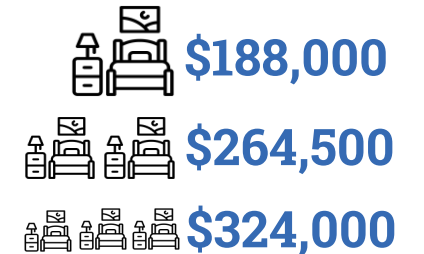
Small Households were in Large Dwellings

In 2021, almost half of one-person households occupied **single-detached dwellings**.



Large Dwellings were More Expensive

Dwellings with 3+ bedrooms were the most expensive type of housing.



IMPACTS

Why is this gap important? How does it impact people?

Proportion of Low-Income Households in West Nipissing by Household Size, 2021



Source: Statistics Canada Custom Data Order, 2021

As demand for smaller units increases, affordable housing options appropriate for these households are required.

There is a mismatch between unit-size demand and unit-size supply, indicating a need for a diverse mix of housing types.

Larger housing units are more expensive and may be driving affordability challenges.

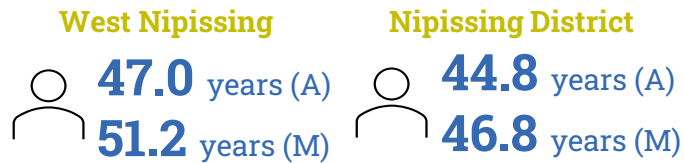
There is a need for affordable housing to support aging-in-place in West Nipissing.

CAUSES

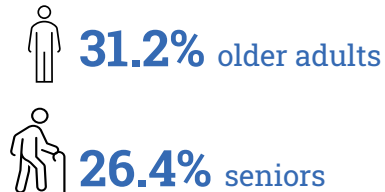
Why does this gap show up? What trends have fuelled this gap?

High Proportion of the Population were Seniors

The average and median age in West Nipissing were older than in Nipissing District in 2021.

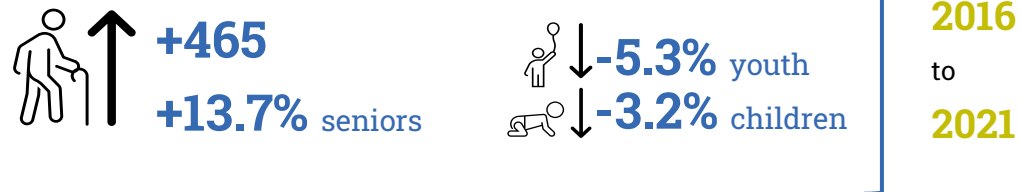


The most common age cohorts in West Nipissing were **older adults** and **seniors**.



The Population was Aging

From 2016 to 2021, the fastest growing age cohort in West Nipissing was Seniors.

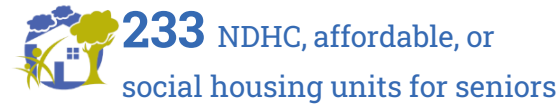


FEATURES

How do we know this gap exists? What are its features?

Insufficient Non-Market Seniors' Housing

West Nipissing has some of the District's only non-market seniors' housing, but current supply has not kept pace with the growing senior population.

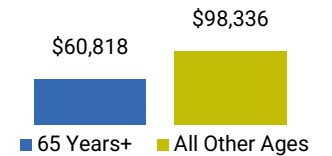


*North Bay had ~8 senior households per NDHC unit

Senior Households were Lower-Income

In 2021, senior household maintainers had the lowest average income of any age cohort.

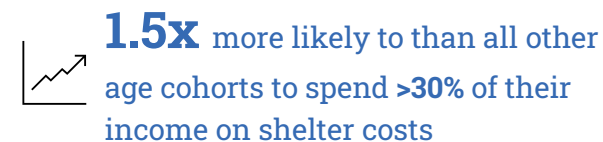
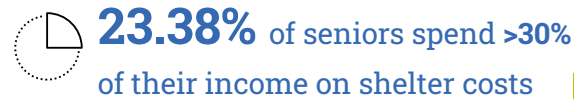
Average Household Income (\$) by Primary Household Maintainer Age



Source: Statistics Canada Custom Data Order

IMPACTS

Why is this gap important? How does it impact people?



The rise in senior households has been met with an insufficient supply of assistive and supportive housing.

Seniors had the lowest average income in West Nipissing and experienced the highest rates of unaffordable housing.

This may indicate a need for affordable aging-in-place.

East Ferris

Demographic Profile

Population Trends

The population of East Ferris has increased, accounting for a disproportionate amount of population growth in the District

- In 2021, East Ferris had a **population count** of 4,945. This was an increase of 195 people (+4.1%) from 2016 levels.
 - This growth represented 12.5% of the total growth in the District during this period (+1,565 people).
 - However, East Ferris accounted for only 5.8% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

While East Ferris has a lower Indigenous and Immigrant population than the District, its Indigenous population is growing faster than its overall population

- The proportion of the population that **identified as Indigenous** in East Ferris (11.1%) was much higher than the provincial rate (2.9%) in 2021, but lower than the District rate (14.5%). The Indigenous population increased (+8.0%) faster than the overall population growth in East Ferris between 2016 and 2021.
- The share of **immigrant population** in East Ferris (3.7%) was much lower than the provincial share (30.0%) in 2021, and slightly lower than the District share (4.3%).

Population Age

The age of the population of East Ferris was consistent with the District as a whole, with a high share of older adults and less seniors

- The **average and median age of the population** in East Ferris (44.6 and 48.0 years old, respectively) were consistent with the District figures (44.8 and 46.8 years old, respectively).
 - The municipality had a relatively high share of older adults (33.3%) but was slightly below average in its share of working adults (21.1%) and seniors (20.8%).
- However, the population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in East Ferris was seniors (+165 people, +19.1%).
 - During this period, both older adult (-2.1%) and youth (-2.2%) populations decreased in East Ferris
 - Older Adults were the most common age cohort for the East Ferris population (33.3%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation** rates
- **Household incomes**

Household Trends

The number of households in East Ferris experienced modest growth between 2016 and 2021 as household growth outpaced population growth

- The **number of households** in East Ferris in 2021 was 1,890, representing an increase of +110 households (+6.2%) from 2016 totals.
 - This growth represented 9.2% of the total growth in the District during this period (+1,200 households).
 - East Ferris, however, only accounted for 5.1% of the households in District in 2021.
- This growth rate for the number of households in East Ferris was higher than the growth in population during this period (+195 people, 4.1%). This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

An overwhelming majority of households in East Ferris owned their home as the number of renters declined

- In terms of **household tenure**, 95.2% of the households in East Ferris were owner households. This was higher than the District rate (65.9%).
- The number of renter households declined (-45 households, -32.1%), while owner households increased (+155 households, +9.4%) between 2016 and 2021.

Household Size and Type

Households with couples were the most common in East Ferris, but emerging trends indicate an increase in one-person and family-sized households

- The average **household size** in East Ferris remained consistent at 2.6 persons from 2016 to 2021. This was above the District average of 2.2 persons.
 - In 2021, the most common household size in East Ferris was two-person households (44.4%), higher than overall District trends (38.7%).
 - One-person (16.4%) households, the third most common household size, were the fastest-growing household size in East Ferris from 2016 to 2021 (+55 households, +21.6%).
 - Four- or more-person (23.5%) households, the second most common household size, were the second-fastest growing household size in East Ferris from 2016 to 2021 (+35 households, +8.5%).
- In 2021, the most common **household types** in East Ferris were couples without children (39.9%), couples with children (31.0%), and one-person households (16.4%).

Household Maintainers

Household maintainers in East Ferris were aging, as the most common age cohorts for maintainers were working adults and seniors

- The proportion of **household maintainers** aged 65 and over (27.2%), or senior households, was lower than the District rate (32.6%),
 - This age cohort was the second fastest growing in East Ferris (+45 households, +9.6%) between 2016 and 2021, behind only household maintainers aged 25 to 44 (+70 households, +15.2%).
- The population of household maintainers aged 45 to 64 (44.2%) was above the District average (38.1%) and remained constant from 2016 to 2021.

East Ferris had the lowest population of household maintainers aged under 25 in the District, and these households have decreased in number

- East Ferris had the lowest proportion of household maintainers aged 15-24 (0.5%), significantly less than the District average (3.1%).
 - Between 2016 and 2021, household maintainers aged 15 to 24 in East Ferris experienced a decline (-5 households, -33.3%).

Households with a Member with Disability

The share of households who contained a member with a disability was lower in East Ferris than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in East Ferris were less likely than households in the District to have members with a listed disability.
- **Table 7** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- Households in East Ferris were less likely to report emotional, psychological, or mental health conditions, members with difficulty walking, and members with difficulty learning, remembering or concentrating.

Table 7: Households in East Ferris with a member with disability, by disability type, 2021

	East Ferris	District
Total Households	1,890	37,255
Member with a Sensory Disability	6.1%	7.3%
Member with Difficulty Walking	5.3%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	5.6%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	5.3%	7.8%
Member with other Health Problems or Long-Term Conditions	3.4%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

East Ferris had the highest average and median household incomes in 2020

- Projected to 2022 dollars, the **average and median income** in East Ferris were \$130,363 and \$120,420, respectively. These incomes were much higher than District levels (\$98,435 and \$80,096, respectively).
- The polarity in average incomes between one-person households (\$67,170) and two- or more-person households (\$142,957) was among the lowest in the District.

East Ferris had among the lowest rates of low-income persons in the District

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 265 (2.5%) lived in East Ferris.
- However, while 10.2% of persons aged 65 and over were considered low-income, this the lowest proportion in the District.
 - The share of population considered low-income declined between 2016 and 2021 in East Ferris (-90 persons, -25.4%)

Owner household incomes were more than double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$121,400) was more than double that of renter households (\$53,000).
- This trend was consistent when assessing median household incomes (\$113,000 and \$43,200, respectively).
- **Table 8** outlines the income decile thresholds for households in East Ferris by household tenure.

Table 8: Income deciles in East Ferris by household tenure based on 2020 incomes

East Ferris				
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$38,400	\$41,200	**
	2 nd	\$58,000	\$63,600	\$24,400
	3 rd	\$77,000	\$81,000	**
Moderate Income Households	4 th	\$96,000	\$98,000	\$37,600
	5 th	\$109,000	\$113,000	\$43,200
	6 th	\$127,000	\$131,000	\$52,000
High Income Households	7 th	\$145,000	\$148,000	**
	8 th	\$170,000	\$174,000	\$83,000
	9 th	\$204,000	\$208,000	**
Total Households		1,890	1,795	90

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

The labour force in East Ferris had the highest participation rate and lowest unemployment rate in 2020

- In 2021, 4,020 people were considered part of the **labour force** in East Ferris.
- For this labour force, the participation rate (62.8%) was higher and unemployment rate (9.3%) lower in East Ferris lower than the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

While the labour force in East Ferris decreased slightly in recent years, the health care and social assistance industry continues to supply jobs to the area

- The most common industry of employment in East Ferris was health care and social assistance (16.5% of labour force) in 2021.
- Gains in employment were found in educational services (+55 jobs), mining and resource extraction (+35), and health care and social assistance (+35).
- East Ferris experienced substantial job losses in its public administration sector (-190 jobs), as well as wholesale trade (-70), and retail trade (-40).

Workers in East Ferris were among the least likely to find employment in their municipality of residence

- East Ferris maintained among the lowest rate of labour force that worked within their municipality of residence (9.4%), meaning that East Ferris workers were among the least likely to find employment within their municipality. This rate was much lower than District rate (52.1%).
- In 2021, 50.4% of the labour force of East Ferris commuted to another municipality in the District for work, higher than the District rate (11.8%).
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +290 workers (+165.7%) made this commuting shift.

Existing Housing Stock

The housing supply in East Ferris was predominantly single-detached housing, however other dwelling types have recently become more common

- In 2021, the **housing stock** of the East Ferris was made up of 1,890 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (95.8%). All other dwelling types formed the remaining 4.2% of housing stock.
- Between 2016 and 2021, East Ferris added +90 (+5.2%) new single-detached houses.
 - The region experienced the greatest growth, however, in row houses (+10 dwellings, +50%) and low-rise apartments (+10 dwellings, +66.7%).
 - This was the fastest growth experienced by any housing type in any region in the District.
- East Ferris had the highest proportion of dwellings that were single-detached houses in all the District.

The housing supply in East Ferris was relatively young when compared to the housing stock in the District

- Assessing the age of construction for the housing stock in East Ferris, the region had a relatively newer supply of 28.0% constructed after the year 2000 compared to the District average (12.3%).
 - The proportion of dwellings constructed before 1960 (11.4%) was the second lowest of the geographies assessed for this report.

Household in East Ferris reported the need for major repairs to their homes at a slightly higher rate than the District as a whole

- In 2021, 8.5% of households reported the **need for major repairs**.
 - This was slightly above the District average (7.8%).
 - This proportion represented an increase from 2016 trends (+35 dwellings, +28.0 %).
- In 2021, 20 households (1.1%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This was below the District average (2.7%) but represented an increase of +10 households (+100.0%).

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- **The existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Housing completions in East Ferris have predominantly been single-detached dwellings

- From 2013 to 2022, 95.8% of the **housing completions** in East Ferris were single-detached dwellings (181 dwellings).
 - Row houses were the only other dwelling type to be completed in the last decade (4.2%, 8 completed dwellings).
- Over the same period, 95.9% of housing starts (185 dwellings) were single-detached homes, while row houses comprised just 4.1% (8 dwellings).
 - Row house construction peaked in 2017 with +8 dwellings.
 - Single-detached housing construction increased year-over-year by +12% in 2022, peaking at +28 dwellings.

Building permit data was unavailable

- Building permit data was not provided by East Ferris for this analysis.

Non-Market Housing

There are few non-market housing units available in East Ferris, and none available for families

- As of 2023, the **non-market housing** stock in East Ferris included 28 social, affordable or supportive housing units. All of these units were mandated for seniors.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in East Ferris.
- East Ferris has 120 **long-term care** units. Wait list times were over 100 days in 2020, although more recent numbers were not available.

Ownership Market Trends

The price to purchase a home in East Ferris has increased rapidly in recent years

- According to CMHC absorption survey data, the average price of newly constructed homes in East Ferris in 2021 was \$443,187.
 - This was +107.2% higher than average prices in 2007 (\$213,917). This year was the next most recent year with data available from CMHC's Market Absorption survey.
- The average **owner-estimated value of dwellings** in East Ferris in 2021 was \$464,800, which had increased by +27.2 % since 2016.
- In an October 2023 PIT scan, all dwellings observed were single-detached dwellings. The average price for these dwellings was \$682,900.

Rental Market Trends

The primary rental market in East Ferris contained only ten rental units

- In 2012, there were 10 units on the primary rental market in East Ferris. This was the most recent year available from CMHC's Rental Market Survey.
 - All 10 of these units were two-bedroom units.
 - This represents an increase from 2007, when East Ferris had 3 rental units.
 - Rent price data for the primary rental market was unavailable due to a lack of supply.

The secondary rental market in East Ferris was larger than the primary rental market

- In 2021, the estimated secondary rental universe was at least 85.
- In October 2023, there was only one active rental listing from a point-in-time scan for a 3-bedroom unit.

Short-Term Rental Market

East Ferris had a relatively small short-term rental market that was showing signs of contraction

- As of December 2023, a point-in-time scan of the short-term rentals in East Ferris showed at least 27 active listings, according to AirDNA.¹
 - Of these listings, all of them were entire homes.
 - The number of available listings was 17, a decrease of -15% in the last year. The average occupancy rate for listings in East Ferris was 48%.
 - The average daily rate for a room on the short-term rental market in East Ferris was \$298.

Income-Shelter Ratio

Households in East Ferris were among the least likely in the District to be facing affordability issues

- In 2021, 255 households (13.6%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
 - This rate was among the lowest of the selected geographies assessed in this report.
- The number of households facing affordability issues in East Ferris decreased by -30 households (-10.5%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was the lowest amongst District trends (-24.2%).

Income-Shelter Ratio by Tenure

Renter households were disproportionately facing affordability issues in East Ferris

- Assessing by tenure, 11.5% of owner households were experiencing affordability issues in 2021, while 52.6% of renter households were.
 - Owner household rates were consistent with District rates, while renter rates of affordability issues were substantially higher (11.0% and 36.3%, respectively).
 - Additionally, while renter households in East Ferris declined (-40, -29.6%) between 2016 and 2021, the remaining renter households were the only geography that experienced an increase in affordability issues in the District (+3.7%).
- Renter households made up 19.6% of the households facing affordability issues, despite only accounting for 5.1% of the total households in East Ferris.
- While renter households disproportionately were facing housing affordability issues in East Ferris, none were spending 50% or more of their household income on shelter costs. However, 3.6% of owner households were facing deep affordability issues.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Trends indicate that the housing conditions improved for households in core housing need in East Ferris

- In 2021, 80 households (4.3%) were in **core housing need**.
 - This share was lower than the District rate (10.0%) and the lowest of the selected geographies assessed.
- From 2016 to 2021, there was a decrease of -40 households (-33.3%) in core housing need.
 - While this was impacted by the government measures during the COVID-19 pandemic, this trend was not occurring in all the geographies assessed in this report.
- Approximately none of the households in core housing need were living in inadequate or unsuitable housing in East Ferris.
- Approximately none of the Indigenous households in East Ferris were considered to be in core housing need.

Core Housing Need by Tenure

Renter households are disproportionately in core housing need

- Assessing by tenure, 2.8% of owner households were in core housing need in 2021, while 31.6% of renter households were.
 - Compared with District rates (4.2% and 21.4%, respectively), owner household rates in East Ferris were slightly lower while renter households had a substantially higher proportion in core housing need.
 - While renter households made up 5.1% of households in East Ferris, they accounted for 37.5% of the households in core housing need.

Core Housing Need by Household Type

Single income households were more likely to be in core housing need in East Ferris

- Assessing by household type, one-person households (17.5%) were the most common household types in core housing need in East Ferris.
 - All 55 of these households were in core housing need due to housing affordability issues.
- Due to data suppression, the remaining households were not able to be identified by type.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 39,732	\$ 60,012	\$ 79,671	\$ 99,329	\$ 112,780	\$ 131,405	\$ 150,029	\$ 175,896	\$ 211,075	\$211,076+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$993	\$1,500	\$1,992	\$2,483	\$2,820	\$3,285	\$3,751	\$4,397	\$5,277	\$5,278+
	Ownership	\$148,306	\$224,004	\$297,384	\$370,765	\$420,973	\$490,491	\$562,800	\$663,793	\$801,214	\$801,215+

More housing choices become available along the continuum

HOUSING SUPPLY

AVAILABLE HOUSING OPTIONS	Emergency / Transitional										
	Community / Social Housing										
	Additional Needs Housing										
	Private Rental Market *		2 BDRM \$960	3 BDRM \$1,500							
	Private Ownership Market				1 BDRM / 2 BDRM \$400,000	3 BDRM \$457,000	4+ BDRM \$509,000				

This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • East Ferris had a population of 4,945 in 2021, accounting for 5.8% of the population of the District.

Population Growth • The population of East Ferris increased by +195 people from 2016 to 2021 (+4.1%).

Population Age • The average (44.6 years) and median age (48.0) in East Ferris were consistent with the District, but there are signs of aging.

Indigenous Population • The proportion of Indigenous population in East Ferris (11.1%) is lower than the District rate (14.5%) but growing (+8.0%).

Low-Income Persons • East Ferris had the lowest proportion of low-income persons in the District (5.5%).

Labour Force and Employment • In 2021, 4,020 persons were part of the labour force, with a participation rate of 62.8% and unemployment rate of 9.3%.*

Household Trends

Household Growth • In 2021, East Ferris had 1,890 households, with an increase of +105 households (+5.9%) from 2016.

Household Tenure • Owner households made up 95.2% of households in East Ferris. Renter households declined (-32.1%) from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 2.6 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 25 to 44 represented 28.0% of households and were the fastest growing (+70) in 2021.

Household Incomes • In 2022 dollars, the average (\$130,363) and median (\$120,420) incomes were well above District levels.

Housing Need and Affordability • In 2021, 255 households (13.6%) were spending 30% or more on their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 1,890 dwellings, predominantly single-detached dwellings (95.8%).

New Dwellings • From 2013 to 2022, 95.8% of housing completions were single-detached, with 4.2% row houses.

Non-Market Housing • In 2023, East Ferris had 28 social, affordable, or supportive housing units.

Ownership Market • The average price of a single-detached home in an October 2023 point-in-time scan in East Ferris was \$682,900.

Rental Market • In 2022, there were 10 units on the primary rental market, all of which were bachelor or one-bedroom dwellings.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 17 active listings (-15% decrease from 2022).

* This data was collected during the COVID-19 pandemic and has since changed.

There is a need to address population growth with a diverse housing supply.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

The Population was Increasing

East Ferris had an increase in population of **+195** people from **2016** levels.



This growth represented **12.5%** of the total growth in the District, despite East Ferris accounting for only **5.8%** of the population of the District.

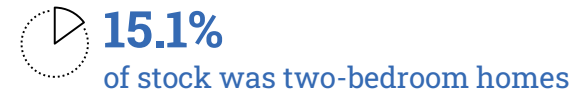
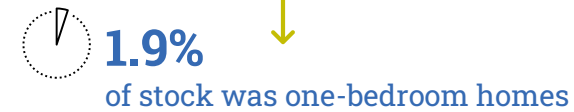
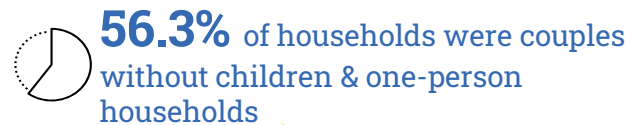


Demand for Smaller Units was Increasing

One-person households were the fastest growing household size from **2016 to 2021**



There is a mismatch between household trends and existing housing stock in East Ferris.



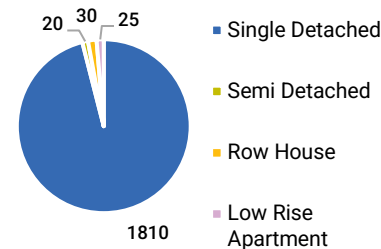
FEATURES

How do we know this gap exists? What are its features?

The Housing Supply Was Large Dwellings

Large Dwellings Were More Expensive

Dwellings by structure type in East Ferris, 2021



100% of housing completions were single-detached from **2019 to 2022**

In 2021, the average value of a one-bedroom dwelling was **\$400,000**, while 4+bedroom was **\$509,000**.

Home prices have **increased over time**.



Source: Statistics Canada Community Profiles, 2021

Source: CMHC Market Absorption Survey

IMPACTS

Why is this gap important? How does it impact people?

One-person households were the most common household type in core housing need.



There is a mismatch between unit-size demand and unit-size supply, indicating a need for a diverse mix of housing types.

Smaller households are disproportionately in Core Housing Need, indicating a need for affordable housing options appropriate for these households.

Larger housing units are more expensive and may be driving affordability challenges.

There is a need for new purpose-built rental development in East Ferris.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

Lack of Purpose-Built Rental Stock

In **2012**, East Ferris had only 10 rental units available on the primary rental market.



The gap in supply of purpose-built rental must be made up for by the **secondary rental market**.

Number of households by tenure in East Ferris, 2021



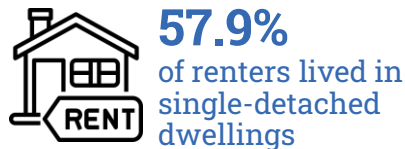
Source: CMHC Rental Market Survey

Lack of Rental Development

From 2010-2019, rental units accounted for just **5.2% of housing completions**.



Renter households are more likely to be renting single-detached homes in East Ferris.



FEATURES

How do we know this gap exists? What are its features?

Rents were Increasing

The rents in East Ferris **were higher than the District average**

\$ **1,500** for a 3-bedroom home in East Ferris (2021).

\$ **1,178** for a 3-bedroom home in Nipissing District (2021).

Renter Households were Decreasing

Renter households are **decreasing** likely due to a lack of housing options in East Ferris.



IMPACTS

Why is this gap important? How does it impact people?

In **2021**, renters in East Ferris were disproportionately in **core housing need**.



Renters have limited options and as such are leaving East Ferris.

Renter households are disproportionately facing affordability issues in East Ferris.

These affordability challenges indicate a need for new purpose-built rentals.

Population Trends

The population of Bonfield grew at a faster rate than any other municipality in the District

- In 2021, Bonfield had a **population count** of 2,145. This was an increase of 170 people (+8.6%) from 2016 levels.
 - This growth represented 10.9% of the total growth in the District during this period (+1,565 people).
 - Bonfield accounted for 2.5% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

The Indigenous population in Bonfield was growing faster than the general population in recent years

- The proportion of the population that **identified as Indigenous** in Bonfield (17.2%) was much higher than the provincial rate (2.9%) and District (14.5%) rate in 2021.
 - The Indigenous population increased (+27.6%) much faster than the overall population growth in Bonfield between 2016 and 2021.
- The share of **immigrant population** in Bonfield (2.3%) was much lower than the provincial share (30.0%) and slightly lower than the District share (4.3%) in 2021.

Population Age

While the age of the population in Bonfield is consistent with District trends, the younger and older age cohorts have been growing faster in recent years

- The **average and median age of the population** in Bonfield (44.2 and 48.0 years old, respectively) were mostly consistent with the District figures (44.8 and 46.8 years old, respectively).
 - The region's age cohorts were proportionally consistent across the board, with a slightly higher presence of older adults (33.3%) compared to the district average (29.1%).
- However, the younger and older age cohorts in Bonfield have been growing in recent years .
 - From 2016 to 2021, the fastest growing age cohort in Bonfield was seniors (+105 people, +31.8%).
 - The second fastest growing age group during this period were children (+55 people, +20.0%).
 - Older adults were the most common age cohort for the Bonfield population (33.3%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- **Household incomes**

Household Trends

Bonfield experienced the fastest growth in households of any municipality in the District

- The **number of households** in Bonfield in 2021 was 890, representing an increase of +70 households (+8.5%) from 2016 totals.
 - This growth represented 5.8% of the total growth in the District during this period (+1200 households).
 - Bonfield accounted for 2.4% of the households in District in 2021.
- This growth in the number of households in Bonfield was lower than the growth in population during this period (+170 people, 8.6%). This may indicate a trend toward larger households and family formation in the municipality.

Household Tenure

The overwhelming majority of households in Bonfield owned their homes in 2021

- In terms of **household tenure**, 89.3% of the households in Bonfield were owner households, which was higher than the District rate (65.9%). The share of households who were renters was 11.2%.
 - The number of renter households grew faster (+45 households, +81.8%) than owner households (+35 households, +4.6%) between 2016 and 2021.
 - Bonfield had the fastest renter household growth rate during this period of any geography assessed for this study.

Household Size and Type

While the average household size in Bonfield was higher than the District, smaller households have been growing faster in recent years

- The average **household size** in Bonfield remained consistent at 2.4 persons from 2016 to 2021.
- In 2021, the most common household size in Bonfield was a two-person household (41.6%), roughly consistent with overall District trends (38.7%).
- One-person (24.7%) households, the second most common household size, were the fastest growing household size in Bonfield from 2016 to 2021 (+55 households, +33.3%).
 - Bonfield also experienced the fastest growth rate of four or more person households in the District (+30 households, +21.4%).
- In 2021, the most common **household types** in Bonfield were couples without children (35.4%), one-person households (24.7%), and couples with children (23.6%).

Household Maintainers

There may be need for supports for senior household to age-in-place, as this type of household is becoming more common in Bonfield

- The proportion of **household maintainers** aged 65 and over (29.2%) was slightly lower than the District rate (32.6%).
 - This age cohort of household maintainer was the fastest growing in Bonfield (+60 households, +30.0%) between 2016 and 2021.
 - Adults aged 25 to 44 also experienced a significant growth during this period (+24.3%), compared to the District average (1.8%).

Housing in Bonfield may be unattainable for young households looking to own

- Despite accounting for 2.4% of all the households in the District, Bonfield contained just 0.9% of the households maintained by a person under the age of 25.
 - This may indicate that housing in Bonfield is unattainable for new households looking to own in the District.

Households with a Member with Disability

The share of households who contained a member with a disability was lower in Bonfield than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in Bonfield were less likely than households in the District to have members with a listed disability.
- **Table 9** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- Households in Bonfield were less likely to report emotional, psychological, or mental health conditions, members with difficulty learning, remembering or concentrating, and members with a sensory disability.

Table 9: Households in Bonfield with a member with disability, by disability type, 2021

	Bonfield	District
Total Households	885	37,255
Member with a Sensory Disability	6.8%	7.3%
Member with Difficulty Walking	7.3%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	6.8%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	6.8%	7.8%
Member with other Health Problems or Long-Term Conditions	4.5%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

Household incomes in Bonfield were higher than District averages, but there exists polarity between household incomes depending on the household size

- Projected to 2022 dollars, the **average and median income** in Bonfield were \$102,523 and \$85,067, respectively. These incomes were slightly higher than District levels (\$98,435 and \$80,096, respectively).
- However, the polarity in average incomes between one-person households (\$49,494) and two- or more-person households (\$120,420) was among the highest in the District.

Bonfield had a slightly lower rate of low-income people than the District

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 245 (2.3%) lived in Bonfield.
- In Bonfield, each age cohort remained consistent with District proportions of low-income populations.

Owner household incomes were more than renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$95,600) was more than that of renter households (\$69,000).
- This trend was consistent when assessing median household incomes (\$81,000 and \$51,200, respectively).
- Table 10** outlines the income decile thresholds for households in Bonfield by household tenure.

Table 10: Income deciles in Bonfield by household tenure based on 2020 incomes

Bonfield				
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$26,200	\$26,400	**
	2 nd	\$40,800	\$42,800	\$31,000
	3 rd	\$52,000	\$55,200	**
Moderate Income Households	4 th	\$66,000	\$69,500	\$40,000
	5 th	\$77,000	\$81,000	\$51,200
	6 th	\$96,000	\$97,000	\$73,500
High Income Households	7 th	\$115,000	\$117,000	**
	8 th	\$136,000	\$140,000	\$115,000
	9 th	\$160,000	\$162,000	**
Total Households		885	795	95

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

While the participation rate was lower than District levels, the labour force in Bonfield had a lower unemployment rate

- In 2021, 1840 persons were considered part of the **labour force** in Bonfield.
- For this labour force, the participation rate (51.9%) and unemployment rate (7.3%) in Bonfield were lower than the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Industry employment trends in Bonfield were largely consistent with the District

- The most common industry of employment in Bonfield was health care and social assistance (20.8% of labour force) in 2021.
- Gains in employment were found in health care and social assistance (+70 jobs), construction (+20), and retail trade (+20).
- Bonfield experienced job losses in accommodation and food services (-55 jobs), public administration (-35), and transportation and warehousing (-30).

Workers in Bonfield were among the least likely to find employment in their municipality of residence

- Bonfield maintained among the lowest rate of labour force that worked within their municipality of residence (5.6%), meaning that East Ferris workers were among the least likely to find employment within their municipality. This rate was much lower than District rate (52.1%).
- In 2021, 58.2% of the labour force of Bonfield commuted to another municipality in the District for work, higher than the District rate (11.8%).
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +70 workers (+116.7%) made this commuting shift.

Existing Housing Stock

The housing supply in Bonfield was predominately made up of single-detached dwellings

- In 2021, the **housing stock** of the Bonfield was made up of 890 dwellings.
 - The housing stock was predominately made up of single-detached dwellings (92.7%). Other common dwelling types were low-rise apartments (6.2%).
 - Between 2016 and 2021 low-rise apartments grew by +57.1%.

The housing stock in Bonfield was one of the youngest in the District, relative to averages across the District

- The proportion of housing stock constructed after 2001 in Bonfield (19.1%) is above District average (12.3%), indicating a newer housing supply.
 - Bonfield had one of the lower proportions of housing stocks constructed in 1960 or before (20.8%) compared to the District (27.5%).

The rate of inadequate housing was roughly consistent with District trends

- In 2021, 7.3% of households reported the **need for major repairs**.
 - This was in line with the District average (7.8%).
 - This proportion represented a decrease from 2016 trends (-20 dwellings, -23.5%).
- In 2021, 30 households (3.4%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This represented an increase of +20 households (+200.0%) and was among the higher proportions in the District.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Recent housing completions in Bonfield were predominately single-detached dwellings

- From 2013 to 2022, 89.7% of the **housing completions** in Bonfield were single-detached dwellings (52 dwellings).
 - Semi-detached dwellings were the only other type of housing to be completed over the same period (10.3%, 6 completed units).

Housing starts have begun to diversify in Bonfield in recent years

- Single-detached housing starts declined by -38.7% between 2013 and 2021.
 - Over the same period, Bonfield introduced +8 semi-detached housing starts, +10 row-house starts, and +2 apartment starts.

Single-detached dwellings make up the vast majority of building permits issued in Bonfield

- Assessing **building permit data** from 2013 to 2023, Bonfield has predominantly permitted single-detached dwellings.
 - The municipality averages approximately 12 units permitted each year.
 - Single-detached dwellings accounted for all but 10 of the 122 units permitted since 2014.

Non-Market Housing

There were no non-market housing units available in Bonfield

- As of 2023, there was no data available for non-market housing in Bonfield.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Bonfield.

Ownership Market Trends

There was a dramatic increase in the value of houses in Bonfield in recent years

- CMHC absorption data was not available for Bonfield.
- The average **owner-estimated value of dwellings** in Bonfield in 2021 was \$382,000, which had increased by +68.1 % since 2016.
 - This was the largest increase in average value across all geographies assessed in this report.
- In an October 2023 PIT scan, all dwellings observed were single-detached dwellings. The average price for these dwellings was \$528,018.

Rental Market Trends

The secondary rental market accounted for all of the rental units in Bonfield

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.
- In 2023, the average rental price from a point-in-time scan was \$1,775. This scan occurred in October 2023.
 - The average two-bedroom unit was \$1,650.

Short-Term Rental Market

Bonfield has a growing short-term rental market

- As of December 2023, a point-in-time scan of the short-term rentals in Bonfield showed at least 41 active listings, according to AirDNA.
 - Of these listings, 80% were entire homes, while 20% were private rooms.
 - The number of available listings was 21, an increase of +11% in the last year. The average occupancy rate for listings in Bonfield was 49%.
- The average daily rate for a room on the short-term rental market in Bonfield was \$285.

Income-Shelter Ratio

Households in Bonfield were less likely to be facing affordability issues than the District overall

- In 2021, 115 households (13.1%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
 - This rate was one of the lowest of the geographies assessed for this report.
- The number of households facing affordability issues in Bonfield decreased by -85 households (-42.5%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was one of the largest in the District, and much higher than District trends (-24.2%).

Indigenous households in Bonfield were more likely to be facing affordability issues than all households

- In 2021, approximately 20 Indigenous households (21.1%) were facing affordability issues in Bonfield. However, due to the low total of Indigenous households, these trends should be viewed with caution.

Income-Shelter Ratio by Tenure

Households who owned their homes in Bonfield were facing affordability issues at higher rates than other municipalities in the District

- Assessing by tenure, 12.8% of owner households were experiencing affordability issues in 2021, while 26.3% of renter households were.
 - Owner households in Bonfield experienced amongst the highest rates of affordability issues in the District and were above the District average of 11.0%.
 - By contrast, renter households experienced some of the lowest rates of affordability issues of the geographies assessed for this report and were well below the District average (36.3%).

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Households in Bonfield were in core housing need at a lower rate than households in the District overall

- In 2021, 55 households (6.3%) were in **core housing need**.
- This share was lower than the District rate (10.0%).

Conditions appear to be improving for households in Bonfield in core housing need in recent years

- From 2016 to 2021, there was a decrease of -40 households (-42.1%) in core housing need. This was one of the largest decreases of populations in core housing needs within the District.
- While this was impacted by the government measures during the COVID-19 pandemic, this trend was not occurring in all of the geographies assessed in this report.

Core Housing Need by Tenure

Compared to District averages, renter households were less likely to be in core housing need, but they still disproportionately make up the household tenure in core housing need

- Assessing by tenure, 4.5% of owner households were in core housing need in 2021, while 19.2% of renter households were.
 - The proportion of owner households in core housing needs was roughly consistent with District levels (4.2%), but the percentage of renter households was slightly lower than District average (21.4%).
 - While renter households made up 11.5% of households in Bonfield, they accounted for 35.0% of the households in core housing need.

Core Housing Need by Household Type

One-person households made up approximately all the household in core housing need in Bonfield

- Assessing by household type, almost all the households in core housing need were one-person households (45 households, 20.0%).
 - Of these households approximately 35 households were in core housing need due to affordability issues. However, due to the low total of households this trend should be viewed with caution.
- Due to data suppression practices, no other household type was identified to be in core housing need.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 27,109	\$ 42,215	\$ 53,803	\$ 68,289	\$ 79,671	\$ 99,329	\$ 118,988	\$ 140,717	\$ 165,549	\$165,550+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$678	\$1,055	\$1,345	\$1,707	\$1,992	\$2,483	\$2,975	\$3,518	\$4,139	\$4,140+
	Ownership	\$102,664	\$159,874	\$203,761	\$258,619	\$301,723	\$376,241	\$450,625	\$535,463	\$636,043	\$636,043+

More housing choices become available along the continuum

HOUSING SUPPLY

AVAILABLE HOUSING OPTIONS	Emergency / Transitional										
	Community / Social Housing										
	Additional Needs Housing										
	Private Rental Market		1 / 2 BDRM \$680	3 BDRM \$1,000	4+ BDRM \$1,400						
	Private Ownership Market				1 BDRM \$190,000		2 BDRM \$348,000	3 BDRM \$364,000	4+ BDRM \$472,000		

This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Bonfield had a population of 2,145 in 2021, accounting for 2.5% of the population of the District.

Population Growth • The population of Bonfield increased by +170 people from 2016 to 2021 (+8.6%).

Population Age • The average (44.2 years) and median age (48.0) in Bonfield were consistent with the District, but there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Bonfield (17.2%) is higher than the District rate (14.5%) and growing (+27.6%).

Low-Income Persons • Bonfield had 245 (11.4%) low-income persons in 2021.

Labour Force and Employment • In 2021, 4,020 persons were part of the labour force, with a participation rate of 51.9% and unemployment rate of 7.3%.*

Household Trends

Household Growth • In 2021, Bonfield had 890 households, with an increase of +75 households (+9.2%) from 2016.

Household Tenure • Owner households made up 89.3% of households in Bonfield. However, renter households increased at a faster rate (+81.8%) from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 2.4 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 65+ represented 29.2% of households and were the fastest growing (+30.0%) in 2021.

Household Incomes • In 2022 dollars, the average (\$102,523) and median (\$85,067) incomes were slightly above District levels.

Housing Need and Affordability • In 2021, 115 households (13.1%) were spending 30% or more on their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 890 dwellings, predominantly single-detached dwellings (92.7%).

New Dwellings • From 2013 to 2022, 94.7% of housing completions were single-detached, with 5.3% semi-detached.

Non-Market Housing • As of 2023, there was no data available for non-market housing in Bonfield.

Ownership Market • The average price of a single-detached home in an October 2023 point-in-time scan in Bonfield was \$528,018.

Rental Market • The average rental price from an October 2023 point-in-time scan was \$1,775.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 21 available listings (+11.0% increase from 2022).

* This data was collected during the COVID-19 pandemic and has since changed.

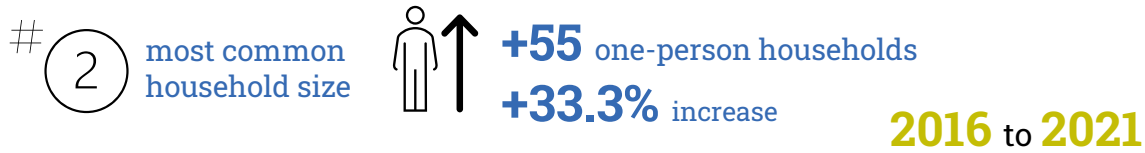
There is a need for affordable housing options for one-person households.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

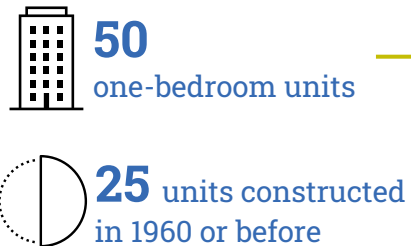
One-Person Households were More Common

One-person households were the fastest growing household size from 2016 to 2021



Lack of One-Bedroom Housing Development

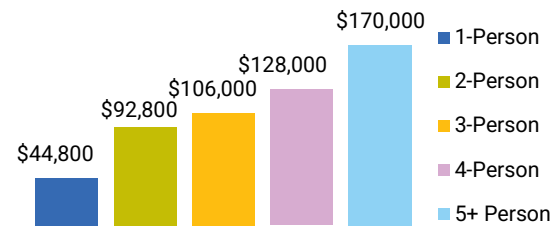
At least half of all one-bedroom apartment units were constructed in 1960 or before.



One-Person Households had Lower Incomes

There was a high income polarity between one-person households and other household sizes.

Average Income by Household Size in Bonfield, 2021



Source: Statistics Canada Custom Data Order, 2021

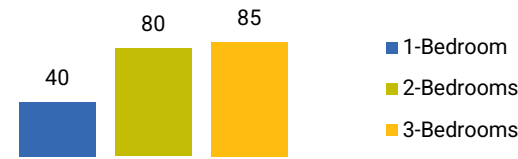
FEATURES

How do we know this gap exists? What are its features?

One-Person Households were in Large Dwellings

Almost 40% of one-person households in Bonfield lived in dwellings with three bedrooms.

One-Person Households by Dwelling Size in Bonfield, 2021



Source: Statistics Canada Custom Data Order, 2021

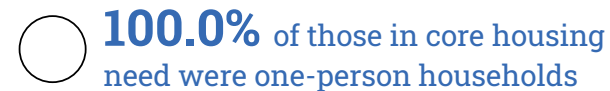
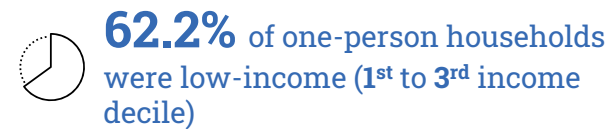
Large Dwellings were More Expensive

Three-bedroom units were only affordable to those in the 7th income (\$118,988) decile and above.



IMPACTS

Why is this gap important? How does it impact people?



One-person households were the lowest-income in Bonfield and increasing in number.

This demographic shift was driving a mismatch between unit-size demand and unit-size supply.

Larger housing units are more expensive, unaffordable to one-person households, and may be driving affordability challenges, indicating a need for smaller housing options.

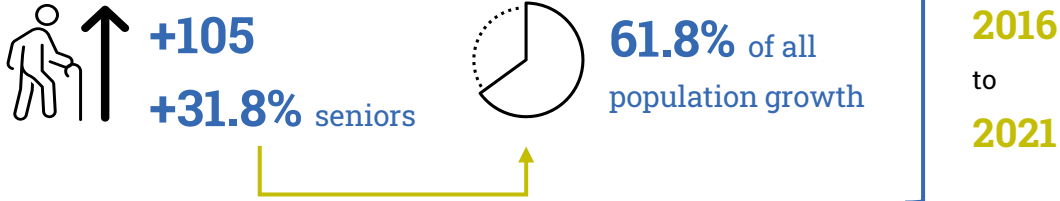
There is a need for smaller, more affordable housing options for seniors in Bonfield.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

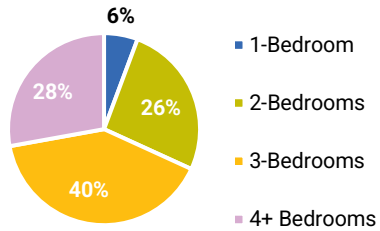
The Population was Aging

From 2016 to 2021, the fastest growing age cohort in Bonfield was seniors.



New Construction was Predominantly Large Dwellings

Housing Stock by Dwelling Size, 2021



From 2016 to 2021, the housing stock was not diversifying enough.



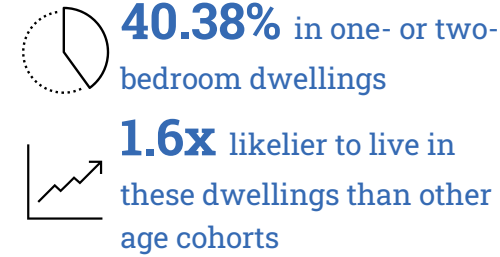
Source: Statistics Canada Custom Data Order, 2021

FEATURES

How do we know this gap exists? What are its features?

Seniors were the Least Likely to Live in Large Dwellings

In 2021, senior household maintainers were the least likely to occupy dwellings with more than two bedrooms.



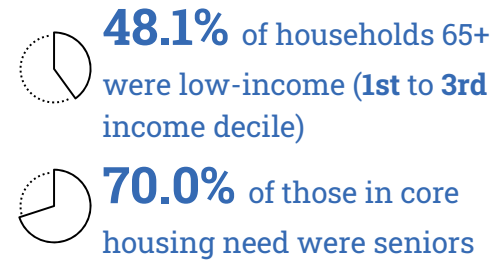
Large Dwellings were the Most Expensive

Three-bedroom units, the most common dwelling size, were only affordable to those in the 7th income (\$118,988) decile and above.



IMPACTS

Why is this gap important? How does it impact people?



The senior population were the likeliest to live in small dwellings. Recent development trends have been for large, expensive dwellings.

As the senior population has increased, this mismatch in supply and demand has resulted in senior households being disproportionately in core housing need.

This may indicate a need for smaller, more affordable housing options for senior households.

Population Trends

The population of Mattawa decreased between 2016 and 2021

- In 2021, Mattawa had a **population count** of 1,880. This was a decrease of 110 people (-5.5%) from 2016 levels.
 - Mattawa was one of the only regions to undergo population loss in the District between 2016 and 2021.
 - Mattawa accounted for 2.2% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

The share of the population that identified as Indigenous was much higher than District levels in 2021

- The proportion of the population that **identified as Indigenous** in Mattawa (31.8%) was much higher than the provincial rate (2.9%) and District rate (14.5%).
 - This was among the highest proportion of population who identified as Indigenous in the District.
 - The Indigenous population decreased (-25.0%) much faster than the overall population decline in Mattawa between 2016 and 2021.

Population Age

The population of Mattawa was, on average, older than the population of the District as a whole

- The **average and median age of the population** in Mattawa (48.5 and 53.6 years old, respectively) were older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the lowest share of youth in the District (6.6%) and a well above District average (22.9%) proportion of seniors (28.2%).
- The population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in Mattawa was seniors (+25 people, +5.0%).
 - During this period, both youth (-34.2%) and older adults (-10.6%) populations decreased in Mattawa
 - Older adults were the most common age cohort for the Mattawa population (31.4%) in 2021. This was above the District average of 29.1%.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- Household **incomes**

Household Trends

The number of households in Mattawa decreased between 2016 and 2021

- The **number of households** in Mattawa in 2021 was 855, representing a decrease of -35 households (-3.9%) from 2016 totals.
 - Mattawa accounted for 2.3% of the households in District in 2021.
 - Mattawa was one of the only regions in the District to experience a decline in the number of households between 2016 and 2021.
- This decline in the number of households in Mattawa was lower than the decline in population during this period (-110 people, -5.5%). This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

The share of households in Mattawa who rented their homes was among the highest in the District

- In terms of **household tenure**, 64.9% of the households in Mattawa were owner households. This was slightly lower than the District rate (65.9%), as the share of households who were renters was one of the highest in the District (35.1%).
- The number of renter households declined (-45 households, -14.3%) while the number of owner households increased (+10 households, +1.8%) between 2016 and 2021.

Household Size and Type

Mattawa had among the smallest average household size in the District, as smaller household sizes were the only to experience growth in recent years

- The average **household size** in Mattawa remained consistent at 2.1 persons from 2016 to 2021.
- In 2021, the most common household size in Mattawa was 2 (37.4%), roughly consistent with overall District trends (38.7%).
- Mattawa had the highest proportion of one-person households (35.7%) in the region, but this household size experienced decline (-15 households, -4.7%) between 2016 and 2021.
 - The only household size to experience growth in Mattawa over this period was two-person households (+5 households, +1.6%)
 - The household size that experienced the most decline was four or more person households (-20 households, -16.0%).
- In 2021, the most common **household types** in Mattawa were one-person households (36.3%), couples without children (26.3%), couples with children (15.2%), and lone-parent households (12.3%).

Household Maintainers

Senior households were more common in Mattawa than the District as a whole in 2021

- The proportion of **household maintainers** aged 65 and over (42.%) was much higher than the District rate (32.6%).
 - This age cohort of household maintainer was the fastest growing in Mattawa (+70 households, +24.1%) between 2016 and 2021.
 - Over the same period, working adults and older adults both experienced decline (-37.2% and -10.3%, respectively).
- Of the 1,165 households in the District that were maintained by an individual under the age of 25 years old, 1.7% (20 households) were in Mattawa.
 - Mattawa was one of only three geographies to have more than 1.0% of the District’s households maintained by individuals 25 and under.

Households with a Member with Disability

The share of households who contained a member with a disability was higher in Mattawa than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in Mattawa were more likely than households in the District to have members with a listed disability.
- **Table 11** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- Households in Mattawa were more likely to report members with difficulty learning, remembering, or concentrating, and members with sensory disability. Mattawa had among the highest rates for households with members with these disabilities.
- However, Mattawa was slightly below the District average for households with members with other health problems or long-term conditions and for members with emotional, psychological, or mental health conditions.

Table 11: Households in Mattawa with a member with disability, by disability type, 2021

	Mattawa	District
Total Households	860	37,255
Member with a Sensory Disability	9.9%	7.3%
Member with Difficulty Walking	8.1%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	12.2%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	7.6%	7.8%
Member with other Health Problems or Long-Term Conditions	3.5%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

Average household incomes in Mattawa were lower than District levels

- Projected to 2022 dollars, the **average and median income** in Mattawa were \$75,787 and \$58,774, respectively. These incomes were much lower than District levels (\$98,435 and \$80,096, respectively).
- One-person households had one of the District’s lowest average incomes (\$34,765). This is notable due to the high proportion of one-person households in the municipality.

Mattawa had among the highest proportion of seniors who were considered low-income

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 370 (3.4%) lived in Mattawa.
- Mattawa had amongst the highest proportion of seniors considered low-income (27.2%) in the District, where the average proportion of low-income seniors was 15.5%.
 - In fact, every age cohort in Mattawa had higher rates of low-income status than District averages

Owner household incomes were almost double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$81,600) was almost double that of renter households (\$44,400).
- This trend was consistent when assessing median household incomes (\$68,500 and \$32,800, respectively).
- **Table 12** outlines the income decile thresholds for households in Mattawa by household tenure.

Table 12: Income deciles in Mattawa by household tenure based on 2020 incomes

		Mattawa		
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$22,600	\$24,200	\$16,600
	2 nd	\$25,800	\$34,800	\$22,800
	3 rd	\$32,400	\$44,800	\$25,000
Moderate Income Households	4 th	\$42,000	\$54,400	\$29,400
	5 th	\$51,200	\$68,500	\$32,800
	6 th	\$63,600	\$87,000	\$42,400
High Income Households	7 th	\$87,000	\$100,000	\$47,600
	8 th	\$109,000	\$123,000	\$62,400
	9 th	\$139,000	\$146,000	\$99,000
Total Households		860	550	305

Source: Statistics Canada Custom Data Order, 2021

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

The labour market in Mattawa was less robust than the District trends in 2021

- In 2021, 1,545 people were considered part of the **labour force** in Mattawa.
- For this labour force, the participation rate (45.0%) was lower and the unemployment rate (17.3%) higher in Mattawa than in the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Industry employment trends in Mattawa were largely consistent with the District

- The most common industry of employment in Mattawa was health care and social assistance (20.1% of labour force) in 2021.
- Gains in employment were found in public administration (+50 jobs), retail trade (+30), and agriculture, forestry, fishing, and hunting (+20).
- Mattawa experienced job losses in construction (-40 jobs), accommodation and food services (-35), and health care and social assistance (-20).

Workers in Mattawa were among the most likely to find employment in their municipality of residence

- Mattawa maintained among the highest rate of labour force that worked within their municipality of residence (60.0%), meaning that Mattawa workers were among the most likely to find employment within their municipality. This rate was higher than District rate (52.1%).
- In 2021, 12.2% of the labour force of Mattawa commuted to another municipality in the District for work, the third lowest rate in the District.
- Between 2016 and 2021, the labour force in Mattawa did not experience a shift to working from home. The number of labourers who worked from home in 2021 decrease by -5 from 2016 counts, likely due to the decrease in the labour force overall (-95 workers) during this period.

Existing Housing Stock

While the housing stock in Mattawa was predominantly single-detached dwellings

- In 2021, the **housing stock** of the Mattawa was made up of 860 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (69.2%). Other common dwelling types were low-rise apartments (23.3%), and row houses (5.2%).
- Mattawa had the second highest proportion of dwellings that were low-rise apartments in all the District.
 - However, between 2016 and 2021 this dwelling type experienced steep decline (-25 dwellings, -11.1%).
 - Mattawa experienced net housing stock decline across this period across all dwelling types (-30 dwellings, -3.4%)

Mattawa had among the lowest share of its housing stock added between 2001 and 2021 in the District

- Assessing the age of construction for the housing stock in Mattawa, most of the supply was built before 1980 (78.9%), while only 4.7% was built from 2001 to 2021.
 - This rate of recent construction was the lowest of the geographies assessed for this report.
 - Mattawa had the highest proportion of housing constructed in 1960 or before (43.9%), well above the District average (27.5%).

The rate of inadequate housing in Mattawa was the second highest in all the municipalities in the District

- In 2021, 14.6% of households reported the **need for major repairs**.
 - This was the second highest proportion of all of the geographies assessed for this report, and well above the District average (7.8%).
 - This proportion represented an increase from 2016 trends (+20 dwellings, +19.0 %).
- In 2021, 25 households (2.9%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This represented an increase of +5 households (+25.0 %) and was roughly consistent with the District.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Development trends in Mattawa were unavailable due to lack of data

- CMHC housing starts and completions data was unavailable for Mattawa.

Building permit data was unavailable

- Building permit data was not provided by Mattawa for this analysis.

Non-Market Housing

Mattawa contained a small non-market housing stock in 2023

- As of 2023, the **non-market housing** stock in Mattawa included 31 units through social and affordable housing providers, 56 Nipissing District Housing Corporation (NDHC) units and 21 rental subsidies.
 - Of these social and affordable units, 25.3% were units for seniors. These units included 20 one-bedroom units and 2 two-bedroom units.
 - Of the 74.7% of units that were for family households, there were 16 one-bedroom units, 8 two-bedroom units, and 21 three-bedroom units, and 20 four- or more-bedroom units.
- There are zero **shelter spaces** or **transitional housing** spaces in Mattawa. During the District's 2021 Point In Time count of those experiencing homelessness, 3.2% of those surveyed were in Mattawa.
- Mattawa had 73 **long-term care** units and zero **retirement home** units.
 - Wait times at the Algonquin Nursing Home were not available.

Ownership Market Trends

Ownership Market trends in Mattawa were unavailable due to lack of data, but dwelling value may have increased in recent years

- CMHC absorption data was not available for Mattawa.
- The average **owner-estimated value of dwellings** in Mattawa in 2021 was \$231,00, which had increased by +40.8% since 2016.
- In an October 2023 PIT scan, all dwellings observed were single-detached dwellings. The average price of these dwellings was \$323,933.

Rental Market Trends

The secondary rental market accounted for all the rental units in Mattawa

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.
- In 2023, the average rental price from a point-in-time scan was \$2,075. This scan occurred in October 2023.
 - The average two-bedroom unit was \$1,450.

Short-Term Rental Market

The short-term rental market in Mattawa appears to be shrinking, potentially from a lack of demand

- As of December 2023, a point-in-time scan of the short-term rentals in Mattawa showed at least 19 active listings, according to AirDNA.
 - Of these listings, 75% were entire homes, while 25% were private rooms.
 - The number of available listings was 6, a decrease of -60% in the last year. The average occupancy rate for listings in Mattawa was 32%.
- The average daily rate for a room on the short-term rental market in Mattawa was \$311.

Income-Shelter Ratio

Households in Mattawa were facing affordability at a higher rate than District-wide levels

- In 2021, 185 households (21.6%)¹ were spending 30% or more of their **household income on shelter costs**. This was higher than the District rate (19.6%) in 2021.
 - This rate was the highest of all the selected geographies assessed in this report.
- The number of households facing affordability issues in Mattawa decreased by -95 households (-33.9%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was larger than District trends (-24.2%).

Indigenous households in Mattawa were facing affordability at a slightly higher rate than all households

- In 2021, 60 Indigenous households (23.1%) were facing affordability issues.
 - However, due to the low number of total households, this trend should be viewed with caution.

Income-Shelter Ratio by Tenure

Renter households were disproportionately facing affordability issues in Mattawa

- Assessing by tenure, 10.8% of owner households were experiencing affordability issues in 2021, while 41.7% of renter households were.
 - The owner affordability rates were consistent with District rates, but renter households in Mattawa faced higher affordability issues than District averages (11.0% and 36.3%, respectively).
- Renter households made up 68.7% of the households facing affordability issues, despite only accounting for 35.7% of the total households in Mattawa.
- As the increase in the price of rent has outpaced the growth of household income in the past ten years, renter households have been experiencing housing affordability issues at a disproportion rate.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Despite District trends, the number of households in core housing need has increased in recent years

- In 2021, 235 households (27.6%) were in **core housing need**.
- This share was higher than the District rate (10.0%) and the highest rate of all geographies assessed for this report.
- From 2016 to 2021, there was an increase of +235 households in core housing need, or the entire core housing needs population of Mattawa.

Core Housing Need by Tenure

Renter households made up a disproportionate share of the households in core housing need

- Assessing by tenure, 16.2% of owner households were in core housing need in 2021, while 50.8% of renter households were.
 - Mattawa had substantially higher proportions of owner and renter households in core housing need compared to the District average (4.2% and 21.4%, respectively).
 - While renter households made up 35.3% of households in Mattawa, they accounted for 64.9% of the households in core housing need.

Core Housing Need by Household Type

Single income households were more likely to be in core housing need in Mattawa

- Assessing by household type, one-person households (44.6%) and lone-parent households (23.5%) were the most common household types in core housing need.
 - All 20 lone-parent households were considered in core housing need due to inadequate housing conditions.
 - Due to low household numbers, this trend should be viewed with caution.
- Couples with children were the only other household type to be considered in core housing need (15 households, 17.4% of all couples with children).

Housing Continuum

HOUSING DEMAND

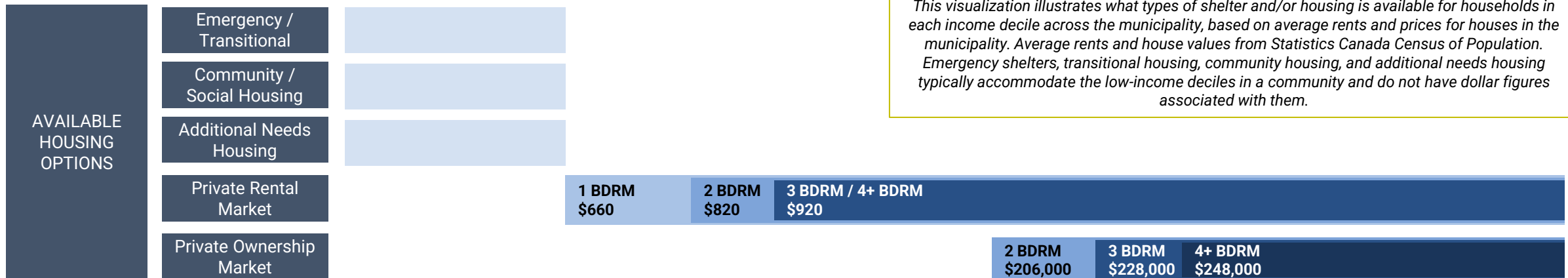
INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 23,384	\$ 26,695	\$ 33,524	\$ 43,457	\$ 52,976	\$ 65,806	\$ 90,017	\$ 112,780	\$ 143,821	\$143,822+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$585	\$667	\$838	\$1,086	\$1,324	\$1,645	\$2,250	\$2,820	\$3,596	\$3,597+
	Ownership	\$77,838	\$88,859	\$111,590	\$144,654	\$176,340	\$219,082	\$299,641	\$375,412	\$478,737	\$478,738+

More housing choices become available along the continuum

HOUSING SUPPLY



This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Mattawa had a population of 1,880 in 2021, accounting for 2.2% of the population of the District.

Population Growth • The population of Mattawa decreased by -110 people from 2016 to 2021 (-5.5%).

Population Age • The average (48.5 years) and median age (53.6) in Mattawa were above the District and there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Mattawa (31.8%) is higher than the District rate (14.5%) but getting smaller (-25.0%).

Low-Income Persons • Mattawa had 370 (20.7%) low-income persons in 2021.

Labour Force and Employment • In 2021, 1,545 persons were part of the labour force, with a participation rate of 45.0% and unemployment rate of 17.3%.*

Household Trends

Household Growth • In 2021, Mattawa had 855 households, with a decrease of -35 households (-3.9%) from 2016.

Household Tenure • Owner households made up 64.9% of households in Mattawa. Renter households declined by -14.3% from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 2.1 persons, and the most common household type was one-person.

Household Maintainers • Household maintainers aged 65+ represented 42.1% of households and were the fastest growing (+24.1%) in 2021.

Household Incomes • In 2022 dollars, the average (\$75,787) and median (\$58,774) incomes were below District levels.

Housing Need and Affordability • In 2021, 185 households (21.6%) were spending 30% or more on their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 860 dwellings, predominantly single-detached dwellings (69.2%).

New Dwellings • CMHC housing starts and completions data was unavailable for Mattawa.

Non-Market Housing • In 2023, Mattawa had 31 social and affordable housing units, 56 NDHC units, and 21 rental subsidies.

Ownership Market • The average price of a single-detached home in an October 2023 point-in-time scan in Mattawa was \$323,933.

Rental Market • An October 2023 point-in-time scan showed a two-bedroom listing for \$1,450.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 6 available listings (-60.0% decrease from 2022).

* This data was collected during the COVID-19 pandemic and has since changed.

There is a need for considerations to improve and rehabilitate aging housing stock.


CAUSES

Why does this gap show up? What trends have fuelled this gap?

Aging Housing Stock

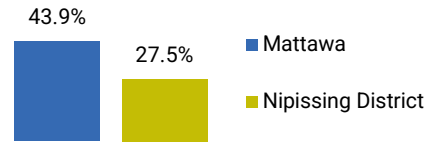
Mattawa had one of the **oldest housing stocks** in the District in **2021**, with the lowest rate of recent construction.

 **78.9%** built before 1980

 **4.7%** built from 2001 to 2021

The proportion of housing constructed in **1960 or before** was well above the District average.

Proportion of Dwellings Constructed in 1960 or Before, 2021



Source: Statistics Canada Community Profiles, 2021

Housing Stock was Declining

Mattawa experienced net housing stock decline from **2016 to 2021**.

 **-30 dwellings** ↓ **-3.4%** decrease

2016
to
2021

FEATURES

How do we know this gap exists? What are its features?

Housing Stock was In Need of Major Repairs

In **2021**, Mattawa reported the **second highest proportion** of households with dwellings in need of **major repairs** in the District.

 **14.6%** in need of major repairs
1.9x the District average

 **+19.0%** increase from 2016

Population was Declining

Mattawa experienced net population decline from **2016 to 2021**.

 **-110** people

↓ **-5.5%**

2016 to 2021

IMPACTS

Why is this gap important? How does it impact people?

29.8% of all households in core housing need were below the adequacy standard, well above District trends.

52.9% of ownership households in core housing need were below the adequacy standard, well above District trends.

Mattawa had one of the District's oldest housing stocks, and it has experienced decline in recent years. This may have led to the recent decline in population.

Mattawa had some of the District's highest proportion of people in core housing need for inadequate housing.

This may indicate a need for rehabilitating the housing stock.

There is a need for affordable rental units in Mattawa.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

High Share of Renter Households

Mattawa had one of the **highest proportions** of renter households in the District in 2021.

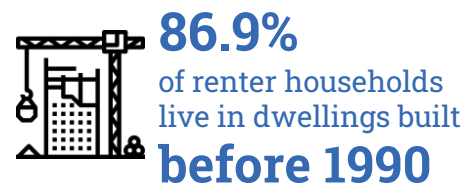


Decreasing Supply of Apartment and Purpose-Built-Rental Units

Between 2016 and 2021, the supply of low-rise apartments experienced a decline.



In 2021, most renter households occupied an **aging housing stock**.



FEATURES

How do we know this gap exists? What are its features?

Renter Households were Declining

Between 2016 and 2021, renter households declined while owner households increased.



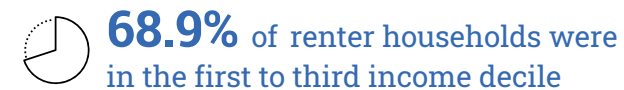
Ownership Dwellings were Costly and Increasing in Value

The income needed to purchase the average home was **over \$65,806** (6th income decile).



IMPACTS

Why is this gap important? How does it impact people?



Mattawa has one of the District's highest proportions of renter households. An aging housing stock and decreasing apartment unit stock has contributed to renter household decline.

The remaining housing is unaffordable to the renter population, who are the most likely to be low-income.

These affordability challenges indicate a need for new purpose-built rentals.

Unorganized North Nipissing

Demographic Profile

Population Trends

The population of the Unorganized North Nipissing decreased between 2016 and 2021

- In 2021, the Unorganized North Nipissing had a **population count** of 1,590. This was a decrease of -195 people (-10.9%) from 2016 levels.
 - This drop was the District's largest population decline over this period.
 - Unorganized North Nipissing accounted for 1.9% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

The proportion of the Unorganized North Nipissing population that identified as Indigenous was slightly lower than District levels as this population has decreased in recent years

- The proportion of the population that **identified as Indigenous** in the Unorganized North Nipissing (13.7%) was much higher than the provincial rate (2.9%) in 2021, but lower than the District rate (14.5%).
 - The Indigenous population decreased (-8.5%) slightly slower than the overall population decline in Unorganized North Nipissing between 2016 and 2021.

Population Age

The population of the Unorganized North Nipissing was, on average, older than the population of the District as a whole

- The **average and median age of the population** in Unorganized North Nipissing (49.1 and 54.8 years old, respectively) were older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of older adults (38.1%) and seniors (25.2%).
- The population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in Unorganized North Nipissing was seniors (+40 people, +11.1%).
 - During this period, all other age cohorts experienced population decline. Youth (-30.3%) and children (-26.1%) experienced the fastest rates of decline.
 - Older adults were the most common age cohort for the Unorganized North Nipissing population (38.1%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- **Household incomes**

Household Trends

The number of households in the Unorganized North Nipissing decreased between 2016 and 2021

- The **number of households** in Unorganized North Nipissing in 2021 was 725, representing a decrease of -65 households (-8.2%) from 2016 totals.
 - This decrease was one of the District's largest household declines between 2016 and 2021.
 - Unorganized North Nipissing accounted for 1.9% of the households in District in 2021.
- This decline in the number of households in Unorganized North Nipissing was lower than the decrease in population during this period (-195 people, -10.9%). This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

Almost all the households in the Unorganized North Nipissing owned their homes in 2021

- In terms of **household tenure**, 89.7% of the households in Unorganized North Nipissing were owner households. This was higher than the District rate (65.9%), as the share of households who were renters was among the lower rates in the District (10.3%).
 - The number of owner households declined in absolute terms and at a faster rate (-60 households, -8.4%) than renter households (-5 households, -6.3%) between 2016 and 2021.

Household Size and Type

Households in the Unorganized North Nipissing were smaller on average as one- and two-person households were the most common

- The average **household size** in Unorganized North Nipissing remained consistent at 2.2 persons from 2016 to 2021.
- In 2021, the most common household size in Unorganized North Nipissing was two-person households (47.6%), well above overall District trends (38.7%).
- One-person (27.6%) households, the second most common household size, were the only household size to experience growth in Unorganized North Nipissing from 2016 to 2021 (+5 households, +2.6%).
 - All other households experienced decline, with four-or-more person households experiencing the fastest rate of decline (-19.0%)
- In 2021, the most common **household types** in Unorganized North Nipissing were couples without children (38.4%), couples with children (18.5%), and one-person households (27.4%).

Household Maintainers

Households maintained by someone aged between 25 and 44 were the fastest growing in the Unorganized North Nipissing

- The proportion of **household maintainers** aged 45 to 64 (43.8%) was higher than the District rate (38.1%).
- This age cohort of household maintainer was only age cohort in Unorganized North Nipissing to experience a decline in absolute totals (-115 households, -26.4%) between 2016 and 2021, accounting for all the household decline.
- Household maintainers aged 25 to 44 were the fastest growing age cohort across this period (+30 households, +24.0%).
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, none were in Unorganized North Nipissing. This may indicate that Unorganized North Nipissing lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Households with a Member with Disability

The share of households who contained a member with a disability was lower in Unorganized North Nipissing than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in Unorganized North Nipissing were less likely than households in the District to have members with a listed disability.
- The one exception was households with members with difficulty walking. Unorganized North Nipissing had 10.3% of households with this listed disability, above the District average (7.5%).
- **Table 13** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.

Table 13: Households in the Unorganized North Nipissing with a member with disability, by disability type, 2021

	Unorganized North Nipissing	District
Total Households	730	37,255
Member with a Sensory Disability	6.8%	7.3%
Member with Difficulty Walking	10.3%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	2.1%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	3.4%	7.8%
Member with other Health Problems or Long-Term Conditions	6.2%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Unorganized North Nipissing

Household Income Profile

Household Incomes

Household incomes were consistent with District levels, but there was a high degree of polarity in household incomes based on household size

- Projected to 2022 dollars, the **average and median income** in Unorganized North Nipissing were \$94,347 and \$78,991, respectively. These incomes were consistent with District levels (\$98,435 and \$80,096, respectively).
- However, the polarity in average incomes between one-person households (\$45,516) and two- or more-person households (\$112,245) was among the highest in the District.

The rate of low-income population in the Unorganized North Nipissing was consistent with District trends

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 205 (1.9%) lived in Unorganized North Nipissing.
- However, while 16.0% of persons aged 65 and over were considered low-income, this was consistent with District averages (15.5%).
 - In fact, the overall proportion of low-income persons in the Unorganized North Nipissing (13.0%) was identical to District average (13.0%).

Owner household incomes were more than renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$87,400) was more than that of renter households (\$68,000).
- The two household tenures were much closer when assessing median household incomes (\$70,000 and \$65,000, respectively).
- Table 14** outlines the income decile thresholds for households in the Unorganized North Nipissing by household tenure.

Table 14: Income deciles in the Unorganized North Nipissing by household tenure based on 2020 incomes

Unorganized North Nipissing				
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$23,600	\$23,600	**
	2 nd	\$37,200	\$37,600	**
	3 rd	\$49,600	\$49,600	**
Moderate Income Households	4 th	\$62,800	\$62,000	**
	5 th	\$70,000	\$70,000	\$65,000
	6 th	\$86,000	\$87,000	**
High Income Households	7 th	\$102,000	\$105,000	**
	8 th	\$130,000	\$133,000	**
	9 th	\$160,000	\$170,000	**
Total Households		730	655	75

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

Unemployment was slightly lower than District levels in the Unorganized North Nipissing

- In 2021, 1,405 persons were considered part of the **labour force** in Unorganized North Nipissing.
- For this labour force, the participation rate (54.1%) and unemployment rate (9.9%) in Unorganized North Nipissing were slightly lower than the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Industry employment trends in the Unorganized North Nipissing were largely consistent with the District

- The most common industry of employment in Unorganized North Nipissing was health care and social assistance (15.8% of labour force) in 2021.
- Gains in employment were found in waste management and remediation (+35 jobs), educational services(+20), and agriculture, forestry, fishing, and hunting (+20).
- Unorganized North Nipissing experienced job loss in retail trade (-60 jobs), construction (-40), and accommodation and food services (-25).

Workers in the Unorganized North Nipissing were among the least likely to find employment in their municipality of residence

- The Unorganized North Nipissing maintained among the lowest rate of labour force that worked within their municipality of residence (9.6%), meaning that workers in the Unorganized North Nipissing were among the least likely to find employment within their municipality. This rate was much lower than District rate (52.1%).
- In 2021, 38.5% of the labour force of the Unorganized North Nipissing commuted to another municipality in the District for work, higher than the District rate (11.8%).
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +40 workers (+80.0%) made this commuting shift.
- The Unorganized North Nipissing had the highest share of its labour force that worked from home in 2021 (21.3%).

Existing Housing Stock

The housing supply in the Unorganized North Nipissing was predominantly single-detached dwellings

- In 2021, the **housing stock** of the Unorganized North Nipissing was made up of 730 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (89.0%). Other common dwelling types were housing listed as 'other' (7.5%), and low-rise apartments (2.1%).
 - Unorganized North Nipissing made up 14.7% of 'other' housing stock, despite having only 2.0% of the District's total housing stock in 2021.
- Unorganized North Nipissing experienced housing stock decline across all housing types between 2016 and 2021 (-65 dwellings, -8.2%).
 - Low-rise apartments showed the greatest decline (-20 units, -57.1%), with other housing types experiencing substantial loss as well (-30 dwellings, -35.3%).

Based on the age of construction of dwellings in the Unorganized North Nipissing, the development trends in the municipality have been consistent with District trends

- Assessing the age of construction for the housing stock in Unorganized North Nipissing, more than half of the supply was built before 1980 (62.3%), while only 13.0% was built from 2001 to 2021.
 - The region was mostly consistent with District trends for the rate of construction across each time range but had a slightly above average (3.4%) rate of construction compared to the District (2.2%) for 2017 to 2021.
- In 2021, 8.9% of households reported the **need for major repairs**.
 - This was roughly consistent with the geographies assessed for this report.
 - This proportion represented a decrease from 2016 trends (-40 dwellings, -38.1%).
- In 2021, zero (0) households (0.0%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This was the lowest rate in the District.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- **The existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

Unorganized North Nipissing

Housing Profile

New Dwellings

There were no housing starts or completions in the Unorganized North Nipissing in recent years

- From 2017 to 2022, there were zero housing starts or completions in Unorganized North Nipissing.

Building permit data was unavailable

- Building permit data was not provided by Unorganized North Nipissing for this analysis.

Non-Market Housing

There were no non-market housing units in the Unorganized North Nipissing area in 2023

- As of 2023, there was no data for **non-market housing** stock in Unorganized North Nipissing.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Unorganized North Nipissing.

Ownership Market Trends

Ownership Market trends in the Unorganized North Nipissing were unavailable due to lack of data, but dwelling value may have increased rapidly in recent years

- CMHC absorption data was not available for Unorganized North Nipissing.
- The average **owner-estimated value of dwellings** in Unorganized North Nipissing in 2021 was \$253,200, which had increased by +26.7 % since 2016.
- In an October 2023 PIT scan, all dwellings observed were single-detached dwellings. The average price of these dwellings was \$466,567.

Rental Market Trends

Rental market trends in the Unorganized North Nipissing were unavailable due to lack of data

- CMHC primary rental universe data was not available for Unorganized North Nipissing.

Short-Term Rental Market

There was no data for the short-term rental market in the Unorganized North Nipissing

- This data was not available on AirDNA.

Income-Shelter Ratio

The proportion of households in the Unorganized North Nipissing that are facing affordability issues was lower than District-wide trends

- In 2021, 70 households (9.6%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
 - This rate was the lowest rate of all the geographies assessed in this report.
- The number of households facing affordability issues in Unorganized North Nipissing decreased by -60 households (-46.2%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was much higher than District trends (-24.2 %).

Income-Shelter Ratio by Tenure

Renter households in the Unorganized North Nipissing were facing affordability issues at the lowest rate in the District

- Assessing by tenure, 9.2% of owner households were experiencing affordability issues in 2021, while 13.0% of renter households were.
 - These rates were lower than District rates (11.0% and 36.3%, respectively). In fact, renter households in Unorganized North Nipissing experienced the lowest rates in the District.
- Despite having the lowest proportion amongst the District facing affordability issues, renter households in Unorganized North Nipissing were still over-represented relative to owner households.
 - Renter households made up 13.9% of the households facing affordability issues, despite only accounting for 10.3% of the total households in Unorganized North Nipissing.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Households in the Unorganized North Nipissing were in core housing need at almost half the rate as the District

- In 2021, 40 households (5.5%) in Unorganized North Nipissing were in **core housing need**.
 - This share was lower than the District rate (10.0%).
- From 2016 to 2021, there was a decrease of -65 households (-61.9%) in core housing need.
 - This was the largest decrease of population in core housing need across the District.
 - While this was impacted by the government measures during the COVID-19 pandemic, this trend was not occurring in all of the geographies assessed in this report.

Core Housing Need by Tenure

Renter households were more likely than owner households to be in core housing need

- Assessing by tenure, 5.4% of owner households were in core housing need in 2021, while 6.2% of renter households were.
 - Owner household trends were roughly consistent with District rates, but renter households were significantly lower (4.2% and 21.4%, respectively).
 - Renter households in Unorganized North Nipissing had some of the lowest rates of renter households in core housing need in the District.

Unorganized North Nipissing

Housing Continuum

HOUSING DEMAND

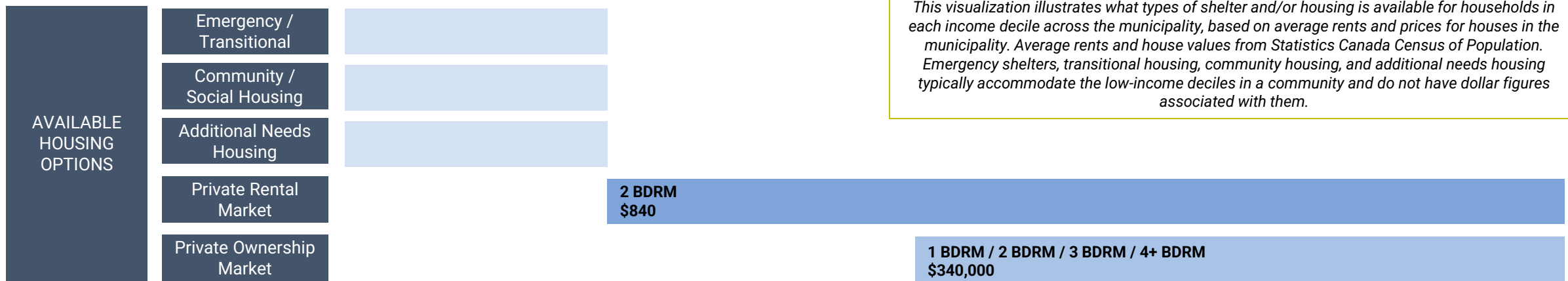
INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 24,418	\$ 38,490	\$ 51,320	\$ 64,978	\$ 72,428	\$ 88,983	\$ 105,538	\$ 134,509	\$ 165,549	\$165,550+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$610	\$962	\$1,283	\$1,624	\$1,811	\$2,225	\$2,638	\$3,363	\$4,139	\$4,140+
	Ownership	\$103,959	\$163,868	\$218,490	\$276,637	\$308,353	\$378,911	\$449,315	\$572,656	\$704,808	\$704,809+

More housing choices become available along the continuum

HOUSING SUPPLY



This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Unorganized North Nipissing had a population of 1,590 in 2021, accounting for 1.9% of the population of the District.

Population Growth • The population of Unorganized North Nipissing decreased by -195 people from 2016 to 2021 (-10.9%).

Population Age • The average (49.1 years) and median age (54.8) in Unorganized North Nipissing were above the District and there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Unorganized North Nipissing (13.7%) is lower than the District rate (14.5%) and getting smaller (-8.5%).

Low-Income Persons • Unorganized North Nipissing had 205 (13.0%) low-income persons in 2021.

Labour Force and Employment • In 2021, 1,405 persons were part of the labour force, with a participation rate of 54.1% and unemployment rate of 9.9%.*

Household Trends

Household Growth • In 2021, Unorganized North Nipissing had 730 households, a decrease of -65 households from 2016.

Household Tenure • Owner households were 89.7% of households in Unorganized North Nipissing. Owner (-8.4%) and renter households (-6.3%) declined from 2016-2021.

Household Size and Type • In 2021, the average household size was 2.2 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 65+ represented 34.2% of households and were the second-fastest growing (+8.7%) in 2021.

Household Incomes • In 2022 dollars, the average (\$94,347) and median (\$78,991) incomes were at District levels.

Housing Need and Affordability • In 2021, 70 households (9.6%) were spending 30% or more on their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 730 dwellings, predominantly single-detached dwellings (89.0%).

New Dwellings • CMHC housing starts and completions data was unavailable for Unorganized North.

Non-Market Housing • As of 2023, there was no data available for non-market housing in Unorganized North.

Ownership Market • The average price of a single-detached home in an October 2023 point-in-time scan in Unorganized North was \$466,567.

Rental Market • As of 2023, there was no data available for the primary rental market in Unorganized North.

Short-term Rental Market • As of 2023, there was no data available for the short-term rental market in Unorganized North.

* This data was collected during the COVID-19 pandemic and has since changed.

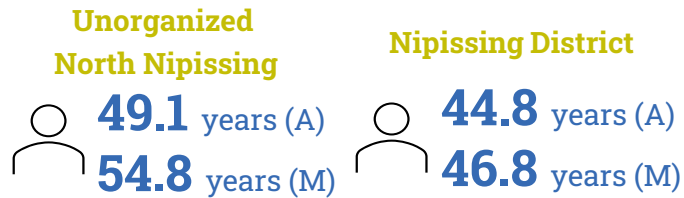
There is a need for appropriate housing for seniors.

CAUSES

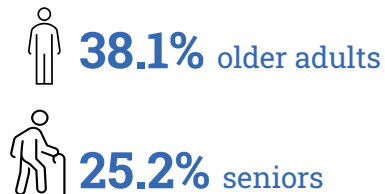
Why does this gap show up? What trends have fuelled this gap?

Senior Population

The average and median age in Unorganized North Nipissing were older than in Nipissing District in 2021.

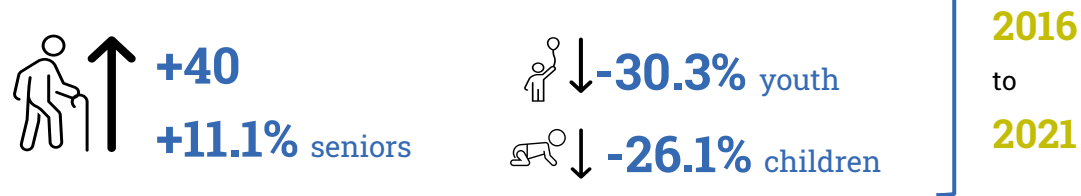


The most common age cohorts in Unorganized North Nipissing were **older adults** and **seniors**.



Aging Population

From 2016 to 2021, the fastest growing age cohort in Unorganized North Nipissing was Seniors.



FEATURES

How do we know this gap exists? What are its features?

Mismatch between senior household size and supply

There is a high proportion of seniors living in oversized dwellings.



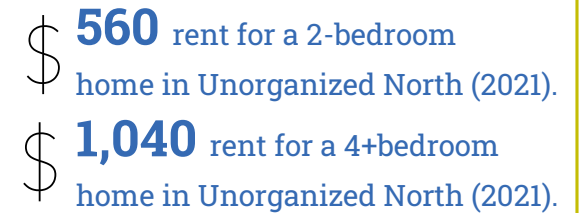
42% of senior households lived in dwellings with 3(+) bedrooms.



0% of senior households had 3 or more people

Large Households are more expensive

Large households are more expensive to maintain.



IMPACTS

Why is this gap important? How does it impact people?



50% of senior households were low-income. (1st to 3rd income decile)



\$59,400 average income for senior households

There has been an increase and growing number of an aging senior population.

Seniors are currently occupying large dwellings that are more expensive and likely driving affordability issues.

There is an opportunity for rental development in Unorganized North.

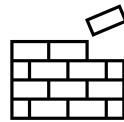
CAUSES

Why does this gap show up? What trends have fuelled this gap?

No Purpose-Built Rentals

There are no purpose-built rental units in Unorganized North Nipissing, and little development in recent years.

13% Of total dwellings were built in recent years. (95 dwellings)



2001
to
2021

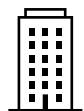
Decreasing Supply and Old Housing Stock

Unorganized North Nipissing experienced housing stock decline across all housing types between 2016 and 2021.



-65 units across all housing types

-8.2%



-20 low rise apartment

-57.1%

Unorganized North Nipissing has among the **oldest** housing stock in the District.



62.3% of dwellings were built **before 1980**

FEATURES

How do we know this gap exists? What are its features?

Mismatch Between Need and Supply



730 Total dwellings

75 Renter Households

All 75 renter households are currently living in single-detached homes.

Renter households are living in large dwellings, which may not fit their needs.



49% of 1 & 2 person households lived in dwellings with 3 or more bedrooms.

IMPACTS

Why is this gap important? How does it impact people?

13.3% of renter households were in core housing need due to affordability issues

There is an opportunity to increase the availability of rental housing in Unorganized North Nipissing.

There is an opportunity to develop newer, smaller rental households for oversized households.

Population Trends

The population of Chisholm grew slightly between 2016 and 2021

- In 2021, Chisholm had a **population count** of 1,315. This was an increase of 25 people (+1.9%) from 2016 levels.
 - This growth represented 1.9% of the total growth in the District during this period (+1,565 people).
 - Chisholm accounted for 1.6% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

The share of population in Chisholm that identified as Indigenous was lower than District level, while the share of immigrant population was higher

- The proportion of the population that **identified as Indigenous** in the Chisholm (6.9%) was much higher than the provincial rate (2.9%) in 2021, but lower than the District rate (14.5%). The Indigenous population decreased (-40 households, -30.8%) in Chisholm between 2016 and 2021.
- The share of **immigrant population** in Chisholm (8.0%) was much lower than the provincial share (30.0%) in 2021, but higher than the District share (4.3%) and the highest share of the population in the District.

Population Age

The population of Chisholm was, on average, slightly younger than population of the District as a whole

- The **average and median age of the population** in Chisholm (42.6 and 44.8 years old, respectively) were younger than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the high share of children (19.0%) compared to District average (14.4%).
- However, the population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in Chisholm was seniors(+45 people, +20.5%).
 - During this period, older adults (-6.0%) and youth (-8.7%) populations decreased in Chisholm
 - Older adults were the most common age cohort for the Chisholm population (30.0%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- **Household incomes**

Household Trends

Chisholm was one of only two regions in the District to not experience household growth or decline between 2016 and 2021

- The **number of households** in Chisholm in 2021 was 505, consistent with 2016 totals.
 - Chisholm accounted for 1.4% of the households in District in 2021.
- This growth in the number of households in Chisholm was lower than the growth in population during this period (+25 people, 1.9%). This may indicate a trend toward larger households and a diversification of household types.

Household Tenure

Households who owned their homes made up almost all the households in Chisholm

- In terms of **household tenure**, 96.1% of the households in Chisholm were owner households. This was much higher than the District rate (65.9%), as the share of households who were renters was lower than any other area in the District (4.9%).
- The number of renter households declined (-25 households, -50.0%) while owner households increased (+40 households, +8.9%) between 2016 and 2021.

Household Size and Type

Chisholm was the only municipality to increase its average household size between 2016 and 2021

- The average **household size** in Chisholm increased from 2.5 persons per household in 2016 to 2.6 persons in 2021.
- In 2021, the most common household size in Chisholm was two-person (41.6%), slightly higher than overall District trends (38.7%).
- One-person (33.7%) households, and four-or-more-person households were the fastest growing household sizes in Chisholm from 2016 to 2021 (both +5 households, +4.8%).
- In 2021, the most common **household types** in Chisholm were couples without children (35.6%), couples with children (25.7%), one-person households (21.8%), and lone-parent households (5.0%).

Household Maintainers

The share of senior households was slightly higher in Chisholm when compared to all of the District

- The proportion of **household maintainers** aged 65 and over (33.3%) was slightly higher than the District rate (32.6%).
 - This age cohort of household maintainer was the only cohort to experience growth in Chisholm (+65 households, +61.9%).
- The proportion of household maintainers under the age of 45 (20.6%) was among the lowest in the District.
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, none were in Chisholm. This may indicate that Chisholm lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Households with a Member with Disability

The share of households who contained a member with a disability was lower in Chisholm than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in Chisholm were less likely than households in the District to have members with a listed disability.
- **Table 15** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- This disparity was highest for households with members with difficulty learning, remembering, or concentrating, and members with emotional, psychological, or mental health conditions.

Table 15: Households in Chisholm with a member with disability, by disability type, 2021

	Chisholm	District
Total Households	510	37,255
Member with a Sensory Disability	6.9%	7.3%
Member with Difficulty Walking	5.9%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	2.9%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	3.9%	7.8%
Member with other Health Problems or Long-Term Conditions	5.9%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

Household incomes in Chisholm were slightly higher than District-wide levels

- Projected to 2022 dollars, the **average and median income** in Chisholm were \$105,174 and \$86,172, respectively. These incomes were higher than District levels (\$98,435 and \$80,096, respectively).
- The average income of one-person households was among the highest in the District (\$50,819).

Chisholm had the highest rate of children who were low-income in the District

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 205 (1.9%) lived in Chisholm.
- Chisholm had the District's highest proportion of persons aged five and under who were low-income (26.3%) and among the highest proportion of those aged 65 and older who were low-income (19.2%) in 2021.

Owner household incomes were more than renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$95,400) was more than that of renter households (\$64,000).
- **Table 16** outlines the income decile thresholds for households in Chisholm by household tenure.

Table 16: Income deciles in Chisholm by household tenure based on 2020 incomes

		Chisholm		
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$23,800	\$24,200	**
	2 nd	\$38,400	\$39,600	**
	3 rd	\$53,200	\$53,600	**
Moderate Income Households	4 th	\$62,000	\$64,000	**
	5 th	\$76,000	\$76,000	**
	6 th	\$89,000	\$90,000	**
High Income Households	7 th	\$107,000	\$107,000	**
	8 th	\$139,000	\$139,000	**
	9 th	\$174,000	\$174,000	**
Total Households		510	490	20

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

The labour market in Chisholm was slightly weaker than District trends in 2021

- In 2021, 1,105 persons were considered part of the **labour force** in Chisholm.
- For this labour force, the participation rate (58.4%) and unemployment rate (14.7%) in Chisholm were higher than the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Industry employment trends in Chisholm were largely consistent with the District

- The most common industry of employment in Chisholm was health care and social assistance (18.6% of labour force) in 2021.
- Gains in employment were found in health care and social assistance (+35 jobs), wholesale trade (+30), manufacturing (+15), and accommodation and food services (+15).
 - Chisholm was one of the only geographies assessed in this report to experience net job gain between 2016 and 2021.

Workers in Chisholm were among the least likely to find employment in their municipality of residence

- Chisholm maintained among the lowest rate of labour force that worked within their municipality of residence (4.5%), meaning that workers in Chisholm were among the least likely to find employment within their municipality. This rate was much lower than District rate (52.1%).
- In 2021, 48.2% of the labour force of Chisholm commuted to another municipality in the District for work, higher than the District rate (11.8%).
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +20 workers (+26.7%) made this commuting shift.

Existing Housing Stock

The housing supply of Chisholm was almost entirely made up of single-detached dwellings

- In 2021, the **housing stock** of the Chisholm was made up of 510 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (98.0%).
 - No other dwelling type made up more than 1.0% of the housing supply.
- No significant changes were made to the housing stock in Chisholm between 2016 and 2021.

Although the housing stock was relatively old when compared to the District, there are indications of recent development

- Assessing the age of construction for the housing stock in Chisholm, just over half of the supply was built before 1980 (53.9%), while just over a quarter 25.5% was built from 2001 to 2021.
 - This rate of recent construction was one of the highest among geographies assessed for this report.
 - The proportion of dwellings constructed before 1960 (22.5%) was below the District average (27.5%).

The need for repairs to dwellings was slightly higher than District trends

- In 2021, 9.8% of households reported the **need for major repairs**.
 - This was slightly higher than the District average (7.8%).
 - This proportion represented an increase from 2016 trends (+5 dwellings, +11.1%).
- In 2021, 15 households (2.9%) reported that their dwelling was **not suitable** for the number of persons living there.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

All the recent housing completions in Chisholm were single-detached dwellings

- From 2017 to 2022, 100.0% of the **housing completions** in Chisholm were single-detached dwellings (31 dwellings).
 - Housing completions peaked in 2021, with +12 single-detached dwellings completed.
- Housing completions have remained consistent in most other years across this period, ranging from +3 to +4 housing completions, with +6 housing completions in 2019.

Recent building permit data indicates existing development trends of single-detached dwellings are continuing

- Assessing **building permit data** from 2013 to 2023, Chisholm has predominantly permitted single-detached dwellings.
 - The municipality averages approximately 6 units permitted each year.
 - Single-detached dwellings account for all these units permitted.

Non-Market Housing

There were no non-market housing units recorded in Chisholm

- As of 2023, there was no data for the **non-market housing** stock in Chisholm.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Chisholm.

Ownership Market Trends

Ownership Market trends in Chisholm were unavailable due to lack of data, but dwelling value may have increased rapidly in recent years

- CMHC absorption data was not available for Chisholm.
- The average **owner-estimated value of dwellings** in Chisholm in 2021 was \$392,000, which had increased by +33.8% since 2016.
- In an October 2023 PIT scan, all dwellings observed were single-detached dwellings. The average price of these dwellings was \$487,400.

Rental Market Trends

Rental market trends in Chisholm were unavailable due to lack of data

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.
- In October 2023, a point-in-time scan found one active rental listing for a one-bedroom apartment for \$1,200.
 - This was below the District average (\$1,406) for one-bedroom apartments on the secondary rental market.

Short-Term Rental Market

There appears to be increasing demand for short-term rental accommodations in Chisholm

- As of December 2023, a point-in-time scan of the short-term rentals in Chisholm showed at least 18 active listings, according to AirDNA.¹
 - Of these listings, all of them were entire homes.
 - The number of available listings was 17, an increase of +55% in the last year. The average occupancy rate for listings in North Bay was 66%.
 - The average daily rate for a room on the short-term rental market in North Bay was \$308.

Income-Shelter Ratio

The proportion of households facing affordability issues in Chisholm was among the highest in the District

- In 2021, 85 households (17.0%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
 - This rate was among the highest of all the selected geographies assessed in this report.
- The number of households facing affordability issues in Chisholm decreased by -20 households (-19.0%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was less than District trends (-24.2%).
- These trends were consistent for the Indigenous households in the municipality (16.7%).

Income-Shelter Ratio by Tenure

Households who rent their home were more likely to be facing affordability issues

- Assessing by tenure, 16.7% of owner households were experiencing affordability issues in 2021, while 24.2% of renter households were.
 - Owner household rates were higher while renter household rates were lower than District averages (11.0% and 36.3%, respectively).
- Renter households made up 5.7% of the households facing affordability issues, despite only accounting for 4.0% of the total households in Chisholm.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

The proportion of households in Chisholm in core housing need was lower than the District rate

- In 2021, 35 households (7.1%) were in **core housing need**.
- This share was lower than the District rate (10.0%).
- From 2016 to 2021, there was a decrease of -20 households (-36.4%) in core housing need.
- While this was impacted by the government measures during the COVID-19 pandemic, this trend was not occurring in all of the geographies assessed in this report.

Core Housing Need by Tenure

Owner households were the only household tenure in Chisholm to be in core housing need in 2021

- Assessing by tenure, 7.5% of owner households were in core housing need in 2021, while none of renter households were.
 - The share of owner households in core housing need were higher while the share of renter households were lower than District rates (4.2% and 21.4%, respectively).
- Of regions in the District that had populations in core housing need, Chisholm was the only geography assessed that had no renter households in core housing need.
- Between 2016 and 2021, the population of renter households in core housing need declined by -20 households (-100.0%).

Core Housing Need by Household Type

Households of varying types, including one-person households, couples without children, and couples with children, were equally considered in core housing need

- Assessing by household type, couples without children (10.5%), one-person households (9.1%), and couples with children (9.1) all had consistent rates of core housing need in 2021.
- All 10 one-person households in core housing need were due to affordability issues, while the other household types were more varied in their housing needs.
- However, due to the low total of households, these trends should be viewed with caution.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 24,625	\$ 39,732	\$ 55,045	\$ 64,150	\$ 78,636	\$ 92,087	\$ 110,711	\$ 143,821	\$ 180,035	\$180,036+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$616	\$993	\$1,376	\$1,604	\$1,966	\$2,302	\$2,768	\$3,596	\$4,501	\$4,502+
	Ownership	\$89,050	\$143,677	\$199,053	\$231,979	\$284,362	\$333,060	\$400,351	\$522,053	\$659,698	\$659,699+

More housing choices become available along the continuum

HOUSING SUPPLY



This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Chisholm had a population of 1,315 in 2021, accounting for 1.6% of the population of the District.

Population Growth • The population of Chisholm increased by +25 people from 2016 to 2021 (+1.9%).

Population Age • The average (42.6 years) and median age (44.8) in Chisholm were slightly below the District, but there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Chisholm (6.9%) is lower than the District rate (14.5%) and getting smaller (-30.8%).

Low-Income Persons • Chisholm had 205 (15.7%) low-income persons in 2021.

Labour Force and Employment • In 2021, 1,105 persons were part of the labour force, with a participation rate of 58.4% and unemployment rate of 14.7%.*

Household Trends

Household Growth • In 2021, Chisholm had 510 households, consistent with 2016 levels.

Household Tenure • Owner households were 96.1% of households in Chisholm. Renter households declined by -25 households (-50.0%) from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 2.6 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 65+ represented 33.3% of households and were the second-fastest growing (+61.9%) in 2021.

Household Incomes • In 2022 dollars, the average (\$105,174) and median (\$86,172) incomes were above District levels.

Housing Need and Affordability • In 2021, 85 households (17.0%) were spending 30% or more of their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 510 dwellings, predominantly single-detached dwellings (98.0%).

New Dwellings • From 2017 to 2022, 100.0% of new dwellings completed were single-detached homes.

Non-Market Housing • As of 2023, there was no data available for non-market housing in Chisholm.

Ownership Market • The average price of a single-detached home in an October 2023 point-in-time scan in Chisholm was \$487,400.

Rental Market • In October 2023, a point-in-time scan found one active rental listing for a one-bedroom apartment for \$1,200.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 7 available listings (+55.0% decrease from 2022).

* This data was collected during the COVID-19 pandemic and has since changed.

There is a need for family-sized dwellings that are affordable.

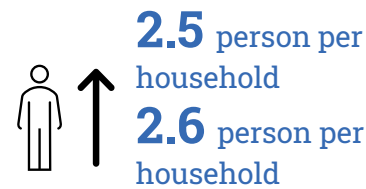
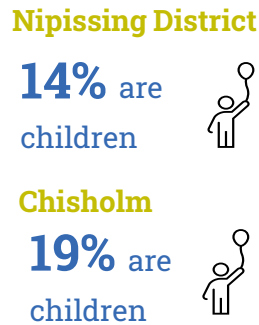
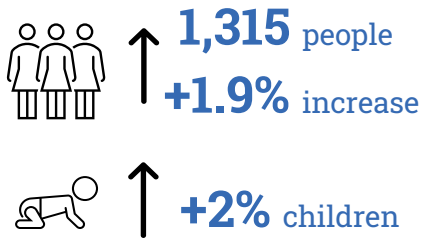
CAUSES

Why does this gap show up? What trends have fuelled this gap?

Families Are Growing

Chisholm has increased in population from 2016 and has a higher share of children than the District average.

Chisholm was the only municipality in the district to experience an increase in household size.



From 2016 to 2021

Stagnant Household Growth

Chisholm did not experience household growth from 2016 to 2021.



The number of households in Chisholm was unchanged between 2016 and 2021, with **505**.

Source: Statistics Canada Community Profiles, 2021

FEATURES

How do we know this gap exists? What are its features?

Housing Prices are Increasing

The average **owner-estimated value of dwellings** in Chisholm in 2021 was \$392,000 – an increase of **+33.8%** from 2016.

Average Value of 3-Bedroom House:	
Chisholm	Nipissing District
\$408,000 (avg.)	\$336,000 (avg.)

High Rates of Low-income Children

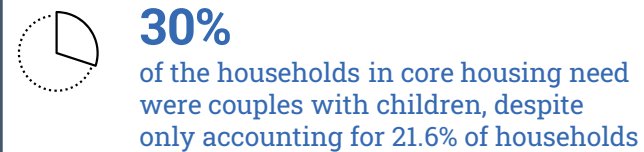
Chisholm had the highest rate of children who were low-income in the District.

26.3% of people aged 0 to 5 were considered low-income in Chisholm.

100% of lone-parent households were considered low-income households (1st – to 3rd income decile)

IMPACTS

Why is this gap important? How does it impact people?



The proportion of households facing affordability issues in Chisholm was among the highest in the District. Households with children were disproportionately in core housing need.

As the size of families grows in Chisholm, the need for affordable family-sized housing accommodations increases.

Source: Statistics Canada Custom Data Order, 2021

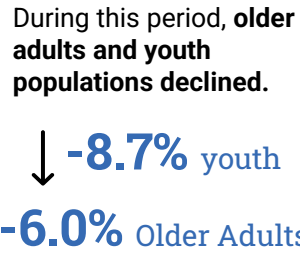
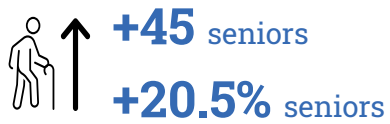
There is a need for affordable housing and supports for senior households to age in place.

CAUSES

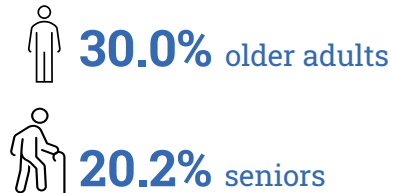
Why does this gap show up? What trends have fuelled this gap?

Aging population

From 2016 to 2021, the fastest growing age cohort in Chisholm was Seniors.

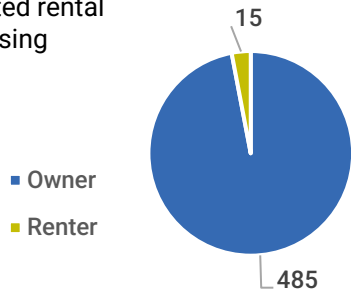


The most common age cohorts in Chisholm were **older adults** and **seniors.**

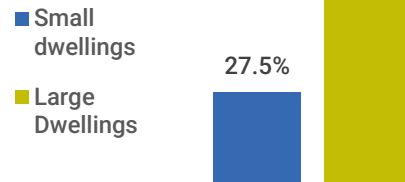


Lack of Rental and Small Housing Options

There are limited rental and small housing options.



62.2% of households were one and two-person households.

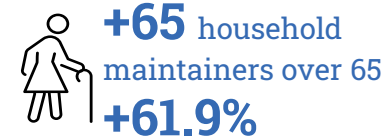


FEATURES

How do we know this gap exists? What are its features?

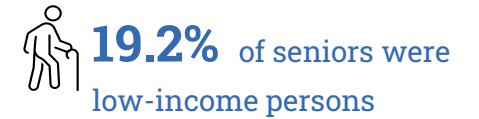
Senior Households Increasing

Household maintainers aged 65+ were the only cohort to experience growth in Chisholm.



Low-Income Senior Households

Chisholm had among the highest proportion of senior households living in low-income households.



Of total low-income households living in Chisholm, seniors represented **53.8%** of households

IMPACTS

Why is this gap important? How does it impact people?

Chisholm had the highest rate of seniors in core housing need.



There has been a rise in senior households, and a lack of rental and small housing options which may be driving affordability issues.

Chisholm had amongst the highest proportion of low-income senior households. This may indicate a need for affordable housing for seniors and supports to age in place.

Source: Statistics Canada Custom Data Order

Population Trends

The population of South Algonquin decreased between 2016 and 2021

- In 2021, South Algonquin had a **population count** of 1,055. This was a decrease of 40 people (-3.7%) from 2016 levels.
 - Unorganized South Nipissing accounted for 1.2% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

While the share of the South Algonquin population that identified as Indigenous was higher than District levels, this population has declined in recent years

- The proportion of the population that **identified as Indigenous** in South Algonquin (20.6%) was much higher than the provincial rate (2.9%) and the District rate (14.5%) in 2021. The Indigenous population decreased (-4.4%) slightly faster than the overall population growth in South Algonquin between 2016 and 2021.
- The share of **immigrant population** in South Algonquin (4.3%) was much lower than the provincial share (30.0%) in 2021, but consistent with the District share (4.3%).

Population Age

The population of South Algonquin was, on average, much older than the population of District as a whole

- The **average and median age of the population** in South Algonquin (54.1 and 59.6 years old, respectively) were much older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of older adults (37.9%) and seniors (34.6%).
- The population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in South Algonquin was seniors (+40 people, +12.3%).
 - During this period, all other age cohorts experienced population decline. Youth declined at the fastest rate (-29.4%) and children (-16.7%) populations decreased the second most in South Algonquin.
 - Older adults were the most common age cohort for the South Algonquin population (37.9%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- Household **incomes**

Household Trends

While the population of South Algonquin decreased, the number of households increased between 2016 and 2021

- The **number of households** in South Algonquin in 2021 was 530, representing an increase of +5 households (+1.0%) from 2016 totals.
 - South Algonquin accounted for 1.4% of the households in District in 2021.
- This growth in the number of households in South Algonquin occurred over the same period as the population decreased (-40 people, -3.7%) This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

The vast majority of households in South Algonquin owned their homes

- In terms of **household tenure**, 87.6% of the households in South Algonquin were owner households. This was higher than the District rate (65.9%), as the share of households who were renters (12.4%) was lower than the District (33.6%).
 - The number of renter households grew (+5 households, +8.3%) while owner households experienced declined (-10 households, -2.1%) between 2016 and 2021.

Household Size and Type

Two-person households were the most common and fastest growing household size in South Algonquin

- The average **household size** in South Algonquin remained consistent at 2.0 persons from 2016 to 2021.
- In 2021, the most common household size in South Algonquin was two-person (48.1%), higher than overall District trends (38.7%).
 - This household size was also the only to experience growth between 2016 and 2021 in South Algonquin (+25 households, +10.9%).
- Four-or-more person households experienced the greatest decline between 2016 and 2021 (-20 households, -36.4%).
- In 2021, the most common **household types** in South Algonquin were couples without children (40.0%), one-person households (33.3%), and couples with children (12.4%).
 - South Algonquin had the highest proportion of households that were couples without children of the entire District.

Household Maintainers

Senior households were more common in South Algonquin when compared to households District-wide

- The proportion of **household maintainers** aged 65 and over (38.1%) was higher than the District rate (32.6%).
 - This age cohort of household maintainer was the fastest declining in South Algonquin (-20 households, -9.1%) between 2016 and 2021, accounting for most of the household decline.
 - Household maintainers aged 25 to 44 increased by 25.0% over the same period.
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, 15 (2.9%) were in South Algonquin. This may indicate that South Algonquin lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Households with a Member with Disability

The share of households who contained a member with a disability was lower in South Algonquin than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in South Algonquin were less likely than households in the District to have members with a listed disability.
- The exception was households with members with a sensory disability. South Algonquin had 7.6% of households with a member with this disability, slightly above the District rate (7.3%).
- **Table 17** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- The disparity between South Algonquin households and the District was the highest for households with a member with difficulty learning, remember, or concentrating, followed by households with a member with other health problems or long-term conditions.

Table 17: Households in South Algonquin with a member with disability, by disability type, 2021

	South Algonquin	District
Total Households	525	37,255
Member with a Sensory Disability	7.6%	7.3%
Member with Difficulty Walking	6.7%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	4.8%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	-	7.8%
Member with other Health Problems or Long-Term Conditions	2.9%	4.8%

Source: Statistics Canada Custom Data Order, 2021

South Algonquin

Household Income Profile

Household Incomes

Household incomes in South Algonquin were slightly lower than averages across the District

- Projected to 2022 dollars, the **average and median income** in South Algonquin were \$81,753 and \$67,612, respectively. These incomes were lower than District levels (\$98,435 and \$80,096, respectively).
- This was mostly due to the average incomes of two-or-more person households (\$98,545) in South Algonquin, which were much lower than the District average (\$121,193).

The prevalence of low-income population in South Algonquin was slightly higher than District-wide rates

- In 2021, 15.9% of the population of South Algonquin was considered low-income. This was slightly higher than the District-wide rate (13.0%).
- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 165 (1.5%) lived in South Algonquin.
- Seniors were the only age cohort to have a disproportionately high rate of low-income persons (22.9%) in South Algonquin, relative to the District average (15.5%).

Owner household incomes were more than renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$75,600) was more than that of renter households (\$64,000).
- This trend was consistent when assessing median household incomes (\$61,200 and \$50,800, respectively).
- **Table 18** outlines the income decile thresholds for households in South Algonquin by household tenure.

Table 18: Income deciles in South Algonquin by household tenure based on 2020 incomes

South Algonquin				
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$25,800	\$25,400	**
	2 nd	\$36,400	\$32,400	**
	3 rd	\$42,400	\$44,000	**
Moderate Income Households	4 th	\$48,400	\$49,600	**
	5 th	\$58,800	\$61,200	\$50,800
	6 th	\$69,000	\$71,000	**
High Income Households	7 th	\$81,000	\$84,000	**
	8 th	\$98,000	\$102,000	**
	9 th	\$121,000	\$139,000	**
Total Households		520	460	60

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

The unemployment rate in South Algonquin was much higher than the District-wide trends in 2021

- In 2021, 940 persons were considered part of the **labour force** in South Algonquin.
- For this labour force, the participation rate in South Algonquin (48.4%) was lower, and the unemployment rate (23.1%) more than double the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

From 2016 to 2021, there was a contraction of the labour market in South Algonquin

- The most common industry of employment in South Algonquin was accommodation and food services (23.1% of labour force) in 2021.
- Gains in employment were found in construction (+15 jobs) and educational services (+10).
- Overall, however, the region experienced job loss over this period (-40 jobs), with the most significant decreases in waste management and remediation (-25 jobs), and accommodation and food services (-10 jobs).

Workers in South Algonquin were among the most likely to find employment in their municipality of residence

- South Algonquin maintained among the highest rate of labour force that worked within their municipality of residence (47.1%), meaning that workers in South Algonquin were among the most likely to find employment within their municipality. This rate was slightly lower than District rate (52.1%).
- In 2021, 2.9% of the labour force of South Algonquin commuted to another municipality in the District for work, lower than the District rate (11.8%) and the second lowest in the District.
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +35 workers (+10.0%) made this commuting shift.

Existing Housing Stock

The housing supply in South Algonquin was almost entirely single-detached dwelling

- In 2021, the **housing stock** of South Algonquin was made up of 530 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (95.3%). The second most common dwelling type were 'other' housing forms (1.9%).
 - Between 2016 and 2021, single-detached dwellings experienced decline (-10 dwellings, -1.9%), while all other housing types remained constant.

The housing stock of South Algonquin was among the oldest as it contained among the lowest proportion of dwellings constructed between 2001 and 2021

- Assessing the age of construction for the housing stock in South Algonquin, most of the supply was built before 1980 (62.9%), while only 9.5% was built from 2001 to 2021.
 - This rate of recent construction was the one of the lower of the geographies assessed for this report.
 - The proportion of dwellings constructed before 1960 (28.6%) was the highest among regions with populations of roughly 1000 or below.

The rate of inadequate housing in South Algonquin was much higher than District-wide rates

- In 2021, 12.4% of households reported the **need for major repairs**.
 - This was the much higher than the District average (7.8%).
 - This proportion represented a decrease from 2016 trends (-40 dwellings, -38.1%).
- In 2021, 10 households (1.9%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This was consistent with 2016 levels.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Development trends in South Algonquin were unavailable due to lack of data

- CMHC housing starts and completions data was unavailable for South Algonquin.

Recent building permit data indicates existing development trends of single-detached dwellings are continuing

- Assessing **building permit data** from 2013 to 2023, South Algonquin has almost exclusively permitted single-detached dwellings.
 - The municipality averages approximately 5 units permitted each year.
 - Single-detached dwellings account for all these units permitted except one (1) duplex.

Non-Market Housing

There was a lack of non-market housing units recorded in South Algonquin

- As of 2023, there was no data for the **non-market housing** stock in South Algonquin from the DNSSAB.
 - However, the municipality did contain two (2) households receiving **rent subsidies**.
- There were 6 homes located within South Algonquin that are rented out by the Ontario Aboriginal Housing Corporation in 2023.
- During the District's 2021 Point In Time count of those experiencing homelessness, 1.0% of those surveyed were in South Algonquin.

Ownership Market Trends

Ownership Market trends in South Algonquin were unavailable due to lack of data, but dwelling value may have increased in recent years

- CMHC absorption data was not available for South Algonquin.
- The average **owner-estimated value of dwellings** in South Algonquin in 2021 was \$348,400, which had increased by +33.9% since 2016.

Rental Market Trends

Rental market trends in South Algonquin were unavailable due to lack of data

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.

Short-Term Rental Market

Relative to its size, South Algonquin had one of the largest short-term rental markets in the District and it appears to be growing

- As of December 2023, a point-in-time scan of the short-term rentals in South Algonquin showed at least 80 active listings, according to AirDNA.¹
 - Of these listings, 83% were entire homes, while 17% were private rooms.
 - The number of available listings was 105, an increase of +1% in the last year. The average occupancy rate for listings in South Algonquin was 58%.
 - The average daily rate for a room on the short-term rental market in South Algonquin was \$225.

Income-Shelter Ratio

Households in South Algonquin were facing affordability issues at a lower rate when compared to District-wide trends

- In 2021, 70 households (13.2%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
 - This rate was on the lower end within the District.
- The number of households facing affordability issues in South Algonquin decreased by -10 households (-12.5%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was less than the decrease observed across the District (-24.2%).

Income-Shelter Ratio by Tenure

Households who rented their homes were more likely to be facing affordability issues

- Assessing by tenure, 12.9% of owner households were experiencing affordability issues in 2021, while 15.4% of renter households were.
 - Owner households had higher rates while renter households had substantially lower rates than District rates (11.0% and 36.3%, respectively).
- Renter households made up 14.3% of the households facing affordability issues, despite only accounting for 12.3% of the total households in South Algonquin.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Households in South Algonquin were more likely to be in core housing need than households District-wide

- In 2021, 85 households (16.0%) were in **core housing need**.
- This share was higher than the District rate (10.0%) and one of only six of the geographies assessed in this report to have a higher rate of households in core housing need than the District overall.

Core Housing Need by Tenure

Households who owned their homes in South Algonquin were more than three times likely to be in core housing need than District trends

- Assessing by tenure, 15.1% of owner households were in core housing need in 2021, while 23.9% of renter households were.
 - These trends were higher than District rates (4.2% and 21.4%, respectively), with owner households in South Algonquin being in core housing need at more than triple the rate of the District.

While owner households were over-represented relative to the District, renter households remained likelier to be in core housing need when compared to owner households in South Algonquin.

- Renter households made up 12.3% of households in South Algonquin, they accounted for 18.3% of the households in core housing need.

Core Housing Need by Household Type

One-person households were more likely to be in core housing need in South Algonquin

- Assessing by household type, one-person households (45 households, 26.5% of one-person households) were in core housing need.
 - Due to low numbers of households, other household types in core housing need were unknown due to data suppression practices.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 26,695	\$ 37,662	\$ 43,871	\$ 50,079	\$ 60,839	\$ 71,393	\$ 83,809	\$ 101,399	\$ 125,197	\$125,198+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$667	\$942	\$1,097	\$1,252	\$1,521	\$1,785	\$2,095	\$2,535	\$3,130	\$3,131+
	Ownership	\$100,291	\$141,496	\$164,819	\$188,143	\$228,570	\$268,220	\$314,867	\$380,951	\$470,357	\$470,358+

More housing choices become available along the continuum

HOUSING SUPPLY



This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • South Algonquin had a population of 1,055 in 2021, accounting for 1.2% of the population of the District.

Population Growth • The population of South Algonquin decreased by -40 people from 2016 to 2021 (-3.7%).

Population Age • The average (54.1 years) and median age (59.6) in South Algonquin were above the District, but there are signs of getting younger.

Indigenous Population • The proportion of Indigenous population in South Algonquin (20.6%) is higher than the District rate (14.5%) but getting smaller (-4.4%).

Low-Income Persons • South Algonquin had 165 (15.9%) low-income persons in 2021.

Labour Force and Employment • In 2021, 940 persons were part of the labour force, with a participation rate of 48.4% and unemployment rate of 23.1%.*

Household Trends

Household Growth • In 2021, South Algonquin had 525 households, consistent with 2016 levels.

Household Tenure • Owner households were 87.6% of households in South Algonquin. Renter households increased by +8.3% from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 2.0 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 65+ were 38.1% of households and were the only population to decline (-9.1%) in 2021.

Household Incomes • In 2022 dollars, the average (\$81,753) and median (\$67,612) incomes were below District levels.

Housing Need and Affordability • In 2021, 70 households (13.2%) were spending 30% or more of their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 530 dwellings, predominantly single-detached dwellings (95.3%).

New Dwellings • CMHC housing starts and completions data was unavailable for South Algonquin.

Non-Market Housing • As of 2023, there was no data available for non-market housing in South Algonquin.

Ownership Market • The average owner-estimated value of dwellings in South Algonquin in 2021 was \$348,400.

Rental Market • As of 2023, there was no data available for the primary rental market in South Algonquin.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 105 available listings (+1.0% decrease from 2022).

* This data was collected during the COVID-19 pandemic and has since changed.

There is a need for considerations to improve and rehabilitate aging housing stock.


CAUSES

Why does this gap show up? What trends have fuelled this gap?

Aging Housing Stock

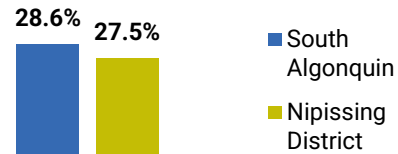
South Algonquin has some of the **oldest housing stock** in the District in **2021**, and one of the lowest rates of recent construction.

 **62.9%** built before 1980

 **9.7%** built from 2001 to 2021

The proportion of housing constructed in **1960 or before** was slightly higher than the District average.

Proportion of Dwellings Constructed in 1960 or Before, 2021



Source: Statistics Canada Community Profiles, 2021

Housing Stock was Decreasing

South Algonquin experienced a loss of single detached dwellings from 2016 to 2021.




2016
to
2021

FEATURES

How do we know this gap exists? What are its features?

Housing Stock was In Need of Major Repairs

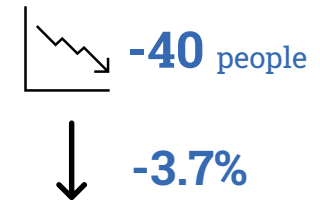
The rate of **inadequate housing** in South Algonquin was **higher** than District-wide rates.

South Algonquin
 **12.4%** in need of major repairs

Nipissing District
 **7.4%** in need of major repairs

Population was Declining

South Algonquin experienced net **population decline** from 2016 to 2021.



2016 to 2021

IMPACTS

Why is this gap important? How does it impact people?

88.89% of households were below the adequacy standards and are in core housing need.

South Algonquin has some of the oldest housing stock in the District, and the housing stock has been decreasing.

South Algonquin also had among the highest proportion of households in the District in core housing need for inadequate housing.

This may indicate a need for rehabilitating the housing stock.

There is a need for more diverse housing options.

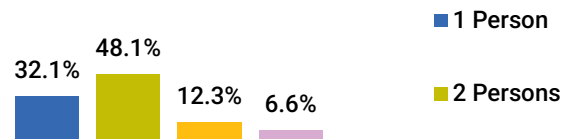
CAUSES

Why does this gap show up? What trends have fuelled this gap?

Household Sizes were Small and Growing

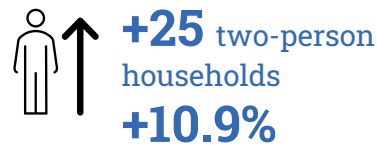
Two-person households were the most common household size in 2021.

Household by Size in South Algonquin, 2021



Source: Statistics Canada Community Profiles, 2021

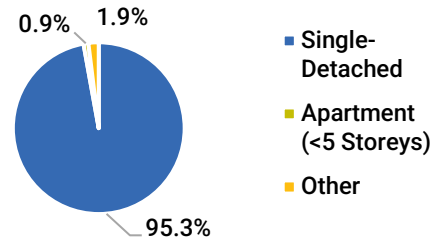
Two-person households were the **fastest growing** household size from 2016 to 2021.



Dwellings were Predominantly Large

In **2021**, the housing supply in South Algonquin was predominantly made up of **single-detached dwellings**.

Dwellings by structure type in South Algonquin, 2021



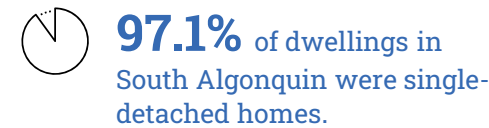
Source: Statistics Canada Community Profiles, 2021

FEATURES

How do we know this gap exists? What are its features?

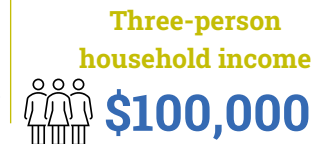
Small Households were in Large Dwellings

In **2021**, almost half of one-person households occupied **single-detached dwellings**.



Large Dwellings were More Expensive

There is a mismatch between household incomes, and housing prices based on household size.



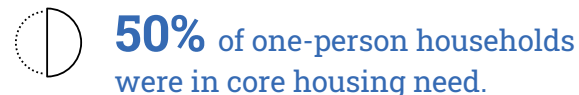
IMPACTS

Why is this gap important? How does it impact people?

One-person households were more likely to be in core housing need.



However, over..



There is a mismatch between unit-size demand and unit-size supply, indicating a need for a diverse mix of housing types.

As demand for smaller units increases, affordable housing options appropriate for these households is required.

Larger housing units are more expensive and may be driving affordability challenges, particularly for smaller households.

Population Trends

The population of Papineau-Cameron decreased from 2016 to 2021

- In 2021, Papineau-Cameron had a **population count** of 980. This was a decrease of -35 people (-3.4%) from 2016 levels.
 - Papineau-Cameron accounted for 1.2% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

Papineau-Cameron had a much higher share of its population identify as Indigenous when compared to the District, but this population is in decline

- The proportion of the population that **identified as Indigenous** in the Papineau-Cameron (27.1%) was much higher than the provincial rate (2.9%) and than the District rate (14.5%) in 2021.
 - The Indigenous population decreased (-20.8%) much faster than the overall population decline in Papineau-Cameron between 2016 and 2021.
- The share of **immigrant population** in Papineau-Cameron (2.4%) was much lower than the provincial share (30.0%) in 2021, but only slightly lower than the District share (4.3%).

Population Age

The population of Papineau-Cameron is, on average, older than the population of the District and continuing to age

- The **average and median age of the population** in Papineau-Cameron (47.2 and 52.4 years old, respectively) were older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of older adults (34.2%) and seniors (25.0%).
- However, the population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in Papineau-Cameron was seniors (+40 people, +19.5%). In fact, of this age cohort, persons aged 75 and older accounted for +85.4% of that growth.
 - During this period, youth (-15.8%) and older adult (-15.2%) populations decreased at the fastest rates in Papineau-Cameron.
 - Older adults were the most common age cohort for the Papineau-Cameron population (34.2%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- **Household incomes**

Household Trends

The number of households in Papineau-Cameron declined from 2016 to 2021

- The **number of households** in Papineau-Cameron in 2021 was 410, representing a decrease of -10 households (-2.4%) from 2016 totals.
 - Papineau-Cameron accounted for 1.1% of the households in District in 2021.
- This growth in the number of households in Papineau-Cameron was lower than the decline in population during this period (-35 people, -3.4%).

Household Tenure

The share of households in Papineau-Cameron who owned their homes was among the highest in the District

- In terms of **household tenure**, 91.8% of the households in Papineau-Cameron were owner households. This was one of the highest proportions in the district.
- The number of owner households grew (+15 households, +4.0%) between 2016 and 2021, while renter households (-25 households, -41.7%) declined.

Household Size and Type

Households in Papineau-Cameron were larger than the District average as three-person households were the only household size to grow in recent years

- The average **household size** in Papineau-Cameron remained consistent at 2.4 persons from 2016 to 2021.
- In 2021, the most common household size in Papineau-Cameron was two-person (43.9%), much higher than overall District trends (38.7%).
- Three-person (13.4%) households were the only household size to grow in Papineau-Cameron from 2016 to 2021 (+10 households, +22.2%).
 - One-person households (23.2%), the second most common household size, experienced decline over this same period.
- In 2021, the most common **household types** in Papineau-Cameron were couples without children (37.0%), one-person households (24.7%), couples with children (23.5%), and lone-parent households (6.2%).

Household Maintainers

Seniors were the most common and fastest growing age cohort for primary maintainers in Papineau-Cameron

- The proportion of **household maintainers** aged 65 and over (41.2%) was higher than the District rate (32.6%).
 - This age cohort of household maintainer was the fastest growing in Papineau-Cameron (+50 households, +40.0%) between 2016 and 2021, accounting for most of the household growth.
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, none were in Papineau-Cameron. This may indicate that Papineau-Cameron lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Households with a Member with Disability

The share of households who contained a member with a disability was lower in Papineau-Cameron than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in Papineau-Cameron were less likely than households in the District to have members with a listed disability.
- **Table 19** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- The disparity between Papineau-Cameron households and the District was the highest for households with a member with emotional, psychological, or mental health conditions, followed by households with a member with a sensory disability.

Table 19: Households in Papineau-Cameron with a member with disability, by disability type, 2021

	Papineau-Cameron	District
Total Households	430	37,255
Member with a Sensory Disability	4.7%	7.3%
Member with Difficulty Walking	5.8%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	7.0%	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	3.5%	7.8%
Member with other Health Problems or Long-Term Conditions	4.7%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

Household incomes in Papineau-Cameron were among the highest in the District

- Projected to 2022 dollars, the **average and median income** in Papineau-Cameron were \$109,151 and \$81,201, respectively. These incomes were higher than District levels (\$98,435 and \$80,096, respectively).
- However, the polarity in average incomes between one-person households (\$45,296) and two- or more-person households (\$126,386) was among the highest in the District.

Papineau-Cameron had among the lowest rates of low-income population in the District

- In 2021, 3.6% of the population in Papineau-Cameron was considered low-income, among the lowest rates in the District.
- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 145 (1.3%) lived in Papineau-Cameron.
- However, while 22.9% of persons aged 65 and over were considered low-income, well above the District average (15.5%).

Owner household incomes were almost double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$102,400) was almost double that of renter households (\$60,000).
- This trend was consistent when assessing median household incomes (\$90,000 and \$52,400, respectively).
- **Table 20** outlines the income decile thresholds for households in Papineau-Cameron by household tenure.

Table 20: Income deciles in Papineau-Cameron by household tenure based on 2020 incomes

Papineau-Cameron				
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$23,800	\$24,200	**
	2 nd	\$33,600	\$35,600	**
	3 rd	\$53,600	\$56,400	**
Moderate Income Households	4 th	\$65,500	\$68,000	**
	5 th	\$84,000	\$90,000	\$52,400
	6 th	\$106,000	\$112,000	**
High Income Households	7 th	\$126,000	\$133,000	**
	8 th	\$150,000	\$168,000	**
	9 th	\$202,000	\$210,000	**
Total Households		430	390	40

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

The labour market in Papineau-Cameron was slightly less robust when compared to the market in the District as a whole

- In 2021, 910 persons were considered part of the **labour force** in Papineau-Cameron.
- For this labour force, the participation rate was slightly lower (52.7%) and the unemployment rate slightly higher (12.5%) in Papineau-Cameron than in the District overall (55.7% and 11.8%, respectively).
 - These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Industry employment trends in Papineau-Cameron were largely consistent with the District

- The most common industry of employment in Papineau-Cameron was health care and social assistance (22.7% of labour force) in 2021.
- Gains in employment were found in manufacturing (+40 jobs) health care and social assistance (+30) and transporting and warehousing (+30).
- Papineau-Cameron recorded net job losses from 2016 to 2021, with the greatest decline in educational services (-30 jobs), finance and insurance (-25), and mining and resource extraction (-20).

Workers in Papineau-Cameron were not able to find employment in their municipality of residence

- None of the 420 workers in Papineau-Cameron worked at a place of work located within their municipality of residence (0.0%), as recorded by the Census of Population. The District rate was 52.1% in 2021.
- In 2021, 56.0% of the labour force of Papineau-Cameron commuted to another municipality in the District for work, higher than the District rate (11.8%).
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +25 workers (+250.0%) made this commuting shift.

Existing Housing Stock

The housing supply in Papineau-Cameron was almost entirely made up of single-detached dwellings

- In 2021, the **housing stock** of the Papineau-Cameron was made up of 405 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (97.5%). No other dwelling type accounted for more than 1% of the housing supply.
 - Single-detached dwellings declined between 2016 and 2021 (-5 dwellings, -1.3%)
- Other dwelling types made up the remaining housing supply in Papineau-Cameron in 2021 (10 dwellings, 2.7%).
 - Between 2016 and 2021 these dwelling forms declined by half its original supply (-10 dwellings, -50.0%).

Although the housing stock in Papineau-Cameron is relatively old, there are indications of recent development in the municipality

- Assessing the age of construction for the housing stock in Papineau-Cameron, just over half of the supply was built before 1980 (56.5%), while one-fifth (20.0%) was built from 2001 to 2021.
 - This rate of recent construction was well above the District average for the period (12.3%).
 - The proportion of dwellings constructed before 1960 (21.2%) was below the District share (27.5%).

The need for major repairs is more common in Papineau-Cameron than the District-wide rates

- In 2021, 10.5% of households reported the **need for major repairs**.
 - This was above the District average (7.8%), but on the lower end of the geographies with populations of under 1,000 persons.
 - This proportion represented a decrease from 2016 trends (-25 dwellings, -35.7%).
- In 2021, approximately zero households reported that their dwelling was **not suitable** for the number of persons living there.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Development trends in Papineau-Cameron were unavailable due to lack of data

- CMHC housing starts and completions data was unavailable for Papineau-Cameron.

Building permit data was unavailable

- Building permit data was not provided by Papineau-Cameron for this analysis.

Non-Market Housing

There were no non-market housing units recorded in Papineau-Cameron

- As of 2023, there was no data on the **non-market housing** stock in Papineau-Cameron.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Papineau-Cameron.

Ownership Market Trends

Ownership Market trends in Papineau-Cameron were unavailable due to lack of data, but dwelling value may have increased rapidly in recent years

- CMHC absorption data was not available for Papineau-Cameron.
- The average **owner-estimated value of dwellings** in Papineau-Cameron in 2021 was \$356,000, which had increased by +84.7% since 2016.

Rental Market Trends

Rental market trends in Papineau-Cameron were unavailable due to lack of data

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.

Short-Term Rental Market

Papineau-Cameron had a relatively small short-term rental market that focused largely on cottages and vacation listings

- As of December 2023, a point-in-time scan of the short-term rentals in Papineau-Cameron showed at least 29 active listings, according to AirDNA.¹
 - Of these listings, all these listings were entire homes.
 - The number of available listings was 27, representing no change from a year ago. The average occupancy rate for listings in Papineau-Cameron was 66%.
 - The average daily rate for a room on the short-term rental market in Papineau-Cameron was \$501.

Income-Shelter Ratio

Households in Papineau-Cameron were facing affordability issues at a much lower rate than households District-wide

- In 2021, 45 households (10.7%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
 - This rate was the second lowest of all the selected geographies assessed in this report.
- The number of households facing affordability issues in Papineau-Cameron decreased by -35 households (-43.8%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was well above District trends (-24.2%).

One-person households made up the majority of households in Papineau-Cameron that were facing affordability issues

- In 2021, 35 households that were facing affordability issues were one-person households.
 - This represented 38.9% of one-person households in the municipality.

Income-Shelter Ratio by Tenure

Renter households were disproportionately facing affordability issues in Papineau-Cameron

- Assessing by tenure, 7.8% of owner households were experiencing affordability issues in 2021, while 42.8% of renter households were.
 - While the rate for owner households facing affordability issues was lower than District rates, the share of renter households meeting this threshold was higher (11.0% and 36.3%, respectively).
- Renter households made up 33.3% of the households facing affordability issues, despite only accounting for 8.3% of the total households in Papineau-Cameron.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Households in Papineau-Cameron were in core housing need at a higher rate than households District-wide

- In 2021, 60 households (14.5%) were in **core housing need**.
- This share was higher than the District rate (10.0%) and one of only six of the geographies assessed in this report to have a higher rate of households in core housing need than the District overall.

Core Housing Need by Tenure

Both household tenures were in core housing need at much higher rates than the District-wide levels

- Assessing by tenure, 10.5% of owner households were in core housing need in 2021, while 57.1% of renter households were.
 - These trends were more than double the District rates (4.2% and 21.4%, respectively).
 - While renter households made up 8.3% of households in Papineau-Cameron, they accounted for 33.3% of the households in core housing need.

Core Housing Need by Household Type

One-person households were the most likely household type to be in core housing need in the Papineau-Cameron

- Assessing by household type, one-person households (44.4%) were the most common household types in core housing need.
 - This household type made up 40 of the 60 households in core housing need in the municipality.
 - Due to low household totals, these trends should be viewed with caution.

Housing Continuum

HOUSING DEMAND

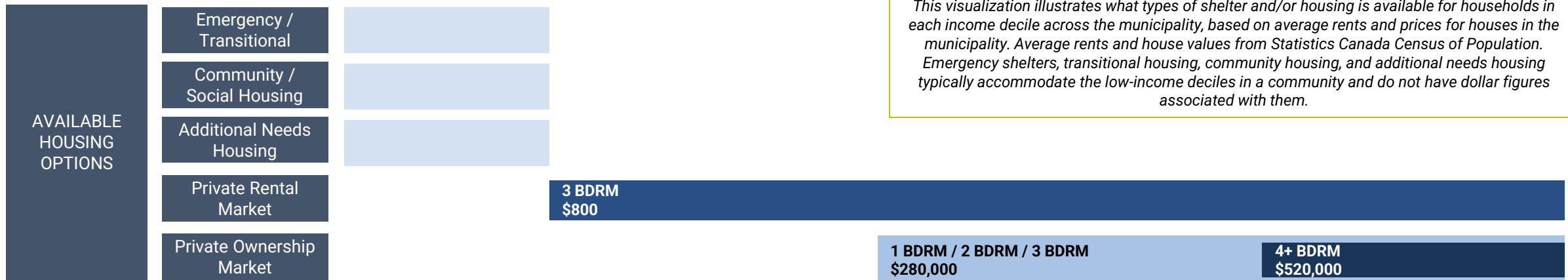
INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 24,625	\$ 34,765	\$ 55,549	\$ 67,772	\$ 86,913	\$ 109,676	\$ 130,370	\$ 155,202	\$ 209,006	\$209,007+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$621	\$931	\$1,211	\$1,511	\$1,862	\$2,225	\$2,716	\$3,363	\$4,501	\$4,502+
	Ownership	\$90,331	\$127,525	\$203,433	\$248,599	\$318,814	\$402,312	\$478,220	\$572,449	\$778,803	\$778,804+

More housing choices become available along the continuum

HOUSING SUPPLY



This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Papineau-Cameron had a population of 980 in 2021, accounting for 1.2% of the population of the District.

Population Growth • The population of Papineau-Cameron decreased by -35 people from 2016 to 2021 (-3.4%).

Population Age • The average (47.2 years) and median age (52.4) in Papineau-Cameron were slightly above the District and there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Papineau-Cameron (27.1%) is higher than the District rate (14.5%) but getting smaller (-20.8%).

Low-Income Persons • Papineau-Cameron had 145 (15.1%) low-income persons in 2021.

Labour Force and Employment • In 2021, 910 persons were part of the labour force, with a participation rate of 52.7% and unemployment rate of 12.5%.*

Household Trends

Household Growth • In 2021, Papineau-Cameron had 425 households, a decrease of -1.2% from 2016.

Household Tenure • Owner households were 91.8% of households in Papineau-Cameron. Renter households decreased by -41.7% from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 2.4 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 65+ represented 41.2% of households and were the fastest growing (+40.0%) in 2021.

Household Incomes • In 2022 dollars, the average (\$109,151) and median (\$81,201) incomes were at District levels.

Housing Need and Affordability • In 2021, 45 households (10.7%) were spending 30% or more of their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 395 dwellings, predominantly single-detached dwellings (97.5%).

New Dwellings • CMHC housing starts and completions data was unavailable for Papineau-Cameron.

Non-Market Housing • As of 2023, there was no data available for non-market housing in Papineau-Cameron.

Ownership Market • The average owner-estimated value of dwellings in Papineau-Cameron in 2021 was \$356,000.

Rental Market • As of 2023, there was no data available for the primary rental market in Papineau-Cameron.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 27 available listings, consistent with 2022 levels.

* This data was collected during the COVID-19 pandemic and has since changed.

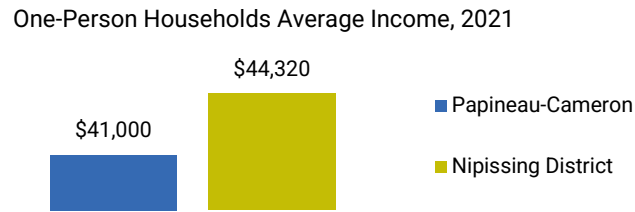
There is a need for more affordable options for lower income households.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

Small Households had Lower Incomes

While the average household income in Papineau-Cameron in 2021 was higher than the District's, this was not the case for **one-person households**.

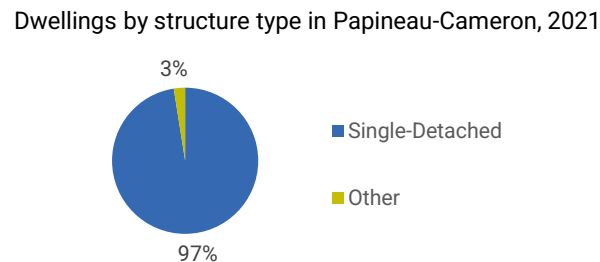


Source: Statistics Canada Community Profiles, 2021

Housing Stock was Predominantly Large Dwellings

In 2021, the housing stock in Papineau-Cameron was predominantly made up of **single-detached dwellings**.

There were **0** semi-detached, row, or apartment-style dwellings.



Source: Statistics Canada Community Profiles, 2021

FEATURES

How do we know this gap exists? What are its features?

Large Dwellings were Expensive and Increasing in Cost

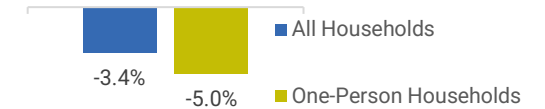
In 2021, homeowners had to earn **\$109,676** (6th income decile) to afford a single-detached home.



Small Households were Declining in Population

The population of Papineau-Cameron declined by **35 people** from 2016 to 2021, reaching a count of **980 total**.

Population Change in Papineau-Cameron by Household Size, 2016-2021

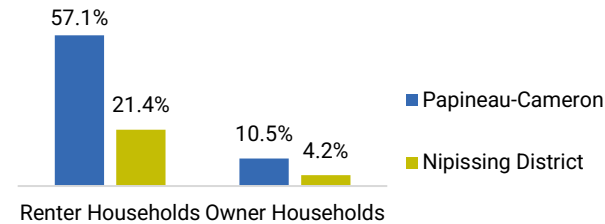


Source: Statistics Canada Community Profiles, 2021

IMPACTS

Why is this gap important? How does it impact people?

Proportion of Households in Core Housing Need, 2021



Source: Statistics Canada Community Profiles, 2021

There is a mismatch between housing supply and housing demand.

Small households are more likely to be lower-income. Large dwellings are more expensive and may be driving affordability challenges and population decline.

There is a need for affordable housing options for lower-income households.

Temagami

Demographic Profile

Population Trends

Temagami had among the fastest growing populations in the District between 2016 and 2021

- In 2021, Temagami had a **population count** of 860. This was an increase of 55 people (+6.8%) from 2016 levels.
 - This growth represented 3.5% of the total growth in the District during this period (+1,565 people).
 - Temagami accounted for 1.0% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

The proportion of the population of Temagami that identified as Indigenous was lower than the District level

- The proportion of the population that **identified as Indigenous** in the Temagami (10.4%) was much higher than the provincial rate (2.9%) in 2021, but lower than the District rate (14.5%). The Indigenous population increased (+6.3%) slightly slower than the overall population growth in Temagami between 2016 and 2021.
- The share of **immigrant population** in Temagami (6.3%) was much lower than the provincial share (30.0%) in 2021, but higher than the District share (4.3%).

Population Age

The population of Temagami was, on average, much older than the District-wide population

- The **average and median age of the population** in Temagami (55.2 and 61.2 years old, respectively) were older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of older adults (39.0%) and seniors (36.6%).
- However, the population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in Temagami was seniors (+80 people, +34.0%).
 - During this period, all age cohorts under the age of 45 declined in population. The population that experienced the fastest rate of decline were youth (-23.1%).
 - Older adults were the most common age cohort for the Temagami population (39.0%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation** rates
- **Household incomes**

Household Trends

The number of households in Temagami grew at a faster rate than the population between 2016 and 2021, indicating smaller household formation in the municipality

- The **number of households** in Temagami in 2021 was 430, representing an increase of +55 households (+14.7%) from 2016 totals.
 - This growth represented +4.5% of the total growth in the District during this period (+1200 households).
 - Temagami accounted for 1.2% of the households in District in 2021.
- This growth in the number of households in Temagami was the same as the growth in population during this period (+55 people, +6.8%). However, the growth rate of households was more than double the growth rate of the population, indicating more households at smaller sizes.

Household Tenure

Household who owned their own home made up the vast majority of the households in Temagami

- In terms of **household tenure**, 88.9% of the households in Temagami were owner households. This was higher than the District rate (65.9%), and the share of households who were renters (18.6) was lower the District (33.6%).

Household Size and Type

Household size decreased in Temagami in recent years as one-person households were the fastest growing household size

- The average **household size** in Temagami decreased from 2.0 persons in 2016 to 1.9 persons in 2021.
- In 2021, the most common household size in Temagami was two-person (45.3%), well above District trends (38.7%).
- One-person (38.4%) households, the second most common household size, were the fastest growing household size in Temagami from 2016 to 2021 (+35 households, +26.9%).
 - The proportion of one-person households in Temagami was among the highest in the District.
- In 2021, the most common **household types** in Temagami were couples without children (41.9%), one-person households (38.4%), and couples with children (12.8%).

Temagami

Demographic Profile

Household Maintainers

Senior households were much more common in Temagami than they were District-wide

- The proportion of **household maintainers** aged 65 and over (46.5%) was much higher than the District rate (32.6%), and among the highest in the District.
 - This age cohort of household maintainer was the fastest growing in Temagami (+30 households, +17.6%) between 2016 and 2021, accounting for most of the household growth.
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, none were in Temagami. This may indicate that Temagami lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Households with a Member with Disability

The share of households who contained a member with a disability was higher in Temagami than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in Temagami were more likely than households in the District to have members with a listed disability.
- **Table 21** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- The disparity between Temagami households and the District was the highest for households with a member with difficulty learning, remembering, or concentrating, and households with a member with difficulty walking.

Table 21: Households in Temagami with a member with disability, by disability type, 2021

	District	Ontario
Total Households	37,255	5,491,205
Member with a Sensory Disability	7.3%	5.4%
Member with Difficulty Walking	7.5%	5.4%
Member with Difficulty Learning, Remembering, or Concentrating	7.3%	4.7%
Member with Emotional, Psychological, or Mental Health Conditions	7.8%	6.2%
Member with other Health Problems or Long-Term Conditions	4.8%	4.2%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

Although the average household income in Temagami was consistent with District levels, there was among the largest polarity between incomes depending on household size

- Projected to 2022 dollars, the **average and median income** in Temagami were \$93,684 and \$71,810, respectively. These incomes were slightly lower than District levels (\$98,435 and \$80,096, respectively).
- However, the polarity in average incomes between one-person households (\$35,353) and two- or more-person households (\$112,686) was among the highest in the District.

Temagami had among the lowest proportion of its population considered low-income in the District

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 100 (0.9%) lived in Temagami.
- However, while 11.5% of persons aged 65 and over were considered low-income, this was among the lowest proportions in the District.

Owner household incomes were more than double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$93,600) was more than double that of renter households (\$46,000).
- This trend was consistent when assessing median household incomes (\$70,500 and \$28,400, respectively).
- **Table 22** outlines the income decile thresholds for households in Temagami by household tenure.

Table 22: Income deciles in Temagami by household tenure based on 2020 incomes

Temagami				
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	\$23,000	\$29,200	**
	2 nd	\$29,400	\$38,400	**
	3 rd	\$41,200	\$48,400	**
Moderate Income Households	4 th	\$51,200	\$59,600	**
	5 th	\$66,500	\$70,500	\$28,400
	6 th	\$73,500	\$77,000	**
High Income Households	7 th	\$110,000	\$113,000	**
	8 th	\$127,000	\$129,000	**
	9 th	\$139,000	\$140,000	**
Total Households		430	355	75

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

Labour market conditions in Temagami were slightly better than the District-wide conditions in 2021

- In 2021, 780 persons were considered part of the **labour force** in Temagami.
- For this labour force, the participation rate (59.3%) was slightly higher and unemployment rate (7.8%) slightly lower in Temagami than in the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Between 2016 and 2021, the labour market of Temagami experienced modest gains

- Between 2016 and 2021, the labour force of Temagami increased by +15 workers (+4.3%).
- The most common industry of employment in Temagami was retail trade (18.1% of labour force) in 2021.
- Gains in employment were found in retail trade (+30 jobs), health care and social assistance (+20), and educational services (+10).
- The region also experienced job loss, particularly in public administration (-45 jobs) and transportation and warehousing (-30)

Workers in Temagami were among the most likely to find employment in their municipality of residence

- Temagami maintained the among the highest rate of labour force that worked within their municipality of residence (43.9%), meaning that workers in Temagami were among the most likely to find employment within their municipality. This rate was lower than District rate (52.1%).
- In 2021, only 7.0% of the labour force of Temagami commuted to another municipality in the District for work, higher than the District rate (11.8%).
- Between 2016 and 2021, there was an increase of labourers working from home, likely due to the COVID-19 pandemic, as +25 workers (+125.0%) made this commuting shift.

Existing Housing Stock

While the housing supply in Temagami was predominantly single-detached dwellings, low-rise apartments have become more common in recent years

- In 2021, the **housing stock** of the Temagami was made up of 430 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (79.1%). Other common dwelling types were low-rise apartments (9.3%), and 'other' dwelling types (9.3%).
 - Between 2016 and 2021, low-rise apartments experienced the highest growth rate (+20 dwellings, +100.0%) in new dwellings.

Most of the housing supply in Temagami was constructed prior to 1980, making it one of the older housing stocks in the District

- Assessing the age of construction for the housing stock in Temagami, most of the supply was built before 1980 (69.8%), while only 11.7% was built from 2001 to 2021.
 - This rate of recent construction was on the lower end of the geographies assessed for this report.
 - The proportion of dwellings constructed between 1961-1980 (44.2%) was the third highest of the geographies assessed for this report.
- In 2021, 9.3% of households reported the **need for major repairs**.
 - This was above the District average (7.8%).
 - This proportion represented a decrease from 2016 trends (-10 dwellings, -20.0%).
- In 2021, 15 households (3.5%) reported that their dwelling was **not suitable** for the number of persons living there.
 - This represented an increase of +5 households (+50.0%) and was among the higher proportions in the District.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Development trends in Temagami were unavailable due to lack of data

- CMHC housing starts and completions data was unavailable for Temagami.

Recent building permit data indicates development has been predominantly single-detached dwellings

- Assessing **building permit data** from 2013 to 2023, Temagami has predominantly permitted single-detached dwellings.
 - The municipality averages approximately 5 units permitted each year.
 - Single-detached dwellings typically account for all the units permitted annually.
- The municipality has permitted 10 additional dwelling units over the last decade.

Non-Market Housing

Temagami contained a relatively small non-market housing stock made up of exclusively units mandated for family households

- As of 2023, the **non-market housing** stock in Temagami included 30 social housing units. All of these units were mandated for family households, including 17 one-bedroom units, 8 two-bedroom units, and 5 three-bedroom units.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Temagami.

Ownership Market Trends

Ownership Market trends in Temagami were unavailable due to lack of data, but dwelling value may have increased rapidly in recent years

- CMHC absorption data was not available for Temagami.
- The average **owner-estimated value of dwellings** in Temagami in 2021 was \$297,000, which had increased by +49.6 % since 2016.

Rental Market Trends

Rental market trends in Temagami were unavailable due to lack of data

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.

Short-Term Rental Market

Temagami had a relatively small short-term rental market

- As of December 2023, a point-in-time scan of the short-term rentals in Temagami showed at least 29 active listings, according to AirDNA.¹
 - Of these listings, 92% of these listings were entire homes and 8% were private rooms.
 - The number of available listings was 25, representing no change from a year ago. The average occupancy rate for listings in Papineau-Cameron was 56%.
 - The average daily rate for a room on the short-term rental market in Temagami was \$279.

Income-Shelter Ratio

Households in Temagami are facing affordability issues at a lower rate than households District-wide

- In 2021, 65 households (14.9%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
- The number of households facing affordability issues in Temagami decreased by -5 households (-7.1%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was less than District trends (-24.2%).
- One-person households made up the highest share of households spending 30% or more of household income on shelter costs (20 households).

Income-Shelter Ratio by Tenure

Households who owned their home in Temagami were more likely to be facing affordability issues than owner households in other municipalities in the Region

- Assessing by tenure, 12.9% of owner households were experiencing affordability issues in 2021, while 26.7% of renter households were.
 - Owner household rates were higher while renter household rates were lower than District rates (11.0% and 36.3%, respectively).

Renter households made up a disproportionate amount of the households facing affordability issues

- Renter households made up 30.8% of the households facing affordability issues, despite only accounting for 17.2% of the total households in Temagami.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

Households in Temagami were in core housing need at a slightly higher rate than the District-wide rate in 2021

- In 2021, 50 households (11.9%) were in **core housing need**.
- This share was higher than the District rate (10.0%) and one of only six of the geographies assessed in this report to have a higher rate of households in core housing need than the District overall.

Core Housing Need by Tenure

Households that owned their homes were most likely to be in core housing need in Temagami than most other municipalities in the District

- Assessing by tenure, 10.0% of owner households were in core housing need in 2021, while 18.1% of renter households were.
 - The share of owner households in core housing need was more than double the District rate, while renter households were slightly lower than the District average (4.2% and 21.4%, respectively).
 - While renter households made up 19.0% of households in Temagami, they accounted for 29.0% of the households in core housing need.

Core Housing Need by Household Type

Households of varying types, including one-person households and couples without children, were considered in core housing need

- Assessing by household type, one-person households (18.2%) and couples without children (13.9%) were the only households in core housing need in 2021.
 - Most of these households, including 15 of the 25 couples with children and 20 of the 30 one-person households, were in core housing need due to affordability issues.
 - However, due to the low total of households, these trends should be viewed with caution.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 23,798	\$ 30,420	\$ 42,629	\$ 52,976	\$ 68,806	\$ 76,049	\$ 113,815	\$ 131,405	\$ 143,821	\$143,822+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$621	\$931	\$1,211	\$1,511	\$1,862	\$2,225	\$2,716	\$3,363	\$4,501	\$4,502+
	Ownership	\$92,170	\$117,818	\$165,105	\$205,179	\$266,492	\$294,544	\$440,815	\$509,362	\$559,755	\$559,756+

More housing choices become available along the continuum

HOUSING SUPPLY

AVAILABLE HOUSING OPTIONS	Emergency / Transitional	
	Community / Social Housing	
	Additional Needs Housing	
	Private Rental Market	DATA NOT AVAILABLE
	Private Ownership Market	DATA NOT AVAILABLE

This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Temagami had a population of 860 in 2021, accounting for 1.0% of the population of the District.

Population Growth • The population of Temagami increased by +55 people from 2016 to 2021 (+6.8%).

Population Age • The average (55.2 years) and median age (61.2) in Temagami were above the District and there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Temagami (10.4%) is lower than the District rate (14.5%) but increasing (+6.3%).

Low-Income Persons • Temagami had 100 (12.3%) low-income persons in 2021.

Labour Force and Employment • In 2021, 780 persons were part of the labour force, with a participation rate of 46.2% and unemployment rate of 20.8%.*

Household Trends

Household Growth • In 2021, Temagami had 430 households, an increase of +14.7% from 2016.

Household Tenure • Owner households were 82.6% of households in Temagami. Renter and owner households grew (+14.3% and +14.5%, respectively) from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 1.9 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 65+ represented 46.5% of households and were the fastest growing (+17.6%) in 2021.

Household Incomes • In 2022 dollars, the average (\$93,684) and median (\$71,810) incomes were below District levels.

Housing Need and Affordability • In 2021, 65 households (14.9%) were spending 30% or more of their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 430 dwellings, predominantly single-detached dwellings (79.1%).

New Dwellings • CMHC housing starts and completions data was unavailable for Temagami.

Non-Market Housing • In 2023, Temagami had 30 social, affordable, or supportive housing units.

Ownership Market • The average owner-estimated value of dwellings in Temagami in 2021 was \$297,000.

Rental Market • As of 2023, there was no data available for the primary rental market in Temagami.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 25 available listings, consistent with 2022 levels.

* This data was collected during the COVID-19 pandemic and has since changed.

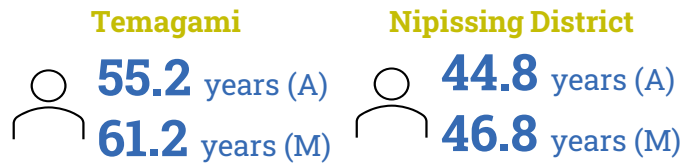
There is a need for supports for seniors to age-in-place.

CAUSES

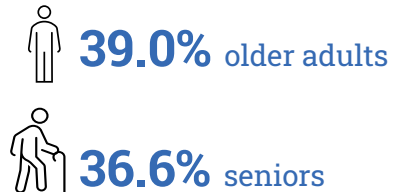
Why does this gap show up? What trends have fuelled this gap?

Senior Population

The average and median age in Temagami were older than in Nipissing District in 2021.



The most common age cohorts in Temagami were **older adults** and **seniors**.



Aging Population

From 2016 to 2021, the fastest growing age cohort in Temagami was Seniors.



FEATURES

How do we know this gap exists? What are its features?

There was a Lack of Non-Market Seniors' Housing

In 2023, there were no non-market housing units dedicated to senior households.



Market Housing Stock was Old and in Need of Repairs

As of 2021, **69.8%** of the housing stock was built **before 1980** while only **11.7%** was built from **2001 to 2021**.



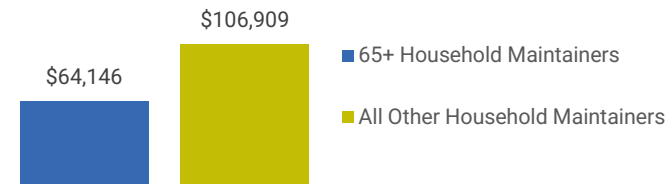
9.3% of households reported the need for **major repairs**

*above the District average (7.8%)

IMPACTS

Why is this gap important? How does it impact people?

Average Household Income (\$) by Primary Household Maintainer Age



Source: Statistics Canada Custom Data Order

The population of Temagami is aging. There is a lack of non-market options, and an aging housing stock in need of repairs.

This may indicate a need for adequate housing to support the senior population aging-in-place.

Population Trends

The population of Calvin increased in recent years

- In 2021, Calvin had a **population count** of 555. This was an increase of +40 people (+7.8%) from 2016 levels.
 - This growth represented +2.6% of the total growth in the District during this period (+1,565 people).
 - Calvin accounted for 0.7% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

The Indigenous population in Calvin has been growing rapidly relative to the overall population growth in the municipality

- The proportion of the population that **identified as Indigenous** in the Calvin (20.8%) was much higher than the provincial rate (2.9%) and than the District rate (14.5%) in 2021.
 - The Indigenous population increased (+40.0%) faster than the overall population growth in Calvin between 2016 and 2021.
- The share of **immigrant population** in Calvin (3.0%) was much lower than the provincial share (30.0%) in 2021, but only slightly lower than the District share (4.3%).

Population Age

The average age of the population in Calvin was consistent with District averages

- The **average and median age of the population** in Calvin (44.7 and 50.0 years old, respectively) were roughly consistent with the District figures (44.8 and 46.8 years old, respectively).
 - The municipality had a higher share of children (16.2%) than the District rate (14.4%). However, older adults were the most common age cohort (35.1%) in Calvin.
- Additionally, the population has been trending older in recent years.
 - From 2016 to 2021, all age cohorts aged 25 and above increased in population, while all age cohorts aged 24 and under experienced population declined.
 - During this period, older adults experienced the fastest increase (+18.2%) and youth decreased at the highest rate (-9.1%).

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- Household **incomes**

Household Trends

The number of households in Calvin increased at a rate higher than the population growth from 2016 to 2021

- The **number of households** in Calvin in 2021 was 255, representing an increase of +20 households (+9.8%) from 2016 totals. This growth represented +1.6% of the total growth in the District during this period (+1,200 households).
- This growth rate for the number of households in Calvin was higher than the growth rate for the population during this period (+40 people, +7.8%). This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

The vast majority of households in Calvin owned their homes

- In terms of **household tenure**, 88.9% of the households in Calvin were owner households. This was much higher than the District rate (65.9%), as the share of households who were renters (11.1%) was lower than the District (33.6%).
- However, the number of renter households grew faster (+10 households, +66.7%) than owner households (+20 households, +11.1%) between 2016 and 2021.

Household Size and Type

Larger household sizes were more common in Calvin, although smaller household sizes were the fastest growing in recent years

- The average **household size** in Calvin decreased from 2.6 persons in 2016 to 2.5 persons in 2021.
- In 2021, the most common household size in Calvin was two-person (37.8%), slightly lower than overall District trends (38.7%).
 - Calvin (35.6%) was above District average (29.8) for large households, though three- and four-or-more-person household sizes were its two least common household sizes.
- One-person (26.7%) households, the second most common household size, were the fastest growing household size in Calvin from 2016 to 2021 (+15 households, +33.3%).
- In 2021, the most common **household types** in Calvin were couples without children (28.9%), one-person households (26.7%), couples with children (26.7%), and lone-parent households (8.9%).

Household Maintainers

Calvin had a lower share of households that were maintained by a senior and had no households maintained by anyone under the age 25

- The proportion of **household maintainers** aged 65 and over (26.7%) was lower than the District rate (32.6%).
 - This age cohort of household maintainer declined in Calvin (-10 households, -14.3%) between 2016 and 2021, accounting for most of the household growth.
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, none were in Calvin. This may indicate that Calvin lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Households with a Member with Disability

The share of households who contained a member with a disability was higher in Calvin than in the District

- Across the disabilities included within the Statistics Canada Census of Population, households in Calvin were more likely than households in the District to have members with a listed disability.
- **Table 23** outlines the proportion of households that reported at least one member that had one or more of the listed disabilities.
- The disparity between Calvin households and the District was the highest for households with other health problems or long-term conditions, and households with members with difficulty walking.

Table 23: Households in Calvin with a member with disability, by disability type, 2021

	Calvin	District
Total Households	225	37,255
Member with a Sensory Disability	8.9%	7.3%
Member with Difficulty Walking	11.1%	7.5%
Member with Difficulty Learning, Remembering, or Concentrating	-	7.3%
Member with Emotional, Psychological, or Mental Health Conditions	8.9%	7.8%
Member with other Health Problems or Long-Term Conditions	17.8%	4.8%

Source: Statistics Canada Custom Data Order, 2021

Household Incomes

While average household incomes were consistent with District levels, the average income for one-person households was among the lowest in the area

- Projected to 2022 dollars, the **average and median income** in Calvin were \$98,766 and \$79,543, respectively. These incomes were consistent with District levels (\$98,435 and \$80,096, respectively).
- However, the average income of one-person households (\$35,353) was among the lowest in the District.

Calvin had a higher proportion of its population considered to be low-income in 2021

- Of the 10,780 people in the District who were considered **low-income** by Statistics Canada thresholds, 65 (0.6%) lived in Calvin.
- Of Calvin’s low-income population, 26.1% were persons aged 65 and over.
 - This was well above the District average (15.5%)

Owner household incomes were almost double renter household incomes, on average

- Based on 2020 household incomes, the average household incomes for owner households (\$86,000) was almost double that of renter households (\$44,000).
- **Table 24** outlines the income decile thresholds for households in Calvin by household tenure.

Table 24: Income deciles in Calvin by household tenure based on 2020 incomes

Calvin				
Income Decile		All Households	Owner Households	Renter Households
Low Income Households	1 st	16,400	25,200	**
	2 nd	34,000	37,600	**
	3 rd	45,200	46,400	**
Moderate Income Households	4 th	52,000	52,800	**
	5 th	76,500	78,500	**
	6 th	83,000	88,000	**
High Income Households	7 th	94,000	96,000	**
	8 th	119,000	121,000	**
	9 th	143,000	143,000	**
Total Households		225	200	25

Source: Statistics Canada Custom Data Order, 2021 ** - Denotes suppressed values

What are income deciles?

Using data from the 2021 Census of Population, private households were sorted according to their gross household income and then divided into 10 equal groups each containing 10% of the population. The decile cut-points are the levels of gross household income that defined the 10 groups.

The household income decile group provides a rough ranking of the economic situation of a household based on the relative position of the household in the distribution of the gross household income for all private households in a given jurisdiction.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Economic Characteristics

The labour market in Calvin was roughly consistent with the District-wide conditions in 2021

- In 2021, 430 persons were considered part of the **labour force** in Calvin.
- For this labour force, the participation rate (59.3%) was slightly higher and the unemployment rate (7.8%) slightly lower in Calvin than in the District overall (55.7% and 11.8%, respectively).
- These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.

Industry employment trends in Calvin were largely consistent with the District

- The most common industries of employment in Calvin were health care and social assistance, and accommodation and food services (each 15.4% of labour force) in 2021.
- Calvin experienced some of the highest gains in employment across the District between 2016 and 2021, recording +130 jobs while the District as a whole netted -470.
- Gains in employment were found in accommodation and food services (+40 jobs), health care and social assistance (+20), and manufacturing (+20).

Workers in Calvin were among the least likely to find employment in their municipality of residence

- Calvin maintained among the lowest rate of labour force that worked within their municipality of residence (4.3%), meaning that workers in Calvin were among the least likely to find employment within their municipality. This rate was much lower than District rate (52.1%).
- In 2021, 57.4% of the labour force of Calvin commuted to another municipality in the District for work, higher than the District rate (11.8%).

Existing Housing Stock

Single-detached dwellings were the predominant dwelling type in Calvin in 2021

- In 2021, the **housing stock** of the Calvin was made up of 230 dwellings.
 - The housing stock was predominantly made up of single-detached dwellings (95.7%). No other dwelling type accounted for more than 1% of the housing supply.
- Calvin added +25 single-detached dwellings (+12.8%) to its housing stock between 2016 and 2021.

There has been a lack of recent development in Calvin, as most of the housing supply was built between 1961 and 1980

- Assessing the **age of construction** for the housing stock in Calvin, just over half of the supply was built before 1980 (55.6%), while only 11.1% was built from 2001 to 2021.
 - This rate of recent construction was the among the lowest of the geographies assessed for this report.
 - The proportion of dwellings constructed before 1960 (11.1%) was also on the lower end of geographies assessed for this report. The bulk of the construction occurred between 1961 and 1980 (44.4%).

Calvin had the highest rate of inadequate housing in the District

- In 2021, 15.6% of households reported the **need for major repairs**.
 - This was the highest proportion of all of the geographies assessed for this report.
 - This proportion represented a decrease from 2016 trends (-5 dwellings, -12.5%).
- In 2021, approximately zero households reported that their dwelling was **not suitable** for the number of persons living there.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Development trends in Calvin were unavailable due to lack of data

- CMHC housing starts and completions data was unavailable for Calvin.

Recent building permit data indicates development is predominantly single-detached dwellings

- Assessing **building permit data** from 2013 to 2023, Calvin has predominantly permitted single-detached dwellings.
 - The municipality averages approximately 3 units permitted each year.
 - Single-detached dwellings typically account for all the units permitted annually.
- The municipality has permitted 4 additional dwelling units since 2013.

Non-Market Housing

There were no non-market housing units recorded in Calvin

- As of 2023, there was no data for the **non-market housing** stock in Calvin.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Calvin.

Ownership Market Trends

Ownership Market trends in Calvin were unavailable due to lack of data, but dwelling value may have increased rapidly in recent years

- CMHC absorption data was not available for Calvin.
- The average **owner-estimated value of dwellings** in Calvin in 2021 was \$332,000, which had increased by +78.8 % since 2016.

Rental Market Trends

Rental market trends in Calvin were unavailable due to lack of data

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.

Short-Term Rental Market

Calvin had a relatively small short-term rental market

- As of December 2023, a point-in-time scan of the short-term rentals in Calvin showed at least 11 active listings, according to AirDNA.¹
 - Of these listings, 88% were entire homes and 12% were private rooms.
 - The number of available listings was 9, representing no change from a year ago. The average occupancy rate for listings in Calvin was 27%.
 - The average daily rate for a room on the short-term rental market in Calvin was \$215.

Income-Shelter Ratio

While affordability issues appear to be improving in Calvin, the rate of households spending 30% of income or more on shelter costs is high among rural areas

- In 2021, 35 households (16.3%)¹ were spending 30% or more of their **household income on shelter costs**. This was lower than the District rate (19.6%) in 2021.
 - However, this rate was higher than the other geographies in the District with sub-1,000 populations.
- The number of households facing affordability issues in Calvin decreased by -25 households (-41.7%) from 2016 to 2021.
 - This was likely due to government measures during the COVID-19 pandemic.
 - This decrease was greater than District trends (-24.2%).

Income-Shelter Ratio by Tenure

While renter households are much more likely than owner households to be facing affordability issues in Calvin, trends were consistent with District levels in 2021

- Assessing by tenure, 13.2% of owner households were experiencing affordability issues in 2021, while 37.0% of renter households were.
 - These rates were roughly consistent with District rates (11.0% and 36.3%, respectively).
- Renter households made up 26.5% of the households facing affordability issues, despite only accounting for 11.1% of the total households in Calvin.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

The rate of households in core housing need was among the highest in the District

- In 2021, 45 households (22.0%) were in **core housing need**.
- This share was higher than the District rate (10.0%) and one of only six of the geographies assessed in this report to have a higher rate of households in core housing need than the District overall.

The number of households in core housing need grew in recent years, despite District trends to the opposite

- From 2016 to 2021, there was an increase of +45 households in core housing need. . Prior to this census period, Calvin had no households in core housing need.
 - While this was impacted by the government measures during the COVID-19 pandemic, this trend was not occurring in all the geographies assessed in this report.

Core Housing Need by Tenure

Renter households made up a disproportionate number of the households in core housing need in Calvin

- Assessing by tenure, 16.7% of owner households were in core housing need in 2021, while 46.4% of renter households were.
 - These trends were approximately consistent with District rates (4.2% and 21.4%, respectively).
 - While renter households made up 11.1% of households in Calvin, they accounted for 25.8% of the households in core housing need.

Core Housing Need by Household Type

One-person households made up most of the households in core housing need in Calvin

- Assessing by household type, one-person households (25 households) made up most of the households in core housing need in Calvin.
 - This represented 38.5% of all one-person households in Calvin.
 - Due to the low number of households, this trend should be viewed with caution.

Housing Continuum

HOUSING DEMAND

INCOME DECILES (2021)	Decile #	1 st Decile	2 nd Decile	3 rd Decile	4 th Decile	5 th Decile	6 th Decile	7 th Decile	8 th Decile	9 th Decile	10 th Decile
	All Household Incomes	\$ 16,969	\$ 35,179	\$ 46,768	\$ 53,803	\$ 79,153	\$ 85,879	\$ 97,260	\$ 123,127	\$ 147,960	\$147,961+

Income increase as households move along the continuum

COST OF HOUSING THAT IS AFFORDABLE	Rental	\$621	\$931	\$1,211	\$1,511	\$1,862	\$2,225	\$2,716	\$3,363	\$4,501	\$4,502+
	Ownership	\$61,624	\$127,758	\$169,843	\$195,394	\$287,455	\$311,933	\$353,213	\$447,153	\$539,007	\$539,008+

More housing choices become available along the continuum

HOUSING SUPPLY

AVAILABLE HOUSING OPTIONS	Emergency / Transitional	
	Community / Social Housing	
	Additional Needs Housing	
	Private Rental Market	DATA NOT AVAILABLE
	Private Ownership Market	2 BDRM / 3 BRDM / 4+ BDRM \$340,000

This visualization illustrates what types of shelter and/or housing is available for households in each income decile across the municipality, based on average rents and prices for houses in the municipality. Average rents and house values from Statistics Canada Census of Population. Emergency shelters, transitional housing, community housing, and additional needs housing typically accommodate the low-income deciles in a community and do not have dollar figures associated with them.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Calvin had a population of 555 in 2021, accounting for 0.7% of the population of the District.

Population Growth • The population of Calvin increased by +40 people from 2016 to 2021 (+7.8%).

Population Age • The average (44.7 years) and median age (50.0) in Calvin were above the District and there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Calvin (20.8%) is higher than the District rate (14.5%) and increasing (+40.0%).

Low-Income Persons • Calvin had 65 (11.7%) low-income persons in 2021.

Labour Force and Employment • In 2021, 430 persons were part of the labour force, with a participation rate of 59.3% and unemployment rate of 7.8%.*

Household Trends

Household Growth • In 2021, Calvin had 225 households, an increase of +15.4% from 2016.

Household Tenure • Owner households were 88.9% of households in Calvin. However, renter households grew faster (+66.7%) from 2016 to 2021.

Household Size and Type • In 2021, the average household size was 2.5 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 45 to 64 represented 53.3% of households and were the fastest growing (+84.6%) in 2021.

Household Incomes • In 2022 dollars, the average (\$89,486) and median (\$79,543) incomes were below District levels.

Housing Need and Affordability • In 2021, 35 households (16.3%) were spending 30% or more of their household income on shelter costs.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 230 dwellings, predominantly single-detached dwellings (95.7%).

New Dwellings • CMHC housing starts and completions data was unavailable for Calvin.

Non-Market Housing • As of 2023, there was no data for the non-market housing stock in Calvin.

Ownership Market • The average owner-estimated value of dwellings in Calvin in 2021 was \$332,000.

Rental Market • As of 2023, there was no data available for the primary rental market in Calvin.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 9 available listings, consistent with 2022 levels.

* This data was collected during the COVID-19 pandemic and has since changed.

There is a need for affordable options for smaller households.

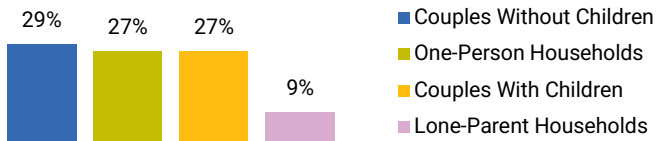
CAUSES

Why does this gap show up? What trends have fuelled this gap?

Household Sizes were Shrinking

One- and two- person households were the two most common household types in Calvin.

Household by Type in Calvin, 2021



Source: Statistics Canada Community Profiles, 2021

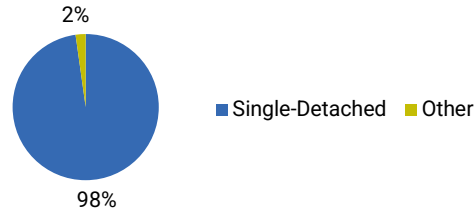
One-person households were the fastest growing household size from 2016 to 2021.



Housing Stock was Predominantly Large Dwellings

In 2021, the housing supply in Calvin was predominantly made up of **single-detached dwellings**.

Dwellings by structure type in Calvin, 2021



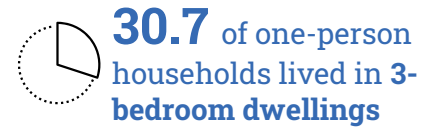
Source: Statistics Canada Community Profiles, 2021

FEATURES

How do we know this gap exists? What are its features?

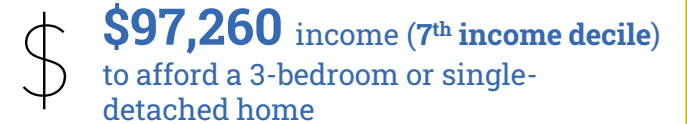
Small Households were in Large, Expensive Dwellings

In 2021, over one-third of one-person households were over-housed.



Large Dwellings were Unaffordable

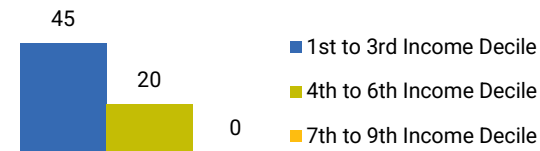
The available, large, housing stock was unaffordable to many one-person households.



IMPACTS

Why is this gap important? How does it impact people?

Calvin One-Person Households by Income Decile, 2021



Source: Statistics Canada Custom Data Order, 2021

Larger housing units are expensive and may be driving affordability challenges.

None of the one-person households could affordably own the available housing stock in Calvin in 2021.

As demand for smaller units increases, affordable housing options appropriate for these households is required.

Population Trends

The population of Mattawan have decreased in recent years

- In 2021, Mattawan had a **population count** of 155. This was a decrease of 10 people (-6.1%) from 2016 levels.
 - Mattawan accounted for 0.2% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

In 2021, there was no immigrant population in Mattawan and Indigenous population was decreasing

- The proportion of the population that **identified as Indigenous** in the Mattawan (15.4%) was much higher than the provincial rate (2.9%) in 2021, but only slightly higher than the District rate (14.5%).
 - The Indigenous population decreased (-42.9%) much faster than the overall population decline in Mattawan between 2016 and 2021.
- There was no **immigrant population** in Mattawan in 2021.

Population Age

The population in Mattawan is, on average, older than the population of the District and continuing to age

- The **average and median age of the population** in Mattawan (47.6 and 53.2 years old, respectively) were older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of seniors (29.0%).
 - Mattawan had the lowest population of working adults in the District (12.9%).
- The population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in Mattawan was seniors (+20 people, +100.0%).
 - During this period, all other age cohorts in Mattawan either decreased or remained consistent. Working adults experienced the fastest rate of decline (-10 people, -33.3%), followed by older adults (-20 people, -30.8%).
 - Older adults and seniors were the most common age cohorts for the Mattawan population (both 29.0%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- Household **incomes**

Household Trends

The number of households has remained consistent in recent years

- The **number of households** in Mattawan in 2021 was 75, consistent with 2016 totals.
- This decrease in population (-10 people, -6.1%) while the number of households remained consistent indicates a trend towards smaller households.

Household Tenure

Almost three-quarters of the households in Mattawan owned their homes; however, the number of renter households in the municipality has grown

- In terms of **household tenure**, 78.6% of the households in Mattawan were owner households. This was slightly higher than the District rate (65.9%), while the share of households who were renters (21.4%) was lower than the District average (33.6%).
 - The number of renter households grew (+5 households, +50.0%) while owner households declined (-5 households, -8.3%) between 2016 and 2021.

Household Size and Type

Smaller household sizes were more common in Mattawan than other areas of the District

- The average **household size** in Mattawan remained consistent at 2.2 persons from 2016 to 2021.
- In 2021, the most common household size in Mattawan was one-person (40.0%), well above overall District trends (31.5%).
 - Mattawan was one of only two geographies assessed in this report to have one-person households as the most common household size.
 - This household size was the fastest growing in the region (+15 households, +100%) from 2016 to 2021.
- Two-person (26.7%) households, the second most common household size, were the fastest declining household size in Mattawan from 2016 to 2021 (-20 households, -50%).
- In 2021, the most common **household types** in Mattawan were one-person households (42.9%), couples without children (35.7%), and couples with children (21.4%).

Household Maintainers

Mattawan had a higher share of senior households than the District as these household types become more common in the municipality

- The proportion of **household maintainers** aged 65 and over (50.0%) was above the District rate (32.6%).
 - This age cohort of household maintainer was the fastest growing in Mattawan (+20 households, +133.3%) between 2016 and 2021, accounting for most of the household growth.
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, none were in Mattawan. This may indicate that Mattawan lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Household Incomes

Household income data was unavailable

- Household income data for Mattawan was suppressed due to confidentiality requirements.

Economic Characteristics

Economic conditions in the Mattawan were worse than most areas in the District

- In 2021, 110 persons were considered part of the **labour force** in Mattawan.
- For this labour force, the participation rate (22.7%) and employment rate (22.7%) in Mattawan were lower than the District overall (55.7% and 49.7%, respectively).
 - These figures were recorded during the COVID-19 pandemic and have dramatically changed since.
- Due to the small population numbers, the Mattawan unemployment rate was not available in 2021.
- Mattawan experienced job loss in retail trade (-10 jobs), mining and resource extraction, professional, scientific and technical services, and educational services (each -10).

Existing Housing Stock

The housing supply in Mattawan was made up entirely of single-detached dwellings in 2021

- In 2021, the **housing stock** of the Mattawan was made up of 70 dwellings.
 - The housing stock was entirely made up of single-detached dwellings (100.0%).
 - No other dwelling type accounted for more than 1% of the housing supply
- The number of privately occupied single-detached dwellings decreased by 5 dwellings between 2016 and 2021 (-6.7%).

The housing supply in Mattawan is relatively old, when considering the total supply of housing in the District

- Assessing the age of construction for the housing stock in Mattawan, more than half of the supply was built before 1980 (57.1%), while only 14.3% was built from 2001 to 2021.
 - This rate of recent construction, however, was above the District average (12.3%).
 - The proportion of dwellings constructed between 1980 and 2000 (28.6%) was also above District average (22.7%), while the proportion of housing built in 1960 or before (21.4%) was below District rates (27.5%).
- In 2021, approximately 10 households (14.3%) reported the **need for major repairs**.
- In 2021, approximately zero households reported their dwelling was **not suitable** for the number of persons living there.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts and completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices, short-term rentals and vacancy rates**

New Dwellings

Development trends in Mattawan were unavailable due to lack of data

- CMHC housing starts and completions data was unavailable for Mattawan.

Recent building permit data indicates additional dwelling units are being constructed with single-detached dwellings

- Assessing **building permit data** from 2020 to 2023, Mattawan has permitted 5 single-detached dwellings and accompanying additional dwelling units.

Non-Market Housing

There were no non-market housing units recorded in Mattawan

- As of 2023, there was no data for the **non-market housing** stock in Mattawan.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Mattawan.

Ownership Market Trends

Ownership Market trends in Mattawan were unavailable due to lack of data, but dwelling value may have increased in recent years

- CMHC absorption data was not available for Mattawan.
- The average **owner-estimated value of dwellings** in Mattawan in 2021 was \$340,000, which had increased by +17.4% since 2016.

Rental Market Trends

Rental market trends in Mattawan were unavailable due to lack of data

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.

Short-Term Rental Market

Mattawan had a relatively small short-term rental market

- As of December 2023, a point-in-time scan of the short-term rentals in Mattawan showed at least 15 active listings, according to AirDNA.¹
 - Of these listings, all these listings were entire homes.
 - The number of available listings was 14, representing no change from a year ago. The average occupancy rate for listings in Mattawan was 39%.
 - The average daily rate for a room on the short-term rental market in Mattawan was \$196.

Income-Shelter Ratio

There was insufficient data to determine if households in Mattawan were facing affordability issues

- Approximately none¹ of the 75 households in Mattawan were spending 30% or more of their household income on shelter costs in 2021.
- However, data suppression practices with Statistics Canada income data may be concealing some households facing affordability issues.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

There was insufficient data to determine if households in Mattawan were in core housing need

- Approximately none of the 75 households in Mattawan were considered to be in core housing need in 2021.
- However, data suppression practices with Statistics Canada income data may be concealing some households in core housing need.

This slide summarizes the findings for key demographic, household, and housing stock indicators for the municipality assessed in the Housing Needs Assessment.

Demographic Trends

Population • Mattawan had a population of 155 in 2021, accounting for 0.2% of the population of the District.

Population Growth • The population of Mattawan decreased by -10 people from 2016 to 2021 (-6.1%).

Population Age • The average (47.6 years) and median age (53.2) in Mattawan were above the District and there are signs of aging.

Indigenous Population • The proportion of Indigenous population in Mattawan (15.4%) is higher than the District rate (14.5%) but declining (-42.9%).

Low-Income Persons • Data on the low-income status of Mattawan residents was unavailable.

Labour Force and Employment • In 2021, 110 persons were part of the labour force, with a participation rate of 22.7%. Unemployment information was unavailable.

Household Trends

Household Growth • In 2021, Mattawan had 70 households, consistent with 2016 levels.

Household Tenure • Owner households were 78.6% of households in Mattawan, while renter households were 21.4% in 2021.

Household Size and Type • In 2021, the average household size was 2.2 persons, and the most common household type was couples without children.

Household Maintainers • Household maintainers aged 45 to 64 represented 50.0% of households and were the fastest growing (+133.3%) in 2021.

Household Incomes • Data on household income was unavailable for Mattawan.

Housing Need and Affordability • Data on households experiencing affordability issues in Mattawan was unavailable.

Housing Stock Trends

Existing Stock • In 2021, the housing stock was made up of 70 dwellings, approximately all of which were single-detached.

New Dwellings • CMHC housing starts and completions data was unavailable for Mattawan.

Non-Market Housing • As of 2023, there was no data for the non-market housing stock in Mattawan.

Ownership Market • The average owner-estimated value of dwellings in Mattawan in 2021 was \$340,000.

Rental Market • As of 2023, there was no data available for the primary rental market in Mattawan.

Short-term Rental Market • A point-in-time scan in 2023 of short-term rentals showed at least 15 available listings, consistent with 2022 levels.

There is a need for supports for seniors to age-in-place.

CAUSES

Why does this gap show up? What trends have fuelled this gap?

Aging Population

From 2016 to 2021, the fastest growing age cohort in Mattawan was seniors.



2016
to
2021

In 2021, households maintained by someone aged 65 and older accounted for **50.0%** of all households.

Large Dwellings in Need of Repair

In 2021, the housing stock in Mattawan was entirely made up of single-detached dwellings.



Over half of these dwellings had three or more bedrooms.

approximately **14%** of households reported the need for **major repairs***



*above the District average (7.8%)

FEATURES

How do we know this gap exists? What are its features?

There was a Lack of Non-Market Seniors' Housing

In 2023, there were no non-market housing units dedicated to senior households in Mattawan.

All seniors looking for non-market housing options would need to travel to Mattawa for accommodations.

Increased Maintenance Costs for Large Dwellings

District-wide trends indicate that large dwellings are more expensive to maintain.

Monthly Costs for Owned Dwellings with...



IMPACTS

Why is this gap important? How does it impact people?

The population of Mattawan is aging, as households maintained by a person aged 65 and older accounts for half of all households.

While specific income data is not available for Mattawan, seniors are more likely to be low-income District-wide.

This may indicate a need for adequate housing to support the senior population aging-in-place.

Average Household Incomes*

All Households
\$ 89,100

Senior Households
\$ 67,764

Unorganized South Nipissing

Demographic Profile

Population Trends

The population in the Unorganized South Nipissing remained consistent between 2016 and 2021

- In 2021, Unorganized South Nipissing had a **population count** of 100. This remained constant from 2016 levels.
 - Unorganized South Nipissing accounted for 0.1% of the population in District in 2021.
- According to the Ontario Government's Ministry of Finance population projections from 2022, the District is projected to grow to a population of 103,622 by 2046. These projections do not consider current growth trends of individual municipalities.

In 2021, there was no immigrant population in the Unorganized South Nipissing and Indigenous population was decreasing

- The proportion of the population that **identified as Indigenous** in the Unorganized South Nipissing (13.3%) was much higher than the provincial rate (2.9%) in 2021, but lower than the District rate (14.5%).
 - The Indigenous population decreased (-50.0%) substantially in Unorganized South Nipissing between 2016 and 2021.
- There was no **immigrant population** in Unorganized South Nipissing in 2021.

Population Age

The population in the Unorganized South Nipissing was much older than the population of the District as a whole

- The **average and median age of the population** in Unorganized South Nipissing (55.2 and 60.0 years old, respectively) were older than the District figures (44.8 and 46.8 years old, respectively).
 - This was due to the share of seniors (40.0%) and older adults (30.0%).
 - Unorganized South Nipissing had the highest proportion of seniors in the District.
- The population has been trending older in recent years.
 - From 2016 to 2021, the fastest growing age cohort in Unorganized South Nipissing was seniors (+15 people, +60.0%). In fact, persons aged 75+ increased by +25 people.
 - During this period, youth experienced the greatest decline (-15 people, -75.0%), while all other age cohorts remained constant.
 - Seniors were the most common age cohort for the Unorganized South Nipissing population (40.0%) in 2021.

The **demographic profile** in each community will highlight factors influencing housing demand, including an overview of population characteristics and projections, household trends, and income characteristics.

The demographic profile includes the **economic profile** for households and the labour force in each community.

The demographic profile for each community is used to describe the demand for housing. The demand-side characteristics examined include:

- **Population and household characteristics**, including size, age, and composition
- The **economic context** of the community, including **unemployment and participation rates**
- Household **incomes**

Household Trends

While the population did not change between 2016 and 2021, the number of households increased in the municipality

- The **number of households** in Unorganized South Nipissing in 2021 was 45, representing an increase of +5 households (+12.5%) from 2016 totals.
- This growth in the number of households in Unorganized South Nipissing was higher than the growth in population during this period (+0 people, no change). This may indicate a trend toward smaller households and a diversification of household types.

Household Tenure

Most households in the Unorganized South Nipissing area were owners

- In terms of **household tenure**, 83.3% of the households in Unorganized South Nipissing were owner households. This was slightly higher than the District rate (65.9%).
 - The number of owner households declined between 2016 and 2021 (-15 households, -37.5%); however, due to the small number of households in the community, these trends should be viewed with caution.

Household Size and Type

Households are trending smaller as one-person households become more common

- The average **household size** in Unorganized South Nipissing decreased from 2.6 persons in 2016 to 1.9 persons in 2021.
 - This was due to an increase of one-person households (+15 households, +300.0%), while two- and three-person households decreased. Due to the small number of households in the community, these trends should be viewed with caution.
- In 2021, the most common household size in Unorganized South Nipissing were two-person and one-person households (both 44.4%). These proportions were higher than overall District trends (38.7% and 31.5% respectively)
- In 2021, the most common **household types** in Unorganized South Nipissing were one-person households (44.4%), couples without children (44.4%), and couples with children (11.1%).

Household Maintainers

The share of households that are maintained by a senior is the highest in the District

- The proportion of **household maintainers** aged 65 and over (66.7%) was the highest in the District, and more than double the District rate (32.6%).
 - However, this age cohort of household maintainer was declining in Unorganized South Nipissing (-5 households, -20.0%) between 2016 and 2021, accounting for most of the household growth.
- Of the 1,165 households that were maintained by an individual under the age of 25 years old in the District, none were in Unorganized South Nipissing. This may indicate that Unorganized South Nipissing lacks supports for household maintainers of that age, including employment opportunities and housing affordable for new household formation.

Household Incomes

Household income data was unavailable

- Household income data for Unorganized South Nipissing Nipissing was suppressed due to confidentiality requirements.

Economic Characteristics

Economic conditions in the Unorganized South Nipissing were worse than most areas in the District

- In 2021, 60 persons were considered part of the **labour force** in Unorganized South Nipissing.
- For this labour force, the participation rate (33.3%) and employment rate (33.3%) in Unorganized South Nipissing were significantly lower than the District overall (55.7% and 49.1%, respectively).
 - These figures were recorded during the COVID-19 pandemic and have likely dramatically changed since.
- Due to the small population numbers, the Unorganized South Nipissing unemployment rate was not available in 2021.
- Unorganized South Nipissing experienced job loss in health care and social assistance, transportation and warehousing, and retail trade (each -10 jobs).

Unorganized South Nipissing

Housing Profile

Existing Housing Stock

The housing supply in the municipality is almost entirely single-detached dwellings

- In 2021, the **housing stock** of the Unorganized South Nipissing was made up of 50 dwellings.
 - The housing stock was entirely made up of single-detached dwellings (100.0%).
 - No other dwelling type accounted for more than 1% of the housing supply
- Single-detached dwellings increased by 15 dwellings between 2016 and 2021 (+42.9%).

The housing supply in the Unorganized South Nipissing area is among the oldest in the District

- Assessing the stock by the **age of construction**, the housing supply in the Unorganized South Nipissing is among the oldest in the District. 83.3% of the stock was constructed before 1980, the highest proportion in the District. Due to the small number of dwellings in the community, these trends should be viewed with caution.
- In 2021, approximately zero households reported the **need for major repairs**.
- In 2021, approximately zero households reported their dwelling was **not suitable** for the number of persons living there.

The **housing profile** of the community will highlight factors influencing housing supply, including average market rents, average absorbed housing prices, housing starts and completions, and vacancy rates. Supply data will be compared against demand data to help determine the need for housing in community.

The housing stock profile for the community is used to describe the supply of housing in the community. Several supply-side characteristics are examined, including:

- The **existing housing stock**
- **New Dwelling trends**, including **housing starts** and **completions**
- **Non-market** (Supportive, transition, and emergency) housing stock characteristics
- **Market housing supply**, including ownership and rental **prices**, **short-term rentals** and **vacancy rates**

Unorganized South Nipissing

Housing Profile

New Dwellings

Development trends in the Unorganized South Nipissing were unavailable due to lack of data

- CMHC housing starts and completions data was unavailable for Unorganized South Nipissing.

Building permit data was unavailable

- Building permit data was not provided by Unorganized South Nipissing for this analysis.

Non-Market Housing

There were no non-market housing units recorded in the Unorganized South Nipissing area

- As of 2023, there was no data for the **non-market housing** stock in the Unorganized South Nipissing.
- During the District's 2021 Point In Time count of those experiencing homelessness, no surveys were completed in Unorganized South Nipissing.

Ownership Market Trends

Ownership Market trends in the Unorganized South Nipissing were unavailable due to lack of data, but dwelling value may have increased rapidly in recent years

- CMHC absorption data was not available for Unorganized South Nipissing.
- The average **owner-estimated value of dwellings** in Unorganized South Nipissing in 2021 was \$380,000, which had increased by +56.2% since 2016.

Rental Market Trends

Rental market trends in the Unorganized South Nipissing were unavailable due to lack of data

- In 2021, there was no data for purpose-built rental units; therefore, the secondary rental market accounted for all rental units in the municipality.

Short-Term Rental Market

There was no data for the short-term rental market in the Unorganized North Nipissing

- This data was not available on AirDNA.

Unorganized South Nipissing

Housing Need

Income-Shelter Ratio

There was insufficient data to determine if households in Unorganized South Nipissing were facing affordability issues

- Approximately none¹ of the 45 households in Unorganized South Nipissing were spending 30% or more of their household income on shelter costs in 20221.
- However, data suppression practices with Statistics Canada income data may be concealing some households facing affordability issues.

The **housing needs** analysis component provides a review of housing affordability based on the characteristics of the demand and the available supply of housing units.

The needs analysis assesses indicators of housing affordability in the community and the relationship between the demographic profile in the community and what housing is available. Several affordability indicators are assessed, including:

- **Proportion of the population spending 30% or more on shelter costs**
- **Prevalence of core housing need**
- **Affordability of existing ownership and rental housing market**

Core Housing Need

There was insufficient data to determine if households in Unorganized South Nipissing were in core housing need

- Approximately none of the 45 households in Unorganized South Nipissing were considered to be in core housing need in 2021.
- However, data suppression practices with Statistics Canada income data may be concealing some households in core housing need.

3 Policy Framework Review

Overview

Housing in Canada operates within a framework of legislation, policies, and programs. This section provides an overview of the planning and housing policies at the Federal, Provincial, County and local level that influence residential development in Petawawa.

This section includes a review of the following legislation, policies, and strategies as they relate to housing at various levels of jurisdiction.

Policies and Strategies Reviewed

Federal and Provincial Legislation, Policy, and Strategies:

- The National Housing Strategy (2017)
- Planning Act (1990)
 - Changes to the Planning Act
- Municipal Act (2001)
 - Changes to the Municipal Act
- Provincial Policy Statement (2020)
 - Changes to the Provincial Policy Statement
- Growth Plan for Northern Ontario (2011)
- Development Charges Act (1997)
 - Changes to the Development Charges Act
- Community Housing Renewal Strategy

District Policies and Documents:

- DNSSAB 2022-2042 Strategic Plan
- A Place to Call Home: 10-Year Housing and Homelessness Plan 2014-2024
 - Five Year Review of Housing and Homelessness Plan (2019)
- Homelessness Landscape in the Nipissing District (2021)
- Homelessness Action Plan (2021)
- Income and Poverty in Nipissing District reports

Local planning documents were reviewed for policies related to housing for trends and notable priorities.

This included the following documents:

Local Documents:

- City of North Bay Official Plan (2009)
- Municipality of West Nipissing Official Plan (2016)
- Municipality of East Ferris Official Plan (2015)
- Township of Bonfield Official Plan (2013)
- Official Plan for the Town of Mattawa (1991)
- Official Plan of the Township of Chisholm (2013)
- Official Plan Township of South Algonquin (2012)
- Municipality of Temagami Official Plan (2013)
- East Nipissing Official Plan (2021)

Federal and Provincial Policies and Strategies

National Housing Strategy

The Federal Government influences the overall direction for housing in Canada through the National Housing Strategy (NHS). Released in 2017, the strategy's goal is to ensure all Canadians have access to housing that meets their needs and that they can afford.

The NHS focuses on creating new housing supply, modernizing existing housing, providing resources for community housing providers, as well as housing innovation and research. The Federal Government provides funding for National Housing Strategy initiatives through the Canada Mortgage and Housing Corporation (CMHC).

These programs include the National Co-Investment Fund, the Affordable Housing Innovation Fund, the Federal Lands Initiative, the Rental Construction Financing Initiative and the Canada Housing Benefit.

CMHC also provides funding for the repair and retrofit of community housing units, the development and operation of supportive housing, and mortgage financing to encourage affordable homeownership.

Planning Act (1990)

The Planning Act, R.S.O. 1990, as amended, is the primary legislation that establishes how municipalities in Ontario may plan, manage, and regulate land use. It also outlines matters of provincial interest and enables the Province to issue Policy Statements to provide direction to municipalities on these matters.

The Planning Act enables municipal Councils to pass a variety of tools to plan and regulate the use of land and the placement of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including the Municipalities in the District of Nipissing, are required to prepare and adopt Official Plans in accordance with the requirements of the Act. Official Plans contain a vision, objectives and policies to guide decision making on land use planning matters. Municipal decisions, by-laws and public works are required to conform to the policies of the Official Plan (Section 24(1)).

Section 34 of the Planning Act enables Councils to pass Zoning By-laws to regulate the use of land and the location, height, bulk, size, floor area, spacing, character and use of buildings and structures, as well as parking and loading requirements, and lot requirements.

In accordance with Section 24(1), Zoning By-laws must conform to the Official Plan and be consistent with the Provincial Policy Statement. Zoning By-laws are viewed as one of the primary tools to implement the policies of the Official Plan.

Section 2 of the act outlines matters of provincial interest that the Minister, the council of a municipality, a local board, a planning board, and the Tribunal shall have regard to in carrying out their responsibilities under this Act. This includes the adequate provision of a full range of housing, including affordable housing.

Changes to the Planning Act

- Shorter timelines for making planning decisions;
- Requiring inclusionary zoning (IZ) to be focused on areas known as Protected Major Transit Station Areas (PMTSA) that are generally high-growth and are near higher order transit
- Allowing a total of three residential units on one property (which would include a primary dwelling and two additional residential units)
- Introducing the community benefits charge which replaces the density bonusing provision (Section 37), development charges for soft costs, and parkland dedication requirements
- Limiting third party appeals of plans of subdivisions;
- Allowing the Minister to require that a municipality implement a community planning permit system in a specified area.

Federal and Provincial Policies and Strategies

Changes to the Planning Act

Bill 108

The More Homes, More Choice Act, received royal assent on June 6, 2019. The Bill introduced an amendment to the Planning Act to expedite local planning decisions by establishing:

A 120-day timeline for decisions on Official Plan Amendments (instead of 180 days); 90 days for Zoning By-law Amendments (instead of 150 days); and 120 days for Plans of Subdivisions (instead of 210 days).

Bill 197

An omnibus bill passed on July 21, 2020, that introduced more key changes to the Planning Act. One such change was finalizing the community benefits charges-related provisions of the Act, including a reversal of a Bill 108 change that would have also included parkland dedication within the charges.

The most significant change was the expansion and enhancement of the power of the Minister of Municipal Affairs and Housing to undertake Minister's Zoning Orders (MZO) under Section 47 of the Planning Act.

Changes to the Planning Act

Bill 197

The MZO allows the Minister to establish zoning permissions for any land (outside the Greenbelt) irrespective of locally adopted zoning by-laws or official plan policies. Under Bill 197, the Minister may now also make an order with regards to site plan control and inclusionary zoning, including the power to require the provision of affordable housing units in a development. An MZO does not require any prior public notice or consultation and is not subject to appeal to the LPAT.

The government has made the use of MZOs a key part of its housing and economic development efforts. Between March 2019 and March 2021 the province issued 44 MZOs. In 2020, 14 MZOs were issued for residential/ mixed commercial residential projects. Though these represent a range of developments, affordable and senior housing projects account for a significant percentage, and the Province has indicated a clear interest in expediting such projects through the use of MZOs, particularly where municipal councils have indicated support.

Changes to the Planning Act

Bill 23

More Homes Built Faster Act, 2022, received Royal Assent on November 28, 2022. It is now in effect, although some regulations remain outstanding. Bill 23 is intended to support Ontario's Housing Supply Action Plan, with a stated aim of increasing housing supply in the Province. The bill introduced various amendments to multiple statutes including: the City of Toronto Act, 2006, the Municipal Act, 2001, the Conservation Authorities Act, the Development Charges Act, 1997, the Ontario Heritage Act, Ontario Land Tribunal Act, 2021, and the Planning Act, 1990.

Some of the changes to the planning Act proposed in this legislation are as follows:

- Removal of planning responsibilities from upper tier municipalities;
- Exemption of residential development with less than ten (10) units from site plan approval process; and
- New Ministerial powers to exempt lands from complying with Provincial policies and Official Plans.

Federal and Provincial Policies and Strategies

Municipal Act (2001)

The Municipal Act, 2001, sets out the rules for all municipalities in Ontario (except for the City of Toronto) and gives municipalities broad powers to pass by-laws on matters such as health, safety and wellbeing, and to protect persons and property within their jurisdiction. The Act provides direction for land use planning purposes, but it does not directly legislate Official Plans or Zoning By-laws as these are legislated through the Planning Act.

Section 163 of the Act sets out the definition and requirements for group homes within municipalities in Ontario. The Act defines group homes as: A group home is a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their wellbeing.

The Act allows municipalities to enact a business licensing by-law for group homes only if the municipality permits the establishment and use of group homes under section 34 of the Planning Act. A business licensing by-law for group homes can restrict the establishment of group homes to only those with a license and may be required to pay license fees.

Section 99.1 of the Act allows municipalities to prohibit and regulate the demolition of residential rental property and the conversion of residential rental property to a purpose other than the purpose of a residential rental property. However, this power does not apply to residential rental property that contains less than six dwelling units. It should be noted that the More Homes Built Faster Act, 2022 (Bill 23) empowers the Minister to make new regulations regarding the powers of municipalities to regulate demolition and conversion of residential rental properties.

Section 106 of the Municipal Act prohibits municipalities from directly or indirectly assisting any commercial enterprise through the granting of bonuses. This includes giving or lending municipal property, guaranteeing borrowing, leasing or selling property of the municipalities at below fair market value, or giving a total or partial exemption from any levy, charge or fee. This prohibition does not apply however to a council exercising its authority under subsection 28 (6) (7) and (7.2) of the Planning Act (Community Improvement Plans) or section 365.1 of the Municipal Act (cancellation of taxes, environmental remediation).

Provincial Policy Statement

The Provincial Policy Statement (PPS) outlines the Province's policies on land use planning and is issued under Section 3 of the Planning Act. It provides policy direction on land use planning to promote strong, healthy communities and all local decisions affecting land use planning matters "shall be consistent with" the PPS. The Provincial Policy Statement, 2020 (PPS, 2020) came into effect on May 1, 2020, replacing the previous PPS, 2014. In 2023, the Province unveiled Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023, in which changes to the PPS were proposed.

Changes to the Provincial Policy Statement

Bill 97, The Helping Homebuyers, Protecting Tenants Act, 2023 received Royal Assent on June 8, 2023. The bill proposed updates to the 2023 PPS that represent fundamental changes in how growth planning is carried out in the province. The elimination of intensification targets, the repeal of the Growth Plan and the ability to expand settlement areas at any time will shift how, where, and when municipalities grow.

Federal and Provincial Policies and Strategies

Changes to the PPS

Some of the key proposed changes are:

- Removing the definition of “affordable” as it applies to housing;
- Expanding the definition of “housing options”;
- Removes mandatory intensification and density targets for all municipalities; and,
- Provides additional options for rural housing.

Section 1.4 of the 2020 PPS includes housing-related policies.

The PPS 2020 increases the requirements for municipalities to accommodate residential growth for a minimum of 15 years (up from 10 years). This is achieved through residential intensification and redevelopment (1.4.1.a). The new PPS also provides upper-tier and single-tier municipalities with the choice of maintaining land at servicing capacity, providing at least a five-year supply of residential units (1.4.1.b).

The PPS 2020 also clarified the requirement for planning authorities to provide appropriate housing choice based on range, mix, and density in order to meet projected market-based and affordable housing needs of current and future residents (1.4.3). This would be achieved by:

- Establishing and implementing minimum affordable housing targets aligned with applicable housing and homelessness plans; and
- Permitting and facilitating all housing options necessary to meet the social, health, economic, and wellbeing needs arising from demographic changes, employment opportunities, and residential intensification—including additional residential units.

Revised language throughout creates greater flexibility, for example, by stating that municipalities “should” rather than “shall” require new development to have a compact form, introduce a mix of uses and densities, as well as establish and implement phasing policies.

The definition of affordable housing in the PPS 2020 remained the same as PPS 2014. However, the PPS 2020 added a new definition for “Housing Options”, clarifying the range of housing forms and tenures to be accounted for:

Housing Options Definition

A range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings and uses such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

A Place to Grow (2020)

The Province unveiled Bill 97: Helping Homebuyers, Protecting Tenants Act, in 2023, in which the PPS and the Growth Plan for the Greater Golden Horseshoe are proposed to be integrated into a singular, province-wide policy document. The Bill received Royal Assent on June 8, 2023; however, a new version of the combined PPS and Growth Plan has not yet been released.

Federal and Provincial Policies and Strategies

Growth Plan for Northern Ontario (2011)

The Growth Plan for Northern Ontario, released March 3, 2011, is a 25-year plan that aligns provincial decision-making and investment with economic and population growth in Northern Ontario. The key growth management goals for the Growth Plan for Northern Ontario include:

- Diversifying of traditional resource-based industries
- Workforce education and training
- Integration of infrastructure investments and planning
- Tools for Indigenous peoples' participation in the economy

The GPNO Area is governed by the *Public Lands Act*, the *Far North Act, 2010*, and the *Planning Act*. The Growth Plan establishes directives for municipalities to prepare long-term community strategies to achieve economic, social and environmental sustainability that accommodates the diverse needs of all residents, as well as the local implementation of regional economic plans.

The Growth Plan requires economic and service hubs to maintain updated Official Plans that include strategies for diverse land uses, a range of housing types, the maintenance of a 20-year surplus of lands, and encourages development in downtown areas, intensification corridors, brownfield sites, and strategic core areas. The Growth Plan also highlights a relationship with Aboriginal communities to improve participation and knowledge sharing in land-use planning and policy processes throughout Northern Ontario.

Development Charges Act (1997)

The Development Charges Act, 1997, regulates development charges, the fees collected by municipalities to fund “hard services” such as roads and servicing infrastructure. The Act enables municipalities to pass by-laws imposing these charges on new development in order to fund the capital costs associated with that growth. Municipalities must complete a development charge background study and conduct statutory consultation before passing a development charge by-law.

Bill 108

Under Bill 108, “soft services”, such as parks, community centres, libraries, and other community facilities were removed from development charges and financed through a new “community benefits charge” (CBC) based on land value. Further, municipalities are now required to prepare a community benefits charge strategy, including consultation requirements, prior to adopting a new Community Benefits Charge By-law.

The new CBC replaced the existing density bonusing provisions under Section 37 of the Planning Act, as well as existing requirements and municipal by-laws for parkland dedication. The Province explained this provides greater certainty regarding upfront costs rather than making these matters subject to negotiation on an ad hoc basis.

Changes to the DC Act

Bill 134

Bill 134 was introduced to Provincial legislature on September 28, 2023, and received royal assent on December 4, 2023. The bill updated the affordable housing definition within the Development Charges Act. Subsection 4.1(1) outlined the creation of an “Affordable Residential Units Bulletin” to be published by the Minister of Municipal Affairs and Housing online. The Bill amended subsection 4.1(2) of the Development Charges Act to define rent as the lesser of: the income-based affordable rent or the average market rent for the residential unit as set out in the Affordable Residential Units bulletin. Subsection 4.1(3) was amended to define the price of a residential unit as the lesser of the income-based affordable purchase price or 90-percent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin. Affordability was defined for both renters and owners as households at the 60th percentile of gross annual incomes for respective local municipalities, where rent or purchase price shall be 30% of gross annual income.

Federal and Provincial Policies and Strategies

Changes to the DC Act

Bill 134

Bill 134 was introduced to Provincial legislature on September 28, 2023, and is currently on its Second Reading Ordered referred to Standing Committee. If adopted it will update the affordable housing definition within the Development Charges Act.

Subsection 4.1(1) proposes the creation of an “Affordable Residential Units Bulletin” to be published by the Minister of Municipal Affairs and Housing online. The Bill amends subsection 4.1(2) of the Development Charges Act to define rent as the lesser of: the income-based affordable rent or the average market rent for the residential unit as set out in the Affordable Residential Units bulletin. Subsection 4.1(3) will be amended to define the price of a residential unit as the lesser of the income-based affordable purchase price or 90-percent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.

Affordability is defined for both renters and owners as households at the 60th percentile of gross annual incomes for respective local municipalities, where rent or purchase price shall be 30% of gross annual income.

Community Housing Renewal Strategy (2019)

The Provincial government announced a new Community Housing Renewal Strategy with \$1 billion in funding in 2019 – 2020 to help sustain, repair and build community housing and end homelessness. The Strategy includes the following elements:

- Removing existing penalties for tenants who work more hours or who are going to college or university;
- Simplifying rent calculations;
- Freeing up the waitlist by having tenants prioritize their first choice and accept the first unit they are offered;
- Ensuring rent calculations do not include child support payments;
- Requiring an asset test; and,
- Making housing safer by empowering housing providers to turn away tenants who have been evicted for criminal activity.

Provincial Programs under CHRS

The Province also launched two new programs in 2019 – 2020. These are:

Canada-Ontario Community Housing Initiative

(COCHI) – provides funding to Service Managers to replace the federal Social Housing Agreement funding which expires each year beginning in April 2019; and,

Ontario Priorities Housing Initiative

(OPHI) – provides flexible funding to all Service Managers and the two Indigenous Program Administrators to address local priorities in the areas of housing supply and affordability, including new affordable rental construction, community housing repair, rental assistance, tenant supports, and affordable ownership. Housing providers can dedicate a percentage of spending for supports that will keep people housed and prevent homelessness.

District of Nipissing Policies and Strategies

DNSSAB Strategic Plan (Board Term 2023-2026)

The DNSSAB 2022-2042 Strategic Plan (Strategic Plan) reaffirms the organizational vision, mission, goals, values and priorities moving forward. Within the Strategic Plan's long-term horizon, Board priorities are revisited every four years in line with the Board's governance term. The original strategy was developed in 2022.

The priorities in the new plan, developed after the 2022 municipal elections, were developed through a Board orientation focus group, survey, and interviews, and are set within the existing planning framework. While some of the priorities and action items are similar to the previous Board and align with the previous strategic plan, others are new and have been added to the updated plan.

The Strategic Plan outlines a number of current challenges, a number of which relate to housing. These include the long-term economic impacts of the pandemic, supply chain impacts making things more unaffordable for low-income households, the ageing social housing stock, and expiring operating agreements among social housing providers.

The Strategic Plan's vision is for "Healthy, sustainable communities where residents have social, economic and environmental conditions and opportunities that enable them to develop to their maximum potential. Residents access the resources they need to maintain or increase their physical, emotional and social well-being and engage fully in life."

Housing Those in Need

The Strategic Plan provides a series of strategic priorities under four core areas: Maximize Human Service Impact, Remove Systemic Barriers, Seamless Access, and Continuous Improvement and Adaptation.

Within each priority are a set of action items. While actions under many strategic priorities may impact the DNSSAB's work as it relates to housing, one of the strategic priorities under Removing Systemic Barriers is to house those in need. This entails stabilizing households by focusing on the upstream social determinants and creating more affordable housing options for those who are vulnerable and in need.

There are six actions associated with this priority:

- Stabilize Northern Pines and related homelessness services and coordination across the district.
- Explore joint planning initiatives, municipal-owned land, and other opportunities for the construction of affordable housing across the district, with emphasis on rural and outlying areas.
- Explore opportunities to utilize available land through the Nipissing District Housing Corporation to create additional affordable and subsidized housing.

- Investigate ways to get some of NDHC's social housing units attached to housing and clinical mental health supports or designated as supported living.
- Identify housing development projects and prepare business cases in advance to respond quickly to funding opportunities, applications, and provincial infrastructure investments.
- Implement a Coordinated Access system for homelessness and ancillary services.
- Ensure the By-Name List of homeless individuals is tied to a group of community service providers who will find coordinated solutions to rapidly rehouse and provide wrap-around supports to individuals identified.

District of Nipissing Policies and Strategies

A Place to Call Home: 10 Year Housing and Homelessness Plan 2014-2024

A Place to Call Home, the Nipissing District 10 Year Housing and Homelessness Plan (2014 to 2024) (“the Plan”) was developed in accordance with Provincial housing legislation. The Plan is based on extensive research, including a literature review, public consultations, focus groups, interviews, surveys and the analysis of datasets such as census data.

The Plan provides a vision for acceptable, safe and affordable housing that meets the needs of citizens in Nipissing District. The Plan includes 36 strategies organized under the following six strategic objectives:

1. Homelessness Prevention, Shelters and Diversion
2. Improving Housing Stability
3. Increasing Housing Affordability and Options along the Housing Continuum
4. Sustaining and Expanding the Housing Portfolio
5. Leadership, Integration, Coordination and Advocacy
6. Awareness, Education, Information and Best Practices

Each objective is associated with key performance indicators, and each strategy includes actions, targets and timelines.

Five Year Review of Housing and Homelessness Plan (2019)

Service Managers are required to conduct a 5-Year Review of Housing and Homelessness Plan under the Housing Services Act, 2011. The goal of the 5-Year Review of Nipissing District’s 10-Year Housing and Homelessness Plan was to ensure that the objectives, actions and targets were in line with the current housing and homelessness landscape in the Nipissing District.

The 5-year Review follows the mission and vision of the original 10-Year Housing and Homelessness Plan. The Review involved an analysis of progress made, the completion of a needs assessment, and consultation to create an updated plan. Over the course of several months in 2018, the DNSSAB staff consulted with a variety of community stakeholders including service providers, private market representatives, municipalities, and Indigenous stakeholders.

The Review finds that over the first 5 years of the 10-Year Housing and Homelessness Plan, 76% of the 116 action items were achieved or experience progress towards their intended target. The updated 10-Year Plan retains the 6 strategic objectives from the original 10-Year Plan, with the majority of the strategies and accompanying action items being carried forward as well. Action items with no progress were analyzed to determine their relevance moving forward and revised where appropriate, and new objectives, outcomes and measures were determined.

Homelessness Landscape in the Nipissing District (2021)

The Homelessness Landscape in the Nipissing District is intended to serve as a checkpoint to refocus staff and the Board and to create a clear path of action in recognition that homelessness is on the rise in the Nipissing District and specifically North Bay.

The report provides an overview of the current homelessness landscape. It highlights recent changes, including a notable increase in the local homeless population during 2018, the rising visibility of homelessness, including in the downtown core of North Bay, and social service providers observing a significant increase in the complexity of clients they were serving. It outlines recent initiatives (e.g. the Mayor of North Bay’s roundtable, the development of an Action Team, the completion of the Transitional Housing and Stabilization Centre), lists existing plans and strategies, acknowledges the many other players in the system and their need to coordinate and collaborate, and speaks to the current and planned methods of data collection. The report further summarizes how the Board received and distributed funds in the five years prior, emphasizing the importance of measuring progress and outcomes.

The report ends with an acknowledgement that despite current approaches that serve and support numerous households, there has not been a meaningful reduction in homelessness due to the rise in demand, stringent funding, and added pressures from the COVID-19 pandemic, which have also pushed the DNSSAB to take on a more direct role in homelessness services.

District of Nipissing Policies and Strategies

Homelessness Action Plan (2021)

The Homelessness Action Plan for the DNSSAB builds upon the Homelessness Landscape report and presents an action framework to address local homelessness over a 12-month period. The Action Plan draws from the 10-Year Housing and Homelessness Plan with an emphasis on shelter diversion, improving housing stability, and increasing local housing options.

The action framework is based around the following priorities:

- Establish a coordinated system of outreach supports to quickly connect unsheltered homeless individuals with housing and health services and programs.
- Develop a shelter system that is innovative, cost-effective, and easy to access, to provide housing stability and rapid re-housing as required.
- Create dynamic transitional and supportive housing that stabilizes individuals and promotes life skills development and independent living.
- Provide a suite of coordinated homelessness prevention programs and services that will provide long-term stabilization and security to households and individuals at-risk of homelessness.

- Conduct advanced data collection and analysis on the homeless population that supports evidence-based decision-making and enables the measurement of progress, performance, and outcomes.
- Create a coordinated system of homelessness and ancillary services and supports, with a shared vision, goals, ownership, and accountability.

Each priority is associated with a series of actions.

The report further outlines relevant context that informs the Action Plan, including how homelessness is defined, a series of assumptions the Plan is based on, the conceptualization of the housing continuum, and a review of work underway. The Plan concludes with actions to support Plan implementation.

Income and Poverty in Nipissing District

The DNSSAB has prepared two reports out of a series of reports focused on income and poverty in Nipissing District. The reports will inform the Board's advocacy, policy development, planning and service delivery across the program areas.

Report #1

The first report in the series provides a descriptive analysis of income distribution and low-income status in the District and its municipalities and areas. Key findings include:

- There is range in median income and share of market and government transfer income across the district's municipalities and areas.
- Income is significantly lower in Nipissing District compared to the province. Nipissing is in the lowest quartile of household income distribution along with other districts in Northern Ontario.
- Compared to the province, a larger share of income is from government and the proportion of Nipissing's population receiving social assistance is nearly twice that of the province. Those on social assistance have seen no real income growth since 2015, and their income falls well below the low-income threshold.
- Within the Nipissing district, 13% of persons are living in low income, with the highest proportion being in Mattawa (21%). This rate is lower in Ontario (10%).

District of Nipissing Policies and Strategies

Income and Poverty in Nipissing District (continued)

Report #2

The second report presents key housing indicators for Nipissing District, including housing tenure, acceptable housing, core housing need, and shelter to income ratios. Some key findings include:

- The proportion of homeowners is decreasing in Nipissing and is less than that of Ontario. Housing tenures vary widely across the district and across household types, as renters are comprised of more singles and lone-parents while homeowners tend to be families.
- Over a quarter (27%) of households live in housing that is not acceptable, however this proportion is lower than that of Ontario. The share of households living in unacceptable housing and the reasons housing is considered not acceptable vary by municipality and area.
- Approximately 1 in 10 households in the District are in core housing need, lower than that of the province. Renters are more likely to be in core housing need, as are many Ontario Works (OW) clients. Similarly, rates of core housing need vary across the District.
- Of the renter households in core housing need, nearly all (94%) fall below the affordability threshold. While the majority of renters in core housing need live in unsubsidized housing, 17% live in subsidized housing, illustrating that subsidized housing does not lift all renters out of core housing need.
- Average market rent for a one-bedroom unit (\$842) exceeds the monthly OW entitlement (\$733) and the number of OW homeless clients has increased in recent years.
- There are over 900 people on the waiting list for social housing, a little over half of which (54%) are applicants in receipt of social assistance.

Local Policies

Local Official Plans

The following section provides a combined summary of the following Official Plans as they relate to housing:

- City of North Bay Official Plan (2009)
- Municipality of West Nipissing Official Plan (2016)
- Municipality of East Ferris Official Plan (2015)
- Township of Bonfield Official Plan (2013)
- Official Plan for the Town of Mattawa (1991)
- Official Plan of the Township of Chisholm (2013)
- Official Plan Township of South Algonquin (2012)
- Municipality of Temagami Official Plan (2013)
- East Nipissing Official Plan (2021)
 - This is the Official Plan for The Township of Papineau-Cameron, The Municipality of Mattawan, and the Municipality of Calvin

Relevant objectives and policies that have an impact on housing have been summarized under a series of identified themes.

Diversified Housing Stock

Most of the Official Plans reviewed express objectives around promoting a range of housing types and densities in order to meet the need of current and future residents. In some instances, this is further specified to include the need of all income groups and residents as they move through the life cycle.

At the same time, all Official Plans outside of North Bay and West Nipissing express limits or stipulations on the ability to provide a range in housing. Many of these Official Plans state that higher density residential development will be limited or that single-detached or other low density housing will be the prevailing housing form, either due to limited or private water and sewer services or to preserve the existing rural character of the community. In some instances, higher density forms require Zoning By-law or Official Plan Amendments, or additional considerations are applied on its development, such as its ability to conform to the existing neighbourhood character or the adequacy of services and parking.

Several Official Plans speak to the need for a variety of housing to accommodate special needs, including the needs of older adults, those with disabilities, low-income individuals and families, and students. In some plans this is specified to include garden suites, crisis housing and shelters, transitional housing, group homes, long-term care facilities or housing for older persons.

The North Bay Official plan encourages a range of housing that combines service and care components to allow individuals requiring varying levels of care and assistance to retain residency in their neighbourhood. The North Bay Official Plan also allows reduced parking standards for seniors' housing developments.

With the exception of Chisholm and Temagami, all other Official Plans provide permissions for group homes, however many place certain conditions on group homes, such as maintaining neighbourhood character, limiting them to certain locations, requiring minimum separation distances, or providing additional standards within the Zoning By-law.

North Bay is the only Official Plan to provide permissions for boarding, lodging and rooming houses, subject to regulations in the Zoning By-law.

Most Official Plans provide permissions for mobile homes within mobile home parks, the expansion or establishment of which typically require a Zoning By-law Amendment and are subject to expectations around screening, limited nuisance, appropriate amenities, and adequate parking and services.

A couple Official Plans also express interest in further exploring innovative housing types or modular homes, however do not include specific policies to this effect.

Local Policies

Local Official Plans (continued)

Residential Intensification

Approximately half of the plans reviewed encourage and permit opportunities for infill and intensification, in some instances directing intensification to specific areas (e.g. the Central Business District, Hamlet) or lot types. A couple Plans specify that intensification is permitted or encouraged where there is adequate services, facilities or transit, and where neighborhood character or compatibility can be maintained. The North Bay Official Plan provides specific policies or initiatives to promote intensification, including exemptions from parking requirements or Community Improvement Plans.

All Official Plans include policies permitting additional dwelling units (ADUs) in some form, with the exception of Mattawa (while the Mattawa Official Plan permits secondary uses and multi-unit dwelling by Zoning By-law Amendment, it does not specify permissions for ADUs). Some policies refer to additional standards within the Zoning By-law associated with ADUs or provide standards and requirements within the Official Plan, such as adequate servicing, parking and limited or no impact on the building exterior or neighbourhood character. In a couple instances ADUs are explicitly identified as a means to improve the affordability and range of housing options, or to promote intensification.

Many Plans also permit garden suites, which are defined as detached portable dwellings, subject to a Temporary Use By-law and appropriate standards. Garden suites are identified as being primarily intended for family members, seniors, or persons with disabilities.

Complete Communities

A small number of plans provide objectives or policies that support complete communities, such as promoting higher density residential development around commercial nodes to increase pedestrian activity and a mix of uses, directing higher density residential or seniors housing to provide services or locate near areas with appropriate public service facilities and amenities, permitting mixed-use commercial and residential buildings or neighbourhood commercial uses, or promoting compact and mixed use development.

All Official Plans provide permissions for home-based businesses, with many providing permissions for home industry and bed and breakfast establishments as well. Most plans provide standards around maintaining neighbourhood character, minimizing nuisance, and ensuring adequate parking and services, among other requirements.

Efficient and Effective Use of Land and Resources

Nearly all Official Plans have policies directing the majority of residential development to specified settlement areas, or in rural jurisdictions where there are no settlement areas, to other appropriate areas that make use of existing services and infrastructure. A few Official Plans provide policies or objectives promoting compact development.

Approximately half of the Official Plans reviewed include policy language requiring minimum land supply, most often a ten-year supply of land available for new residential development and a three-year supply of draft approved units or lots with servicing capacity.

A few Plans also provide policies promoting energy efficient buildings, including a focus on renewable and alternative energy sources, or energy conservation through building design or retrofits.

Retention of Existing Housing Stock

A few policies include language promoting the conservation, maintenance, repair and improvement of the existing housing stock.

The North Bay Official Plan includes policies prohibiting the conversion of existing residential units to condominium units where the vacancy rate falls below 3% and certain conditions are not met.

Local Policies

Local Official Plans (continued)

Affordable Housing

Most Official Plans acknowledge the importance of affordable housing in some form, however, vary in their application. Only three Plans identify some form of target for affordable housing, with two directing that 25% of new housing development be affordable and one expressing alignment with any District of Nipissing Social Services Administrative Board housing targets, however these Plans do not provide further policies directing how this will be achieved. A few Plans specify that further action can be taken as needed (e.g. through future amendments, policies or statements), and a couple plans express support for affordable housing but note that the municipality itself will not necessarily provide such housing.

While most Official Plans have enabling policies for Community Improvement Plans (CIPS), only four plans explicitly state the development of affordable housing as a permitted objective within CIPs. Other related objectives include housing more broadly, the maintenance and rehabilitation of the existing building stock, rehabilitating brownfield sites, improving accessibility and barrier-free design, and the development of seniors housing, among other objectives.

South Algonquin is the only Official Plan that provides additional policies intended to promote the supply of affordable housing, including consideration for alternative lot standards for the provision of affordable housing, maintaining an inventory of potential and appropriate sites, giving priority to affordable housing when disposing of municipally-owned lands, requiring affordable or specialized housing in subdivisions or larger scale housing projects, supporting the use of rehabilitation and affordable housing programs from other levels of government, and providing administrative assistance to community groups seeking funding to address local housing needs.

Several Official Plans express intent to work with the District of Nipissing Social Services Administration Board, higher levels of government, not-for profit groups and other parties to facilitate social or affordable housing or in the development and implementation of plans and other programs and initiatives.

Official Plan Reviews

The following municipalities are undergoing review and updates to their current Official Plans:

- City of North Bay
- Township of Bonfield
- Township of South Algonquin
- Municipality of Temagami

Draft Official Plans have been provided in Temagami and South Algonquin, while the remaining municipalities have provided initial background studies to inform their Official Plan updates. Included here is a brief summary of current challenges and housing related policies or objectives that are provided or contemplated in draft Official Plans or background studies. Note that this does not represent a comprehensive review of draft Official Plan updates.

Current Challenges

Background studies identify several challenges these municipalities are facing, including a lack of affordable, rental and seniors housing, including assisted living and long-term care options, short-term rentals and their impacts on the long-term housing stock and potential for nuisance, residents having difficulty finding accommodation or turning to non-residential structures for accommodation (e.g. recreational vehicles, bunkies), or the lack of accessible housing or available supports.

Local Policies

Official Plan Reviews (continued)

Proposed Policies

Proposed policies that could diversify housing stock include adding tiny homes as a permitted residential development, contemplating or adding policy language and permissions around seniors housing, such as long-term care homes or retirements homes, and contemplating policies around supportive housing.

With regards to intensification, a couple municipalities are proposing updated policy language around Additional Dwelling Units (ADUs) including naming them as an important part of affordable housing.

A few municipalities are contemplating adding new targets for affordable housing or housing targeted to low to moderate income households, and adding an associated definition for affordable housing. In both Temagami and South Algonquin a 10% affordable housing target is proposed.

In addition to its existing policies and those already mentioned here, the Township of South Algonquin has added extensive policies in their Draft Official Plan targeted at improving the supply of affordable housing and the range and mix of housing types and densities.

Below is a summary of the additional proposed policies that South Algonquin Council may implement:

- Monitoring the need for social assisted housing and working with the Province and others to meet identified needs;
- Monitoring populations projections and residential development targets;
- Encouraging cost-effective development standards and densities to reduce cost, considering innovative design features, concepts and service standards, or implementing site-specific zoning standards where suitable;
- Identifying areas for intensification and infill;
- Providing incentives for affordable housing projects, such as grants, density bonuses, waived or deferred municipal fees, or higher priority for reviewing proposals, including through a Community Improvement Plan;
- Seeking assistance from higher levels of government to assist in the delivery of affordable housing;

- Evaluating surplus municipal land for its suitability for the development of affordable housing prior to its consideration for other uses and encourage higher levels of government to do the same;
- Undertaking a Housing Study to better understand the dynamics and needs of the local housing market;
- Encouraging the provision of non-profit housing;
- Considering incorporating affordable housing in redevelopment opportunities;
- Exploring partnerships between the Township and public or private proponents;
- Giving priority to processing of development applications from non-profit housing corporations and housing cooperatives, for housing intended for persons of low or moderate incomes;
- Encouraging affordable housing in the form of garden suites, ADUs, tiny dwellings, and other innovative forms of housing.

Local Strategies

Housing Strategies and Action Plans

The City of North Bay and the Municipality of West Nipissing have both completed recent housing strategies or action plans. Both documents provide a high level summary of relevant demographic and housing supply trends, along with an estimate of the number of dwelling units required in each municipality. The West Nipissing Housing Strategy (2023) is additionally accompanied by an Existing Condition Report, which was informed by review of applicable policy, housing and census data and community engagement.

The North Bay Housing Action Plan 2023 proposes 10 initiatives, ranging from updates to existing documents (e.g. Official Plan, Zoning By-law), new processes (e.g. for receiving and processing planning applications), top-up funding and updates to the existing Growth Community Improvement Plan, and the development of a conceptual residential development plan for City-owned property, among others.

The West Nipissing Strategy puts forward 19 actions under the following five objectives:

- Promote & Protect Rental Housing
- Diversify Housing Supply
- Encourage the Right Type of Housing
- Develop Partnerships & Coordinate Advocacy
- Monitor Implementation & Report on Progress

Community Safety and Well-Being Plans

All of the municipalities in the Nipissing District have completed Community Safety and Well-being Plans independently or in partnership with other municipalities. These Plans are meant to address gaps in the community related to community safety and wellbeing and are designed in accordance with the *Police Services Act*. Many include information on the municipality's current context, a set of intended outcomes and objectives, an overview of background research, (including literature reviews, consultation, secondary data analysis and/or asset mapping exercises, among other techniques), and specific strategies and actions.

Many Plans included strategies, actions or priority areas centered around housing and homelessness. Particular concerns identified included growing rates of homelessness, the lack of transitional, supportive, affordable and rental housing, lack of affordable housing for seniors, the disproportionate impact on Indigenous populations and other vulnerable populations, and the impacts of the COVID-19 pandemic,

While strategies and actions varied, common themes included:

- Increasing the supply of affordable, rental, supportive, transitional and emergency housing, including through partnerships, subsidies, and exploring funding opportunities.

- Improving understanding of housing needs, including through data sharing, assessment tools, and the creation of targets and measures.
- Improving service delivery through expanding and coordinating outreach programs and focusing on cultural appropriateness and inclusivity.
- Increasing availability and awareness of housing supports, including to support aging in place.



4 *Appendix: What We Heard Report*

What We Heard from Community

*District of Nipissing Housing Needs and Supply
Study*



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About this Document

This *What We Heard* document is part of the Nipissing DSSAB Housing Needs and Supply Study.

Section 1: Broad Nipissing Engagement

This report summarizes the feedback, ideas, and input shared by residents, public, and private sector representatives across Nipissing District, led by SHS Consulting.

Section 2: Indigenous Engagement

This report also includes a section dedicated to insights from Indigenous-specific engagement activities, led by Daniel J. Brant & Associates.

The findings in this document are intended to illustrate where we are today (what is working and not working), where we want to be in the future, and some of the proposed solutions to address the District's most pressing housing challenges.

Section 1

Broad Nipissing Engagement

Overview

From October to December 2023, virtual community engagement events were hosted with residents, public and private sector leaders, and community organizations to learn about the housing experience in various municipalities and across Nipissing District overall.

This section outlines the four-phase engagement process and the various research methods employed with each target group.

1.1

Engagement Strategy

Overview

From October to December 2023, virtual community engagement events were hosted with residents, public and private sector leaders, and community organizations to learn about the housing experience in various municipalities and across Nipissing District overall.

This section outlines the four-phase engagement process and the various research methods employed with each target group.

Context

The District of Nipissing Social Services Administration Board (DNSSAB; referred to as “Nipissing District”) is the designated Service Manager for housing and homelessness services in the Nipissing District (the District). Located in Northeastern Ontario at the southern edge of Northern Ontario, the District includes eleven (11) municipalities, two (2) First Nations, and two (2) unincorporated areas.

Scope

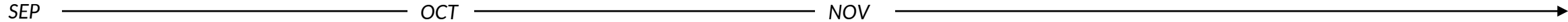
This research seeks to understand the experiences of residents, public and private sector actors and community organizations related to housing in Nipissing District.

As part of these qualitative research efforts, questions about the current housing experience were asked, including those related to housing safety, conditions, and suitability. Community conversations also explored perceptions around what parts of the housing system are working and should be amplified and the housing challenges and gaps faced in the District.

Finally, the work asked participants to look to the future and consider their vision for housing in Nipissing District.

Based on this data, this report aims to paint the qualitative picture of housing in Nipissing as experienced by residents and the businesses, institutions, and organizations that support them as they work to achieve their housing goals now and into the future.

This page provides an overview of the engagement events that took place as part of this housing study. The first three engagement events inform this What We Heard report.



Identifying Needs

This stage focuses primarily on understanding local community housing needs and will touch on some initial opportunity areas.

Engagement 1 • Focus groups with DNSSAB board members

A virtual session for board members (6) representing the City of North Bay and a session for board members (6) representing the municipalities and unorganized areas outside of North Bay

- Virtual, 1-hour focus groups (x2)
- **By invitation, DNSSAB board members**

Beyond the DNSSAB board members, additional one-on-one conversations will take place with local Indigenous leaders to set the stage and context for the Housing Needs and Supply Study.

Engagement 2 • Resident survey

A survey to obtain perspectives from a broad group of residents in each of the eleven (11) municipalities located in Nipissing District, and perspectives from the two (2) unincorporated territories

- Digital (via SurveyMonkey) and paper
- **Nipissing District residents**

The team will work with the local First Nations representatives (Nipissing, Temagami) to determine the most appropriate channels for reaching their community members beyond the use of a survey, as this approach may not be the most suitable.

From Needs to Opportunities

This stage serves as the bridge between describing local community needs and identifying promising opportunities to address housing gaps. Engagement participants will receive an overview of key messages from the resident survey as a starting point for their conversations.

Engagement 3 • Focus groups in municipal clusters

Virtual sessions for North Bay (2), West Nipissing, East Ferris, South Algonquin, Temagami, Unorganized North, and the Eastern Cluster (Mattawa, Bonfield, Papineau-Cameron, Calvin, Chisholm, and Mattawan)

- Virtual, 2-hour focus groups (x8)
- **By invitation, key community actors and subject-matter experts**

Two additional focus group sessions will be held with First Nations communities.

Engagement 4 • Key informant interviews

Semi-structured interviews with key actors in the housing sector to develop to fill in data and information gaps and inform the recommended actions and best practices

- Virtual, 1-hour interviews (x3)
- **By invitation, key actors in the sector**

Two additional interviews will be held with First Nations representatives.

Overarching Engagement

Indigenous Engagement

Engagement 1 ● Focus groups with DNSSAB board members

A virtual session for board members (6) representing the City of North Bay and a session for board members (6) representing the municipalities and unorganized areas outside of North Bay

- Virtual, 1-hour focus groups (x2)
- By invitation, DNSSAB board members

This engagement focuses on setting the stage for the Housing Needs and Supply Study and framing the work.

Lines of Inquiry

Vision for the future

- As key Nipissing District representatives, what does a vision for the future of housing in each local municipality look like?
- What does “success” look like for a well-functioning housing system in each municipality and the District as a whole?
- What are the District’s top goals for addressing housing supply and demand gaps?

Addressing housing challenges

- What key trends are DNSSAB board members keeping in mind related to the future of housing in Nipissing District?
 - *Economic*: impacts of changing economic conditions
 - *Societal*: changes in demographics (e.g., age, family size and type, etc.) and values
 - *Political*: political shifts
 - *Technological*: technological trends
 - *Environmental*: environmental trends
- What are some of the barriers getting in the way of change or efforts to improve housing situations?
- What are some of our strongest enablers of change or forces that support our efforts to improve housing situations?
- Of the solutions and actions proposed, how might we prioritize the most promising solutions (e.g., based on feasibility, viability, and desirability for the District)?
- What lessons learned from past efforts should be brought into this plan?

Administrative

- What communications needs do DNSSAB board members have regarding this project for their municipalities?
 - The purpose of this question is for communication strategies to be developed to promote the study and each Board has key notes to refer to when they receive questions around the study

Format

These one-hour sessions will be at the strategic level, focused on refining and prioritizing a way forward for the District of Nipissing.

Recommendations will take into account the local context and will likely be different for the larger municipalities compared to the smaller communities.

Indigenous Engagement

Beyond the DNSSAB board members, additional one-on-one conversations will take place with local Indigenous leaders to set the stage and context for the Housing Needs and Supply Study.

Engagement 2 ● Resident survey

A survey to obtain perspectives from a broad group of residents in each of the eleven (11) municipalities located in Nipissing District, and perspectives from the two (2) unincorporated territories

- Digital (via SurveyMonkey) and paper
- Nipissing District residents

This engagement focuses primarily on understanding local community housing needs and will touch on some initial opportunity areas.

Lines of Inquiry

Individual-level (looking to your own experiences)

- What are residents' lived experiences of housing in their local municipality?
 - How do residents perceive the home they live in today (i.e., quality, tenure, affordability, suitability, etc.)?
- What are their needs and how are these being addressed (i.e., what is working well)? Where are needs not being met?

Community-level (looking at the community more broadly)

- How do residents perceive housing in their community, overall?
- What seem to be the biggest housing challenges facing Nipissing District communities today? For instance, prompting responses such as...
 - **Supply-side issues** (e.g., short-term rentals, quality, ability to plan for changing life circumstances and aging by downsizing, accessing supportive housing, or aging in place, etc.)
 - **Demand-side issues** (e.g., affordability, vacancy rates, landlord-tenant relationships, etc.)
- What opportunities do community members see in terms of addressing some of the housing challenges identified?

Defining success and a vision for the future

- How would residents describe a great neighbourhood and community from a housing perspective?
- What do community members anticipate being our biggest housing challenges in the future?
- What brings residents hope for the future? What signals of progress or positive change do we see?
- What solutions should be considered to address some of the challenges or take advantage of potential opportunities for change in your local community?

Format

Online survey

An online survey in both French and English will be promoted through Nipissing District websites and channels as well as municipal partners. The survey will be created in SurveyMonkey.

Paper survey

A paper version of the survey will be developed and promoted through Nipissing District and municipal partners.

Indigenous Engagement

The team will work with the local First Nations representatives (Nipissing, Temagami) to determine the most appropriate channels for reaching their community members beyond the use of a survey, as this approach may not be the most suitable.

Engagement 3 • Focus groups in municipal clusters

Virtual sessions for North Bay (2), West Nipissing, East Ferris, South Algonquin, Temagami, Unorganized North, and the Eastern Cluster (Mattawa, Bonfield, Papineau-Cameron, Calvin, Chisholm, and Mattawan)

- Virtual, 2-hour focus groups (x8)
- By invitation, key community actors and subject-matter experts

This engagement bridges between describing local community needs and identifying promising opportunities to address housing gaps. Engagement participants will receive an overview of key messages from the resident survey as a starting point for their conversations.

Lines of Inquiry

Supply-side needs and opportunities

- What does the current housing stock look like at the local level?
- What are some of the most critical supply-related issues your local municipality faces?

Demand-side needs and opportunities

- What are the most significant demographic shifts you are seeing in your community right now?
- What are some of the most critical demand-related issues your local municipality faces?

Addressing housing challenges

- What is the nature of the ambition for change at the municipal level (i.e., dissatisfaction with the status quo, resistance to change, strength of the vision for the future)?
- What are the community's top goals in terms of addressing housing supply and demand gaps?
- What are some of the most promising solutions being explored (or to be explored) to address the local housing challenges?
 - What areas of opportunities are seen in policies, tools, partnerships, or new approaches that can help communities realize their goals for housing and the community?
 - What other approaches should be pursued to move the community goals forward?
- What are some of the barriers getting in the way of change or efforts to improve housing situations?
- What are some of our strongest enablers of change or forces that support our efforts to improve housing situations?

Format

The focus groups will be centred around the six geographic regions identified. Participants should include key community actors and subject-matter experts to be identified alongside the Nipissing District team.

Representatives could include employers, the development sector, the community housing sector, community services, economic development specialists, the business community, etc.

Up to ten (10) people should participate in each focus group (a total of 80 participants).

For the **North Bay**, the focus group participants can increase to twenty (20) participants either by hosting two separate sessions or one session with two breakout rooms (supported by additional facilitators and note takers).

Indigenous Engagement

Two additional focus group sessions will be held with First Nations communities.

Engagement 4 • Key informant interviews

Semi-structured interviews with key actors in the housing sector to develop to fill in data and information gaps and inform the recommended actions and best practices

- Virtual, 1-hour interviews (x3)
- Key actors in the sector

This engagement serves as an opportunity to learn more about promising opportunities to address housing gaps. Engagement participants will be targeted based on the recommended actions in the strategy and their knowledge and/or involvement in best practices relating to those actions.

Lines of Inquiry

Informing recommended actions and best practices

Interviewees will help inform and build out the best practices for relevant recommended actions. The interviews would touch on the program/process, any challenges faced, lessons learned, and suggestions for what would be wise to keep in mind as the recommended action is developed for Nipissing District.

Lines of inquiry will include:

- What are the key features of the program/process?
- What has the impact of the program/process been so far? Is it considered a success?
- What were the challenges faced as the program/process was implemented? Are there any lessons learned that would change it should be developed/implemented in the future?
- If there was one thing you would want to share with the DNSSAB as they consider pursuing this action, what would it be?

Key Informant interviews are not included in this What We Heard report as they are a mechanism to inform the Housing Strategy, which this document is intended to inform.

Format

These one-hour semi-structured sessions will be centred around learning more about best practices.

The discussion guides will be customized based on best practice.

Interviewees will be selected based on research into the recommended actions and potential best practices identified. Interviewees will be contacted via email and/or phone and asked to participate.

Indigenous Engagement

Two additional interviews will be held with First Nations representatives.

1.2

Engagement Reach

Overview

This section provides a summary of the reach achieved by the Nipissing District Resident Survey and the Focus Groups (virtual) in municipalities across Nipissing District.

This information should be used as context for the Key Insights described in Part 4 of this document. While the research team made every effort to gain a wide range of perspectives, the engagement reach indicates some limitations in geographic representation across the District. We are, however, confident in the survey results demonstrate a diverse representation from income levels, household types, and other demographic characteristics.

This section provides a summary of the survey's reach, highlighting who responded and the context from which the findings in this *What We Heard* report emerged. Here, we outline the demographic profile captured in the Nipissing District Resident Survey.

Format and Recruitment


The survey was open between October 13, 2023, and November 24, 2023, and was disseminated by the DNSSAB staff, local municipal staff, community agencies, and local media across Nipissing District.

The online survey was available in French and English. Paper copies were provided upon request.

Engagement Snapshot

 **714**
surveys completed

 **14**
municipalities represented across respondents

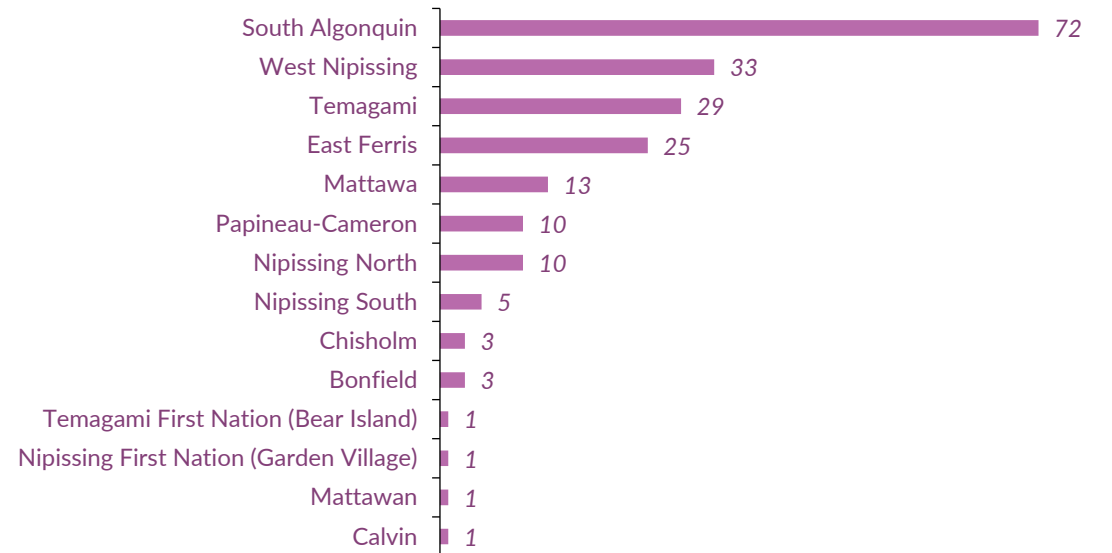
 **63%**
of respondents have lived in Nipissing District for 6 or more years

Geographic Reach

North Bay residents accounted for approximately 70% of all survey respondents (~500 responses). This weighting is commensurate with North Bay's share of the overall Nipissing population. South Algonquin residents responded in large numbers with 7% of their total population responding to the survey (72 respondents).

The graph below summarizes the number of respondents from each municipality. While all municipalities were represented, there are several municipalities with fewer than ten responses. This representation results in a limitation in this *What we Heard* engagement reach.

Figure 1: Number of Survey Respondents by Municipality, excluding North Bay



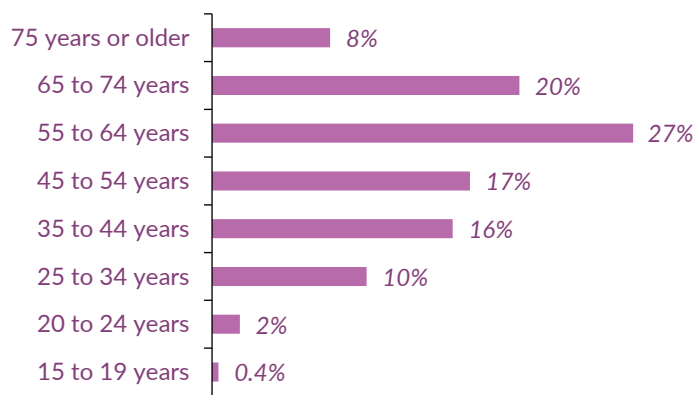
Respondent Demographics

Age

The respondent age representation in the survey is generally reflective of Nipissing’s population distribution.

More than half of all respondents identified as being aged 55 or older. This proportion is reflective of the Nipissing population (about half of the population is an older adult or senior). Less than one-third of all respondents were 44 years or younger.

Figure 2: Proportion of Survey Respondents by Age



Gender

Of the 714 complete responses, 666 participants shared their gender. The survey was predominantly completed by **women** in Nipissing District.

- **67%** of respondents identified as a **woman**
- **31%** of respondents identified as a **man**
- **2%** of respondents identified as **non-binary, trans, or two-spirit**

Disability

Almost one-third of all survey respondents reported **living in a household with at least one person with a disability**. Of these households, approximately one in four have a disability that results in **mobility issues**.

Household Type

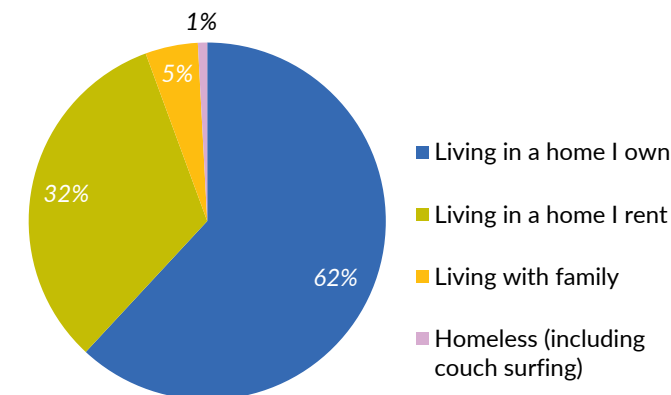
The largest share of survey responses came from people living with a partner or spouse without children (38%), followed by people living alone (20%). Single parents with children represented 8% (58) of responses. The responses also provide perspectives from 91 people (13%) living in multi-generational and other family arrangements, including living with siblings and caring for elderly family members. Many of these respondents noted the family arrangement was related to affordability or health support needs.

Tenure

The majority of responses (62%) came from homeowners in Nipissing. This proportion is well-aligned with the proportion of total owner households in the District (66%).

Renters represented almost one-third of survey responses. An additional 5% (34 responses) of surveys came from people living with family and six (6) respondents identified as currently experiencing homelessness.

Figure 3: Proportion of Survey Respondents by Housing Tenure



Respondent Demographics

Personal Identifiers

Survey respondents were asked to voluntarily self-identify in one of several priority groups who tend to experience greater housing challenges. Of the 714 respondents, 252 provided one of the priority identifiers. The table below indicates the number of self-identified respondents in each category.

78	I am an Indigenous person in Canada, such as First Nation, Inuit, or Métis.
57	I have experienced homelessness or accessed an emergency shelter in the past.
39	I am a member of the 2SLGBTQIA+ community.
29	I have served in the Canadian or Allied Armed Forces, participated in basic training, or am a former member of the RCMP.
20	I have been in contact with the criminal justice system.
15	I am a member of a racialized group.
10	I am currently experiencing homelessness.
4	I am a newcomer to Canada and have been in Canada for fewer than five years.

Indigenous Respondents

Of respondents who identified as Indigenous...

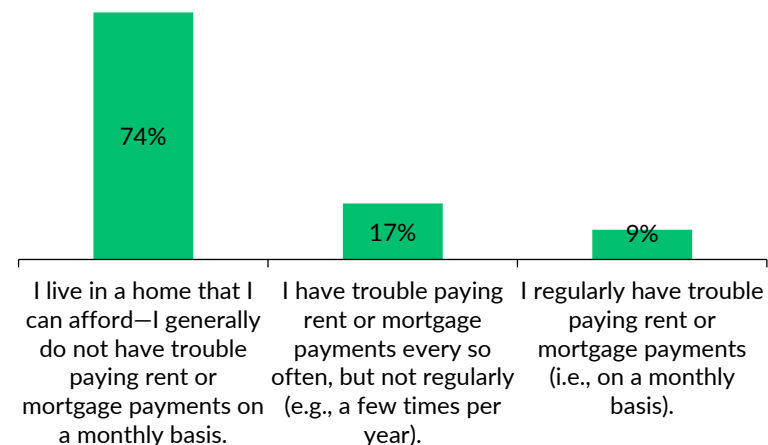
- 65% identified as **First Nation**
- 36% identified as **Métis**
- 1% identified as **Inuit**

Housing Affordability

When asked about the affordability of their current housing situation...

- 74.24% of respondents reported living in homes they **can afford**
- 16.83% indicated having **occasional difficulties paying rent**
- 8.92% reported **regularly experiencing trouble with affordability**

Figure 4: Proportion of Survey Respondents based on Self-Reported Affordability



This section provides a summary of who attended the series of eight focus groups conducted virtually across Nipissing District from November to December 2023.

Participants

Focus group invitations were extended to private, public, and non-profit organizations. The table below provides a breakdown of the represented groups by session:

#	Municipality	Participants	Sector Representation		
			Public	Private	Non-Profit
1, 2	North Bay (2 groups)	14	3	3	8
3, 4	South Algonquin (2 groups)	11	6	3	2
5	East Ferris	7	4	2	1
6	Eastern Cluster	4	4	0	0
7	West Nipissing	3	2	0	1
8	Temagami	3	3	0	0
	Total	41	22	8	11

Sector Representation

The sessions were attended by a mix of participants from the public, private, and non-profit sectors. The following organizations were represented:

Public	Private	Non-Profit
<i>government and elected officials</i>	<i>including businesses and residents' associations</i>	<i>including charities and community organizations</i>
<ul style="list-style-type: none"> North Bay Council City of North Bay (Community Safety and Wellbeing) City of North Bay (Economic Development) Municipality of West Nipissing Municipality of Calvin Municipality of Mattawan Nipissing Township Municipality of East Ferris Municipality of Mattawan Township of South Algonquin 	<ul style="list-style-type: none"> Bradwick Property Management / Consolidated Homes Limited Malmac Properties Near North Landlords Association Tourism operator Family-owned mill Whitney Area Algonquin Association Eylon Lake Community Association 	<ul style="list-style-type: none"> Military Family Resource Centre Nipissing University Canadore College Multi-Cultural Centre Crisis Centre of North Bay LIPI (Low-Income People Involvement) Horizon Women's Centre Whitney Seniors New Outlook Valley Manor Long Term Care Canadian Forces Housing Agency

Note that the focus groups do not represent perspectives from the Unorganized North.

1.3

Synthesis Methodology

Overview

To best understand and represent the housing needs and experience in Nipissing District we analyzed survey and focus group data by question and region before considering the inputs as a whole. This ensured a comprehensive examination of the qualitative and more narrative responses shared by residents and focus group participants while also taking into account the important geographic differences across the region.

Throughout the process we were mindful of concerns about over representation by some areas in order to ensure no region unduly influenced the overall report.

A visual index of geographies that contributed insights to each theme is included throughout to underscore the representation of participants from across the District and connect insights to the communities where they are most relevant.

1.4

Key Insights

Index of Insights

This section details 12 key insights gleaned from residents, the public and private sector and community organizations across the various engagement sessions related to the housing experience.

	<i>People in Greatest Need</i>
1	Homelessness, mental health, and addiction challenges are a key concerns in urban centres.
2	Improved access to social housing, services, mental health support, and amenities are critical for residents of Nipissing District.
3	Seniors and older adults want to age in their communities, but a lack of suitable housing and services will force them to move elsewhere.
4	Housing affordability challenges are deep and widespread and go beyond rent or mortgage payments affecting other social determinants of health.
	<i>Housing</i>
5	Most survey respondents speak positively about their homes, but many are concerned about their ability to stay in Nipissing.
6	There is a lack of available housing suitable for people of different abilities, family sizes, and needs.
7	Ongoing maintenance, upkeep, and overall housing quality are key concerns for renters and owners.
	<i>Barriers to New Supply</i>
8	A lack of infrastructure limits development opportunities and negatively impacts the housing experience in Nipissing.
9	High construction costs, lack of land, labour shortage, and red tape are stalling development in Nipissing.
	<i>Systemic Challenges</i>
10	There is a perceived lack of urgency, innovation, and leadership energy around housing. Residents want to see collaboration and partnerships.
11	Private landlords are relied upon to provide housing for folks with complex needs and landlords and tenants feel unsupported when conflict arises.
12	The lack of affordable housing (rental and ownership) impacts the ability of businesses to recruit and employ staff and impacts job prospects for residents.

Homelessness, mental health, and addiction challenges are a key concerns in urban centres.

“We have people dying on the street [every week] and even that can't motivate us to get together to do something effective.”

- Community leader, North Bay

Community Perspectives

Residents feel unsafe in downtown spaces

- Urban residents are fearful, cite increase in criminal behaviour and evidence of drug use in the community as concerns.
- Homelessness is perceived by residents as connected to crime, drug addiction, and mental health challenges.

Unhoused community feel underserved

- Unhoused respondents don't feel enough is being done to support them in accessing services and housing supports.
- Unhoused respondents describe themselves as being abused and ignored by the system and say they are desperate to find housing.

Community responses sway between compassionate and angry about lack of action to address challenges related to increased homelessness, addiction and crime in Nipissing

- Many in Nipissing see housing as a human right that should be ensured by governments or DNSSAB
- Residents want action to address crime, homelessness, and addiction from local municipal governments.
- Concerns exist about investment in shelters and harm reduction approaches and attracting more unhoused people.
- Many residents worry about a lack of compassion, care, and services for those struggling in their communities.

Private, Public, and Community Sector Perspectives

Community leaders recognize the intersectional nature of homelessness

- Mental health and addictions are new and key concerns related to homelessness in Nipissing.
- Capacity and resource limitations, including a lack of shelter spaces, hinder action and are attributed to the loss of life in unhoused communities.

Stigma seen as barrier to finding housing for those experiencing homelessness

- Community leaders suggest stigma that all unhoused people suffer from addiction and/or mental health challenges is an obstacle to finding housing for those who are vulnerable.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Improved access to social housing, services, mental health support, and amenities are critical for residents of Nipissing District.

“There’s a significant health crisis in our community and others; we weren’t prepared to deal with that, so we have a lot of folks struggling with mental health, not diagnosed, and walking around the city at-risk .”

- Community leader, North Bay

Community Perspectives

Lack of mental health and addictions support is a recurring theme in resident responses.

- Residents are concerned about the lack of dedicated facilities and housing to support both those facing mental health and addictions challenges and also the health of the wider community.

Distance from amenities, shops, and services can be isolating, compromising health and wellbeing.

- Residents spoke of staying in poor housing conditions to maintain proximity to services and schools.
- A lack of community transportation makes access to services a challenge, even in urban areas.

Lack of childcare surfaced as a significant concern in Nipissing

- Residents have noted that a lack of daycare and childcare facilities undermines their ability to stay in community and/or return to their hometowns.

Private, Public, and Community Sector Perspectives

Residents of Nipissing are forced to travel as far as Ottawa to access services; Leaders are curious about a more unified service delivery approach.

- Public sector leaders recognize gaps in services that exist across the District.
- Leaders across Nipissing want strategies to prevent homelessness and serve vulnerable residents.
- Leaders are curious about combining housing and health registries to better serve residents and believe services should be based on resident needs.

NIMBY-ism can be a barrier to improving services and amenities

- Despite a desire for more services, residents continue to push back against efforts based on concerns that creating shops and service facilities could conflict with the ‘rural experience’.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Seniors and older adults want to age in their communities, but a lack of suitable housing and services will force them to move elsewhere.

“Downsizing is a problem. Finding housing that is comparable and is walking distance to to the main street in Mattawa is impossible... Some folks I know move to other communities to access this.”

- Resident, Mattawa

Community Perspectives

Seniors and older adults (aged 55+) represent the majority of survey respondents and have a distinct perspective and set of concerns

- These residents are passionate about their housing needs and communities and are concerned about the future affordability and quality of life in the District.

Seniors want to age in their communities but don't feel confident services will meet their needs

- Respondents want seniors facilities and services to be prioritized to allow them to age in place.
- Affordable rental housing that is accessible, near services, and provides opportunities to socialize are priorities for senior and older adult residents.

Empty nesters say homes are too big and high maintenance to keep but the lack of affordable rentals is keeping them in large family homes

- Many respondents currently struggle to maintain their homes, both due to cost and the physical demands of upkeep.
- Residents shared fears about having to stay in homes that are too big by themselves due to lack of appropriate rentals to move to.
- Older adults also spoke of fears around affordability mentioning rising costs, inadequate pensions, and widowhood and caregiving strain.
- Condo living , if available, was mentioned often as an appealing option by seniors and older adults.

Private, Public, and Community Sector Perspectives

Significant waitlists for seniors housing exist and will worsen as demographic shift continues in the District

- Leaders report that the few seniors housing facilities in Nipissing currently have waitlists that are many years long.
- More than 25% of the population of Nipissing District was over 65 in 2021
- At a provincial level the number of Ontarians over 75 is expected to more than double between 2022 and 2046 while the number of individuals aged 90+ is expected to triple. Nipissing leaders are concerned about this trend and want to act to meet the expected need.

Housing for seniors that serves a variety of income levels and service needs will be a key element of seniors housing strategy.

- Municipal leaders note that while there should be a focus on affordable rental units for seniors, many older residents can afford market rent.
- Leaders suggested that focus should not be only on long-term care style housing but also assisted and independent living as many residents only need to downsize and don't have significant service needs.
- Private and public sector leaders say the lack of seniors housing also affects young people who do not have access to the housing stock currently held by older adults and seniors in the community.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Housing affordability challenges are deep and widespread and go beyond rent or mortgage payments affecting other social determinants of health.

Community Perspectives

Lack of affordability is having an impact on the mental health of many in Nipissing

- Respondents describe feeling hopeless, anxious, stressed, and scared about the future and how they will make ends meet.
- Rising cost of living is forcing families to make choices between heat, food, rent, gas, and other basic needs.

Tenants who have secured low or affordable rents feel lucky and are conscious of short supply in rental market.

- Many tenants fear eviction based on having secured low rent and don't know where they would turn if evicted.
- Those with access to safe, clean, affordable rental housing feel "lucky" given supply issues in the sector.

Residents are forced to accept unhealthy living situations due to affordability concerns.

- Respondents described staying in abusive and otherwise unhealthy situations to maintain housing.

When asked about ideal future housing experiences "positive" and "less stressful" responses were among most common.

- Across every region residents desire a more positive, easy to navigate, less stressful, and more dignified experience with readily available, affordable housing for everyone in Nipissing District.

"I can barely afford my mortgage, once it renews, I don't know that I'll be able to afford it. I'll also have to move at some point due to mobility issues but I... suspect I will be homeless in the next 5 years."

- Resident, South Nipissing

Private, Public, and Community Sector Perspectives

Economic policies were cited as a concern by leadership.

- Leaders worry that rate hikes by the Bank of Canada will push current mortgage holders out of their homes adding further complications to the already over-burdened housing system

"I've resorted to using the food bank and even then, I often only eat once a day to make my money stretch as far as I can... I'm living in an environment that is unsafe for me. I find it harder and harder to continue looking for work and staying sober. I'm whiteknuckling through life, and a lot has to do with my living situation."

- Resident, North Bay

Leaders say the CMHC definition of affordability no longer meets reality.

- Leaders suggest that refining the definition of affordability to better reflect the true cost of having a home is needed to get an accurate picture of the challenges and to support residents in accessing programs.
- Leaders suggest current definitions leave out many people who are in need of affordable housing but don't fit current criteria.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Most survey respondents speak positively about their homes, but many are concerned about their ability to stay in Nipissing.

“ Love our home and where we live. Don't like how our neighbourhood has changed and don't feel safe anymore. Higher costs make it scary as we don't know if we will be able to stay in our home forever.”

- Resident, North Bay

Community Perspectives

More than 50% of residents surveyed spoke positively about their home.

- Residents spoke about safety, housing quality, and natural beauty as reasons they love their homes – these are design opportunities when expanding housing options.

Residents in all areas concerned about the future of Nipissing District

- Respondents tempered their enthusiasm about their homes with concerns about increased homelessness and worries about the impact that a lack of affordability will have on its future and the ability of communities to sustain themselves.

Living close to nature is seen as a major benefit of life in Nipissing

- Many respondents spoke of loving the locations of their homes and referred to living by lakes, having lots of space, privacy, and quiet as benefits of life in their communities.

Locals attribute lower housing stock and rising prices to the influx of short-term rentals, lack of student housing and influx of new arrivals to the District

- Residents in South Algonquin and North Bay said there are too many short-term rentals
- High home prices and increase in crime attributed to new arrivals from Southern Ontario
- Concerns that universities are failing to provide students housing taking up stock needed for local community

Private, Public, and Community Sector Perspectives

Residents, public and private sector leaders, and community organizations all want more geared to income housing and rent subsidies to allow people to stay in Nipissing District.

- Leaders from across Nipissing, along with many residents surveyed, spoke of the need to create more geared-to-income housing in the District.
- Research participants also spoke of the importance of removing stigma related to accessing subsidized housing.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin
West Nipissing	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
East Ferris	Mattawa	Chisolm	Temagami	Nipissing South

There is a lack of available housing suitable for people of different abilities, family sizes, and needs.

“As a result of the increased prices, we have people and families living in dwellings that is not meeting their needs and its displacing people who could need that housing; it’s a major gap.”

– Economic Development Officer, West Nipissing

Community Perspectives

Young families are being prevented from remaining in, or returning to, community by a lack of appropriate affordable housing.

- Community members point to a lack of appropriate housing as reason for the low volume of young families in some communities.
- Families report overcrowding and multigenerational living in response to a lack of appropriate homes.
- Housing that is appropriate for multigenerational families was also cited as a gap in the housing market.

“We have less than 500 square feet for 4 people.”
– resident, South Algonquin

Single adults are unable to access housing to meet their needs.

- Single adult respondents spoke of ongoing difficulty finding 1 bedroom and bachelor unit rental options.
- Some divorced and separated adults said they continue to live with an ex-spouse because they are unable to find an appropriate home to move to.

People with disabilities are unable to find accessible housing.

- Many survey respondents referred to the lack of housing appropriate to meet mobility needs.
- ODSP payments are not sufficient to secure rental housing in Nipissing district.

Private, Public, and Community Sector Perspectives

Local leaders are eager to support young people and promote a return to Nipissing communities.

- Municipal and community leaders spoke about the need to create housing, schools, and daycare facilities to serve young families that want to return to their communities.
- Leaders also spoke about families living in housing that is not suitable to their needs and the importance of addressing the gap.

Families accessing shelter services in Nipissing have very few options for permanent housing.

- Shelter operators noted that larger families stay in shelter system for longer due to a lack of appropriate homes for them to move into.

Municipalities and the DNSSAB recognize limitations around accessing services for families, seniors, newcomers and those living with disabilities.

- Leaders acknowledged that services are focused in urban areas which leaves residents without access to transportation unable to reach healthcare, daycare, and other services that are critical to quality of life.
- In many rural communities, local employment is limited which makes life unsustainable for many residents.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Ongoing maintenance, upkeep, and overall housing quality are key concerns for renters and owners.

“Older home that needs a lot of renovations and upgrades. While I can afford my mortgage, I cannot afford all the upgrades (septic, windows, etc.), but I don't want to move, because it would cost even more.”

- Resident, East Ferris

Community Perspectives

High repair and upkeep costs make it difficult for owners to reinvest in upkeep

- Many residents shared that they love their homes but are unable to maintain them due to the high cost of needed repairs - many live in old homes and rural areas
- Some residents say they will have to move because upkeep is too difficult and are concerned that they will not find somewhere appropriate and affordable to relocate
- Homeowners mentioned the need for grants or financial support programs to help with repairs and maintenance
- Both tenants and homeowners spoke of difficulty finding reliable tradespeople to help with repairs

Rental units in disrepair causing stress and tension between landlords and tenants, exacerbated by supply concerns

- Residents spoke often of landlords failing to make repairs and of putting responsibility and cost on to tenants
- Some tenants concerned that insisting on repairs or maintenance could put their housing at risk
- This issue is particularly relevant in North Bay

Mould and other unsafe conditions mentioned frequently by residents across Nipissing

- Mould, infestation, electrical issues, roofs and stairs in need of repair, boiler and furnace issues all mentioned as concerns by residents

Private, Public, and Community Sector Perspectives

Landlords cited high costs as obstacle to addressing repairs and upkeep

- Landlords and local leaders spoke about increasing upkeep and operations costs as important considerations related to the ability to make timely and comprehensive repairs.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

A lack of infrastructure limits development opportunities and negatively impacts the housing experience in Nipissing.

"I live in a very small cottage in a rural area. I have no running water and limited electricity (on solar). I work full time and can barely afford ...medication and medical hardware needed for my disability."

- Resident, Bonfield

Community Perspectives

Rural residents are forced to live without running water, public electrical services, and modern heating and cooling.

- Residents shared concerns about hydro access and their inability to benefit from modern public utilities in their rural homes.

Lack of transportation services is causing problems for seniors and low-income residents

- A lack of public transit in Nipissing limits the ability of residents without personal vehicles to access services and fosters reliance on others for transportation.

Residents in spoke of isolation related to poor internet and cellular phone connectivity in South Algonquin, Calvin and Temagami.

- Residents shared feelings of isolation and concerns about lack of access to reliable internet connection and cell phone coverage.
- Respondents noted that this impacts access to services and tradespeople.

Lack of access to emergency services poses concern for some rural residents.

- Residents pointed to inaccessible roads and the lack of emergency service access as safety concerns, particularly in the context of aging in place.

Private, Public, and Community Sector Perspectives

Development in some areas of Nipissing is limited by access to utilities like public water service

- Private and public sector leaders recognize that the lack of water service and reliance on septic systems limits the ability to build higher density housing.
- Developers are curious about the possibility of creating shared community infrastructure like pump houses and large septic systems to allow for less expensive homes that are built closer together.

Transit services are limited by low population density.

- Public sector leaders recognize the transportation challenges posed by a relatively small per capita population and large lots that are spread over large rural land mass as is characteristic of Nipissing District.
- Some municipalities have creative ideas to support transportation and service delivery in rural areas but suggest that moving targets make implementation difficult.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

High construction costs, lack of land, labour shortage, and red tape are stalling development in Nipissing.

“We live in a small rural community there’s no economies of scale; people come from long distance; usually people in town don’t have the expertise which makes it more expensive to get people here [to build homes].”

-Municipal leader, Temagami

Private Sector Perspectives

Rising construction costs significantly impact the feasibility of housing projects

- Developers say it’s increasingly difficult to make the numbers work when it comes to building multi-unit and affordable housing.
- High costs are driving building efforts toward higher end single family homes.
- Higher taxes on multi-residential new construction disincentives this type of development in Nipissing.

Red tape and bureaucracy make development process difficult to navigate, discourages new entrants to the market

- Arduous municipal approvals process is a deterrent for builders, prospective developers want a guide at city halls to support efforts and help navigate the system

Private sector participants say land for development in Nipissing is expensive and hard to come by.

- Private sector respondents say developable land is in short supply in the District and suggest crown land and outstanding land claims exacerbate the situation
- Developers note that privately held land is expensive and rarely up for sale

Private sector says construction talent is scarce and payroll costs are rising

- Developers point to a short supply of construction workers in Nipissing and suggest that those available are often inexperienced.
- Developers note that getting licensed as a builder is difficult.

Public, and Community Sector Perspectives

The private sector is a key player in growing affordable housing and leaders want to know how best to support and incentivize development industry.

- Municipalities are cutting fees, updating by-laws, modifying official plans, and creating tax credits to support development but say the province controls lot size, environmental impact study criteria, and other critical blockers to getting housing built.
- Municipalities are considering creative planning approaches like changing parking requirements to allow developers to build more units on secured land.

Land severance limitations and crown land are being explored as means of supporting the creation of affordable housing.

- Municipalities across Nipissing are investigating opportunities presented by securing crown land for affordable housing.
- Leaders recognize that lot severance is an expensive and admin heavy process but are considering ways to streamline and cut fees to allow for further densification of existing properties.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

There is a perceived lack of urgency, innovation, and leadership energy around housing. Residents want to see collaboration and partnerships.

Community Perspectives

Residents want to see government listen to communities and take action to address housing concerns.

- Survey respondents signalled they want to see more action and urgency when it comes to creating both rental and owner housing in Nipissing.
- Residents want to see responsive solutions and housing results that flow through more quickly to the people of Nipissing.

Residents want creative approaches used to address the housing shortage.

- Respondents want the DNSSAB to consider innovative ideas including container and tiny houses.
- Residents want to see the DNSSAB learning from other regions that are facing housing challenges creatively.

DNSSAB should be collaborating with Indigenous, municipal, provincial, and federal governments to move the needle on affordable housing in Nipissing.

- Residents want the DNSSAB to take a leadership role in establishing programs and relationships with other level of government that cut costs and deliver results in affordable housing.

Residents want short-term rentals regulated and limited, particularly in South Algonquin.

- Survey respondents see short-term rentals as taking housing that should be occupied by families and other full-time Nipissing residents.
- Residents want the DNSSAB to step in and cap short-term rentals and otherwise regulate the market.

“I would like to see the survey results published and a concrete workable realistic plan of action put forward to address the results.”

- Resident, Papineau-Cameron

Private, Public, and Community Sector Perspectives

Public sector leaders agree, innovation and collaboration with partners and other levels of government is critical.

- Leaders in every sector across Nipissing are committed to working with developers and community organizations to create housing solutions and address homelessness in the District.
- Partnerships exist in Nipissing and Ontario and leaders spoke of mobilizing to cultivate more and to access funding and create housing.
- Leaders are building relationships with other municipalities across Canada to support discuss challenges, share learnings, and foster innovation at the municipal level in Nipissing.

Short-term rental legislation is of interest, but municipalities need support in shaping and implementing policies.

- Leaders say that short-term rentals leave homes empty, services strained, and limit access to housing for residents.
- Officials need support to develop policies that address the challenges presented by short-term rentals.

Nipissing municipalities face structural barriers when trying to access funding.

- Urban municipalities are part of the Large Community stream and forced to compete with big cities for Housing Accelerator funding.
- Leaders say that other levels of government assume less need and urgency based on low density and declining population.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Private landlords are relied upon to provide housing for folks with complex needs and landlords and tenants feel unsupported when conflict arises.

“We can no longer expect the private sector to provide housing that isn’t supportive. We’ve put landlords in terrible situations, but the supports aren’t there for people with significant needs.”

- Community leader, North Bay

Community Perspectives

Many North Bay tenants are experiencing significant stress and feel unsupported as neighbours of residents with complex needs.

- Tenants spoke of a lack of police and landlord response to building safety issues connected to crime, mental health, and addictions.
- Tenants expressed significant frustration at a lack of options available to them when trying to achieve feelings of safety in and around their homes.

Prejudice and adversarial relations with landlords are a concern for tenants in North Bay.

- Tenants referred to experiences of prejudice when seeking rental housing, specifically landlords refusing housing to those on ODSP or OW and experiences of racism and homophobia.
- Many North Bay residents shared lack of trust, legal issues, and trespassing by management when describing interactions with landlords.

Private, Public, and Community Sector Perspectives

Support is needed for small, private landlords who are providing housing for tenants with complex needs.

- Public sector and community leaders agree that private landlords, especially those in the secondary market, need guidance and resources if they are to be counted on to house tenants living with addictions challenges and complex needs.

Costs related to damage and lack of payment from tenants are seen as untenable risks for landlords

- Landlords cited tenant damage and rent non-payment as compromising their financial wellbeing and disincentivizing the rental business.
- Additional costs and admin related to changing tenants were cited as an added stressor and deterrent.

The Residential Tenancies Act is seen as biased toward tenants and delays are having financial impact on landlords.

- Landlords feel Landlord Tenant Board decisions are weighted against them and note that slow processes and long waitlists exacerbate the financial losses associated with excessive damage and rent non-payment by tenants.

The DNSSAB and municipal councils want to create incentives to help keep private landlords in the market.

- Municipalities and community groups are looking into addressing tax inconsistencies, creating rent guarantor programs, and other mechanisms to help share some of the risk presented by tenants with complex needs.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

The lack of affordable housing (rental and ownership) impacts the ability of businesses to recruit and employ staff and impacts job prospects for residents.

Community Perspectives

Residents, particularly in North Bay and East Ferris, struggle to find employment that allows them to afford housing.

- Survey respondents from North Bay suggested there are not enough jobs and that those that exist do not pay enough to afford local housing.

“ Military people and their families want to live relatively close to the base, but the prices in the airport subdivision - they’re pricey, and not affordable.”

- Public Sector Leader, North Bay

“ A challenge is the complete void in rental housing; that’s a big barrier for employers like myself; recruiting is not an issue but once you find workers as a private industry operator, we need to accommodate them but that’s the situation right now.”

- Business Leader, South Algonquin

Private, Public, and Community Sector Perspectives

Public and private sector stakeholders point to the lack of affordable housing as barrier to economic growth.

- Municipal leaders noted that companies considering opening facilities in Nipissing are deterred by a lack of suitable housing for employees.
- Established businesses say their growth is hampered by an inability to house prospective staff coming to the region.
- Long term and seasonal employee housing are both areas of concern, especially in South Algonquin.

Lack of rental housing is also a barrier.

- Local leaders suggest that the lack of rental housing not only hits on existing businesses but also affects service delivery by limiting housing options for Personal Support Workers and others needed to support the aging population.

Existing staff are forced to commute further distances between work and home.

- Public and private sector leaders suggest staff are commuting from Bracebridge and other communities to reach jobs in Nipissing.
- Concerns persist that the stressful housing system will impact ability to attract and retain staff.

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Section 2

Indigenous Engagement



Overview

The section outlines engagement efforts undertaken by Daniel J Brant and Associates with the Indigenous community in Nipissing and the insights gleaned from those efforts.

Indigenous engagement has been included in this What We Heard Report as its own section to outline the different engagement process and highlight the distinct housing experiences of Indigenous residents and unique factors impacting the provision of housing related services to Indigenous residents in the District.

Background on Indigenous Housing in Nipissing District

The Province of Ontario plays an important role in the supply of resources to municipalities for a range of services and housing is one of the main priorities. The following statement by the Province outlines their commitment to the housing issues.

“The National Housing Strategy represents a renewed partnership between the federal government and the provinces and territories. Federal funding for Ontario is about \$2.9 billion over nine years, which is cost-matched by Ontario.

*“Ontario has about 44% of households in core housing need nationally, but only receives about 39% of funding. The province should receive an additional \$490 million for homelessness and community housing programs from the federal government under the National Housing Strategy. We continue to petition for municipalities and vulnerable Ontarians to receive their **fair share of funding** from the federal government. These additional revenues would flow to municipal service providers to ensure Ontarians get the housing they need.”*

In Fall 2023, the District of Nipissing Social Services Administration Board (DNSSAB) launched a housing supply and demand study, understand, and assess the housing situation and needs in the Nipissing region. The study is in response to national housing priorities on affordability, availability, and homelessness. The study included the city of North Bay and several surrounding communities within its service and geographic catchment area.

In recognition of provincial housing and fair share of funding for Indigenous people the DNSSAB has committed to reaching out to include Indigenous citizens and First Nation communities within the district. Starting in 2022–2023, Ontario has committed to invest \$30 million annually in culturally appropriate Indigenous supportive housing and wraparound mental services and supports through the Indigenous Supportive Housing Program. It is not anticipated that provincial funding will be directed towards First Nation housing programs however their leadership will be consulted and encouraged to participate as a very high percentage of First Nations memberships live off Territory. The First Nations geographically affected in this study include the Nipissing First Nation, located to the west of the City of North Bay and the Temagami First Nation, also known as Bear Island, located north of North Bay.

It should be noted that because of jurisdictional issues, First Nations are required to address their housing and infrastructure needs separate from the systems that are available to DNSSAB. The First Nations have developed their own housing and related infrastructure strategies to reflect their own needs and jurisdictions. A logic model diagram that describes the major challenges confronting First Nations issues that affect housing and their attendant sub issues is attached.

2.1

Research Design and Methodology



Overview

To best reach a variety of communities, residents and organizations across the Indigenous community in Nipissing District D. Brant and Associates worked with SHS Consulting and the DNSSAB to take a responsive and iterative approach to gathering insights.

This included the use of the resident survey, which was also distributed more widely across Nipissing District, and a focus group to learn from community leaders about the factors impacting urban Indigenous housing in North Bay.

Survey Distribution Methodology

The survey instrument and discussion guide designed by SHS Consulting in collaboration with District of Nipissing Social Services Administration Board was also used to include engagement with Indigenous residents across Nipissing District.

The questions were distributed using Survey Monkey, a digital survey data collection platform. The link to the survey was shared broadly through DNSSAB, municipal offices and agencies, and local media.

The North Bay Friendship Centre was also asked to distribute the survey to their network. The survey was open to all residents 15 years of age and over. Indigenous responses were extracted from the main DNSSAB list of respondents. This data represents 12 percent of the total respondents and roughly the same proportion of Indigenous population of the District.

Focus Group Methodology

The project team created a discussion guide which was distributed to relevant organizations and followed by an invitation to participate in focus groups. Focus groups were designed as two-hour, virtual sessions intended to dive deep into questions and opinions about challenges and solutions related to housing in Nipissing District.

Reaching out to Indigenous communities for virtual discussion groups was a challenge. Connecting with the community requires access to each via community association like Metis Association or Friendship Centre or housing association.

The First Nations within the region were contacted but were reluctant to offer or share data because they hadn't had a prior meaningful relationship with North Bay about housing in the past. Taking into account the separate delivery mechanisms for housing services, Nipissing First Nation and Temagami First Nation felt inclusion of their housing data would not result in any benefit to their needs and therefore chose not to participate.

A focus group discussion with the North Bay Indigenous Friendship Centre, the most active Indigenous organization in North Bay, was held December 21, 2023.

2.2

Engagement Reach

Overview

Outreach to Indigenous leaders in Nipissing District included discussions with:

- The Housing Director for the Nipissing First Nation
- The Housing Manager from the Temagami First Nation
- The Senior Political Advisor from the Nipissing First Nation
- The CEO of the Ontario Aboriginal Housing Association
- The Executive Director of the North Bay Indigenous Friendship Centre
- The President of the North Bay Indigenous Friendship Centre

Additional data was gathered from those respondents who self-identified as Indigenous as part of residents survey that was distributed throughout Nipissing District.



This section provides a summary of the survey’s reach, highlighting the Indigenous participants who responded. Here, we outline the demographic profile captured in the Nipissing District Resident Survey.

Format and Recruitment

The survey was open between October 13, 2023, and November 24, 2023, and was disseminated by the DNSSAB staff, local municipal staff, community agencies, and local media across Nipissing District.

The online survey was available in French and English. Paper copies were provided upon request.

Engagement Snapshot



78

surveys completed by people identifying as Indigenous



11

municipalities represented across respondents



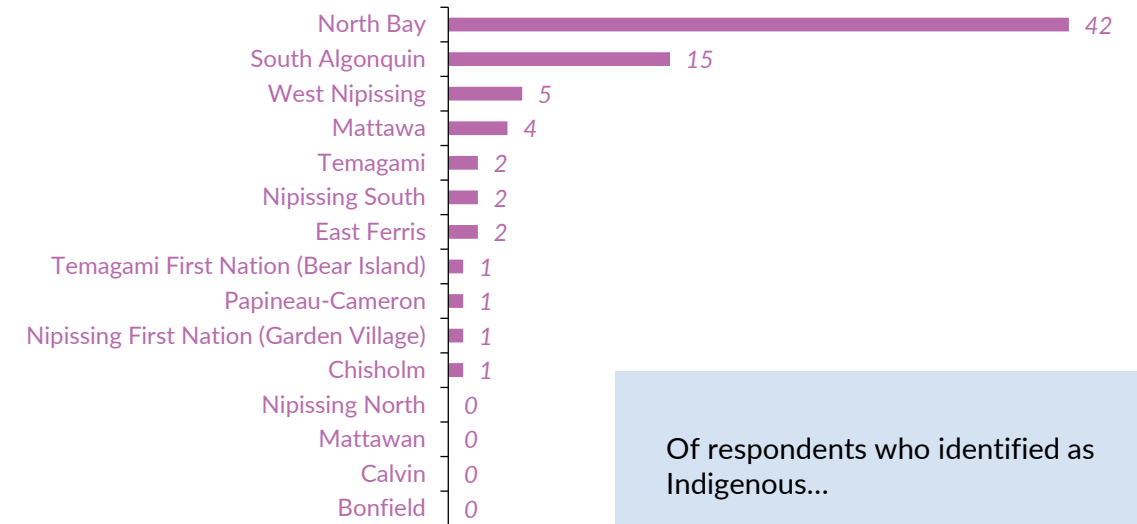
55%

of respondents have lived in Nipissing District for 6 or more years

Geographic Reach

North Bay residents accounted for more than half (54%) of all Indigenous survey respondents. South Algonquin, West Nipissing, and Mattawa followed with fewer respondents. The graph below summarizes the number of respondents from each municipality.

Figure 1: Number of Survey Respondents by Municipality



Of respondents who identified as Indigenous...

- 65% identified as **First Nation**
- 36% identified as **Métis**
- 1% identified as **Inuit**

Respondent Demographics

Age

Almost all Indigenous respondents were aged 25 or older. Approximately one-third of all respondents were aged 55 or older.

Gender

Of the 78 complete responses, 68 participants shared their gender. The survey was predominantly completed by **women** in Nipissing District, to a greater degree than all respondents (Indigenous and non-Indigenous) to the survey.

- **79%** of respondents identified as a **woman**
- **15%** of respondents identified as a **man**
- **6%** of respondents identified as **non-binary, trans, or two-spirit**

Disability

Almost half (45%) of all survey respondents reported **living in a household with at least one person with a disability**. Of these households, approximately one in four (27%) have a disability that results in **mobility issues**.

Household Type

The largest share of survey responses came from people living with a partner or spouse without children (29%), followed by couples with children (27%), and single parents with children (19%).

Tenure

Indigenous survey respondents represented a mix between renter households and owner households.

- **54%** of respondents live in a home they **own**
- **41%** of respondents live in a home they **rent**
- **5%** of respondents live in another arrangement

Focus Group

An Urban Indigenous Focus Group was held with the North Bay Indigenous Friendship Centre on December 21, 2023. The group included three leaders from the Friendship Centre. Insights gathered from this are included in this report.

Limitations

Engaging Indigenous communities for virtual discussion groups presented challenges. Recruiting research participants requires access through community associations like the Métis Association or Friendship Centre.

First Nations were hesitant to share data due to the lack of meaningful prior relationships with North Bay. As a result, without a perceived benefit to address their housing needs, participation was limited.

2.3

Key Themes and Recommendations

Overview

Many concerns, like worries about neighbourhood safety, affordability, and suitability of housing, surfaced by Indigenous residents and leaders in Nipissing District are being experienced regardless of nationality and lived experience across the District.

However, the approach to addressing these concerns, and also those around discrimination and resourcing, must be acknowledged and addressed with specific recognition of the Indigenous housing and community experience in Nipissing District.



“We’re very receptive to working with anybody – the perspective is that they [the DNSSAB] don’t believe Indigenous people have anything to teach them.”

- Urban Indigenous leader, North Bay

Indigenous residents share concerns about safety, quality, and affordability of housing; contributions by community not recognized by local governments.

Community Perspectives

Indigenous residents across Nipissing District feel that housing is unaffordable; high costs impact other basic needs

- Affordability is a significant concern for Indigenous residents of Nipissing, many residents suggested paying for food and repairs was challenging on top of housing costs

Indigenous residents living in unhealthy and unsuitable housing situations

- Mold, infestation, and lack of maintenance are common issues
- Crowded living conditions mentioned often due to lack of appropriate or affordable options
- Indigenous seniors are also concerned about downsizing and future housing needs

Many Indigenous residents spoke positively about their housing experience

- Indigenous folks from across Nipissing District said they love their homes, and neighbourhoods
- Love, gratitude, comfort, and pride all came up when Indigenous residents spoke about their homes

Safety, crime, and discrimination are a significant concern for Indigenous residents of Nipissing

- Safety in neighbourhoods and the prevalence of crime and addiction related social issues are a concern
- Residents report discrimination from rental management and landlords
- Residents spoke of staying in abusive living conditions due to lack of alternative housing

Key Concerns from other Research

In an examination of a DNSSAB Indigenous population profile across seven communities, the study reveals that approximately **50%** (1,500 of 3,155) of Indigenous households rent their homes.

Many of these households have **concerns regarding:**

1 Safety

2 Affordability

3 Quality



/ Indigenous residents share concerns about safety, quality, and affordability of housing; Contributions by community not recognized by local governments

Private, Public, and Community Sector Perspectives

Building trust with Indigenous leaders will be key element of future housing strategy

- Past interactions with local councils and DNSSAB have undermined trust and partnerships with Indigenous leaders on and off reserves
- Urban Indigenous leaders noted that recognition of their specialist housing and homelessness knowledge is needed

Commitment to Truth & Reconciliation by local councils is not clear based on policy and practice

- Leaders noted that while there have been some efforts toward Truth & Reconciliation there is no formal cultural recognition in the form of flags, financial support for the local powwows, or in cultural training or hiring practices at the DNSSAB

Indigenous Friendship Centre plays outsized role in outreach to unhoused residents, resources don't match commitment

- Friendship Centre provides majority of outreach to unhoused community of North Bay which is ~44% Indigenous but resource distributions doesn't reflect need or proportionality

Indigenous leaders want greater voice, engagement in North Bay decisions

- Indigenous leaders in North Bay point to \$300M in GDP growth driven by Indigenous residents as validation for greater role in local decision-making discussions

Housing Security

Although some homeowners, particularly those aged 35 to 64, expressed being equipped to sustain themselves beyond 65 years, **support is essential for younger Indigenous families in Nipissing District.**

Most Indigenous respondents expressed **significant uncertainty** about **securing housing** in another neighborhood or town if relocation becomes necessary.

“We’re very receptive to working with anybody – the perspective is that they [the DNSSAB] don’t believe Indigenous people have anything to teach them.”

- Urban Indigenous leader, North Bay

Where this Theme Showed Up

A desire for this change was mentioned in conversations with the following communities:

North Bay	Bonfield	Nipissing First Nation	Papineau-Cameron	Mattawan
West Nipissing	Mattawa	Chisolm	Temagami	Temagami First Nation
East Ferris	Nipissing, Unorganized North	South Algonquin	Calvin	Nipissing South

Build Stronger, Trustworthy Relationships

Comments from the Indigenous community indicated that the past relationships with the DNSSAB and the region were not positive or supportive. However, from all discussions, there is optimism that a new era of cooperation is starting. The primary Indigenous institution in North Bay is the North Bay Friendship Centre and all indications are that they are willing to host and work toward getting a working relationship with the region that will benefit not only the Indigenous peoples but the region as well.

The DNSSAB should work to initiate meetings to acknowledge of the relationship and recognize the role and value of Indigenous providers. This is in line with the focus group invitation created as part of this work inviting First Nations to discuss housing with the DNSSAB and consultants on this project.

Provide equitable resourcing to address Indigenous housing needs

With an Indigenous population that has higher representation with respect to the overall population of the region, there is an expectation that the services will meet the same level as the percentage of population. This includes participation on boards, committees, and level of financial resources available.

The DNSSAB should advocate to municipalities to supplement funding for Indigenous housing received by Indigenous housing providers, including Ontario Aboriginal Housing Services.

Address Indigenous Housing Stock Gaps

The backlog for Indigenous housing has been identified by OAHS and numbered at 549 units in 2023. This needs financial support to fund renovations, repairs, and the creation of new housing to serve the needs of the community. In addition, support is needed to provide affordable housing for new family formations and supportive housing for seniors and those living with disabilities in the community.

The DNSSAB should provide financial resources proportionally consistent with the populational represented by the urban and rural Indigenous community of Nipissing District. While First Nations housing doesn't fall under DNSSAB jurisdiction, we recommend initiating discussions with leadership with a view identifying opportunities for collaboration to support housing in the neighboring First Nations communities.

Create partnerships with Indigenous service providers to support health and those experiencing homelessness

Culturally relevant service provision is fundamental to successful outcomes when considering Indigenous housing and their physical, emotional and mental health needs of Indigenous residents in the context of the DNSSAB. To do this, partnerships with Indigenous service providers will be critical.

Partnerships should should consider data and resource sharing agreements and positions on boards, steering committees and other decision-making forums. Indigenous leaders pointed to the Hub that currently serves the Indigenous community of North Bay as well as OAHS and the Friendship Centre as important initial points of contact and potential partnership.



Moved by: **Seconded by:** **Res. # 24-**
 THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Township of Amaranth regarding municipal budget funding.
-Carried-
-Defeated-

Moved by: **Seconded by:** **Res # 24-**
 THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Municipality of St. Charles and the Town of Aylmer regarding Provincial Consideration for Amendments to the Residential Tenancies Act.
-Carried-
-Defeated-

Moved by: **Seconded by:** **Res. # 24-**
 THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Municipality of St. Charles and the County of Prince Edward urging the Federal and Provincial Governments to establish a guaranteed Livable Income.
-Carried-
-Defeated-

Moved by: **Seconded by:** **Res # 24-**
 THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Municipality of Wawa regarding pausing advancement on proposed Highway 413 and redirecting funds to support municipal infrastructure costs and housing construction initiatives.
-Carried-
-Defeated-

Moved by: **Seconded by:** **Res. # 24-**
 THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Towns of Plympton-Wyoming and the Municipality of St. Charles regarding allowing municipalities to retain surplus funds from Tax Sales.
-Carried-
-Defeated-

Moved by: **Seconded by:** **Res. # 24-**
 THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Town of Goderich regarding the request to the province to not proceed with the recommended phase-out of free private well testing in Ontario.
-Carried-
-Defeated-

Moved by:**Seconded by:****Res. # 24-**

THAT: Council for the Corporation of the Township of South Algonquin support the resolution from Clearview Township regarding the endorsement of Bill C-63 in the House of Commons.

-Carried-

-Defeated-

Moved by:**Seconded by:****Res. # 24-**

THAT: Council for the Corporation of the Township of South Algonquin support the resolution from the Municipality of Hastings Highlands regarding the recommendation that the Ministry of Health approve the application for funding a Full-Time Nurse Practitioner.

-Carried-

-Defeated-

Moved by:**Seconded by:****Res. # 24-**

THAT: Council for the Corporation of the Township of South Algonquin support the resolutions from the Township of Limerick and the Municipality of Calvin regarding the review of the National Fire Strategy.

-Carried-

-Defeated-

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH ALGONQUIN
BY – LAW NO. 2024-789**

**Being a By-Law to adopt the Updated Official Plan for the
Township of South Algonquin**

WHEREAS the Official Plan for the Township of South Algonquin has been updated in accordance with Section 26 of the Planning Act, R.S.O. 1990.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN ENACTS AS FOLLOWS:

1. **THAT** the updated Official Plan for the Township of South Algonquin consisting of the text and maps attached to and marked “Schedules A, B and C,” and forming part of this By-law are hereby adopted;
2. **THAT** the CAO/Clerk of the Township of South Algonquin is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan for the Township of South Algonquin.
3. **THAT** this By-Law shall come into force and take effect on the day of the final passing thereof subject to the requirements of the Planning Act.

READ A FIRST AND SECOND TIME this 1st, day of May 2024.

Ethel LaValley-Mayor

Bryan Martin-CAO/Clerk-Treasurer

READ A THIRD TIME, PASSED AND ENACTED this 1st, day May 2024.

Ethel LaValley-Mayor

Bryan Martin-CAO/Clerk-Treasurer

THE TOWNSHIP OF
SOUTH ALGONQUIN

OFFICIAL PLAN



Approved August 2012
Updated _____, 2023
Redline OP Updated for Adoption by Council 22-04-2025

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PART I: INTRODUCTION AND BACKGROUND

1.0 Background

An official plan describes a municipality's policies on how land in that community should be used. It is prepared with input from local residents and other stakeholders with the intention of ensuring that future planning and development decisions will meet the specific needs of the community. Although South Algonquin was created in 1998, through the amalgamation of the geographic townships of Airy, Sabine, Lyell, Murchison, and Dickens, it has not had an official plan in place to provide guidance for local planning and development activities before the adoption of this document.

In July 2007 the Township of South Algonquin formally commenced the process of creating its first-ever official plan. This plan was produced through a unique partnership between the Township of South Algonquin and the Department of Geography at Brock University, and was intended to ensure that~~The students worked to gather extensive community input in order to ensure that~~ South Algonquin's official plan reflects, as much as possible, the values, goals, and objectives of the Township's residents. ~~The Township has had an Official Plan since 2012. Led by Professor Christopher Fullerton, a total of seventeen undergraduate Geography students contributed to the making of the plan between 2007 and 2012. The students involved included:~~

- ~~Stephanie Clarke~~
- ~~Tyler Collins~~
- ~~Amanda D'Agostino~~
- ~~Alicia Davidson~~
- ~~Dan Della Mora~~
- ~~Sara Epp~~
- ~~Hillary Even~~
- ~~Erin Heibein~~
- ~~Courtney Heron Monk~~
- ~~Sarah Holmes~~
- ~~Katelyn James~~
- ~~Michael Longmead~~
- ~~Tiffany Onesi~~
- ~~Samantha Papadakos~~
- ~~Rebecca Smith~~
- ~~Jillian Sparrow~~
- ~~Samantha Zandvliet~~

~~Through this wide-ranging public consultation and other research, a great deal of information was collected between October 2007 and March 2012 about topics and issues such as:~~

- ~~the Township's current population characteristics, such as socio-demographic and economic activity data, current land use activities, public health trends and issues, transportation infrastructure and patterns, and other relevant data;~~
- ~~provincial government planning legislation and planning-related policies of provincial government Ministries; and~~

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~~• Township residents' viewpoints regarding planning and development matters, which were collected through meetings with the Township Council and local residents, community planning workshops, visits to local elementary schools, a questionnaire survey, and written submissions provided by interested stakeholders.~~

~~Using this information, the Township Council and other volunteer members of the Official Plan Committee, namely Ed Lentz, Ken Begbie, Georgina Bresnahan and Ron Wowk, worked with the Brock University project team to ensure that the Official Plan reflects the needs, wants, and responsibilities of the community. The original~~s~~ Plan specifies~~d~~ the Township's planning objectives for the period between 2012 and 2032, as well as the policies intended to assist in achieving these ends. The Township has had an Official Plan in effect since 2012.~~

~~In 2022 Council initiated a formal review and update of this Official Plan under Section 26 of the Planning Act, to bring the South Algonquin Official Plan into compliance with the 2020 Provincial Policy Statement.~~

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1.1 Context for the Plan

1.1.1 Location and Geography of South Algonquin

The Township of South Algonquin is located in Northeastern Ontario, directly adjacent to the world-famous Algonquin Provincial Park. It is accessed from the east and west by Provincial Highway #60 and from the south by Provincial Highways #127 and 523. South Algonquin is the southernmost municipality in the District of Nipissing. To the south it borders Hastings County, and to the west and east, respectively, it borders Haliburton and Renfrew Counties.

South Algonquin can generally be described as a remote and sparsely populated municipality. Located on the Canadian Shield, the Township is comprised mainly of forested areas, as well as numerous water bodies. Approximately 80% of the Township's land base is composed of provincial Crown land, ~~most of which is off limits to new development. These factors, along with the Township's relatively remote location away from major urban centres, have limited the availability of local economic development opportunities over the past few decades.~~

This Official Plan acknowledges that the Township of South Algonquin is situated on unceded, and un-surrendered territory of the Algonquin Anishinabee. It is also acknowledged that there may be other First Nation interests in the Township.

1.1.2 Economic Characteristics of South Algonquin

~~Council recognizes that the economic base of the Township is dependent upon a mix of forestry, other resource-based industries, tourism, and service and retail commercial. It is Council's intent to establish an environment which encourages new economic growth and new employment generation while sustaining existing economic strengths. South Algonquin has a fairly narrow economic base, characterized by dependence on the forestry, tourism, and retail sectors. The number and variety of job opportunities within the Township are both quite limited. This has led to a relatively high unemployment rate in the municipality and, at the~~

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~~same time, many community members are underemployed due to their reliance on seasonal and/or part time jobs.~~ South Algonquin’s economy is largely primary-resource based, with the logging industry providing, both directly and indirectly, approximately 49% of the employment opportunities found within the Township.

Due to the Township’s location on the eastern edge of Algonquin Park, along with its own abundance of natural and recreational amenities, tourism has come to play an important role in the local economy. However, there is widespread belief that South Algonquin has great potential to further expand this sector.

~~It is a goal of this Plan to strengthen the existing economic base and to broaden the Township’s employment opportunities. To realize this goal the following objectives are established:~~

- ~~1. To sustain and to build on and diversify the existing strength of the resource-based industries and Forestry sectors of the economy.~~
- ~~2. To sustain and to build on the existing strength of the recreational and tourism sectors of the economy.~~
- ~~3. To undertake initiatives to stimulate new employment generation.~~
- ~~4. To work cooperatively with senior levels of government and community groups in promoting and undertaking economic development activities.~~

~~The Township recognizes that scattered rural residential development generally does not generate positive net financial return for the Township and may result in incremental increases in municipal services.~~

~~The Township is fortunate to have an abundance of public crown lands. These lands represent an opportunity for a wide range of economic and resourced based activities and supports the Township’s forestry and tourism industries.~~

~~1.1.3~~ **1.1.3 Social and Demographic Characteristics**

~~The Township acknowledges that South Algonquin is situated on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honour and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory. It is acknowledged that historically significant places that hold sacred importance for Indigenous communities exist within the Township of South Algonquin.~~

~~The Township of South Algonquin recognizes the need to strengthen its relationship with Indigenous people. Through this recognition we acknowledge that municipal government leaders and staff can support Indigenous communities, and be part of the healing, learning, and restoration needed to support reconciliation with our Indigenous friends, neighbours, and communities. The township recognizes the Truth and Reconciliation Commission’s (TRC’s) 94 calls to action and will strive towards addressing those areas which we as municipal governments can address. Specifically, the municipality believes it has impact role to Play in~~

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the following Calls to Action.

- #3 We call upon all levels of government to fully implement Jordan’s Principle.
- #17 We call upon all levels of government to enable residential school Survivors and their families to reclaim names changed by the residential school system by waiving administrative costs for a period of five years for the name-change process and the revision of official identity documents, such as birth certificates, passports, driver’s licenses, health cards, status cards, and social insurance numbers.
- #47 We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.
- #57 We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.
- #77 We call upon provincial, territorial, municipal, and community archives to work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system, and to provide these to the National Centre for Truth and Reconciliation.
- #87 We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.
- #88 We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and travel.

The Township will continue Actively listen to our Indigenous leaders, elders and community. The Township will continue to Educate its staff and elected on Indigenous history, perspectives and rights under the Canadian Constitution and treaty as it is finalized, the Township will continue to speak up in support of Indigenous peoples and the Township will continue to work collaboratively with our Indigenous community.

Council recognizes that there may be a need to undertake a formal review and update of this Official Plan following the completion of land claim settlements with Indigenous communities, in order to reflect and acknowledge a new vision for the community.

Since Census data for South Algonquin are only available for 2001 South Algonquin has experienced a 17% decline in permanent population, with a 2021 Census total population of 1,055, and 2006. However, the available statistics demonstrate trends of an aging and declining population within the municipality. The Township had a median age of 49.4 in 2006, making it the oldest population in the District of Nipissing. Population decline in the Township can largely be attributed to the out-migration of youth, who tend to leave South Algonquin after graduating from high school, and rarely return. These trends and a corresponding decline in the number of children living in the Township have combined to result in South Algonquin’s seniors’ population (65+) representing roughly 35% of

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~~the total population, being larger than the municipality's child and youth populations combined. In South Algonquin, 22.5% of the population was aged 65 or higher in 2006, while only 21.6% of residents were less than 25 years old.~~

The population trends identified above – an aging population and significant youth out-migration – pose a number of planning and development challenges. The aging of the population suggests the need for land use planning policies that will support the provision of suitable and affordable housing, especially within the ~~hamlet~~Villages of Whitney and Madawaska, to meet the needs of local seniors. It is also important to ensure that the Township's planning policies support the retention and expansion of community services routinely needed by the elderly and other local residents, such as medical facilities and a pharmacy. A lack of such services can have serious transportation consequences for residents, particularly those who do not have easy access to an automobile. The issues identified above are important planning considerations as they can all have a significant impact on residents' quality-of-life.

In recent years, a large share of residential development in South Algonquin has been concentrated along the Township's water bodies. This has led to several concerns regarding lake capacity, privacy, and impacts on the natural environment. Accordingly, there is a need in this plan to balance both environmental and social factors with respect to future development.

~~The Township of South Algonquin also faces concerns regarding waste management. Most notably, residents often identified the lack of a local recycling program as an important environmental planning issue.~~

While South Algonquin must address numerous planning challenges, a number of development opportunities are available within the Township for residents and non-residents alike. For example, while the remoteness of the area has in some cases limited development, it also serves as an asset to the community. Residents enjoy the strong rural character of the Township, which provides a quiet and private atmosphere. Additionally, Algonquin Park contributes to the wilderness setting and provides opportunities for outdoor recreation and for the development of tourism-related businesses.

During the process of formulating this plan, it became clear that local residents often did not share the same vision of what South Algonquin might look like in the future. For some, the relatively unspoiled natural environment was something to be preserved, even if it meant placing restrictions on future development. For others, the desire for secure and well-paid employment was vital and, as a result, new development was actively encouraged. The goal of this plan is to find a balance that respects both of these visions. Overall, the main challenge has been to create policies that encourage community and economic development while also preserving South Algonquin's many positive attributes.

1.2 Title and Content of the Plan

- 1.2.1 This document shall be known as "The Official Plan of the Township of South Algonquin" and shall apply to all lands within the Township of South Algonquin. The Plan consists of the written text of the Plan and Schedules A, B, and C.

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1.3 Township Responsibilities

1.3.1 The Township of South Algonquin has the responsibility to:

- a) prepare an Official Plan;
- b) review the Official Plan after 10 years and every –at least once every– five years after that and make amendments as necessary;
- c) advise and secure the views of the public, local authorities, agencies and boards with respect to its Official Plan and any proposed amendments; and
- d) review, consider and recommend local legislation, such as zoning by-laws, which implement the policies of the Official Plan.

1.3.2 The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making.

1.4 Approval Authority

1.4.1 In accordance with Provincial policy that aims to provide local autonomy and empowerment to municipalities, the Township of South Algonquin shall encourage and actively seek the delegation of consent granting authority and municipal plan review authority from the Ministry of Municipal Affairs and Housing is the approval authority for the Township's Official Plan. The Township of South Algonquin is not governed by an upper-tier municipality, and as a result there are no prescribed upper-tier allocations of population, housing, and employment projections for South Algonquin.

1.5 Plan Objectives

1.5.1 The policies and land use designations contained in the Plan are based on achieving the following objectives. In the event that clarification of the intent of these policies is required, the objectives listed in this section should be considered.

- To ensure the preservation of the rural character of the Township.
- To provide cost-effective development and the efficient delivery of services within the Township.
- To stimulate economic development through the sustainable use of the Township's natural resources, by providing opportunities for future industrial and commercial development, and by encouraging the expansion of the local small business sector.
- To provide levels of service that enable economic development without placing undue strain on the Township's financial resources.
- To plan for healthy, liveable, and safe communities, by preparing for regional and local impacts of climate change.
- To establish a pattern of development that supports public health and safety by avoiding natural and human made hazards, and that is resilient to climate change.

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- To accommodate an appropriate range of housing types and densities required to meet projected requirements of current and future residents, including additional residential units where appropriate.
- To accommodate ~~new the majority of~~ growth in the two Hamlet Villages of Whitney and Madawaska, where appropriate in terms of servicing and other constraints.
- To accommodate growth in Rural and Waterfront areas.
- To allow residential lot severances within the Hamlet Village, Rural, and Waterfront areas, as determined in accordance with this plan’s policies.
- To create a safe, efficient transportation network within the Township.
- To protect the environment by preserving natural features, ecological systems and natural resources.
- To ensure that all significant cultural heritage resources in the ~~municipality-Township~~ are managed in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community.
- To protect people and property from environmental hazards that create risk to health and safety.
- To ensure that decisions of Council have regard to provincial interests as defined in Section 2 of the *Planning Act*.
- To ensure that decisions of Council have regard for the Growth Plan for Northern Ontario.

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1.6 Commitment to Comprehensive Planning Approach

1.6.1 In its efforts to achieve the objectives outlined ~~above in section 1.6~~, the Township shall use a coordinated, integrated and comprehensive approach when dealing with planning matters. Accordingly, all planning decisions will involve consideration of:

- expectations of future population, housing and employment change;
- past, present and future development patterns; ~~and~~
- any development limitations presented by natural and human-made hazards; and;
- the Township’s approved Asset Management Plan.

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1.6.2 The Township will also consider the possible impacts of planning decisions:

- on natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- for the provision, maintenance and/or expansion of infrastructure, public service facilities and waste management systems; and
- on ecosystems, shorelines and watersheds.

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PART II: LAND USE DESIGNATIONS AND POLICIES

SECTION 2: GENERAL DEVELOPMENT POLICIES

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2.0 Introduction

2.0.1 Although this plan includes sections pertaining to specific land use designations, the policies outlined below set forth development standards that apply to the entire Township.

2.1 Types of Development

2.1.1 In order to encourage economic development, a broad range of development types will be allowed throughout the Township, provided that development proposals meet the standards set forth in this Plan, in all implementing by-laws, and in any other relevant federal and provincial legislation.

2.2 Federal and Provincial Legislation

2.2.1 Proposed development shall satisfy the requirements of all relevant federal and provincial legislation, and regulations and policies made thereunder, such as (but not limited to) the *Planning Act*, *Fisheries Act*, the *Canadian Environmental Assessment Act*, the *Species at Risk Act*, the *Endangered Species Act*, and *Public Lands Act*.

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2.3 Community Health and Safety

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2.3.1 Land-use planning decisions shape communities in many ways including walkability, access to public recreation areas, dark skies, protection of natural environment, access to nature, and preservation of First Nation and settler cultural history. Planning for a healthy community can support the physical, psychological, and social health of residents and contribute to reducing obesity, heart disease, and social isolation, and improving mental health, nutrition, and air quality.

2.3.2 Social determinants of health are recognized as being far more important to an individual's health than their genes and biology.

2.3.3 The Ontario Professional Planners Institute created a guide to planning for healthy communities called "Planning by Design: A Healthy Communities Handbook."

2.3.4 Community Health and Safety Objectives

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1. To plan for healthy, liveable, and safe communities by preparing for regional and local impacts of climate change by promoting land use patterns that mitigate and maintain resilience to climate change, including energy efficient and water conserving building and landscape design, and the use and development of alternative and renewable energy systems where appropriate.

2. To promote active and healthy lifestyles through policies that encourage physical activity, decrease the Township's impact on climate change, provide equitable access to spaces for recreation and leisure in building and natural environments, preserve and protect the local

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food system from production to waste management, protect the population from health hazards, and increase opportunities for people to gather and build on the Township’s sense of community

3. To conduct planning with an open process that engages all stakeholders, including those most vulnerable, producing policies which are fair in their distribution of benefits as well as equitable and inclusive to diverse groups.
4. To work with local agencies to help ensure population health is prioritized through -land use and other public policies in this Plan, including health considerations in all policies to improve the health of all communities and people at a systemic level.
5. To help ensure equitable access to healthy food for all residents.
6. To incorporate vegetation and tree-planting in new, existing, and future developments to increase areas for shade and assist with dissipation of localized heat.
7. To encourage residents to compost food waste, thereby reducing the Township’s greenhouse gas emissions by reducing carbon waste being directed to the landfill.
8. To develop and maintain sufficient parkland and trails, open space, and community facilities to meet the needs of the various age and socio-economic groups. This can be achieved in part through the provision of parkland acquired under the Planning Act.
9. To develop a supportive, welcoming environment for the attraction and retention of youth and young families.

2.32.4 Efficient Use of Infrastructure

~~2.3.1~~2.4.1 Proposed development shall be appropriate to the infrastructure which is planned or available within that area of the Township, and shall not result in the need for unjustified and/or uneconomical expansion of this infrastructure.

2.42.5 Land Use Compatibility

~~2.4.1~~ It is the intent of this Plan to ensure that situations of land use incompatibility are not created by future development approvals. ~~Accordingly, new residential, commercial, industrial, institutional, and recreational uses will generally be permitted only on the condition that Council is satisfied that the following criteria have been met:~~

- ~~the proposed use is compatible with the area and the character of the community in general;~~
- ~~in cases where the use abuts or is in close proximity to one or more potentially sensitive or incompatible uses, the potential negative impacts can be mitigated through the combination of appropriate setback distances and such screening measures as fencing, landscaping or berming;~~
- ~~where necessary as part of the development, an adequate potable water supply can be provided with no danger of cross-contamination from adjacent sewage disposal systems;~~
- ~~where necessary as part of the development, adequate sewage disposal facilities can be provided with no adverse impacts on adjacent water supplies;~~
- ~~local roads are capable of accommodating the traffic to be generated by the use and a minimum of additional traffic is generated on minor roadways; and~~

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~~2.5.1 Adequate parking and, where applicable, loading facilities can be provided.~~

~~2.5.2 In reviewing any development application, the Township shall be satisfied that the proposed use will be, or can be, made to be compatible with surrounding uses in accordance with the Provincial Guidelines.~~

~~2.5.3 Residential and other sensitive land uses such as hospitals, nursing homes, education facilities, and day care centres will be protected from other land uses which exhibit undesirable air quality and excessive noise/vibration. Existing industrial and commercial uses shall also be protected from the encroachment of sensitive land uses.~~

~~2.5.4 Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings, or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned and sufficient to accomplish the intended purpose.~~

~~2.5.5 In order to implement buffering principles, provisions may be established in the Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, Class 1, 2, and 3 industrial uses, and waste disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of Ministry of Environment, Conservation and Parks (e.g., D-1 Land Use Compatibility, D-2 Compatibility Between STF and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses, Publication NPC 300: Environmental Noise Guideline, Stationery and Transportation Sources – Approval and Planning).~~

~~2.5.6 For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is capable of co-existing in harmony with existing developments without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards (e.g., MECP Guidelines).~~

2.5.2.6 Industrial Development

~~2.5.2.6.1~~ Industrial development shall especially be encouraged in, but not limited to, the Hamlet Village designation.

~~2.5.2.6.2~~ Industrial development shall be permitted in the areas of the Township deemed to be most compatible with the proposed land use, based on an assessment of:

- The size of the proposed facility;
- The Class and type of industry;
- The expected adverse effects; and

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- The correct separation distance, as determined by the policies for Class I, II and III industrial lands, set forth in Ministry of Environment, Conservation and Parks Land Use Guidelines.

2.6.2.7 Compatibility with Residential Uses

~~2.6.12.7.1~~ Residential uses will be treated as exceptional cases when dealing with issues of land use compatibility. Accordingly, development proposals affecting existing residential development will be subject to the most stringent enforcement of these policies.

2.7.2.8 Housing Supply Policy

~~2.7.12.8.1~~ In the interest of ensuring that the housing needs of local residents are adequately served, and in order that residents are presented with suitable housing options as they move through the life-cycle, the Township shall permit an appropriate range of housing types and densities, as required to meet projected requirements of current and future residents.

~~2.7.22.8.2~~ For the purposes of this Plan, a dwelling unit is defined as a suite operated as a housekeeping unit, used or intended to be used as a place of residence by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

~~2.7.32.8.3~~ It is likely that most future residential development will continue to be in the form of single-detached dwellings. However, other forms of residential development will also be permitted, including:

- semi-detached and duplex dwellings;
- accessory dwelling-residential units (ARUs);
- tiny homes and garden suites;
- townhouses;
- apartments;
- condominiums;
- modular homes placed on permanent foundations; and,
- mobile homes.

~~2.7.42.8.4~~ The specific forms of housing permitted will depend upon the land use designation within which residential development is to take place and the ability to service the development with water and sanitary servicing.

~~2.7.5~~ ~~Except where indicated in other policies of this Plan, only one single detached dwelling unit will normally be permitted per lot.~~

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~~2.8~~ ~~2.8.5~~ ~~Accessory Dwelling Units~~ Additional Residential Units (ARUs)

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~~2.8.5~~ An accessory dwelling unit is a dwelling located within, and accessory to, a structure in which the principal use is residential. The accessory dwelling unit normally contains cooking, food preparation, sleeping, and bathroom facilities, which are physically separate from those of the principal dwelling unit, either from a common indoor landing or directly from the side or rear of the structure.

~~2.8.6~~ Where a single detached, semi-detached, or townhouse dwelling is permitted, that dwelling may include an accessory dwelling unit, subject to the following conditions:

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~~2.8.6.1~~ the accessory dwelling unit is designed and located in such a manner to not have an impact on the character on the surrounding neighbourhood;

~~2.8.6.2~~ there are no external alterations to the dwelling other than those normally associated with its dwelling type;

~~2.8.6.3~~ adequate parking can be provided on the lot, for both dwelling units;

~~2.8.6.4~~ the existing water and sewage systems can accommodate both dwelling units; and,

~~2.8.6.5~~ the minimum floor area for the accessory dwelling unit and all other standards will comply with the Ontario Building Code, Ontario Fire Code, and all other applicable requirements.

~~2.8.7~~ Only one accessory dwelling unit will normally be permitted per lot.

~~2.8.5.1~~ Additional Residential Units (ARUs) are an efficient and cost-effective means of increasing the supply of affordable accommodation for rental purposes and for providing alternative living arrangements for those, by virtue of their personal circumstances, who may require the support of others to live on their own.

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~~2.8.5.2~~ Additional residential units are considered a self-contained residential use with kitchen and bathroom facilities that are within or accessory to a permitted single detached, semi-detached, or row house dwelling. Additional dwellings are also permitted as separate, detached dwellings. Additional residential units must comply with any applicable laws and standards including the building code, the fire code and property standards By-laws.

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~~2.8.5.3~~ The Zoning By-law shall identify and permit the following provisions for ARUs:

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~~a.~~ a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

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~~b.~~ third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse

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contains any residential units; or

c. one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

2.8.5.4 In conjunction with a single dwelling, semi-detached dwelling, or rowhouse, ARUs will be permitted 'as of right' in certain zones ~~of~~by the implementing Zoning By-law or by amendment to the implementing Zoning By-law. Building permits for ARUs on lands less than 1 ha in size may require supporting information that the ARU can be serviced by private well and septic system, including the need for a hydrogeological study, as may be required.

2.8.5.5 Standards may be established in the Zoning By-law to govern compatibility with the principal dwelling and surrounding land uses, requirement for year-round access, and servicing standards. The Zoning By-law may also include minimum standards for secondary dwelling units including (but not limited to): dwelling unit area, minimum lot area, parking, and servicing.

~~2.8.1~~

~~2.8.2~~ 2.8.5.6 Notwithstanding this policy, the implementation of ARUs does not supersede the need for all development to be in conformity with the natural hazard policies of this Plan. No new ARUs shall be permitted within lands identified as being floodplain or unstable slopes.

2.8.5.7 The zoning by-law may generally prohibit ARUs in waterfront areas due to compatibility issues, environmental issues, and safe access concerns.

2.8.5.8 Mobile homes, travel trailers and recreational vehicles will not be considered as an ARU.

2.9 2.8.6 Garden Suites

~~2.9.1~~ 2.8.6.1 Garden suites are one-unit, detached, portable, self-contained residential structures that include bathroom and kitchen facilities. They are accessory to, and separated from, an existing and permitted residential dwelling.

~~2.9.2~~ 2.8.6.2 Garden suites may be permitted in accordance with the provisions of the *Planning Act*.

~~2.9.3~~ 2.8.6.3 Garden suites will be permitted only on lots containing single-detached or semi-detached dwellings.

~~2.9.4~~ 2.8.6.4 Garden suites will normally be permitted only in cases where:

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- the property contains no more than two dwelling units in total;
- adequate parking can be provided on the lot, for both dwelling units;
- the existing sewer and water systems can accommodate both dwelling units;
- the garden suite is serviced through an extension from the existing dwelling unit.

~~2.9.5~~ ~~2.8.6.5~~ Garden suites shall be portable and remain on the lot for no more than twenty years.

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~~2.9.6~~ ~~2.8.6.6~~ An agreement shall be entered into with the Township regarding the maintenance, alterations, improvements, and the eventual removal of a garden suite.

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~~2.10~~ ~~2.8.7~~ Townhouses

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~~2.10.1~~ ~~2.8.7.1~~ Townhouses will ~~be normally~~ be permitted as a building typology provided that they:

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- respect the character of adjacent residential properties;
- contain a high level of amenity areas for residents including rear-of-dwelling private space for each dwelling unit;
- can be easily integrated with surrounding land uses;
- will not cause or create traffic hazards, or unmanageable levels of congestion on surrounding roads;
- are located on a site that has adequate land area to incorporate required parking;
- are designed to enable effective stormwater management; and
- shall be serviced by individual water and sewage systems.

~~2.11~~ ~~2.8.8~~ Apartment Buildings

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~~2.11.1~~ ~~2.8.8.1~~ Proposals for the development of apartment buildings with more than 10 dwelling units are subject to Site Plan Control. Generally, apartment buildings will be permitted, provided that they:

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- respect the character of adjacent residential properties in terms of height, bulk and massing;
- can be easily integrated with surrounding land uses;
- will not cause or create traffic hazards, or unmanageable levels of congestion on surrounding roads;
- are located on a site that has adequate land area to incorporate required parking, landscaping, and buffering on site;
- are designed to enable effective stormwater management;
- shall be serviced by private water and sewage systems;
- do not exceed two storeys (above ground) in height,
- Generally apartments should not exceed four stories in height.

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2.12 Condominiums

~~2.12.12.9.1~~ Where a condominium development is proposed, the Township may enter into an agreement with the applicant for the provision of services or such other matters as are governed by Section 51 of the *Planning Act*.

~~2.13~~ **2.8.9 Mobile Homes**

~~2.13.1~~ **2.8.9.1** A mobile home means any dwelling that is designed to be made mobile, and that is constructed or manufactured to provide a permanent residence for one or more persons. This may include a park model unit but does not include a trailer or travel trailer otherwise designed.

2.8.9.2 Mobile homes are not considered single-detached dwellings ~~for the purpose of this Plan in the case of sections 2.9 and 2.10.~~

2.8.10 Long-Term Care Facilities and Retirement Homes

2.8.10.1 Long-term care facilities and retirement homes, may be permitted provided that the Township is satisfied that:

- a) the site has access and frontage onto a municipally-maintained roadway, as shown on Schedule A to this Plan;
- b) the site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;
- c) the building does not exceed two storeys (above ground) and is buffered from adjacent low density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;
- d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- e) private water and sewage systems are adequate and available.

2.8.11 Group Homes

2.8.11.1 A group home is a single housekeeping unit in a residential dwelling in which up to ten (10) persons, excluding staff or the receiving family, live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial Statute.

2.8.11.2 Group homes shall be permitted in all designations that allow residential uses, and shall be subject to the applicable policies found within this plan for the proposed form of dwelling.

~~2.14~~ **2.8.12 Affordable Housing**

~~2.8.11.3~~ **2.8.12.1** It is a policy of this Plan to ensure that existing and new residents have access to diverse and affordable housing choices. Accordingly, the Plan will allow for

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a sufficient supply of housing which is affordable to low- and moderate-income households. The Township will also consider alternative requirements for residential lot standards which would support the provision of affordable housing provision.

2.8.11.42.8.12.2 The Township will place a particular emphasis on enhancing the supply of affordable housing available. However, the Township shall not necessarily provide such housing.

2.8.11.52.8.12.3 Efforts to create affordable housing opportunities will be undertaken primarily through redevelopment and intensification within the Villages of Whitney and Madawaska.

2.8.11.62.8.12.4 To provide affordable housing that meets the needs of residents in South Algonquin, the Township shall aim to:

- maintain an on-going inventory of potential and appropriate sites;
- give priority to such housing when disposing of municipally-owned surplus lands;
- require the development of affordable housing for moderate and lower income households, people with disabilities, and seniors in the design and development of subdivisions and in planning larger-scale housing projects;
- support the use of rehabilitation and affordable housing programs sponsored by the provincial and federal governments; and
- provide administrative assistance to community groups in their efforts to obtain funding allocations that will address local housing needs.

2.8.12.5 Council understands that it does not have the ability to address regional housing market demands to the same extent as communities developed on full municipal sewer and water services. This includes the inability to ensure a supply of residential lands and approved lots. That said, Council will strive to provide for affordable housing by enabling a full mix and range of housing types and densities to meet projected demographic and regional market requirements of current and future residents of the Township by:

- a) Monitoring the need for social assisted housing for households and seniors. Where specific needs are identified, Council will work with the Province and others to meet identified needs.
- b) Monitoring population projections and the residential development targets.
- c) Making provision for alternative housing types such as accessory residential units.
- d) Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.
- e) Council shall encourage a minimum of 10% of all new housing units to be "affordable" as defined by the Provincial Policy Statement.

2.8.12.6 Council may, where a need for affordable housing has been identified, undertake all or some of the following:

- a) Identify areas of the Municipality for intensification and infill, subject to

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consideration of neighbourhood planning issues, adequate servicing, and potential impacts and mitigating measures.

~~Provide density bonuses, where suitable, to proposals which have an affordable housing component.~~

b) Provide financial relief, in the form of waived or deferred municipal fees (building permit etc.), for affordable housing projects.

c) Give a higher priority to reviewing proposals which provide an affordable housing component.

d) Seek assistance from senior levels of government, where required, to assist in the delivery of affordable housing.

e) Consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.

f) Surplus municipal land shall be evaluated for their suitability for the development of affordable housing prior to their consideration for any other uses. Any surplus municipal lands to be considered for affordable housing should meet the following criteria:

i. Lands are of an adequate size to support the use;

ii. Lands are not isolated from existing residential areas and are located in proximity to public uses and infrastructure, including schools, parks, libraries, and other community amenities; and,

iii. Lands provide an opportunity for a mix of housing types and do not concentrate affordable housing in a single area of the Municipality.

g) Council shall encourage the Federal and Provincial Governments to consider any government-owned, undeclared surplus land for affordable housing before any other use is considered.

h) Council will work with the District of Nipissing Social Services Administration Board (DNSSAB) to addressing housing needs.

2.8.12.7 Council shall prioritize the provision of housing that is affordable and accessible to low and moderate-income households. For the purposes of the policies in this Section, 'affordable' is defined as housing, either ownership or rental, for which a low or moderate-income household pays no more than 30% of its gross annual income. Income levels and target rents and prices shall be determined by the Township on an annual basis and shall be informed by available data from the Canada Mortgage and Housing Corporation (CMHC). This policy recognizes that the province and CMHC may from time to time, have changes to the definition of affordable.

2.8.12.8 The Township may undertake a Housing Study to better understand the dynamics and needs of the local housing market.

2.8.12.9 When evaluating proposed developments for new residential development or redevelopment, the Township may require a proponent to provide a portion of the development as affordable housing units, in order to help meet Council's minimum affordable housing target.

2.8.12.10 Council encourages the provision of non-profit housing by private or non-profit housing corporations at appropriate locations, consistent with good planning principles

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and in keeping with the general character of the area in which they are proposed.

2.8.12.11 Council shall encourage and promote the achievement of the minimum affordable housing target by implementing innovative measures to support affordable housing in the Township. These measures may include:

- a) Implementing site-specific zoning standards in suitable locations and conditions;
- b) Consideration of incorporating affordable housing in redevelopment opportunities;
- c) Consideration of innovative housing designs or concepts, such as tiny dwellings;
- d) Exploration of partnerships between the Township and public or private proponents in the provision of such housing;
- e) Encouraging infill development where private servicing permits;
- f) Encouraging additional residential units;
- g) Using available incentive programs, such as grants available through a Community Improvement Plan or other tools permitted by the Planning Act or Municipal Act, in order to implement the policies of this Plan related to the provision of affordable housing; and,
- h) Giving priority to processing of development applications from non-profit housing corporations and housing cooperatives, for housing intended for persons of low or moderate incomes.

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2.8.12.12 Affordable housing is encouraged in the Township in the form of garden suites, additional residential units, and tiny dwellings, as well as other innovative forms of housing.

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2.15.2.9 Mobile Home Parks

2.9.1 The development of mobile home parks as an alternative to traditional forms of housing may be considered in appropriate locations.

2.9.2 All proposed mobile home parks will be subject to Site Plan Control.

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2.15.12.9.3 Mobile home parks shall generally be developed, owned and operated as a single unit. Ownership and maintenance of internal roads, services, common elements, open space areas and buildings shall be the responsibility of the owner/operator.

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2.15.22.9.4 In areas where the existing topography or vegetative cover affords only limited protection from adjacent boundary roads, tree screening and earthen berms may be required to supplement existing tree cover so as to buffer the proposed mobile home park development from traffic on boundary roads. Buffering shall be undertaken to create privacy and prevent the development from becoming a visually dominant element in the rural landscape.

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2.15.32.9.5 Access points to and from a mobile home park development shall be limited in number and designed in a manner that will minimize danger to both vehicular and

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pedestrian traffic.

2.162.10 Travel Trailers

2.16.12.10.1 In accordance with the general policies of this Plan, travel trailers are not acceptable substitutes for any of the dwelling types identified in section 2.8.3. This restriction does not apply to the placement of travel trailers on a property that has an existing allowable dwelling, whereby the trailer functions as an accessory building or is placed on a property for storage or for sale.

2.10.2 The Township may allow the temporary use of a trailer on a property where a building permit may be issued for the construction of a permanent dwelling allowed under Section 2.8.3. Such a trailer may be located on the subject property for the period required to construct the main dwelling, so long as the period does not exceed three years.

2.16.22.10.3 It is the policy of the Plan that travel trailers may not be rented for profit or gain and shall not be used as tourist commercial accommodation unless specifically permitted under the zoning by-law.

2.172.11 Bed-and-Breakfast Establishments

2.17.12.11.1 Bed-and-breakfast establishments shall be permitted in single-detached dwellings where listed as a permitted use in the land use designations in this Plan, provided that the following criteria are met:

- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) the use is clearly secondary to the primary use of the dwelling as a residence;
- c) the bed-and-breakfast establishment must be the principal residence of the owner and operator;
- d) the character of the dwelling as a private residence is preserved;
- e) unobtrusive signage is used;
- f) adequate parking facilities are available on the lot for the proposed use;
- g) the use will not cause a traffic hazard;
- h) the existing private sewage disposal system is acceptable to adequately service the principal residential dwelling unit and the proposed bed and breakfast establishment;

A bed-and-breakfast establishment shall not be classed as a short-term rental accommodation defined elsewhere in this Plan.

2.182.12 Property Standards

2.18.1 2.12.1 Acceptable standards of property maintenance and occupancy shall apply to all properties within the municipality. Such will be established in the Township in the form of zoning,

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property maintenance and occupancy by-laws, and, where necessary, through site plan control.

~~2.18.2~~ 2.12.2 Property standards to be developed with regard to the conditions of yards shall consider elements such as:

- the accumulation of rubbish or debris;
- the presence of proper on-site garbage containment facilities;
- the presence of abandoned and wrecked vehicles, boats and trailers;
- the unauthorized placement and storage of trailers;
- abandoned machinery and equipment;
- the storage of materials such as lumber, tires and pesticides;
- conditions contributing to pest infestation; and
- improper or inadequate site drainage.

~~2.18.3~~ 2.12.3 Property standards to be developed with regard to the external and structural conditions of buildings, both principal and accessory, shall consider elements such as:

- abandoned or structurally unsafe buildings;
- lack of maintenance of exterior walls, roofs and other exterior features;
- improper or poorly maintained foundations;
- improper or poorly maintained porches, decks and exterior steps; and,
- conditions contributing to pest infestation.

~~2.18.4~~ 2.12.4 The above reference to the storage or abandonment of such items as vehicles, machinery or materials does not apply to any properties where such activities or use of land is permitted, such as an approved wrecking yard.

2.192.13 Water and Sewage Services

~~2.19.1~~ 2.13.1 All development in the Township shall be on individual water and sewage services or communal services in accordance with the policies of this Plan.

2.13.2 It must be demonstrated that there is sufficient reserve treatment capacity for hauled sewage for private or communal servicing to accommodate new lot development creation, prior to the approval of any new development

2.202.14 Home-Based Businesses

~~2.20.1~~ 2.14.1 For the purposes of this Plan, a home-based business is defined as a privately operated legal business located within a residential dwelling and operated by an occupant or owner of that dwelling.

2.14.2 Home based businesses are an important means of realizing small business start-ups and stay-at-home self-employment. Home based businesses are permitted subject to the requirements of the Zoning By-law. The Zoning By-law may provide home based business regulations which:

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1. Include a detailed list of permitted home based business uses;
2. Limit the number of employees, other than residents of the house;
3. Provide a maximum percentage of the floor area of the residence which may be used for the home-based business, or the maximum floor area of an accessory structure;
4. Ensure the external appearance of the residence is maintained and regulate outdoor storage and signage;
5. Do not cause excess noise, vibrations, dust, or traffic issues;
6. Provide appropriate parking standards for such uses; and,
7. Limit traffic impact, ensure safe access, and prohibit uses that are deemed to be significant traffic generators.

~~2.20.2.14.3 Permitted home based business shall be defined in the Zoning By-law and may include such uses as, professional, administrative, and consulting services, office uses, telecommuting, knowledge-based businesses, computer technology uses, instructional services, distribution sales offices, and arts and crafts. As well, bed and breakfast tourist operations may be included as a form of home occupation that is detailed in the Zoning By-law.~~

~~2.14.4 Home based businesses shall be:~~

1. Clearly accessory, secondary, incidental, and subordinate to the permitted residential use;
2. Compatible with surrounding residential and/or non-residential uses; and,
3. Regulated by Council through provisions contained within zoning by-laws.

~~2.14.5 Home based businesses of an industrial nature, such as a contractor’s shop, tinsmith shop, welding shop, light manufacturing, etc., may be permitted as an accessory use to a principal residential use.~~

~~2.20.3 In order to recognize changing lifestyles and to provide for economic development opportunities within the community, it is the policy of the Township to permit a home based business in a dwelling unit within the areas where residential uses are permitted. In permitting such uses, the Township’s policy is to ensure that they do not create a nuisance for the surrounding neighbourhood and that they abide by all other policies of this Plan.~~

~~2.20.4 Home based businesses must be compatible with the character of the residential setting or surrounding neighbourhood in which they are located, and must serve as an accessory use that is secondary to the principal residential use.~~

~~2.20.5 The home based business shall:~~

- a) ~~Employ not more than one person not residing therein;~~
- b) ~~Clearly be secondary to the use of the dwelling as a private residence (e.g., in terms of the percentage of floor space occupied by the business);~~
- e) ~~Not change the residential character of the dwelling unit;~~

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- ~~d) Generally be conducted indoors within the dwelling unit or in an accessory structure on the property, provided the type of business is appropriate to the setting and all other relevant policies are followed;~~
- ~~e) Ensure that no evidence is apparent from the exterior that such use is conducted therein, aside from unobtrusive signage;~~
- ~~f) Not create or become a public nuisance, in particular in regard to hours of operation, noise or vibration, traffic or parking, odour, fumes, dust, health or public safety, radiation, magnetic fields or electronic interference; and~~
- ~~g) Not require the frequent delivery or storage of goods.~~

~~2.20.6 The incidental retailing of products specifically fabricated on site shall be permitted. Products sold by a distributor (distribution sales) shall be permitted provided there is no on-site storage beyond that in the dwelling and any accessory structures typically associated with a residential property.~~

~~2.20.7 Prohibited uses include retail or wholesale stores, clinics, restaurants, nursing or convalescent homes, automotive uses (including repairing, body work or towing), adult entertainment parlours, video rental outlets, or taxi services.~~

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2.15 Non-Conforming Activities

Legally existing uses that do not comply with the land use designations outlined in this Plan at the time of its adoption may be continued. Also, limited expansion of such uses may be permitted provided that the objectives and development policies of this Plan are met.

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Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

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2.15.1 Non-Conforming Uses

2.15.2 The expansion of existing non-conforming uses located within areas that are subject to physical hazards such as flooding shall be discouraged. Where the expansion or replacement of existing buildings is permitted, the Township shall require the addition of measures to alleviate the hazard. Where strict compliance to flood-proofing measures required to alleviate flooding is not feasible, the Township may consider permitting minor additions with a lesser level of protection from the flood hazard.

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2.15.3 Expansion or Additions to Existing Waterfront Development

2.15.4 This Plan recognizes the right to repair, restore, or rebuild an existing legal non-conforming and non-complying building or structure provided there are no increases to height, size, volume, or extent of non-conformity or non-compliance of the use, building, or structure, except as is required in order to comply with provincial or federal requirements. That said, proponents will be encouraged to relocate their development outside of the 30 m water setback whenever possible.

2.15.5 Where expansions or additions to existing structures are proposed, such additions shall be permitted where all zoning provisions are complied with.

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2.15.6 This Plan encourages those wishing to reconstruct or expand an existing legal building or structure which does not meet the 30 m setback, to design the expansion to accommodate the 30 m setback and achieve net environmental gain. When considering expansions to existing structures, it will be expected that the proponent demonstrate that every effort has been made to locate the addition to the rear of the existing structure and minimize the amount of development within the 30 m setback. Additions which horizontally extend the existing dwellings into the shoreline setback will generally be discouraged.

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2.15.7 Where expansions are proposed which are to the rear (i.e., landward side) of the existing non-conforming/non-complying structure, and where the proposed expansion or addition provides an opportunity for a net environmental gain in the shoreline area documented through conditions imposed by the minor variance process, approval for such expansions or additions may be sought from the Committee of Adjustment.

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2.15.8 When reviewing applications before the Committee of Adjustment for the expansion or enlargement of legal non-conforming (Section 45(2) of Planning Act) and legal non-complying uses (Section 45 (1) of Planning Act) on or adjacent to the waterfront, the following criteria shall be considered in determining if the application represents good land use planning:

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a) The proposed extension or enlargement is located to the rear of the existing non-conforming/non-complying use building or structure and maximizes the water setback;

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b) The proposed extension or enlargement does not result in adverse impacts on adjacent properties or the natural environment, including the water resource;

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c) The proposed extension or enlargement is of a scale consistent with the existing development (on-site and surrounding properties) and does not result in adverse visual impacts as seen from the water and/or adjacent properties;

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d) The proposed extension or enlargement will result in a net environmental gain through measures such as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff, improvements to habitat, and/or restoring/enhancing the 15 m vegetative buffer;

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e) The proposed extension or enlargement is located outside of natural hazards (including the extent of flooding and erosion hazards) and is in a location that reduces potential environmental impacts;

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f) Safe access (ingress and egress) is provided;

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g) The proposed extension or enlargement does not remove the ability for a future complying septic system to be located on the property away from sensitive environmental features;

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h) The proposed extension or enlargement does not create further non-complying standards related to lot intensity (i.e., lot coverage) or massing (i.e., height); and,

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i) The proposed extension or enlargement will not result in any negative impacts towards relevant environmental features. The Township may require the applicant to

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submit an Environmental Impact Assessment completed by a qualified professional in order to ensure there are no negative impacts that cannot be mitigated.

j) The proposed extension or enlargement will be assessed on its ability to mitigate negative cumulative impacts through design measures that consider the topography, soil, drainage, vegetation, and waterbody sensitivity at or near the site.

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2.16 Site Plan Control

2.16.1 In order to implement these policies and other related policies of this plan, new or significantly expanded commercial, industrial, institutional and recreational uses may be subject to site plan control in accordance with the policies found within Section 12 of this Plan.

2.17 Cost of Studies and/or Assessments

2.17.1 The cost of all studies and/or assessments that must be completed by qualified consultants/professionals as part of a development proposal shall be incurred by the proponent(s). The Township shall assume no financial responsibility for the cost of these studies and/or assessments.

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2.18 Economic Development

2.17.2.18.1 Council recognizes that the economic base of the Township is largely dependent upon a mix of forestry, other resource-based industries, tourism, and service, and retail commercial. It is Council's intent to establish an environment which encourages new economic growth and new employment generation while sustaining existing economic strengths. Specific effort should be made to encourage economic growth in sectors that appeal to younger demographic in hopes of retaining a younger segment of the population to live and work locally.

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2.18.2 It is a goal of this Plan to strengthen the existing economic base and to broaden the Township's employment opportunities. To realize this goal, the following objectives are established:

1. To sustain, and to build on and diversify, the existing strength of the resource-based industries and Forestry sectors of the economy.
2. To sustain and to build on the existing strength of the recreational and tourism sectors of the economy.
3. To undertake initiatives to stimulate new employment generation.
4. To work cooperatively with senior governments and community groups in promoting and undertaking economic development activities.

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2.18.3 It is acknowledged that Council has not identified a specific employment area within the Township. Rather, employment opportunities are located throughout the Township. In addition to specific land use policies elsewhere in this Plan, Council will undertake several measures to sustain, strengthen, and diversify the economic base including:

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1. Providing a policy framework which facilitates the planning and delivery of municipal services necessary for the development or redevelopment of lands for commercial, industrial, and other employment generating activities.
2. Expediting planning and other approvals necessary at the Township level to permit the development of lands or construction of new buildings associated with economic development.
3. Supporting community improvement programs.
4. Encouraging and facilitating employment in the development industry through expediting the planning approvals, encouraging the rehabilitation of heritage buildings, and encouraging the retrofit of the existing building stock.
5. Introducing a program of community promotion through better signage on Township roads.
6. Encouraging an "Open for Business" philosophy towards economic opportunities in the design of Township by-laws regulating and licensing businesses. This should also include an "investment ready" approach to the economic development of the Township.
7. Recognize the importance of resource-based industries such as forestry, mineral aggregate, and mining to the historic economic base of the Township.
8. Encouraging the development of home-based businesses.
9. Encouraging measures that will promote a year-round tourist season.
10. Encourage the development and redevelopment of Village downtowns and main streets through the use of Community Improvement Plans (CIP).
11. Support programs which focus on youth retention and employment opportunities for young adults.

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2.19 Short Term Rental Accommodation

This Plan recognizes short term rental accommodation as a form of tourist accommodation in the whole or part of a residential unit which is marketed or brokered by a short-term rental platforms, and is not a rooming house, hotel, or bed and breakfast.

- 2.19.1 The Township may pass a by-law under the Municipal Act, S.O. 2001 and/or the Planning Act, S.O. 1990, to regulate and/or license short term rentals. Such by-laws may establish definitions of short-term rental accommodations and may place the use as permitted uses in certain zones, as well as set out site and building conditions that must be satisfied, identify ownership requirements, establish a renter code of conduct, set out licensing terms, detail enforcement and penalty provisions, and other relevant provisions.

2.20 Dark Skies

2.17.32.20.1 The high quality of darkness of the night skies and the ability to see stars is a defining element of the rural character of the Township of South Algonquin. Lighting that protects the night sky from light pollution, directs sufficient light downward, and minimizes light trespass and blinding glare (sometimes referred to as "Good Neighbour" lighting) will be encouraged. The resources of the International Dark Sky Association may be beneficial to the Township.

2.17.42.20.2 This Good Neighbor lighting enhances the safety of citizens and increases the

security of property. Outdoor lighting is used to illuminate roadways, parking lots, yards, sidewalks and pathways, public meeting areas, work sites, homes, and building exteriors. Good Neighbor lighting increases the visibility of hazards, improves the safety of citizens, and provides a sense of security in the community.

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2.20.3 The Township benefits from responsible, well-designed lighting in the following ways:

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- it minimizes energy use;
- it reduces operating and maintenance costs;
- it increases the safety of citizens;
- it maintains and enhances the quality of darkness of the night skies;
- it can enhance property values and promote tourism.

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2.20.4 The following "dark skies" policies shall be implemented in all development and redevelopment approvals:

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- a) Subdivision development applications, commercial/industrial site plan development applications, and new institutional developments may be required to include a photometric plan of the site showing the proposed design light levels, along with details of the exterior light fixtures proposed to be used at the site.
- b) Light spillage from new development projects onto adjacent properties and roads shall be avoided. The target light levels at the development property's boundaries shall be near 0.0 foot-candles.
- c) All exterior light fixtures should be properly shielded to prevent glare and to direct light downwards and onto a property.
- d) Light wattages may have to be reduced where reflective surfaces on the site may cause secondary (reflected) glare and light trespass.
- e) These policies may be implemented through the Subdivision and/or site plan approval processes.
- f) The Township may enact a Dark Skies By-Law in order to further implement these policies. Such a by-law may include regulations associated with public education as part of the implementation strategy.

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2.21 Accessibility

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2.17.52.21.1 The Township shall establish Accessibility Guidelines and Standards intended to promote enhanced accessibility in public buildings, community facilities, parks and recreation amenities, roads, walkways, and housing intended to meet the needs of persons with disabilities in a meaningful way. Such Guidelines are to consider all persons who may have a spectrum of disabilities whether it be mobility, cognitive, hearing or vision impaired, limited dexterity, or stamina.

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2.17.62.21.2 The Township will attempt to remain current with technological advances and new construction practices, as well as with changes to barrier free design requirements of the Ontario Building Code and other applicable standards that may apply.

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2.17.72.21.3 It is the intent of Council to incorporate these design standards for all newly constructed and retrofitted facilities owned, leased, or operated by the Township, to the extent practical.

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2.17.82.21.4 Development, whether new construction or retrofitted, will be encouraged to design to these standards to the extent practical.

2.21.5 At a minimum, facility accessibility design standards shall be consistent with the Ontario Building Code, as amended.

2.22 Emergency Management

The Township shall maintain and update its Emergency Management Plan in accordance with the direction from Emergency Management Ontario. Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety. The Township will coordinate with neighbouring municipalities in the delivery of regional emergency planning services.

2.23 Biodiversity

The Township shall promote biodiversity and conserve natural heritage features and recognize the economic value they provide with respect to natural storm water collection, water quality, sequestering carbon emissions, improving air quality, reducing localized heat, and preventing flooding.

2.24 Water Resources

2.24.1 The Township shall strive to protect, improve, or restore the quality and quantity of water resources by:

- a) Considering the cumulative impacts of development;
- b) Minimizing potential negative impacts;
- c) Evaluating and preparing for the impacts of climate change to water resources;
- d) Identifying water resources systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological function of the water resource;-
- e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features, including shoreline areas;-
- f) Implementing necessary restrictions on development and site alteration to protect, improve, or restore vulnerable surface and ground water features and their hydrologic functions;-
- g) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;-
- h) Ensuring consideration of environmental lake capacity, where applicable;-
- i) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces; and;-
- j) Work with Ontario Power Generation (OPG) to establish policies and procedures that recognize OPGs role in the management of the Township's water resources.

2.24.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions

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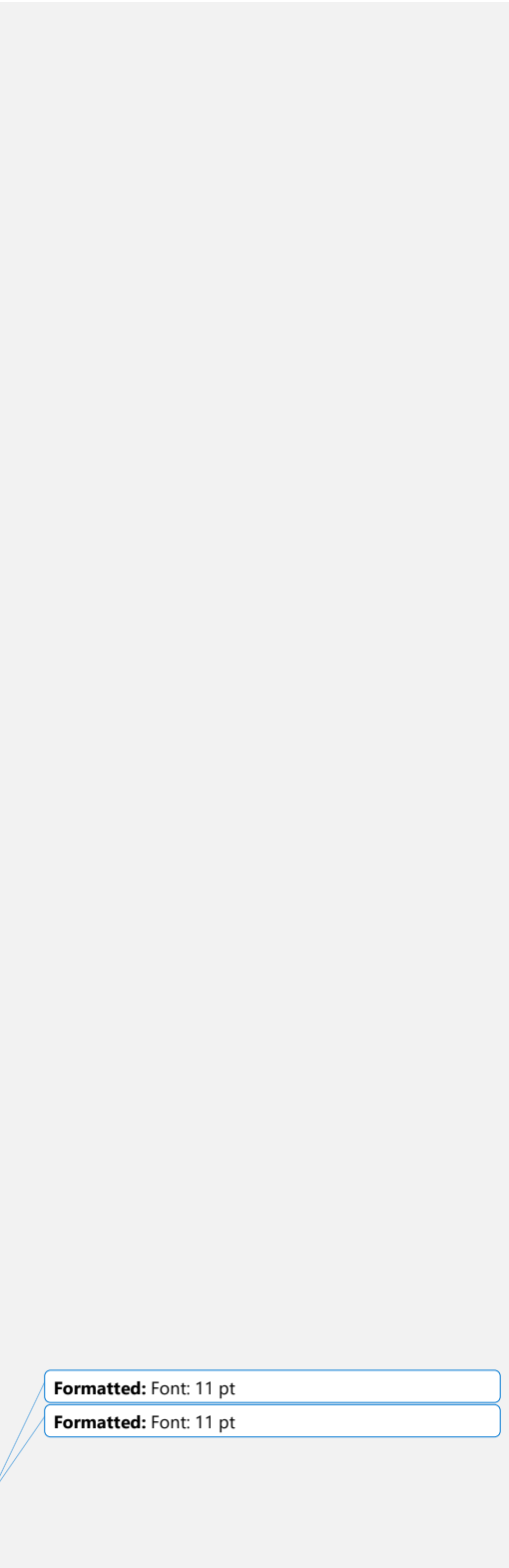
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will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.



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SECTION 3: HAMLET VILLAGES

3.1 Introduction and Description

~~3.1.1~~ As the location of most commercial activity and municipal services, the hamlet Villages of Madawaska and Whitney serve as focal points for community life in South Algonquin. In keeping with provincial planning policies, and in the interest of efficient land use planning, new development will be especially encouraged within these settings. At the same time, however, the plan recognizes that residents do not want to see the hamlet Villages grow to a point where they lose their rural character and that much of the hamlet Villages' potential for outward growth is limited by the presence of Crown land. ~~There may be~~ However, there are numerous opportunities within Whitney and Madawaska for infill and intensification to support new development, however, Council is aware of the constraints on new development within the Villages due to existence of private servicing which may limit the scale of development. ~~for both the redevelopment of lands and the intensification of development.~~

~~3.1.23.1.1~~ As shown on Schedule A to this Plan, Whitney and Madawaska are designated as the Township's two Hamlet Villages. The two Hamlet Villages will serve as the Township's designated settlement areas. Accordingly, and in conformity with the *Provincial Policy Statement (2020)* ~~(2005)~~, the Hamlet Villages shall be the preferred location for new development within the Township, provided private servicing constraints are addressed.

3.2 Permitted Uses

3.2.1 In the interest of promoting cost-effective and environmentally sustainable land use patterns, the integration of different activities will be encouraged in the Hamlet Villages. Permitted uses shall include:

- residential uses, including low- and medium-density housing, mobile homes, special needs housing, and group homes;
- home occupations;
- small- and large-scale industrial uses;
- commercial uses, including retail businesses and home occupations;
- tourist commercial uses, such as hotels, motels, resorts, and bed-and-breakfast establishments;
- institutional uses, such as schools, medical centres, post offices, and government offices; and
- community facilities, such as day care facilities, libraries, parks, community centres, and recreational facilities;

Generally, public service facilities should be encouraged to be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration.

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3.3 General Development Standards for Hamlet Villages

- 3.3.1 All development proposed for the Hamlet Villages shall adhere to the General Development Standards outlined in Section 2 of this Plan.
- 3.3.2 The Township shall identify and promote opportunities for residential intensification and redevelopment within the Hamlet Villages, where this can be accommodated and servicing is appropriate. A full range of housing densities, types, and tenure options will be permitted subject to the ability to provide appropriate water and sanitary services to support the development.
- 3.3.3 Notwithstanding the desire to integrate different activities within the Hamlet Villages, large-scale commercial, industrial and institutional uses should normally be situated with direct access from an arterial road or the main road serving the Hamlet Village.
- 3.3.4 Wherever this can reasonably be accomplished, the Waterfront policies of this Plan shall normally apply to lands in the Hamlet Villages designation that are physically and functionally related to a shoreline.
- 3.3.5 All development within the Hamlet Villages shall be in keeping with the objective of conserving, preserving and enhancing the rural character of the Township as a cultural resource, as outlined in Section 1-6.

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3.4 Industrial Development in Hamlet Villages

- 3.4.1 Council's objectives for industrial development in Hamlet Village area designations are as follows:
- To permit industrial uses which are compatible with the surrounding community;
 - To permit industrial development which can be appropriately serviced;
 - To help develop a range of local employment opportunities.
- 3.4.2 The following industrial uses shall generally be permitted in the Hamlet Village area designation:
- Class I manufacturing and processing;
 - Warehousing and wholesaling of bulk products;
 - Other appropriate or compatible industrial uses;
 - Related and/or accessory commercial uses; and
 - Public utility facilities.
- 3.4.3 Notwithstanding the above list of permitted uses, the Township may exclude some industrial uses from the permitted use section where the location or scale of such uses can reasonably be considered to present environmental problems and/or where the presence of industrial uses is incompatible with the surrounding community.
- 3.4.4 Employment lands in the form of Class I, Class II or Class III industrial uses, as defined by

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the Ministry of Environment, Conservation, and Parks – Land Use Guidelines, may be permitted in the Hamlet Villages designation, provided that they are appropriately separated from existing and future residential areas, subject to available infrastructures and amenity space, and subject to site plan control.

3.4.5 Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to new or expanded industrial uses in order to regulate the physical character of industrial development and to ensure compatibility with established land uses. Particular attention will be placed on appropriate buffering of industrial use from adjacent land uses, as well as ensuring whenever possible that there is efficient and immediate access to transportation links separating industrial traffic from normal community traffic.

3.5 Boundary Adjustments to Hamlet Villages

3.5.1 Adjustments to the boundaries of a designated Hamlet Village, other than minor changes, will be subject to an official plan amendment and will be implemented following the processes outlined in Section 12.14 of this Plan.

3.5.2 The Township may identify a new settlement area or allow for the expansion of a settlement area boundary only at the time of a comprehensive review, and only where it has been demonstrated that:

- Sufficient opportunities for growth are not available through intensification, redevelopment, and designated growth areas to accommodate the projected needs over the identified planning horizon;
- The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety; and
- In prime agricultural areas:
 - a) The lands do not comprise specialty crop areas;
 - b) There are no reasonable alternatives which avoid prime agricultural areas; and
 - c) There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and
 - d) Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
 - e) The new or expanding settlement area is in compliance with the MDS.

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a new settlement area, the Township shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection, and protection of public health and safety.

3.5.13.5.3 Notwithstanding the policies of Section 3.5.3, the Township may permit adjustments of a settlement area boundaries outside a comprehensive review provided:

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- a) there would be no net increase in land within the settlement areas;
- b) the adjustment would support the Township's ability to meet intensification and redevelopment targets in the Plan;
- c) prime agricultural areas are addressed in accordance with 3.5.32 (e), (d) and (e); and
- d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

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SECTION 4: RURAL AREAS

4.1 Introduction and Description

- 4.1.1 As noted earlier, the Township’s rural character is widely appreciated by residents and non-residents alike, and thus serves as one of South Algonquin’s most important qualities. It will be important to preserve this quality as planning and development activities take place over time. However, the limited availability of private lands available for development purposes within the [Hamlet Villages](#) and the desire to prevent excessive development in the Waterfront areas both result in the need to accommodate some growth in the Township’s Rural areas. Accordingly, this Plan generally permits limited development in the Rural areas, so long as this conforms to the standards laid out in this Plan. Within the Township’s Rural areas, development in those locations where a previous history of settlement already exists – such as, for example, the Wallace settlement in Sabine Ward – will be particularly encouraged.

4.2 Permitted Uses

- 4.2.1 Uses permitted in the Rural designation shall include:

- low-density year-round and seasonal residential dwellings;
- small- and large-scale commercial and industrial uses;
- tourist commercial uses, such as hotels, motels, resorts, and bed-and-breakfast establishments;
- mineral exploration and extraction;
- mineral aggregate operations, including wayside pits and quarries;
- portable asphalt plants;
- forest management areas;
- conservation areas and parklands;
- fishery resource management;
- hunting and fishing camps;
- commercial fur harvesting;
- agriculture, including uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use, including greenhouses, agricultural-related uses and on-farm diversified uses;
- commercial dog kennels;
- utility corridors;
- recreational uses;
- small-scale institutional uses servicing the rural community;
- waste disposal, management and holding sites; and
- cemeteries.

- 4.2.2 Notwithstanding the inclusions identified above, any proposed development that will have an adverse impact on the rural character of the Township will not be permitted.

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4.3 General Development Standards for Rural Areas

4.3.1 All development proposals for Rural areas shall adhere to the General Development Standards outlined in Section 2 of this Plan, as well as those set forth throughout this section.

4.3.2 New commercial, industrial, institutional and kennel uses shall generally be permitted only if Council is satisfied that the proposed new or expanded use:

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- a) complies with all of the applicable policies of this plan, particularly those relating to the protection of water resources and the minimization of environmental impact;
- b) is compatible with the rural character of the area;
- c) will have little or no impact on agricultural uses;
- d) can be serviced with an appropriate on-site method of water supply and sewage disposal;
- e) will be accessed by public roads capable of accommodating the related traffic;
- f) will not cause adverse impacts on the environment and abutting development;
- e)g) is dark sky compliant;
- f)h) will not cause a traffic hazard due to conditions such as inadequate sight lines at the point of access; and,
- e)i) can be appropriately buffered or screened from adjacent sensitive or incompatible uses, such as residences.

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4.4 Protection of Agricultural Land and Activities

4.4.1 Due to the scarcity of workable farmland in the Township, development shall not be located in areas that would adversely affect existing agricultural operations. When considering development proposals in the vicinity of agricultural uses, the Minimum Distance Separation Formulae in the Provincial Policy Statement will be used.

4.4.2 Existing and proposed agricultural operations and normal farm practices shall be governed by the Farm and Food Production Protection Act.

4.5 Forestry

4.5.1 When considering a development proposal, Council will consult with the Province -Ministry of Natural Resources and any other relevant provincial ministry when forestry resources may be negatively affected.

4.6 Aggregate and Mineral Extraction

4.6.1 The development of pits and quarries for commercial purposes is permitted in areas designated as "Rural". Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts shall be permitted throughout the Rural area, without the need for an official plan amendment, rezoning, except in areas of existing sensitive land use which have been determined to be incompatible, and in accordance with the policies of the Hazard Areas designation (Section 6) and the Natural Resources policies identified in Section 10.

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4.6.2 The following uses are permitted:

- Pits and quarries;
- Agricultural uses excluding any accessory building or structure;
- Conservation and natural resource management uses excluding any accessory building or structure;
- Uses accessory to an aggregate extraction operation such as crushing, screening and recycling operations, production of secondary related products, machinery storage facilities, and office space;
- Permanent and portable asphalt and concrete plants

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4.6.14.6.3 Prior to considering development in areas of known aggregate resources, Council shall be satisfied that the proposed development will not affect the long-term availability of aggregate resources in the Township and surrounding area.

4.6.24.6.4 Extractive uses, including peat extraction and mineral exploration, shall be adequately screened from surrounding uses.

4.6.34.6.5 Council may require that the proponents of extractive uses enter into agreements with the Township:

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- to ensure that the development does not have an adverse impact on municipal roads;
- to provide for visual abatement; and
- to plan for the rehabilitation and after use of the site.

4.6.44.6.6 New residential development should not occur in areas in close proximity to extractive operations where noise, dust and traffic from the extractive use may be incompatible with the residential use. For the purposes of this policy, the *influence area* and *minimum separation distance* for a sensitive use (such as a residential use) near an extractive operation shall respectively be 1000 metres and 300 metres from a class III industrial facility, and 300 metres and 70 metres from a class II industrial facility. The development of any sensitive use within the influence areas noted shall require noise and hydrogeological studies to confirm there will be no impact on the sensitive land use from the extractive operation. This policy will also apply in a reciprocal fashion in establishing or redesignating an extractive operation near an existing sensitive land use.

4.6.54.6.7 An archaeological assessment will be required for any ground disturbance activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential or near a known archaeological site. ~~An archaeological assessment will may be required for any construction activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential or near a known archaeological site.~~

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4.6.8 The removal or placement of fill may be permitted in conjunction with an established pit or quarry found within lands designated as Hazard Areas through an amendment to the zoning by-law, rezoning- Applications for such activity. ~~This rezoning~~ shall only be approved granted after an environmental impact study, carried out by a qualified biologist/ecologist together with a hydrologist/hydrogeologist who are retained by the Township and paid by the proponent, has determined that the operation will not:

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- a. alter the flood plain so as to cause detrimental impacts;

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- b. have a negative impact on significant habitat areas and other natural features and areas; or
- c. affect the hydrogeological functioning of the feature.

4.7 Mineral Aggregates and Mineral Resources

4.7.1 Mineral mining operations and petroleum resource operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

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4.7.2 All mineral aggregate operations and mineral exploration activities are permitted uses in areas designated as "Rural" and "Hazard Areas"

4.7.3 Existing mineral aggregate operations shall be permitted to continue without the need for an official plan amendment, rezoning or development permit under the *Planning Act*.

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4.7.4 Where a new pit or quarry is proposed or an expansion is applied for, appropriate studies will be required to ensure that the impact is acceptable. The nature of the studies will depend on the location and the uses in the surrounding area. For examples, studies of the possible impact on natural heritage features, groundwater (quantity and quality), noise, dust, vibration and haul routes may be required. The Township may require a peer review of the studies to determine if the findings are acceptable.

4.7.5 Mineral aggregate operations should be undertaken in a manner which minimizes impacts on the physical environment, adjacent land uses, and landowners. Both surface and ground water shall be protected from adverse impacts of extraction.

4.7.6 The Township may pass a by-law under the *Municipal Act* to regulate extractive operations. This by-law would require that the applicant enter into an agreement with the Township respecting the following matters:

- arrangements for the progressive rehabilitation and final rehabilitation of the site in accordance with the *Aggregate Resources Act* and the *Provincial Policy Statement*;
- timing of blasting or crushing operations;
- the provision of visual buffers;
- the use of access roads;
- the retention or processing of waste water and other pollutants; and
- the provision of detailed site plans of the area as it will appear during use and after rehabilitation.

4.7.7 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Minimum distances for the purpose of this policy are 1000 metres from existing pits and quarries, or 300 metres when site specific studies have been undertaken that demonstrate there would be no impact on an aggregate operations ability to operate.

4.7.8 In areas adjacent to, or in, known deposits of mineral aggregate and mineral resources, and areas of significant mineral aggregate and/or mineral resource potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

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- the use of said resources would not be feasible; or
- the proposed land use or development serves a greater long-term public interest; and
- issues of public health, public safety and environmental impact are addressed.

- 4.7.9 Progressive and final rehabilitation will be required to accommodate subsequent land uses, promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
- 4.7.10 It shall be a policy that “past producing extraction operations” are considered to be sites that are under temporary closure and where there is remaining mineral potential. Resumption of extraction may be permitted subject to the approval of the ~~Province Ministry of Northern Development and Mines~~. Rehabilitation shall take surrounding land uses and land use designations into consideration.
- 4.7.11 Development in areas of past extractive activity shall be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.
- 4.7.12 Existing pit and quarry operations are recognized on Schedule ~~CB~~. Areas of high potential for aggregate extraction that are identified in the aggregate study will be protected for future use.
- 4.7.13 The ~~Ministry Province of Northern Development and Mines~~ has interest in any planning application that has the potential to restrict mineral exploration and mining activities. Any planning applications within 1 kilometer of a Mineral Deposit Inventory (MDI) point or any planning application affecting lands within the one kilometre Mine hazard Buffer Zone (AMIS Sites) as shown on Schedule ~~CB~~ must be provided to the Ministry of ~~Northern Development and Mines~~ for review and comment.

4.8 Industrial Development

- 4.8.1 The industrial uses of land in the “Rural” designation shall be for manufacturing, processing, servicing and storing of goods and raw materials.

Industrial development in the “Rural” area will be limited to those uses which require extensive amounts of space, serve the needs of the rural area, are considered incompatible uses in the Township’s ~~Hamlet Villages~~, or are considered dry industries. Dry industries are defined as those in which only the disposal of the domestic waste of employees is permitted and treated within septic systems, and into which the discharge of industrial liquid wastes, wash or cooling water or process wastes is prohibited unless otherwise permitted by the ~~Province Ministry of Environment~~.

Industrial uses shall have frontage on a maintained municipal roadway. In addition, setbacks and buffering from natural features and sensitive land uses, such as residences, will be required as a condition of site plan approval.

Industrial uses shall screen areas of open storage from view and shall be compatible with adjacent commercial uses.

- 4.8.2 Where industrial uses generate noise, odours, dust, traffic or effluent that may adversely affect other land uses in the area, the development shall provide for buffering in the form of berms,

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landscaping or setbacks that will mitigate the impacts on neighbouring lands.

The retention, renewal and conservation of industrial buildings of historical and architectural merit will be encouraged if they are affected by an application for development or redevelopment. The impact of such development plans on the character of the surrounding area will also be considered.

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4.9 Rural Commercial Development

4.9.1 Commercial uses in the Rural Area shall generally include those uses that rely on tourist traffic and highway access or provide goods and services to the travelling public and rural population-

4.9.2 Tourist and highway commercial uses may include such operations as tourist accommodation facilities, including campgrounds or trailer parks, spas, retreats, craft shops, service stations and restaurants.

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4.9.3 As a condition for site plan approval, Commercial Tourist Camps and other tourist attractions shall be well screened from surrounding lands and roadways.

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4.10 Rural Residential Development

4.10.1 In the interest of preserving the rural character of the Township, new permanent residential development within the Rural designation shall be encouraged to locate in the vicinity of other residential uses in the municipality where municipal services are already in place. Scattered or isolated development that would result in an increase in municipal servicing costs will be discouraged.

New rural residential development shall also be encouraged to locate in areas that:

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- a) do not preclude the sustainable use of natural resources;
- b) do not have a negative effect on the Township's significant natural or cultural heritage and archaeological resources and features;
- c) have reasonable access to community facilities, such as schools and recreation centres;
- d) are accessible by municipally-owned and maintained year-round roads or roads owned and maintained by a registered Condominium Corporation; and
- e) do not consist of hazard lands and protected natural features.

4.10.2 New limited-services residential development shall be encouraged to locate in areas that:

- f) do not preclude the sustainable use of natural resources;
- g) do not have a negative effect on the Township's significant natural or cultural heritage and archaeological resources and features;
- h) are accessible by an existing public or private road. Private roads must meet the Township's private road standards; and
- i) do not consist of hazard lands and protected natural features.

4.10.2.10.3 Where larger scale residential developments are proposed, such as plans of subdivision or condominium, they shall be encouraged to locate:

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- within or adjacent to existing nodes of residential development;
- where extensions or major improvements to municipal services are not required; and
- where the density, use and layout of the development is compatible with the surrounding uses.

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4.11 Institutional Uses

4.11.1 The expansion of existing institutional uses in the Township should reflect the growth of population and services in the municipality.

4.12 Parks and Recreational Uses

4.12.1 The Township is fortunate to have an abundance of public crown lands. These lands represent an opportunity for a wide range of economic and resourced based activities and supports the Township's forestry and tourism industries.

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Recreational uses such as playing fields, skating rinks, and other uses that depend on a large land base shall be permitted in the Rural areas provided that:

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- a) they are compatible with surrounding land uses;
- b) do not create traffic impacts; and
- c) do not place additional demands on municipal services.

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4.13 Recreational Commercial Uses

4.13.1 Development of golf courses or other significant recreational facilities shall be done in a manner that ensures that ground and surface water resources are not adversely affected due to landscape alteration and the application of chemicals to the lands.

4.14 Hunt Camps

4.14.1 The Township of South Algonquin is an area with a significant number of camps used for hunting and fishing. This plan recognizes that these camps are important to the recreational and economic base of the municipality. These uses often have special considerations that allow some flexibility in terms of access, building and related services. The Council of the Township of South Algonquin may make specific provisions for hunt camps and fishing camps in any by-law implementing this Official Plan.

4.15 Commercial Dog Kennels

4.15.1 Commercial dog kennels may be permitted in Rural areas, subject to the following conditions:

- a) the size of the proposed dog kennel is appropriate for the area;
- b) the building housing the dog kennel and the associated dog runs is set back at least 100

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- metres from lot lines;
- c) the use is located at least 1500 metres from existing rural residential development and from the ~~hamlet~~Villages of Whitney and Madawaska;
- d) the noise emanating from the kennel will not have an adverse impact on adjacent properties; and
- e) an appropriate animal waste management plan is put in place.

4.16—Waste Disposal Sites

~~4.16.1 As required by Section 46 of the Environmental Protection Act, no use shall be made of land or land covered by water which has been used for the disposal of waste within a period of twenty five years from the year in which such land ceased to be so used unless the approval of the Minister of the Environment for the proposed use has been given.~~

~~4.16.2 Development proposed within 500 metres (1640 feet) of an existing or closed waste disposal cell shall be restricted unless it can be demonstrated to the satisfaction of the Ministry of the Environment and the Township of South Algonquin that there is no evidence of leachate, methane gas migration, or other contaminants present in the soils or ground water supply.~~

~~4.16.3 For proposals in the vicinity of landfills and dumps that have accepted liquid industrial, toxic or hazardous waste, proponents will be required to undertake further investigations and provide a report to the approving authority. Where there is evidence of off site migration of contaminants, the Ministry of Environment shall require abatement measures to be put into place.~~

~~Factors to be considered when land use is proposed near an operating site include: landfill generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin. Particular attention shall be given to the production and migration of methane gas.~~

~~Factors to be considered when land use is proposed within 500 m of a closed landfills should consider: ground and surface water contamination by leachate, surface runoff, ground settlement, visual impact, soil contamination and hazardous waste, and landfill generated gases.~~

~~4.16.4 Factors to be considered when land use is proposed near an operating site include: landfill generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin. Particular attention shall be given to the production and migration of methane gas.~~

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SECTION 5: WATERFRONT AREAS

5.1 Introduction and Description

5.1.1 It is well recognized that the Township’s Waterfront lands have played, and will continue to play, an important role in the municipality’s physical development. Many cottages have been standing for generations, many more have been built in recent years, and many are also being converted to year-round residences.

5.1.2 As in other municipalities, the Township’s Waterfront areas are those where there is the greatest potential for the emergence of land use conflicts, especially if proper planning controls are not put into place. As demand for waterfront living (either seasonal or year-round) increases – due, for example, to a growing population of retirees and the escalation of cottage prices in other regions of Ontario (such as Muskoka and the Kawarthas) – there is the risk that unbridled construction of new dwellings on Waterfront lots may lead to a wide range of consequences. These include losses of privacy, noise, overcrowding, loss of the Township’s beloved rural character, environmental degradation, water and sewage problems, the overburdening of municipal services, and lake capacity impacts. Accordingly, balanced policies are needed that will allow some new development, but only where this can occur in ways that are compatible with existing activities, both human-driven and natural.

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5.1.3 The Waterfront designation is intended to include lands that are physically and functionally related to the shoreline. Generally, land that is on the shoreline or which physically or visually relates to the waterfront is included within this designation. The waterfront designation also includes commercial uses, such as resorts or marinas, that have a functional relationship with the waterfront.

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5.2 Permitted Uses

5.2.1 Permitted uses in areas designated "Waterfront" shall include:

- single-detached dwellings located on individual lots along the shoreline; and
- commercial tourist development, such as lodges, hotels, bed-and-breakfasts, marinas, cottage resorts, and recreational activities.

5.2.2 Mobile home parks will not be permitted in the “Waterfront” designation.

5.3 General Development Standards for Waterfront Areas

5.3.1 These policies shall apply to the creation of new lots or additions to existing lots, new development, and redevelopment of existing waterfront lands and buildings.

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5.3.2 Development in Waterfront Areas shall occur as a single tier of development adjacent to the shoreline except where development takes the form of clusters that provide public or

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private open space on the shoreline for the use of residents of the development.

~~5.3.1~~ 5.3.3 Cluster forms of development shall be regulated through the subdivision or condominium approval process and site plan control. Where this form of development occurs:

- the shoreline open space should generally be provided at a rate of 8.0 metres (25 feet) of shoreline per unit;
- it should incorporate adequate buffers in the form of setbacks, berms, fences, and vegetation where it abuts a shoreline residential development in order to ensure that current landowners continue to enjoy their property;
- it should be setback a minimum of 30 metres from the water course or waterbody;
- it should involve the minimal disturbance of vegetation and soils; and
- a common dock should be generally used, which would accommodate up to 20 units and still allow room for swimming or other water activities.

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5.3.4 The Township shall ensure that opportunities for public access to shorelines are provided.

~~5.3.2~~ 5.3.5 No development will be permitted which would result in a waterbody being developed to a point of being over capacity as identified by the ~~Province Ministry of the Environment, the Ministry of Natural Resources~~, or Council. When reviewing development proposals, Council shall consider:

- a) the biological capacity of the lake in terms of the number of cottages, dwellings or tourist units that can be accommodated on a water body while maintaining sufficient levels of fish habitat, water clarity and water quality; and
- b) the recreational capacity of the lake in terms of maintaining a reasonable level of enjoyment on the surface of the lake for persons presently using the lake for recreational purposes.

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5.3.6 New lot creation is not permitted on "at capacity" lake trout lakes identified in Appendix A. However, Council may consider the creation of new lots in certain circumstances where it can be proven to the satisfaction of council, in consultation with the Province, through detailed environmental studies; that development shall result in no negative impact on the lake. The Province shall be consulted in situations where one or more of the following conditions exist:

- a) the severance is to separate existing habitable dwellings, each of which has a separate septic system, provided the land use would not change; or
- b) all new septic system tile fields are located such that they would drain into a drainage basin which is not at capacity; or
- c) all new tile fields are set back at least 300 meters from the shoreline of the lake or permanently flowing tributary to the lake; or
- d) the effluent pathway from a tile field would flow in a manner for a distance of at least 300 meters to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or

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e) where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to satisfaction of the Province,

The Township of South Algonquin has a number of lakes managed for lake trout by the Ministry of Natural Resources Forestry (Appendix A),

In the case of lake trout lakes at their biological capacity, lot creation and land use changes which would result in a more intensive use will not be permitted. Consultation with the Ministry of the Environment, Conservation and Parks and Ministry of Natural Resources and Forestry is recommended to determine if a special case, as spelled out in Section 5.3, exists. This policy applies to lake trout lakes that have already been provincially identified to the Township for public information are found in Appendix A.

Any additional lake identified as being at biological capacity either by the province orduring the assessment of a development proposal will also be subject to this policy. New lot creation is not permitted on "at capacity" lake trout lakes. However, Council may consider the creation of new lots in certain circumstances where it can be proven to the satisfaction of council, in consultation with the Province Ministry of the Environment and the Ministry of Natural Resources, through detailed environmental studies; that development shall result in no negative impact on the lake. The Province Ministry of the Environment and the Ministry of Natural Resources shall be consulted in situations where one or more of the following conditions exist:

- a) the severance is to separate existing habitable dwellings, each of which has a separate septic system, provided the land use would not change; or
- b) all new septic system tile fields are located such that they would drain into a drainage basin which is not at capacity; or
- c) all new tile fields are set back at least 300 meters from the shoreline of the lake or permanently flowing tributary to the lake; or
- d) the effluent pathway from a tile field would flow in a manner for a distance of at least 300 meters to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or where a site specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on site, to satisfaction of the Province Ministry of the Environment,

5.3.65.3.7 Lake trout lakes classified by the Ministry of the Environment and Ministry of Natural Resources as "not at capacity" can sustain additional development subject to the following criteria:

- a) development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water of the lake with non-disturbance of the native soils and vegetation;
- b) modeling of the lake to determine whether it can accommodate additional development;
- c) stormwater management via infiltration galleries, redirection of surface water runoff away from the lake;

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- d) large development proposals (i.e., greater than five lots or resort/condominium developments) must be supported with a study by a qualified consultant. This study is an impact assessment of a proposed development on a water body to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.

The classification of lakes in the Official Plan is subject to change and may change in the future based on factors such as an assessment of new water quality data and/or changes in water quality standards. Therefore, the possibility exists that a lake trout lake that is classified in the Official Plan as “not at capacity” or “at capacity” at a certain point in time may change during the life of the Official Plan. At capacity lakes shall be identified in Appendix A to this Official Plan and may be updated from time to time without an amendment to the Official Plan.

Any changes to the classification of lakes will require an Official Plan Amendment.

5.3.75.3.8 It is the responsibility of the property owners, including proponents of development proposals, to ensure that they are aware of the current classification of a lake at all times and, in particular, prior to submitting a planning application involving shore lands on lakes.

5.3.85.3.9 The Ministry Province of the Environment Parks and the local municipality have the information on the current classification of a lake and it is recommended that either or both the Ministry Province and the local municipality be consulted prior to any actions being taken which may be affected by the classification of lake.

5.3.95.3.10 Should development be proposed which may bring a lake near the estimated biological or recreational capacity, Council shall only consider such a proposal after the developer has submitted an impact report prepared by a qualified professional, retained by the Township at the cost to the developer, that provides evidence to the satisfaction of Council that the development will not adversely affect the recreational and biological lake quality and meets the requirements of any lake capacity study endorsed by Council as a relevant basis for planning and development.

5.3.105.3.11 To maintain an appropriate balance between a natural shoreline and built form, shoreline activity should be focused within a defined area of the shoreline frontage of the lot and minimized in extent.

The maintenance of shoreline vegetation is beneficial to:

- a) protect the riparian and littoral zones and associated habitat;
- b) prevent erosion, siltation and nutrient migration;
- c) maintain shoreline character and appearance; and
- d) provide fish habitat.

5.3.115.3.6 Clearing of natural vegetation along the shoreline should be restricted to that needed for access, recreational use, limited view of the water and safety of residents. The shoreline frontage of the lot should be maintained in natural shoreline vegetation, including trees, in the water and upland along the water's edge. The extent of removal in the shoreline

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~~areas will be considered within the following parameters:~~

- ~~a) A maximum of 30% of the shoreline frontage or up to 15 metres, whichever is the lesser, for shoreline/linear residential development;~~
- ~~b) A maximum of 30% of the shoreline frontage or up to 30 metres, whichever is the lesser, for commercial development or waterfront landings;~~
- ~~c) A maximum of 50% of the shoreline frontage or up to 45 metres, whichever is lesser, for marinas.~~

5.3.12 The Township may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

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5.3.13 The Township recognizes that there are numerous existing waterfront dwellings and accessory structures which do not comply with the zone provisions set out under the existing Zoning By-law. Such buildings and structures are recognized as being non-complying as they relate to current performance standards (e.g., water setbacks, lot coverage, yard setbacks, shoreline area occupancy, etc.). Some structures are also legal non-conforming as they relate to current permitted uses (e.g. Environmental Protection (EP) zone). The Township anticipates that many landowners will seek to repair, renovate, reconstruct, and/or enlarge these existing structures over time. To guide such activities the Township has established the following Waterfront Development Policies to be consulted prior to the submission of any Planning Act application involving Waterfront development.

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5.3.14 This Plan is committed to the establishment of a “30 metre setback” from water and the “15 metre vegetated buffer” along shorelines as the key planning tools to minimize negative development impacts on waterfronts. Commonly referred to as a “ribbon of life”, this 30 m setback area is intended to be a strip of unaltered, naturalized land abutting the shoreline, with provisions for a modest shoreline access path through this area. Within the 30 m setback, the first 15 m abutting the shoreline is to be a natural, vegetative buffer of land. The 30 m setback and 15 m vegetative buffer are intended to help achieve the Official Plan’s broader Waterfront Development and Environmental policies. It is understood that on numerous waterbodies, the shore road allowance constitutes a portion of the 30 m setback.

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5.3.15 Generally, this Plan strives to limit expanded development within the 30 m setback and 15 metre buffer areas (the first 15m back from water in the 30 m setback), particularly where other preferred development options may exist on the property. Expansions of development within the 30 m setback will require the approval of the Committee of Adjustment.

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5.3.16 On warm and cool water lakes, new lot creation, development, including the septic system tile bed, must be set back a minimum of 30 metres from the highwater mark of the lake with non-disturbance of the native soils and very limited removal of shoreline vegetation. Reductions to alter the 30 m shoreline setback will generally be discouraged.

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5.3.17 For existing vacant lots of record on warm and cool water lakes, new development should be

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set back 30 metres if possible, otherwise as far back as the lot permits recognizing physical topographical constraints and /or undersized lots.

5.4 Preservation of Vegetation

5.4.1 The maintenance of shoreline vegetation is beneficial to:

- a) protect the riparian and littoral zones and associated habitat;
- b) prevent erosion, siltation, and nutrient migration;
- c) maintain shoreline character and appearance; and
- d) provide fish habitat.

5.4.2 Clearing of natural vegetation along the shoreline should be restricted to that needed for access, recreational use, limited view of the water and safety of residents. The shoreline frontage of the lot should be maintained in natural shoreline vegetation, including trees, in the water and upland along the water's edge. The extent of removal in the shoreline areas will be considered within the following parameters:

- a) A maximum of 30% of the shoreline frontage or up to 15 metres, whichever is the lesser, for shoreline/linear residential development;
- b) A maximum of 30% of the shoreline frontage or up to 30 metres, whichever is the lesser, for commercial development or waterfront landings;
- c) A maximum of 50% of the shoreline frontage or up to 45 metres, whichever is lesser, for marinas.

5.4.3 Projects involving development within the Waterfront areas area shall incorporate measures to achieve a 30 m setback and 15 m vegetative buffer.

5.4.4 New development and the expansion or redevelopment of existing development in the Waterfront area shall be sensitive to the preservation of tree cover and native vegetation so as to prevent erosion, siltation, and possible nutrient migration, as well as to maintain the complex ecological functions of the shoreline and littoral zone environment. Development shall be setback a minimum of 30 metres (98 feet) from the high-water mark. Site alteration and disturbance of vegetation within 30 metres (98 feet) of the shoreline shall be limited to low-impact small scale structures identified in the zoning by-law, minor alterations to accommodate access trails, water pumping equipment, or restoration work and limited limbing of mature trees for health and safety reasons.

5.4.5 As a condition of development or redevelopment, the restoration of the natural vegetation and shoreline characteristics may be required. In these instances, undisturbed shorelines of the waterbody in question may be referenced as an example of how to restore and rehabilitate a disturbed shoreline.

5.4.6 The Zoning By-law implementing this Official Plan will include regulations that will limit lot coverage within 30 metres (98 feet) shoreline setback, require the vast majority of the shoreline area be maintained in a natural vegetative state, and prevent further encroachment into this area. The Zoning By-law will also provide an allowance for a limited amount of the 30 m setback area (i.e., 30% to a maximum of 15 m wide) to be cleared and/or occupied for access to the water, for walkways, and for permitted shoreline structures such as a boat ramp.

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boat house, and deck.

5.4.7 Any development within 120 m of a shoreline shall be subject to site plan control.

5.5 Net Environmental Gain

5.5.1 Waterfront development and redevelopment shall be required to demonstrate a net environmental gain in regard to increased setbacks, drainage design, new septic system, increased buffers, vegetation, and habitat.

5.5.2 Proponents for the development of vacant waterfront properties or developed properties which demonstrate a high level of environmental stewardship of the waterfront and natural environment, will be expected to demonstrate no net environmental loss for new development, other than the necessary disruption of the building/development envelop. Where the phrase “net environmental gain” is used throughout this Plan, it will be implied to reference “no appreciable net environmental loss” for properties which demonstrate a high level of environmental stewardship.

5.5.3 Proponents of waterfront development or redevelopment are encouraged to reference the “Municipal Site Evaluation Guidelines in Eastern Ontario” as a tool to help ensure that any of the development would reflect and address the variable constraints posed by site specific conditions (i.e., slope height, slope angle, soil depth and type, as well as vegetative cover).

- a) Municipal Site Evaluation Guidelines are recognized as a valuable tool in managing the long-term health and integrity of the Township’s lakes and lake communities. These guidelines are intended to protect, improve, and restore water quality in the respective watersheds, consistent with the PPS and local Official Plan policies.
- b) Site Evaluation Guidelines will be supported as a tool to identify site specific constraints and ensure that new development is conducted in a manner that reflects variable constraints imposed by site specific conditions.

5.6 Waterfront Servicing

5.6.1 All new residential development shall be serviced by a private potable water system and a wastewater system approved by the appropriate approval authority.

5.6.2 Private wastewater systems shall be located a minimum of 30 metres (98 feet) from the high-water mark of the nearest water body. On an existing undersized lot where the minimum setback cannot be met, a reduced setback may be considered through the Committee of Adjustment or Zoning By-law Amendment processes. The consideration of alternative servicing The incorporation of tertiary treatment systems and other technologies shall be explored when proposing development on waterfront lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources. The Township may require specialized studies or reports from qualified professionals to identify all system-related options available to private landowners.

5.6.3 Where the lot size or configuration does not provide the opportunity for the installation of a septic system and there is an existing pit privy or holding tank, a replacement holding tank may be installed as long as it has been demonstrated by a qualified professional that no alternative

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system is feasible. Composting toilets are accepted as an alternative to pit privies where septic fields cannot be accommodated due to lot size and/or configuration and subject to the approval of the appropriate Approval Authority. Offsite disposal of the composted materials shall be required.

5.6.4 Holding tanks shall not be permitted for new vacant lot development.

5.6.5 Existing septic systems which are identified as being non-compliant with the requirements of the Township's Zoning By-law and/or the Ontario Building Code (OBC), may require replacement or upgrades when reviewed in conjunction with proposals to repair, renovate, reconstruct, or enlarge non-complying dwellings. Through its review of planning applications, the Township may require proof that an existing septic system is functioning properly. Additional information may be required to ensure the system is adequately sized and configured to comply with the requirements of the OBC.

5.55.7 Residential Development

5.3.35.7.1 New Waterfront residential developments should generally have a minimum frontage of 60 metres (200 feet) and a minimum lot area of one hectare (2.47 acres). With council approval, these minimum sizes may be increased:

- a) in areas of steep topography;
- b) in narrow bays and peninsulas;
- c) where there are significant natural heritage features discussed in Section 7 which require alternative development standards; and
- d) where the shoreline is not physically suitable for waterfront development.

5.3.45.7.2 Waterfront residential development on a lot area of less than one hectare may be permitted if a hydrogeological evaluation or other acceptable technical study supports a smaller lot area. Assessment of potential impacts on ground and surface water quality and quantity must be included in such a study.

5.3.5 ~~New lots in deer wintering habitat must have a minimum lot frontage and depth of 90 metres. Where new lot creation is proposed in areas where there is a narrow conifer fringe on the shoreline that provides critical deer habitat, the minimum frontage shall be 120 metres and a minimum depth of 90 metres. Lesser lot sizes may be considered pending an evaluation prepared by a qualified specialist indicating that winter deer habitat does not exist.~~

5.3.6 5.7.3 Development and site alteration will be set back from all watercourses within the Township in order to protect the natural features and functions of the watercourse, provide riparian habitat, and minimize the risk to public safety and property. Buildings, structures and sewage disposal systems will be set back at least 30 m (100 feet) from the high water mark of all of lakes, rivers and streams.

5.7.4 One Guest cabins (also commonly referred to as a "bunkie") will be permitted on a lots in the Waterfront designation so long as they remain secondary and incidental to the main residential dwelling on the lot. Guest cabins are not intended for occupation and gain, and shall not be utilized as rental accommodation or an additional residential unit. The zoning by-

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~~law shall contain provisions which Guest cabins will be limited the in size of guest cabins and ensures that they are and shall be smaller than, and incidental to, the main dwelling. The zoning by-law shall also include provisions that require guest cabins to be dry/unplumbed and not contain plumbing and sanitary services.-~~

~~5.5.1 Guest cabins shall be connected to the same water and sewage facilities as the main dwelling.~~

~~5.3.7 The addition of more than one guest cabin to an existing lot will require the Township's approval, which will be determined by factors such as water and sewage capacity, the size of the lot, and neighbouring land uses.~~

~~The maintenance of shoreline vegetation is beneficial to:~~

- ~~protect the riparian and littoral zones and associated habitat;~~
- ~~prevent erosion, siltation and nutrient migration;~~
- ~~maintain shoreline character and appearance; and~~
- ~~provide fish habitat.~~

~~Clearing of natural vegetation along the shoreline should be restricted to that needed for access, recreational use, limited view of the water and safety of residents. The shoreline frontage of the lot should be maintained in natural shoreline vegetation, including trees, in the water and upland along the water's edge. The extent of removal in the shoreline areas will be considered within the following parameters:~~

- ~~A maximum of 30% of the shoreline frontage or up to 15 metres, whichever is the lesser, for shoreline/linear residential development;~~
- ~~A maximum of 30% of the shoreline frontage or up to 30 metres, whichever is the lesser, for commercial development or waterfront landings;~~
- ~~A maximum of 50% of the shoreline frontage or up to 45 metres, whichever is lesser, for marinas.~~

5.45.8 Residential Conversions

~~5.5.25.8.1~~ There is a substantial proportion of the population of the Township of South Algonquin that is identified as seasonal given that their principal residence is located elsewhere. Ongoing trends suggest that some second-home owners will likely be interested in locating in the Township at their part-time residence on a full-time basis. Applications for such seasonal residential conversions will be considered by the Township.

While it is anticipated that the number of actual seasonal residential conversions to year-round use will be low, there may be some land use implications that arise as a result of this action. Residents intending to convert their seasonal dwellings into year-round homes shall be aware that the conversion of a seasonal dwelling into a year-round home is insufficient, by itself, to encourage upgrading of municipal services to the home. The Township must evaluate all factors, including the costs to other taxpayers, before proceeding with any service upgrades. The Township may pass by-laws clearly identifying how such properties may be subject to limited services. The conversions of seasonal dwellings to year-round use shall require proof that an approved sewage system has been installed.

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5.65.9 Tourist Commercial Development

5.4.15.9.1 Tourist Commercial developments shall be allowed within the Waterfront designation, provided that the developer has proven to Council’s satisfaction, through an impact study:

- a) that there will be no negative impact on natural heritage features and the environment on or adjacent to the subject property;
- b) that there will be no negative impact on surrounding landowners’ property values and enjoyment of their properties; and
- c) that the development lands can be adequately serviced to the satisfaction of the proper authority with regard to parking and on-site sewage and water services.

5.4.25.9.2 Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the tourist commercial use, shall also be permitted. Residential accommodation shall also be permitted for the accommodation of the owner or caretaker or other staff members.

5.4.3 The developer shall also enter into a Site Plan Agreement with the Township in order to effectively manage the provision of water-based amenities, such as boat docking and launching facilities, and land-based recreational facilities, such as tennis courts or swimming pools.

5.4.4 Golf courses shall be located outside of the Waterfront designation.

5.4.5 Tourist commercial activities shall be buffered from dwellings on neighbouring properties through a combination of distance and vegetation.

5.4.6 Septic systems shall be located at least 30 metres (100 feet) from a watercourse or a waterbody.

Regard shall be had for the layout and design of resort commercial areas such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

5.75.10 Lake Plans

5.4.75.10.1 Council supports in principle the preparation of Lake Plans that assess issues such as recreational carrying capacity, shoreline development, lake level management, fisheries, vegetation retention and health, shoreline erosion, cottage conversion and septic system maintenance and inspection, and other issues important to lake communities. Lake Plans may be used as a tool to establish and improve good land stewardship practices amongst those who share a lake community and to articulate lake-specific principles and goals outlined in this Plan. Such Plans are also encouraged to establish monitoring programs and/or remediation programs to be primarily implemented by local residents and stakeholders, such as provincial government

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ministries.

5.4.8 This Official Plan will continue to be the primary land use document to guide land use in the Township. Specific lake plans may be implemented as amendments to this Plan.

5.4.9 Any or all of the following components may be identified and addressed in a specific lake plan:

- location in relation to the watershed;
- drainage basin and related watercourses;
- size and shape of the lake;
- distinct areas or neighbourhoods on larger lakes;
- number and location of islands and narrow water bodies;
- topography, landscape, shoreline features and hazards;
- shoreline constraints and influences;
- natural heritage and habitat;
- allocation of water quality capacity;
- cultural heritage, built heritage, and historic development;
- existing land uses;
- access;
- open space, recreation areas and trails;
- natural areas and landscape features to be preserved;
- definition of character to be preserved; and,
- specific policies and standards for development.

5.85.11 Madawaska River Water Management Plan

When making decisions regarding waterfront development, including land severances, along the Madawaska River and its tributaries from the Bark Lake Dam upriver to a point approximately 10 kilometres upriver of the ~~hamlet~~Village of Madawaska, decisions should be based on the Madawaska River Water Management Plan, as mandated by Ontario Power Generation. This area is referred to as Reach 2 in the Madawaska River Water Management Plan.

This reach has a normal maximum water level at the Bark Lake Dam of 313.62 metres above sea level in the summer, and a normal minimum water level of 304.80 metres above sea level in the winter. This difference of 8.82 metres is drawn down annually to control flooding in the lower reaches of the Madawaska River.

It should be noted that all water-reliant habitats and species, including mammals, reptiles, amphibians, fish and invertebrates, are devastated on an annual basis by this drawdown and that minor changes due to waterfront development will have little or no additional effect whatsoever on these species.

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SECTION 6: PROTECTING PUBLIC HEALTH AND SAFETY HAZARD AREAS

6.1 Introduction

Constraints to development are primarily related to natural hazardous conditions such as the existence of floodplains, erosion hazards or the presence of unstable slopes, unstable soils and geological formations such as Karst topography where the bedrock is subject to the development of sinkholes. There are also constraints to development as a result of man-made hazards such as contaminated lands, abandoned mines, or where land use activities generate non-compatible conditions such as noise concerns exist.

Promoting quality of life and self-sufficiency for our citizens requires that all development be carried out in a manner which ensures that life, safety and economic welfare are protected. This Plan also recognizes that we should be planning and preparing for the impacts of a changing climate that may increase the risk associated with natural and man-made hazards.

~~6.1.1 In the interest of public safety, it is recognized that there are certain areas within the township that are not suitable for development due to their physical characteristics. Growing concern about environmental aspects of development has prompted government bodies to be more cautious in the realm of land use planning, and it is also important to ensure that past uses of land do not create consequences for new development on those same lands. Currently, mapping showing the location of areas characterized by health and public safety hazards and/or by constraints for development does not exist for the Township. Efforts will be made to identify hazards on a case by case basis as development is proposed. Should new hazard mapping be prepared, efforts should be made to incorporate such mapping into Schedule B. evolve.~~

6.2 Permitted Uses

~~6.2.1 The uses and activities permitted within areas designated as "Hazard Areas" shall be limited to:~~

- ~~• agriculture;~~
- ~~• conservation;~~
- ~~• horticultural nurseries;~~
- ~~• forestry and wildlife areas;~~
- ~~• fishery resource management areas;~~
- ~~• mineral exploration, mining and mineral aggregate extraction;~~
- ~~• marinas;~~
- ~~• public or private parks and trails; and~~
- ~~• passive recreational uses which have minimal impact on the natural~~

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~~environment and require very little terrain or vegetation modification, including low impact trail uses and natural heritage appreciation.~~

~~Where identified, development and site alteration shall be prohibited in flood plains, except in accordance with the following:~~

~~Repairs and minor additions to buildings and accessory buildings, which do not affect flood-flows, will be permitted where there is existing non-conforming development.~~

~~Uses which by their very nature must be located within the flood plain and will not affect the hydrology or hydraulics of the flood plain may be permitted.~~

~~Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses which do not affect the hydrology or hydraulics of the flood plain may be permitted.~~

~~In accordance with the underlying designation on Schedule A, development and site alterations may be permitted in areas subject to erosion related hazards which are not located in the flood plain.~~

~~All new development and site alterations on hazardous lands must achieve all of the following:~~

~~the hazards must be safely addressed and the development and site alteration should be carried out in accordance with the established standards and procedures;~~

~~new hazards are not created and existing hazards are not aggravated;~~

~~no upstream or downstream adverse impacts will result; and,~~

~~vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies.~~

2.25

Prohibited Uses in Floodplain

~~Where identified, the following uses are prohibited in floodplains: Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or intellectually disabled, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police, and ambulance stations), electrical substations, storage, or handling of hazardous substances.~~

6.3 Conditions for Site Alteration and Development

6.3.1 ~~hazards.~~ Where an allowable form of development is proposed in a Hazard Area, the Township will be consulted to determine the nature of the hazard. Development and site alteration may be permitted in such an area if the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:

a) ~~development and site alteration is carried out in accordance with flood proofing standards, protection works standards, and access standards;~~

b) ~~vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;~~

e) ~~new hazards are not created and existing hazards are not aggravated; and~~

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d) no adverse environmental impacts will result.

~~6.3.2—Where the Hazard Areas also include important natural features identified in Section 10 of this Plan, any development shall only be permitted in accordance with the policies found within that Section.~~

~~6.3.3—No buildings or structures, nor the placing or removal of fill of any kind whether it originates on site or elsewhere, shall be permitted in Hazard Areas. An exception to this occurs where such buildings, structures or fill are to be used in flood or erosion control and have been approved by the Township. Also, buildings or structures required for approved marina uses may also be permitted, though not for human habitation and only provided that they do not result in negative impacts on fish habitat.~~

~~6.4 Mine Hazards~~

~~6.4.1—There are a number of known mine hazards located in the Township. Known mine hazards located in the Township are shown on Schedule C.~~

~~6.4.2—It shall be policy to recognize past producing mines as areas where development should be restricted. Any proposed development within a one kilometre radius of a past producing mine, as identified on Schedule C, will first be subject to a detailed site evaluation conducted by a qualified consultant. Documentation from this study shall demonstrate that:~~

- ~~a) the development land is suitable for the type of development proposed; and~~
- ~~b) the mine hazard can be mitigated and remediated to properly address public health, safety, and environmental concerns to the satisfaction of the Township.~~

~~6.4.3—Development on, abutting and adjacent to lands affected by mine hazards may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.~~

~~6.4.4—Other mine hazards may exist in the Township. These sites, when identified by the Ministry of Northern Development and Mines, shall be added to Schedule C without the need for amendment to this plan.~~

~~6.5 Contaminated Sites~~

~~6.5.1—Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.~~

~~6.5.2—For contaminated sites, a record of site condition prepared by appropriately qualified~~

~~professionals will be required and the appropriate site remediation will be completed before the development of these lands.~~

~~6.5.3 Mandatory filing of a Record of Site Condition in the Environmental Site Registry, by a qualified person, as defined in Ontario Regulation 153/04, is required for a change in use of a property from industrial or commercial to residential or parkland, as defined in the regulation, and will be acknowledged by the Ministry of the Environment. A site clean-up plan may be required and the site may need to be cleaned up in accordance with the Ontario Regulation 153/04 and with Ministry of the Environment guideline “Records of a Site Condition – A Guide on Site Assessment, the Clean-up of Brownfield Sites and the Filing of Records of Site Condition” dated October 2004 or associated guidelines.~~

~~Contaminated sites are defined as sites where the environmental condition of the property, (i.e., the quality of the soil or ground water) may have the potential for adverse effects to human health or the natural environment. Current mapping showing contaminated sites was not available at the time this Official Plan was drafted, however it is recognized that there may be contaminated sites located within the Township.~~

~~In reviewing development applications, the approval authority may require the undertaking of an Environmental Site Assessment (ESA). An ESA shall be mandatory when a change of land use triggers an ESA in accordance with Ontario Regulation 153/04.~~

~~Where the ESA produces reasonable evidence to suggest the presence of site contamination, the proponent may be required to undertake appropriate technical studies as part of the development review process in order to identify the nature and extent of contamination, to determine potential human health and safety concerns as well as effects on ecological health and the natural environment, to demonstrate that the site can be rehabilitated to meet provincial standards and to establish procedures for site rehabilitation and mitigation of the contamination.~~

~~The proponent will be required to restore the site and to make it suitable for the proposed use in accordance with the recommendations of any required technical studies prior to development or land use change.~~

~~Filing of a record of site condition in the Registry, by a qualified person, as defined in O. Reg 153/04, is mandatory for a change of use of a property from industrial or commercial to residential or parkland.~~

~~The ESA and site restoration shall be undertaken according to Ontario Regulation 153/04 and with MOE guideline “Records of Site Conditions – A Guide to Site Assessment, the clean-up of Brownfield Sites and the Filing of Records of Site Conditions” dated October 2004 Record of Site Condition.~~

~~Closed Waste Disposal Sites have been identified on Schedule B on the basis of~~

information provided by the Province.

Development in and around closed waste disposal sites may proceed in accordance with the policies of the underlying land use designation, subject to Ministry of the Environment, Conservation and Parks Guideline D-4 “Land Use on or near Landfills and Dumps” and the following policies:

In reviewing development applications within 500 metres (1,640 feet) of a site identified as a closed waste disposal site, an Environmental Study shall be required by the approval authority in order to ensure that there is no evidence of potential safety hazards which may be caused by landfill-generated gases, ground and surface water, contamination by leachate, odour, or litter, potential fires, surface runoff and vectors, and vermin. Particular attention shall be given to the production and migration of methane gases. An Environmental Study documents the previous uses of the property and provides an assessment of the site to identify actual or potential hazards. The Environmental Study shall be undertaken using established principles and procedures.

Where the Environmental Study confirms environmental problems, the proponent will be required to undertake additional studies which shall demonstrate that the site is appropriate for development or can be rehabilitated in order to mitigate known or suspected hazards, and to establish procedures for site rehabilitation prior to the final approval of the proposed development.

Land or land covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used, shall not be developed or re-developed unless an approval has been obtained under Section 46 of the Environmental Protection Act.

It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse.

Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent, or other planning application by the appropriate approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters, and surface waters as required in consultation with the Province, and shall prepare a remedial action plan in accordance with “Ontario Regulation 153/04, Record of Site Condition”. Where the contaminants are in concentrations above Ministry established acceptable concentrations, a Ministry of the Environment, Conservation and Parks “Record of Site Condition” may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.

Where planning applications are not required, Council may require a proponent of development to consult with the Province on the suitability of site development.

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6.6.7 Flood Plains

6.6.1 ~~A flood plain is defined as the area adjoining a watercourse, usually low lands, which has been or may be subject to flooding. The Township supports the Natural Hazards policies contained in the *Provincial Policy Statement* relating to the regulation of development within flood plains. The following policies recognize the seriousness of flooding and actively attempt to minimize the threats to public health and safety in this regard.~~

6.6.2 ~~In order to prevent the risk of loss of life and to minimize property damage, development and site alteration is prohibited on flood plain lands and lands subject to erosion hazards. However, exceptions may be made in the event that:~~

- ~~• a site specific engineering study is carried out by a qualified consultant at the proponent's expense to determine the exact location of the 1:100 year flooding elevations;~~
- ~~• the flooding hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;~~
- ~~• new flooding hazards are not created and existing hazards are not aggravated;~~
- ~~• no adverse environmental impacts will result;~~
- ~~• vehicles and people have a way of safely entering and exiting the area during times of flooding; and~~
- ~~• the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.~~

~~The 1:100 year flood means that flood, based on analysis of precipitation, snowmelt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.~~

6.6.3 ~~The Township shall undertake to ensure that, at a minimum, it has up to date air photo interpretation of potential floodplains for all areas for which there is no engineered flood elevation.~~

6.7 Setbacks

6.7.1 ~~Building setbacks may be imposed from the boundaries of the Hazard Areas in the implementing zoning by-law. The severity of the hazard or the setback required to protect the natural feature is the determining factor.~~

6.7.2 ~~Generally, thirty (30) metre building setbacks shall be imposed from the boundaries of Hazard Areas, except for:~~

- ~~• valley lands, where a 30 metre setback will be imposed from the stable top of bank; and~~
- ~~• permanent and intermittent streams, where a 30 metre setback will be imposed from the meander belt, or the land across which a stream shifts its channel from time to time.~~

Wildland Fire

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6.7.3 The Provincial Policy Statement defines hazardous forest types for Wildland Fire as forest types assessed as being associated with the risk of high to extreme wildland fire, using risk assessment tools established by the province, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the province.

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6.7.4 Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

6.7.5 Wildland fire mitigation measures shall not be permitted in provincially significant wetlands, Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat, and significant areas of natural and scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

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6.2 Identifying Hazard Areas

There is a general lack of accurate mapping showing the location of areas characterized by natural or man-made hazards. Where hazard mapping exists it is shown on Schedule B, Constraints. Hazardous areas are identified on Schedule B on the basis of the particular characteristics which pose a threat to public health and safety which may result should these areas be developed. The constraints include abandoned mines and active aggregate operations. It is recognized that hazardous conditions may exist which are not shown on Schedule B and as such it is important to ensure that appropriate consultation be included in any development review process.

The Township shall work with public authorities and utilities to update the hazard mapping and identify areas that are known natural or man-made.

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6.3 Natural Hazardous Lands – Flooding And Erosion

6.3.1 Defining Areas Subject to Floods and Erosion

The floodplain areas generally represent lands known to be subject to 1 in 100 year flood events.

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6.3.2 Permitted Uses

Notwithstanding the underlying designation on Schedule A, development and site alteration is prohibited in flood plains, except in accordance with the following:

- 1. Repairs and minor additions to buildings and accessory buildings, which do not affect flood flows, will be permitted where there is existing nonconforming development.

- 2. Uses which by their very nature must be located within the flood plain and will not affect the hydrology or hydraulics of the flood plain may be permitted;
- 3. Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses which do not affect the hydrology or hydraulics of the flood plain may be permitted.
- 4. In accordance with the underlying designation on Schedule A, development and site alterations may be permitted in areas subject to erosion related hazards which are not located in the flood plain.
- 5. All new development and site alterations on hazardous lands must achieve all of the following:
 - a) the hazards must be safely addressed and the development and site alteration is carried out in accordance with the established standards and procedures;
 - b) new hazards are not created and existing hazards are not aggravated;
 - c) no upstream or downstream adverse impacts will result; and,
 - d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.

6.3.2.1 Prohibited Uses

Within flood plains the following uses are prohibited: Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police and ambulance stations), electrical substations, storage or handling of hazardous substances.

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6.3.3 Unstable Slopes And Organic Soils

6.3.3.1 Slopes with a slope angle of 3:1 (horizontal: vertical) or steeper are identified as being potentially unstable. Development and site alteration in areas identified as having unstable slopes or unstable soils is prohibited unless it can be determined that the proposed development will be in full conformity with the Building Code Act. This may require that sufficient soils and engineering information be made available to indicate that the site is suitable or can be made suitable for development using accepted scientific and engineering practices; alterations to the site will not result in increased hazards or cause adverse environmental effects on or off-site.

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6.3.3.2 The underlying designation on Schedule A shall identify the permit uses on such lands.

6.3.3.3 Notwithstanding 6.3.3.2, Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police and ambulance stations), electrical substations, storage or handling of hazardous substances shall not be permitted on lands designated as having unstable slopes or unstable soils.

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6.3.4 Setbacks

6.3.4.1 Generally, thirty (30) metre building setbacks shall be imposed from the boundaries of Hazard Areas, except for:

- a) valley lands, where a 30 metre setback will be imposed from the stable top of bank; and;
- b) permanent and intermittent streams, where a 30 metre setback will be imposed from the meander belt, or the land across which a stream shifts its channel from time to time.

6.4 Man-Made Hazard Lands - Contaminated Sites

Contaminated sites are defined as sites where the environmental condition of the property, i.e. the quality of the soil or ground water, may have the potential for adverse effects to human health or the natural environment. Current mapping showing contaminated sites is not available for the Township.

6.4.1 Policies

6.4.1.1 In reviewing development applications, the approval authority may require the undertaking of an Environmental Site Assessment (ESA). An ESA shall be mandatory when a change of land use triggers an ESA in accordance with Ontario Regulation 153/04.

6.4.1.2 Where the ESA produces reasonable evidence to suggest the presence of site contamination, the proponent may be required to undertake appropriate technical studies as part of the development review process in order to identify the nature and extent of contamination, to determine potential human health and safety concerns as well as effects on ecological health and the natural environment, to demonstrate that the site can be rehabilitated to meet provincial standards and to establish procedures for site rehabilitation and mitigation of the contamination.

6.4.1.3 The proponent will be required to restore the site and to make it suitable for the proposed use in accordance with the recommendations of any required technical studies prior to development or land use change.

6.4.1.4 Filing of a record of site condition in the Registry, by a qualified person, as defined in O. Reg 153/04, is mandatory for a change of use of a property from industrial or commercial to residential or parkland.

6.4.1.5 The ESA and site restoration shall be undertaken according to Ontario Regulation 153/04 and with MOE guideline "Records of Site Conditions - A Guide to Site Assessment, the clean-up of Brownfield Sites and the Filing of Records of Site Conditions" dated October 2004 Record of Site Condition.

6.4.2 Closed Waste Disposal Sites

There are no known municipal Closed Waste Disposal/Landfill Sites that have been identified

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by the Ministry of the Environment, Conservation and Parks within the Township. There are several former closed landfills on Crown Land that are identified on Schedule B.

6.4.3 Site Decommissioning and Clean-Up

6.4.3.1 It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse.

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6.4.3.2 Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent or other planning application by the approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters and surface waters as required in consultation with the Ministry of the Environment, Conservation and Parks and shall prepare a remedial action plan in accordance with "Ontario Regulation 153/04, Record of Site Condition". Where the contaminants are in concentrations above Ministry established acceptable concentrations, A Ministry of the Environment, Conservation and Parks "Record of Site Condition" may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.

6.4.3.3 Where planning applications are not required, Council may require a proponent of development to consult with the Ministry of the Environment, Conservation and Parks on the suitability of site development.

6.5 Other Health And Safety Concerns

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6.5.1 Abandoned Mine Sites

6.5.1.1 There are a number of known mine hazards located in the Township. Known mine hazards located in the Township are shown on Schedule B.

6.5.1.2 It shall be policy to recognize past producing mines as areas where development should be restricted. Any proposed development within a one-kilometre radius of a past producing mine, as identified on Schedule B, will first be subject to consultation with the Ministry of Mines. Should it be deemed necessary a detailed site evaluation conducted by a qualified consultant will be required prior to development. Documentation from this study shall demonstrate that:

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- a) the development land is suitable for the type of development proposed; and
- b) the mine hazard can be mitigated and remediated to properly address public health, safety, and environmental concerns to the satisfaction of the Township.

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6.5.1.3 Development on, abutting and adjacent to lands affected by mine hazards may be permitted

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only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.

6.5.1.4 Other mine hazards may exist in the Township. These sites, when identified by the Ministry of Mines, shall be added to Schedule B without the need for amendment to this plan.

6.5.2 Noise and Vibration

6.5.2.1 Noise and vibration impacts shall be addressed for new sensitive land uses adjacent to existing railway lines, highways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations, or other stationary or line sources where noise and vibration may be generated. Council may require the proponent to undertake noise and/or vibration studies to assess the impact on existing or proposed sensitive land uses within minimum distances identified in Ministry of Environment, Conservation and Parks guidelines including NPC -300 Environmental Noise Guidelines. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

6.5.2.2 Notwithstanding policy 6.5.2.1 above existing and proposed agricultural uses and normal farm practices, as defined in the Farm and Food Production Protection Act, 1998, shall not be required to undertake noise and or vibration studies.

6.5.3 Incompatible Land Uses

6.5.3.1 In reviewing any development application, the Township shall be satisfied that the proposed use will be or can be made to be compatible with surrounding uses in accordance with the Ministry of Environment, Conservation and Parks, Guidelines.

6.5.3.2 Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

6.5.3.3 In order to implement buffering principles, provisions may be established in the implementing Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, industrial uses and waste disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of Ministry of Environment, Conservation and Parks (e.g., D-1 Land Use Compatibility, D-2 Compatibility Between STF and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses, Publication NPC 300: Environmental Noise Guideline, Stationery and Transportation Sources – Approval and Planning).

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6.5.3.4 For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is capable of co-existing in harmony with, and coexists with existing development without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards e.g., MECP Guidelines.

6.5.4 Wildland Fire

6.5.4.1 The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the province.

6.5.4.2 Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

6.5.4.3 Wildland fire mitigation measures shall not be permitted in provincially significant wetlands.

6.5.4.4 Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.

6.1 Non-Conforming Uses

~~The expansion of existing non-conforming uses located within areas that are subject to physical hazards such as flooding shall be discouraged. Where the expansion or replacement of existing buildings is permitted, the Township shall require the addition of measures to alleviate the hazard. Where strict compliance to flood-proofing measures required to alleviate flooding is not feasible, the Township may consider permitting minor additions with a lesser level of protection from the flood hazard.~~

~~Expansion of Additions to Existing Waterfront Development~~

~~6.10.2.1 This Plan recognizes the right to repair, restore, or rebuild an existing legal non-conforming and non-complying building or structure provided there are no increases to height, size, volume, or extent of non-conformity or non-compliance of the use, building, or structure, except as is required in order to comply with provincial or federal requirements. That said, proponents will be encouraged to relocate their development outside of the 30 m water setback whenever possible.~~

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~~6.10.2.2 Where expansions or additions to existing structures are proposed, such additions shall be permitted where all zoning provisions are complied with.~~

~~6.10.2.3 This Plan encourages those wishing to reconstruct or expand an existing legal building or structure which does not meet the 30 m setback, to design the expansion to accommodate the 30 m setback and achieve net environmental gain. When considering expansions to existing structures, it will be expected that the proponent demonstrate that every effort has been made to locate the addition to the rear of the existing structure and minimize the amount of development within the 30 m setback. Additions which horizontally extend the existing dwellings into the shoreline setback will generally be discouraged.~~

~~6.10.2.4 Where expansions are proposed which are to the rear (i.e., landward side) of the existing non-conforming/non-complying structure, and where the proposed expansion or addition provides an opportunity for a net environmental gain in the shoreline area documented through conditions imposed by the minor variance process, approval for such expansions or additions may be sought from the Committee of Adjustment.~~

~~When reviewing applications before the Committee of Adjustment for the expansion or enlargement of legal non-conforming (Section 45(2) of Planning Act) and legal non-complying uses (Section 45 (1) of Planning Act) on or adjacent to the waterfront, the following criteria shall be considered in determining if the application represents good land use planning:~~

- ~~— The proposed extension or enlargement is located to the rear of the existing non-conforming/non-complying use, building or structure and maximizes the water setback;~~
- ~~— The proposed extension or enlargement does not result in adverse impacts on adjacent properties or the natural environment, including the water resource;~~
- ~~— The proposed extension or enlargement is of a scale consistent with the existing development (on-site and surrounding properties) and does not result in adverse visual impacts as seen from the water and/or adjacent properties;~~
- ~~— The proposed extension or enlargement will result in a net environmental gain through measures such as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff, improvements to habitat, and/or restoring/enhancing the 15 m vegetative buffer;~~
- ~~— The proposed extension or enlargement is located outside of natural hazards (including the extent of flooding and erosion hazards) and is in a location that reduces potential environmental impacts;~~
- ~~— Safe access (ingress and egress) is provided;~~
- ~~— The proposed extension or enlargement does not remove the ability for a future complying septic system to be located on the property away from sensitive environmental features;~~
- ~~— The proposed extension or enlargement does not create further non-complying standards related to lot intensity (i.e., lot coverage) or massing (i.e., height); and;~~
- ~~— The proposed extension or enlargement will not result in any negative impacts towards relevant environmental features. The Township may require the applicant to submit an Environmental Impact Assessment completed by a qualified professional in order to ensure there are no negative impacts that cannot be mitigated.;~~

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~~proposed extension or enlargement will be assessed on its ability to mitigate negative cumulative impacts through design measures that consider the topography, soil, drainage, vegetation, and waterbody sensitivity at or near the site.~~

6.6 Lands Under Private Ownership

The designation of privately-owned lands as Hazard Areas does not imply that those lands are freely accessible to the general public nor that the Township will purchase those lands.

6.7 Redesignation of Hazard Lands

~~6.12.1~~ 6.7.1 Each application for redesignation of Hazard Areas for other purposes may be given consideration by the Township. The following will be considered in their final decision:

- a) existing environmental and physical constraints;
- b) the potential impact of the development on the natural features and functions of the area;
- c) the proposed design and engineering techniques and resource management techniques which may be used to alleviate these impacts; and
- d) the social, monetary and biological costs of those engineering techniques and resource management practices in relation to the proposed land use.

~~6.12.2~~ 6.7.2 In the case where the development constraint is flooding, re-designation would be appropriate where it has been determined that a site would not be subject to flooding within the 1:100 year flood elevations. In considering these situations, the Township shall require a report prepared by a qualified consultant establishing the extent and intensity of flooding on the land.

~~6.12.3~~ 6.7.3 Prior to redesignating Hazard lands that have been designated as such in order to recognize natural features and functions, a qualified ecologist or biologist should be retained to assess the potential impact of development on the natural features and functions of the area and determine proposed design and engineering techniques and resource management techniques used to alleviate and mitigate impacts.

~~6.12.4~~ 6.7.4 Where the Township is satisfied that the lands may be developed in accordance with the above-noted criteria, and if in conformity with the policies in the “Natural Resources” section of this Plan (Section 10), where applicable, the lands may be zoned and used in accordance with the policies of the abutting designation.

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SECTION 7: CROWN LAND

7.1 Introduction

- 7.1.1 Crown land is defined as land that is controlled and administered by the provincial or federal government. Approximately 80% of the Township of South Algonquin's land area consists of provincial Crown Land.

7.2 Co-operation with Province

- 7.2.1 While the Crown is not bound by the policies or land use designations of this Plan, it is a policy of this Plan that the Township will work in close co-operation with the Province to determine the future use and development of the Crown Lands.
- 7.2.2 This Plan recognizes that large portions of the Township are subject to an on-going land claim settlement with First Nation communities. This Plan is intended to support the Land Claim settlement.
- 7.2.3 A number of boat launches located throughout the Township are located on Crown Lands and involves coordination with the Province.

7.3 Disposal of Crown Lands

- 7.3.1 There may be a number of opportunities to dispose of Crown lands not identified as protected areas that could be developed in a sustainable manner and that would contribute to the economic base of South Algonquin without compromising the environment or the quiet enjoyment of the inhabitants of the area. The Township supports Crown land dispositions in these instances. The Township encourages the transfer of lands from the Province to the Township when they are surplus to the Province's needs.

7.4 Privatization or Leasing of Crown Land

- 7.4.1 If Crown land should be patented or leased to private land owners, the Township's planning policies will be applied to these lands. In such cases, the use and development of those lands ~~shall~~ may require an Amendment to this Plan.

PART III: FURTHER DEVELOPMENT POLICIES SECTION

8: MUNICIPAL SERVICES

8.1 Introduction

8.1.1 There are a number of municipal services provided by the Township of South Algonquin. The safe and efficient provision of municipal services is an important part of effective land use planning.

8.2 Construction of Public Works

8.2.1 Prior to the construction of public works or undertakings, such as roads or waste disposal facilities, the Township shall follow procedures under the *Environmental Assessment Act*. Some types of undertakings may fall into a class environmental assessment (EA), which is a more streamlined process in reviewing the environmental impacts of the proposed work. Generally, the intent of this Plan is to ensure that the following procedures (generalized description) are followed prior to the construction of a project (undertaking):

1. Consult with affected parties:

- involve affected parties early in the process and continuously throughout;
- encourage the identification and resolution of issues before an EA is formally submitted; and
- promote mutually acceptable, environmentally sound solutions through consultation.

2. Consider reasonable alternatives: planning must consider alternatives to the undertaking which fulfil the purpose of the undertaking in functionally different ways and alternative methods of implementing a particular type of alternative. The “do nothing” alternative must also be considered.

3. Consider all aspects of the environment: the planning process must consider the effects on the natural or biophysical environment as well as effects on the social, economic and cultural conditions that influence the lives of humans of a community.

4. Systematically evaluate net environmental effects: evaluate alternatives in light of their advantages and disadvantages and the effects remaining after mitigation or enhancement measures have been addressed.

5. Provide clear, complete documentation: the EA should strive to represent accurately the process that was followed in a clear and understandable way and to communicate the results of that process.

6. The planning and construction of public works, such as local roads and infrastructure projects carried under the municipal Class Environmental Assessment process, shall conserve ~~protect~~ cultural heritage resources and areas of archaeological potential.

When necessary, the construction of public works must be accompanied by heritage impact assessments and satisfactory measures to mitigate any negative impacts affecting identified

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significant heritage resources.

8.3 Waste Management

8.3.1 The ~~Province Ministry of the Environment~~ has jurisdiction over waste management practices in the Township and requires that all waste must be disposed of at an approved waste disposal site.

8.3.2 As required by Section 46 of the Environmental Protection Act, no use shall be made of land or land covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used unless the approval of the Minister of the Environment for the proposed use has been given.

8.3.3 ~~All existing and new waste disposal sites within the Township shall meet the requirements of the Province Ministry of the Environment and may be subject to the requirements of the Environmental Assessment Act.~~

~~8.3.4~~ 8.3.4 The Township will continue to utilize the Whitney and Madawaska landfill sites to dispose of solid waste. The capacity of the Whitney landfill site is expected to be sufficient until ~~2034~~2049, while the Madawaska landfill site will be sufficient until ~~2020-2041~~. The Township will continue to promote waste diversion through its recycling program at each landfill site.

8.3.5 New landfill sites for solid waste disposal or waste management facilities shall be located so as to provide adequate protection to residents against any adverse environmental effects, as determined by the ~~Ministry~~ Province of the Environment.

8.3.6 Where possible, the Township shall investigate opportunities for the development of cost-effective waste management programs.

8.3.7 Waste disposal sites shall be restricted to closed or open waste or a sanitary landfill site as identified on Schedule A. Ancillary uses such as recycling depots and transfer stations shall also be permitted. Disposal of liquid industrial, radioactive, or toxic waste shall not be permitted.

8.3.8 Where development is proposed within 500 m of the fill areas of open or closed landfill sites, the completion of technical studies to demonstrate that there will be no negative impacts on water supply, leachate, methane gas, rodents, vermin, or other related impacts.

8.3.9 Factors to be considered when land use is proposed near an operating site include: landfill-generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin. Particular attention shall be given to the production and migration of methane gas.

~~8.3.9~~ 8.3.10 Waste disposal sites shall be operated and maintained in accordance with the standards set by the Province.

~~8.3.10~~ 8.3.11 No use shall be made of land used as a waste disposal site for a period of twenty-five years from the year in which the waste disposal use ceased without the approval of MECP.

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8.3.118.3.12 Development of lands adjacent to a closed or open waste disposal site shall be subject to the Land Use Compatibility Assessment.

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8.3.128.3.13 The establishment of any new waste disposal site shall require an amendment to the Official Plan and the Zoning By-Law.

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8.3.138.3.14 The Township shall attempt to divert all organic material and recyclables from being landfilled.

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8.3.148.3.15 The Township shall continue to expand the range of materials to be recycled and/or diverted from landfill.

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8.4 Water, Wastewater and Stormwater Services

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8.3.158.4.5 The need to ensure that water and wastewater infrastructure meet growth and development priorities is crucial to the long term economic and environmental health of the Township. Currently there are no centralized or decentralized municipal sewer or water services in the Township. Any future capital expenditures required for the introduction of water and wastewater systems are considered to be in full conformity with this Official Plan.

8.3.168.4.6 This Plan acknowledges that municipal sewage and water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. The Township does not have any municipal sewage or water services at this time. Where such municipal services are not available, private communal services are a preferred form of servicing for multi- unit/lot developments, subject to the specific policies of this Plan. Where municipal services and private communal services are not available, planned, or feasible, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

8.3.178.4.7 Where development is proposed on private services, the applicant must demonstrate that there is sufficient quantity and quality of potable water and must also demonstrate that a permit can be obtained for the proposed sewage system through the Ontario Building Code or the Province, whichever is applicable. In addition, the applicant must demonstrate that the proposed development will not result in increased costs to the Township for the provision of other required services such as road maintenance, school transportation, waste collection, etc.

8.3.188.4.8 Partial services may be permitted where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development.

8.4.9 Communal services may be permitted provided that they are for the common use of more than five residential units/lots. Any such system will have to meet the requirements of the Township, this Official Plan, and the Province, as well as the approval processes under the Environmental Assessment Act, Ontario Water Resources Act, Safe Drinking Water Act, and the Planning Act. For the sake of clarity, private communal systems servicing five (5) or less residential units/lots are permitted but do not require a municipal responsibility agreement.

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8.3.198.4.10 It is recognized that the implications for municipal responsibility for communal systems resulting from Provincial policy can present challenges to both the developer and the Township, and as such, the Township is not obligated to approve the use of communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by a responsibility agreement. The need to develop on private services may place limits on the amount, distribution, and type of development which may take place.

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8.4.11 The Township, in approving any communal system, will have particular regard for the documented performance of the proposed system, the financial securities which are to be provided, the long-term maintenance requirements, and the operation and administration requirements for the system. In reviewing proposals for development on communal systems, the Township will also determine the number and types of communal systems that will be accepted by the Township. In general, the Township shall only accept developments on communal systems when it can be clearly demonstrated that such systems will not create an unacceptable financial burden on the Township.

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8.3.208.4.12 Communal systems must be owned, operated, and managed by the Township or another public body if servicing freehold residential development. They may be owned, operated, and managed by a condominium corporation or single owned land if serving condominiums or mobile home parks respectively, provided an agreement has been entered into with the municipality or public body pursuant to Section 51 of the Planning Act.

8.3.248.4.13 Such agreement entered into under this Section shall provide for municipal/public body assumption of the communal services in the event of default by the owner. It is recognized that the Township may not have the financial or human resources to own, operate, and manage such systems and as such, the Township is not obligated to accept communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by the agreement.

8.4.14 Council will encourage, support, and promote wastewater disposal systems which incorporate proven and innovative technologies to reduce wastewater volumes or which improve the quality of waste water effluents. This will include, but not be limited to, water conservation devices which reduce water usage, and innovative solutions to municipal or industrial wastewater treatment such as the design and construction of artificial wetlands and grey water treatment and re-use.

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SECTION 9: TRANSPORTATION

9.1 Introduction

9.1.1 Transportation management is an important issue for the Township, ~~and~~ in a number of ways. Given the highly rural nature of the Township, the automobile is and will likely continue to be the primary mode of transportation for residents and visitors. The dominance of the automobile notwithstanding, walking is an important mode of travel within the ~~hamlet~~ Villages. With this in mind, residents have also indicated a desire to see improvements made to the pedestrian environments in Whitney and Madawaska. For example, Highway 60 is the busiest roadway in the Township, but it also bisects both ~~Hamlet~~ Villages. Many walking trips to schools, churches, the post office, and local businesses involve crossing or walking along Highway 60, but in most cases there are no sidewalks or formal road crossings in place. With growth of outdoor recreation, this also means the official plan needs to consider those that use the trails and general maintenance for these trails.

9.2 General Policies

9.2.1 The Township will ensure that the transportation systems provided are safe, energy efficient, facilitate the movement of people and goods, ~~and~~ are appropriate to address projected needs and are planned and designed to be able to withstand the anticipated impacts of climate change.

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9.2.19.2.2 The Township will make certain that efficient use is made of existing and planned transportation infrastructure.

The Township will ensure that transportation and land use considerations are integrated at all stages of the planning process.

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9.3 Infrastructure Corridors

9.3.1 The Township will not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged by the Township, wherever feasible.

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When planning for corridors and rights-of-way for significant transportation and infrastructure facilities, the Township will ensure that consideration will be given to the significant resources outlined in Section 2 of the Provincial Policy Statement.

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9.4 Road Classifications

9.4.1 Schedule B to this plan identifies three types of roads serving the Township: provincial highways, municipal roads, and private roads. The policies relating to each of these road

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classifications are provided in the following three sections.

9.5 Provincial Highways

9.5.1 Highways 60, 127 and 523 are understood to be provincial highways under the control and jurisdiction of the Ministry of Transportation (MTO). Permits and approval from the MTO shall be required prior to municipal permits or approvals when building a structure, entrance, road, or sign that falls within the designated control areas as defined by the Public Transportation and Highway Improvement Act (PTHIA) and the Highway Corridor Management Manual. MTO’s designated controlled areas fall upon or within:

- a) 45 metres of any limit of a highway or 395 metres of the centre point of an intersection for the purpose of the placement of buildings or other structures, entrances or any road;
- b) 800 metres of any limit of a highway, for the purpose of a shopping centre, stadium, fairground, racetrack, drive-in theatre or any other purpose that cause persons to congregate in large numbers; or,
- c) 400 metres of any limit of highway for the purpose of placing signs and placing, erecting, or altering an electricity transmission and distribution system, pole line, or other transmission line.

MTO will require permits for any location signage that are within 400m from MTO right-of-way. All signage must be 3m from the ROW, shown on the site plan, and a permit is required.

9.5.19.5.2 MTO may ask for studies in support of development along provincial highways including the traffic impact study, stormwater management report, site plan, and illumination report to ensure that developments do not pose adverse impact on the safety and operation of provincial highways. Development driven highway improvements are sole responsibility, financial or otherwise, of the proponent. These responsibilities include construction of the triggered improvements to Ministry standards as well as associated works such as property acquisition, servicing connections, utility relocations and additional regulatory approvals. For developments within or adjacent to the MTO control area a preconsultation with MTO and the Township will be required.

9.5.29.5.3 Any new proposed access connection (e.g., public road or signalized intersection) that is located on a municipal crossroad or municipal road allowance and within the vicinity of a provincial highway, intersection or interchange ramp terminal must meet MTO’s access management practices and principles. Exact locations of new public roads or signalized intersections shall be approved by MTO. Pre-consultation with MTO and the Township before access connections to provincial highways must be completed to address transportation network deficiencies and determine the required improvements.

9.5.39.5.4

New developments with frontage on a municipal road, shall obtain its access connection from that municipal road. An access connection generally will not be permitted to the highway for a lot with municipal road frontage, unless internal access to the total holding is impractical due to topographical or physical constraints or it can be demonstrated that access from the public road would be unsafe. In addition, MTO shall require the municipality to obtain the consent of the Minister to open, close or divert any road entering upon or intersecting a provincial highway.

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Any entrance which is proposed to service a home occupation which is classed as an industrial or commercial land use shall require preconsultation with MTO and Township and the approval of MTO prior to municipal permits or approvals.

3 9.5.5 Prior to the formal submission of a plans of subdivision, severance, rezoning or site plans applications to the approval authority, MTO encourages the proponent to set up a pre-consultation meeting with MTO staff through the Township. The purpose of the pre-consultation meeting is for MTO to provide the proponent with its anticipated conditions, service commitment guarantees for issuance of permits, permit requirements upon registration (such as, building/land use, entrance, encroachment, and sign permits). Existing entrance shall not be utilized for the creation of additional properties or provide access to properties without the preconsultation with MTO and the Township and the approval of MTO.

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~~9.5.4~~ 9.5.6 The number of access points onto provincial highways from existing lots of record within the waterfront areas shall generally be limited to one access. Additional access points will require preconsultation with MTO and the approval of MTO. Waterfront properties which do not have frontage on a provincial highway shall be restricted from using provincial highway access from neighbouring properties without preconsultation with MTO and the Township and the approval of MTO. All provincial highways serving the Township are designed and intended to be used to accommodate larger volumes of primarily through traffic at higher operating speeds traveling between major traffic generating areas or other arterial roads.

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~~9.5.5~~ Access onto provincial Highways 60, 127 and 523 shall require the approval of the Ministry of Transportation and shall meet the Ministry Province's safety and geometric requirements.

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~~9.5.6~~ New development proposed to have an entrance directly on to a provincial highway outside of any Hamlet/Village will be required to meet the requirements of MTO to ensure that new development have a minimum frontage that is twice the standard for a rural lot unless it can be demonstrated that the rural standard will not impair the functional qualities of the highway.

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~~9.5.7~~ In addition to all the applicable municipal requirements, all proposed development located adjacent to, and in the vicinity of, a provincial highway within the Ministry of Transportation's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA) will also be subject to Ministry of Transportation approval. Early consultation with the Ministry of Transportation is encouraged in order to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to, or in the vicinity of, a provincial highway or interchange/intersection within the Ministry of Transportation's permit control area will be subject to the Ministry of Transportation's policies, standards and requirements. Direct access will be discouraged and often prohibited.

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~~9.5.8~~ Any development within 50 metres of a provincial highway right of way may be required to undertake noise studies to the satisfaction of the Township in consultation with the Ministry Province of the Environment.

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~~9.5.9~~ The Township will not issue any building permit for approve any development having frontage on a provincial highway without either an access permit or written approval in principle for such a permit from the Ministry of Transportation. The Township will work closely with MTO on matters of road safety and access.

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~~9.5.10~~ Home occupation businesses located on provincial highways may require the approval of the Ministry of Transportation and may result in the need to upgrade existing entrances to commercial standards. Typically, the Ministry of Transportation will require that the property owner obtain an entrance and

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~~sign permit. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupation business. In addition, the Ministry of Transportation would not support a future severance where a property owner wishes to separate the business from the property and therefore would require a new entrance from the highway for the new lot of record.~~

9.6 Municipal Roads

9.6.1 All open roads under the jurisdiction of the Township are classified as “Municipal Roads”. The main function of these roads is to provide access to individual properties and to link those properties to the system of provincial highways.

Municipal roads are not intended to carry large volumes of traffic. Appropriate road allowance widths shall be provided to accommodate existing and anticipated traffic volumes and to reflect specific road and site characteristics. The minimum road allowance width shall be 20 metres (66 feet). Any required road widening should generally be taken equally from both sides of a road allowance unless there are site specific circumstances which make this difficult or inappropriate.

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9.7 Private Roads

9.7.1 The Township has no responsibility for the snow clearance or maintenance of Private Roads.

Developing a new, or extending an existing, Private Road is prohibited unless such road is part of an internal road within a condominium development. The creation of new lots on a Private Road is prohibited. Development on private roads is restricted to existing lots of record, in accordance with the policies of this Plan.

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Year-round road service will not be considered on seasonal roads until such roads are upgraded to year round standards, at the expense of the benefiting property owners.

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Private roads are the principal means of access for a large number of waterfront property owners. The Township may consider waterfront development on an existing lot of record if it is on an existing private road, in accordance with the policies of this plan, and where it is demonstrated that the development does not require a publicly assumed and maintained road for year-round access.

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Council may use the *Municipal Act* to require maintenance agreements for existing private roads. Development on existing lots of record will only be permitted on an existing private road if the private road is within a legal registered easement and the lot has a legal registered right of access to the easement.

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All owners of properties that will be accessed by a private road, or an access road over Crown Lands, enter into an agreement with the Township, to be registered on the title of all of these affected properties, to indemnify the Township and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and

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alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.

9.8 Roads over Crown Land

9.8.1 The Township has no objection to the establishment of roads over Crown land so long as:

- a) the proponent receives the necessary permit from the Ministry of Natural Resources and Forestry; and
- b) it is understood that the Township has no responsibility for the maintenance of the road.

For the purpose of this Plan, roads over Crown land shall be treated as private roads not maintained by the Township.

The Township does have “non-operational parks” within the Township and that the roadways within them are part of the Township’s Road Network and for which the Township maintains these road under agreement “in a like manner of a contractor” for those portions of the road which are of municipal interest to ensure access for residents.

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9.9 Shore Road Allowances

9.9.1 Shore road allowances are present on a number of lakes in the Township. The Township is prepared to stop and sell these shore road allowances to the riparian land owners. However, the following will be retained by the Township:

- that part of the shore road allowance below the controlled high water mark; and
- that part of the shore road allowance identified as having any environmental feature.

9.9.2 No shore road allowance will be stopped up and sold to the riparian land owner where it is used for access by another property owner or where the sale will have a negative impact on another property owner.

9.9.3 The Township may pass a by-law regulating the use and sale of shore road allowances.

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9.10 Recreational Trails

9.10.1 The Township currently contains a number of trail and corridor systems that encourage a wide range of linear recreational activities, including snowmobiling, all-terrain vehicle riding, walking, biking, and skiing. The Township recognizes local multi-use recreational trails as critical components of the area’s tourism economy and transportation system. These trails are shown generally on Schedule B.

9.10.2 It is a goal of this Plan to encourage the protection, improvement and expansion of the network of trail and corridor systems within the Township. Council may develop a Trails Master Plan to provide the basis for the establishment of an expanded trail network in the Township.

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9.10.3 New trails shall be designed and constructed in a manner that ensures that they are compatible with adjacent land uses, contain accessible elements, and minimize impacts on environmentally sensitive features.

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9.10.4 Additional approvals from the Ministry of Natural Resources and Forestry may be required for trail development on Crown Lands.

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9.10.5 Trail crossings of Provincial Highways require the approval of the Ministry of Transportation. Crossings may be permitted subject to restrictions. Trails running along MTO right-of-way will be regulated by MTO~~not be permitted~~.

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- 9.10.6 In its assessment of any proposed development abutting the trail systems, Council:
- shall consider the impact of the development on the continued use and enjoyment of the trail system;
 - may impose greater setbacks from the trails to ensure that land use conflicts are minimized; and
 - may prescribe specific mitigation measures with respect to ensuring the continued operation of the trail.

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9.11 Other Road Policies

9.11.1 All new development shall have access from an open public road, except in the following circumstances:

- ~~new lots created by a consent where the lot fronts upon a recreational waterbody with an appropriate private right-of-way, as determined by all other policies of this Plan;~~
- new limited-service residential lots created by a consent where the lot fronts on an existing private or crown road with an appropriate private right-of-way, as determined by all other policies of this Plan;
- water access lots, provided that Council is satisfied that appropriate facilities for car parking and docking are available exclusively for the proposed waterfront access development;
- camps used in connection with hunting, fishing or maple syrup operations, so long as there is a legal means of access to a given property; and
- ~~a business, industrial or resource use, so long as there is a legal right-of-way to the property from a publicly maintained, year round road.~~

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9.11.2 New waterfront or limited services residential lots with frontage on a private road or crown road, may be permitted on the condition that the proponent enters into an agreement with the Township to be registered on title. The requirement for such an agreement shall be included as a condition of consent. Such an agreement shall indicate:

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1. That the owner recognizes that the lot is located on a private road or crown road which is not maintained by the Township.
2. That the disposal of garbage, snowplowing and any other road maintenance is the responsibility of the property owner;

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- 3. That the Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions; and,
- 4. That the owner indemnifies the Township for any loss or damages.
- 5. Other such conditions as may be required by the Township.

In addition to the above, the proponent shall be required to place all new limited-service residential lots into the "Limited-Service Residential Zone".

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9.11.29.11.3 The number of accesses to roads shall be minimized wherever possible in order to maintain an appropriate level of road safety. In this regard, access to individual lots in rural residential plans of subdivision will be provided from an internal road wherever possible and strip development shall be minimized wherever possible.

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9.11.39.11.4 There is no requirement under the policies of this plan for the Township to open any unopened road allowance or to approve any land use or development proposed on an unopened road allowance

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9.11.49.11.5 The Township will open an unopened road allowance only when it has determined that such opening is in the public interest, financially viable and, in conformity with this Plan and the Township Road Allowance Policy.

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9.11.59.11.6 If an applicant for development on an unopened road allowance proposes to build the road in said road allowance, they shall build the road to full municipal standards at their expense and in accordance with the terms of an agreement with the Township. The related development shall not be approved until the road has been built to the Township's satisfaction and assumed as a public road by the Township.

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9.11.69.11.7 The Township must be convinced that the assumption of a new road or an upgraded road is in the public interest before it commits to the assumption of the road.

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9.11.79.11.8 Prior to upgrading the level of service on any road, the Township must be satisfied that the increase in servicing cost is balanced by an increase in assessment or other public interest such as improved emergency services. Council may refuse to approve a new road where the cost of maintenance is considered too high in relation to the projected revenues.

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9.12 Road Realignments

9.12.1 Where the Township realigns an existing road, the former roadbed will be conveyed to the abutting land owners in accordance with the *Municipal Act*.

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SECTION 10: ENVIRONMENTAL PROTECTION

10.1 Introduction

10.1.1 Much of the township’s valued rural character can be attributed to the presence of a highly unspoiled natural environment. The Township’s land use planning policies reflect the importance of the natural environment, especially by setting out effective resource management strategies.

~~10.1.1~~10.1.2 Environmental stewardship of the Township’s natural heritage features is key to a sustainable future. Environmental stewardship conserves, protects, restores, and improves the natural environment for current and future generations.

~~10.1.2~~10.1.3 The Township will provide for biodiversity protection, as required by the Provincial Policy Statement 2020, through the review of development applications and supporting documentations.

~~10.1.3~~10.1.4 The Ministry of Natural Resources and Forestry (MNRF) provides technical advice related to species at risk and their habitat, including advice on survey protocols for site specific assessments and approval of delineated species at risk habitat.

~~10.1.4~~10.1.5 The Ministry of Environment, Conservation and Parks (MECP) regulates required authorizations under the Endangered Species Act, 2007 and the associated regulation (O. Reg. 242/08) if development or site alteration will impact endangered or threatened species or their habitat. Any technical studies required to support development applications shall be conducted by a qualified professional and shall be subject to peer review. The MECP also has jurisdiction over water quality, soil contamination, waste management, and air quality in the Township.

10.1.6 This Plan recognizes that the natural environment is sacred for Indigenous communities. As a result, Indigenous communities have unique interest in the Natural Heritage policies of this Plan. There is a particular interest in the waterways and repairing the damage that has been done to waterways and near-water lands and helping restore the natural environment.

10.2 General PoliciesNatural Heritage Policies

~~10.2.1~~ 10.2.1 Environmental protection and effective resource management are important to the future of the Township. Generally, new development shall be sympathetic to natural resources and environmentally significant areas. The Township must exercise strong management in this regard, while recognizing there are a number of other public and private agencies that also have a mandate to concentrate on certain elements of this duty.

~~10.2.2~~ 10.2.2 The Township will ensure that the diversity and connectivity of natural features in the municipality, and the long-term ecological function and biodiversity of the Township’s natural heritage systems, will be maintained, restored, or, where possible, improved over time. The Township will also recognize linkages between and among natural heritage features and areas, surface water features and ground water features in its assessment of development proposals.

10.2.3 Natural heritage features include: unevaluated wetlands; Provincially Significant Wetlands Woodlands, and Valleylands; Areas of Natural and Scientific Interest (ANSIs).

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fish habitat, and endangered and threatened species habitat and linkages. These features are important to the unique rural character and diversity of the natural environment found in the Township and possess or perform ecological functions and represent significant natural capital assets. (See Schedule C for a map of Natural Heritage Features.)

10.2.4 While all natural heritage features are important to the Township, some have been identified by the Natural Resources and Forestry (MNRF) as having Provincial significance.

~~10.2.5 The policies of this Plan are intended to address the provincial and local requirements which must be met in order to ensure that natural heritage features are adequately protected. These policies may be amended from time to time as additional information is gathered with respect to the significance or sensitivity of various natural heritage features. Environmental resources include inherently sensitive or environmentally significant lands that are so described because of wildlife and their habitat, vegetation and natural features and may include deer wintering yards, bird nesting areas, fisheries habitat, significant vegetated areas and water resources.~~

10.2.6 Environmental resources are identified to manage, preserve and protect them from indiscriminate usage, irreversible damage, and depletion of natural resources or extinction.

10.2.7 All proposed development in the Township of South Algonquin shall meet provincial standards for air, ground, light, noise, and water pollution control.

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10.3 Environmental Protection Act

10.3.1 The *Environmental Protection Act (EPA)* provides control mechanisms for the protection of the environment that has application to the general public as well as to the Council of the Township. It is the intent of this Plan that the Township, in reviewing a planning application or in undertaking a public works affected by the *EPA*, shall ensure that the appropriate approvals are in place prior to the commencement of the undertaking.

10.4 Stormwater Control and Management

~~10.1.1 The control and management of stormwater is of concern to the Ministry of the Environment, the Ministry of Natural Resources, and the Ministry of Northern Development and Mines. Stormwater control and management encompasses flooding, erosion, fisheries, groundwater recharge and water quality. The mandates of the three ministries include the prevention of loss of life, minimization of community destruction and property damage due to erosion and flooding, and the maintenance and enhancement of surface and groundwater resources sufficient for aquatic life, recreation and other uses.~~

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~~It is the objective of the Ministry of the Environment to protect predevelopment hydrologic and water quality regimes. Development proponents will be required to develop stormwater control/management systems that appropriately address water quality control where the natural drainage is being altered or has the potential to introduce contaminants into the environment.~~

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10.4.1 Stormwater management is an important part of the Township's broader interest in protecting water quality and responding to the threats of climate change. It is understood that development may affect the quality and quantity of storm runoff. Accordingly, the

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Township will ensure that adequate consideration is given to storm water management, including off-site impacts. Through proper storm-water management, the Township shall attempt to protect, improve, or restore the quality and quantity of water and plan for the impacts of climate change.

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10.4.2 When considering development and redevelopment proposals, the Township shall promote stormwater systems which are resilient to climate change. This may involve the promotion of the use of low impact development (LID) approaches and technologies, such as the use of green infrastructure to manage stormwater runoff, on-site natural features to protect water quality, use of best management practices, and reducing hard surfaces to maximize site permeability.

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~~10.4.1~~10.4.3 In order to control flooding, ponding, erosion, sedimentation, and to protect water quality and natural habitat, stormwater management plans shall be required for some forms of new development. The consideration of Best Management Practices and alternatives to stormwater management ponds shall be encouraged.

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10.4.4 Planning for stormwater shall:

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- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible, and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property, and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

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10.4.5 The following policies shall govern stormwater management.

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- a) Prior to approval of any development consisting of 4 or more lots or any development with greater than 0.2 hectare in impervious area, the Township may request that storm water plans be prepared for review by the Township or their agent. The stormwater management plan will include a statement of the receiving stream and design objectives to be applied and a description of the storm water management practices to be applied, in accordance with the relevant Provincial policies and guidelines, specifically the `Storm water Management Planning and Design Manual`, MOECC, as amended, and Adaptive Management of Stream Corridors in Ontario`, NDNNRF, as amended. Applicants are encouraged to consult with the relevant ministries and agencies prior to submitting a draft plan of subdivision.
- b) Stormwater management may not be required for small scale developments such as lots created through the consent process or developments subject to site plan control where there is no impact on the watershed.
- c) Prior to approving any development proposal, the Township shall be satisfied that adequate storm water management and drainage to a suitable outlet are provided.
- d) Increases in runoff from the development shall be minimized in accordance with best management practices and watershed needs. The impact of any proposed development on local and area-wide drainage patterns shall be identified. An appropriate method of managing surface runoff shall be developed in consultation with the Township or its agent and implemented as a condition of approval according to the following policies:
 - i. developments shall incorporate methods of on-site storm water best management

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practices in accordance with the quality and quantity standards of the Township or its agent to ensure that post-development flow rates do not exceed pre-development rates.

- ii. in order to meet storm water quality objectives, the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground, and erosion and siltation control measures will be incorporated into any grading and drainage scheme.
- iii. developments which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected proper.
- iv. in order to achieve the Township’s objectives for stormwater management, it will be required that, prior to the start of development on any given site, the proponent submit a plan clearly demonstrating how sediment and erosion control is to be undertaken so as to eliminate off site impacts.
- v. Low Impact Development (LIDs) entails the use of design features that minimize runoff and maximize infiltration of surface water (precipitation, snow melt, and stormwater), providing resiliency to development and climate change related flood and drought impacts. LID measures can range from simple solutions that are easily implemented at the small, individual, lot scale (i.e., use of rain barrels, French drains, and grassed swales as opposed to concrete ditches, etc.) to more technically advanced measures for larger scale development.
- vi. For effective implementation of LIDs, the onus must be on the developer to identify LID techniques that are suitable for site specific conditions which have been assessed through the required site characterization and stormwater studies. This is not intended to be the municipality’s responsibility. Instead, the municipality’s role is to provide policy direction and guidance. The “Low Impact Development Stormwater Management Planning and Design Guide” (2019, LID SWMPDG)” prepared by Toronto and Region Conservation, Credit Valley Conservation, Lake Simcoe Region Conservation, -MECP Stormwater Planning & Design Manual, 2003 and the “City of Ottawa Low Impact Development Technical Guidance Report (DRAFT) Implementation in Areas with Potential Hydrogeological Constraints (2019)” are helpful reference guides. MECP approvals may be required for stormwater works or facilities that discharge to the natural environment (ditches, creeks, rivers or lakes).²²

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10.5 Forest Resources

10.1.210.5.1 Forest resources provide significant economic, social and environmental benefits in the form of:

- income from forest products;
- recreation;
- education;
- soil and water conservation;
- wildlife habitat;
- buffers between land uses; and
- natural amenities.

~~10.3.2~~10.5.2 Property owners are encouraged to seek the assistance of the Ministry of Natural Resources and Forestry in the management of their forest resources. Reforestation in areas where forest resources have been depleted is encouraged.

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~~10.3.3~~10.5.3 In order to direct and encourage proper forest management, the Township will encourage the retention of forest cover on stream and river banks and lake shores.

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~~10.3.4~~10.5.4 In order to ensure that forest resource activities can continue as a compatible and sustainable activity, new development should not occur in areas used primarily for forest management. When considering a development proposal, Council will consult with the Ministry of Natural Resources Forestry when the resource may be negatively affected.

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~~10.1.3~~10.5.5 The construction of forest access roads on Crown land within the Township is permitted, subject to the approval of the Ministry of Natural Resources Forestry.

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10.6 Significant Natural Heritage Features

10.6.1 Schedules A and C indicate where a number of natural heritage features are known to be present within the Township. These include: wetlands, Areas of Natural and Scientific Interest (ANSIs), nesting sites, and lake trout lakes that are at or near development capacity.

~~10.6.1~~ 10.6.2 Natural heritage features consist of the following:

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- Significant Habitat of Endangered and Threatened Species;
- Fish Habitat;
- Provincially Significant Wetlands ~~identified using the Ontario Wetland Evaluation System;~~
- ~~Unevaluated Other Potentially Significant~~ Wetlands;
- Areas of Natural and Scientific Interest (ANSIs), ~~which include areas of land and water containing natural landscapes or features that have been identified as having life science (biological) or earth science (geological) values worthy of protection, scientific study, or education.~~
- Significant Wildlife Habitat

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10.6.3 Development and site alteration shall not be permitted in:

- significant habitat of endangered species and threatened species; and
- significant wetlands.

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~~10.1.4~~10.6.4 Development and site alteration shall not be permitted in the following areas, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

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- significant wildlife habitat; and
- significant areas of natural and scientific interest.

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~~10.6.4~~10.6.5 There may be additional natural heritage features to be protected within the Township that are as yet unidentified. As such, when development or site alteration is

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proposed that has the potential to change the use of a site or significantly alter the physical condition of a site, a preliminary ecological site assessment shall be required to determine the potential location of natural heritage areas and features as per the Ministry of Natural Resource and Forestry's *Natural heritage Reference Manual* and the *Significant Wildlife Habitat Technical Guide*.

~~10.6.5~~10.6.6 Where natural heritage features are identified in a preliminary evaluation, development and site alteration will only be permitted adjacent to the feature where an Environmental Impact Study, prepared by a qualified professional, demonstrates that the development can occur without negatively impacting the identified natural heritage feature or their ecological functions. The Algonquins of Ontario and other First Nations shall be consulted on any Environmental Impact Studies related to proposed developments where areas of First Nations interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.

~~10.1.5~~10.6.7 The following areas of influence represent adjacent land distances where adjacent land uses, including aggregate operations, must be considered and no negative impacts on the natural feature or its ecological function must be demonstrated through required studies before approvals are granted.

Item	Constraint Feature	Adjacent Land Distance
1.	All water bodies and watercourses (streams, rivers, lakes, etc.)	30 metres
2.	Provincially / Locally Significant Wetlands	120 / 50 metres
3.	Significant Habitat of Endangered, Threatened or Special Concerned Species	120 metres
4.	Fish Habitat	120 metres
5.	Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Life Science	120 metres
6.	Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Earth Science	50 metres
<u>7.</u>	<u>At Capacity Lake Trout Lakes</u>	<u>300 metres</u>
7.	Environmentally Significant Areas	

10.7 Endangered and Threatened Species Habitat and Adjacent Lands

10.7.1 The Township contains a wealth of natural features including habitat for endangered and threatened species. The Province requires that where development is proposed within areas which are potential habitat of endangered or threatened species, or within 120 meters of such areas, the following policies shall apply.

a. An Environmental Impact Statement shall be undertaken in consultation with ~~MECPNRF~~ to determine whether the habitat of endangered and threatened species is present.

~~a.b.~~ Development and site alteration shall not be permitted in significant habitat of endangered or threatened species at certain times of the year.

~~b.c.~~ Development and site alteration may be permitted within 120 meters of significant

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habitat of endangered or threatened species if it has been demonstrated through an Environmental Impact Statement, that there will be no negative impacts on the natural features or ecological functions for which the area is identified. Those preparing Environmental Impact Statements will be required to consult SAR Ontario prior to the completion of the EIS for consideration of Species at Risk (SAR) and SAR habitat to ensure their protection.

d. Should additional species be added to the Species At Risk Ontario (SARO) List, the policies of this section of the Plan shall apply as may be required.

10.7.2 The Township shall remain current with issues related to Species at Risk. Should any endangered and threatened species habitat be identified in the Township in the future, NDM/EC/PNRF shall be contacted to develop a mutually acceptable protocol for the sharing of information regarding this natural heritage feature or area.

10.7.10.8 Areas of Natural and Scientific Interest (ANSIs)

10.8.1 Areas of Natural and Scientific Interest (ANSIs) represent high quality and unique life science and earth science features across a variety of landscapes throughout the Province. Life Science ANSIs are significant representative segments of Ontario's biodiversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, their native plants and animals, and their supporting environments. Earth Science ANSIs include the best representatives of bedrock, fossils, and glacial landforms.

10.1.6 10.8.2 An ANSI is a natural heritage feature which has been identified and evaluated by MNRF based on specific natural functions and features which exist. Where development requiring any planning approval is proposed within 120 metres (394 feet) of the Areas of Natural and Scientific Interest shown on Schedule C, Council shall require an Environmental Impact Statement (EIS) to be submitted with the application.

The EIS shall be completed prior to Council or the appropriate approval authority granting approval of the application. Council or the approval authority shall be satisfied with the study and the recommendations prior to making the decision and may require a peer review to assist in this determination.

10.1.7 tion.

An EIS, when prepared for the Municipality in accordance with this Official Plan, 10.1.8 will:

- Confirm the boundaries of the natural feature and adjacent lands to be protected and define the limits of all hazards, including erosion, flooding and slope instability hazards where not already determined;
- Carry out a detailed inventory of the natural feature including the verification of constituent vegetation communities and their respective floral and faunal compositions, physical site characteristics, and identification of its ecological functions and attributes, including habitats of any threatened or endangered species, and species and communities of concern to the Ministry of Natural Resources having regard to habitat, type, diversity, size and configuration, the degree of connection to other environmental resources;

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- ~~Assess the degree of sensitivity of the environmental conditions, including an evaluation of such conditions in relation to the proposed development;~~
- ~~Assess the potential cumulative impacts of the proposed development on the natural area's ecological functions and attributes with respect to the criteria for which the area was originally designated as Environmental Protection; and~~
- ~~Define the need for, and nature of, any mitigating measures required to protect the feature and ecosystem from the impacts of the proposed development.~~

~~10.1.9 The Municipality, in consultation with the Ministry of Natural Resources:~~

- ~~shall identify the appropriate scope and study area for each required Environmental Impact Study;~~
- ~~may alter the requirements for an Environmental Impact Study where appropriate studies and fieldwork have been prepared and accepted by the Municipality in connection with a previous development application or a previous development approval for the subject lands, or where site conditions warrant.~~

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10.9 Fisheries Resources

~~10.9.1~~ Fish habitat areas include spawning grounds and nursery, rearing, food and migration areas on which fish depend on in order to carry out their life cycle. Fish resources have large value to the Township for their vital role in the food chain, their contribution to the diversity of species, their function as a natural water quality indicator, as well as their role in providing recreational sport fishing opportunities and associated economic benefits. As a consequence, and given the major significance of water bodies to the history and present character of the area, the Township has considerable interest in protecting fish habitat from harmful alteration, disruption, and destruction. Development and site alteration shall not be permitted in fish habitat areas, except in accordance with provincial and federal requirements: The Township shall work with the Province to identify fish habitat.

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~~10.9.2~~ Currently, no detailed fish habitat mapping exists for the Township of South Algonquin. This Plan shall consider all water bodies to be fish habitat unless an EIS has been conducted by a qualified individual that demonstrates the water body is not fish habitat. The Township shall work with the province to identify and map fish habitat. Where development is proposed within 120 metres of fish habitat, the proponent will be required to prepare an Environmental Impact Statement report to the satisfaction of Council, in consultation with a qualified biologist, outlining the measures that need to be undertaken to ensure that there is no negative impact on fish habitat as the result of the development. In such cases, new development may be permitted provided:

10.9.1

- (a) it does not harmfully alter, disrupt or destroy the fish habitat area; and there will be no net loss or net gain of productive capacity of the fish habitat area.

Where new lots are proposed abutting fish habitat, development will only be permitted if it has been demonstrated through an EIS that there will be no negative impacts on the feature or its ecological function. ~~The Township may impose site plan control for residential uses adjacent to fish habitat in order to impose mitigation measures recommended by the biologist.~~ In addition, site-specific zoning may be used to impose greater setbacks and place sensitive areas in a zone that will prohibit development.

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~~10.9.3~~ 10.9.2

Where development or site alteration may potentially affect fish habitat, the Department of Fisheries and Oceans shall be consulted and required approvals obtained.

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~~10.9.4~~ 10.9.3 It is recognized that storm water management and drainage measures, although frequently located some distance from fish habitat, have significant potential to affect it. When evaluating storm water and drainage activities, consideration shall be given to potential impacts upon fish habitat.

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10.10 Wildlife Resources Habitat & Adjacent Lands

10.10.1 The Township recognizes the importance of conserving wildlife habitat for the purposes of maintaining the ecosystem and its diversity. Additionally, many social and economic benefits accrue from maintaining habitat, related to tourism, nature observation, hunting, and trapping.

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10.10.2 Wildlife areas include wildlife habitat areas, feeding and nesting areas and areas that provide protection, cover and food, that combined contribute to self-sustaining wildlife populations.

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10.10.3 Significant habitat of endangered and threatened species and significant wildlife habitat including deer wintering habitat, significant wetlands and wildlife management areas are to be protected from incompatible activities.

10.10.4

Where development is proposed within 120 metres of significant wildlife habitat, the proponent will be required to prepare an Environmental Impact Statement report to the satisfaction of Council, outlining the measures that need to be undertaken to ensure that there is no negative impact on the habitat as a result of the development. In such cases, new development may be permitted provided it does not harmfully alter, disrupt, or destroy the habitat area; and there will be no net loss or net gain of productive capacity of the habitat area.

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~~10.10.5~~ Development that would negatively impact on wildlife resources is restricted. An Environmental Impact Study may be required to assess the impacts of proposed development on wildlife resources.

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~~10.10.6~~ Where residential subdivision, major commercial or industrial developments are proposed in the Township, a preliminary evaluation as per the Ministry of Natural Resources' Heritage Reference Manual and/or the Significant Wildlife Habitat Technical Guide shall be required to determine if any significant wildlife habitat or the significant habitat of threatened or endangered species is present. Should the significant habitat of endangered or threatened species be identified in the Township, the Ministry of Natural Resources shall be contacted for technical advice.

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~~Where identified in a preliminary evaluation that significant habitat of endangered or threatened species is present, no development or site alteration will be permitted within the significant habitat, as defined in a subsequent Environmental Impact Study. Development and site alteration may be permitted in the lands within 120 metres of the significant habitat of endangered and threatened species that is not considered significant, if the Environmental Impact Study, prepared by a qualified professional, demonstrates to the satisfaction of Council that there will be no negative impact on the feature or its ecological functions.~~

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10.10.5 ~~Where shown on Schedule C or identified in a preliminary evaluation that significant~~ wildlife habitat is present, development or site alteration will only be permitted if an Environmental Impact Study, prepared by a professional qualified in the values being assessed, demonstrates to the satisfaction of Council that there will be no negative impact on the feature or its ecological functions.

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10.11 Provincially Significant Wetlands and Unevaluated Wetlands

~~10.11.1~~ Wetlands mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Wetlands are important for their role in climate change and carbon capture, the recharge and discharge of groundwater, water quality improvement, flood and erosion damage reduction, wildlife habitat, and recreational and tourism opportunities such as hunting, fishing, bird watching, hiking, and boating.

~~10.11.2~~ 10.11.1

~~10.11.3~~ Wetlands are an important natural resource, and the ecological, social and economic benefits that can be attributed to them are substantial. Although there are currently no known provincially significant wetlands identified in the Township of South Algonquin, it is possible that provincially significant wetlands exist. Where a provincially significant wetland is identified, development and site alteration shall not be permitted.

Development or site alterations such as filling, grading, and excavating shall be prohibited within the Provincially Significant Wetland and unevaluated wetlands.

10.11.2

10.11.3 Development and site alteration shall only be permitted on lands within 120- m of a provincial significant wetland or 30 m of an unevaluated wetland if it can be demonstrated through an Environmental Impact Statement (EIS) that there are no negative impacts on the wetland's natural features or ecological functions. For development within 30 m of an unevaluated wetlands that demonstrate characteristics of a PSW, the required EIS shall include a wetland evaluation prior to development being approved.

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~~10.11.4~~ adjacent to provincially significant wetlands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impact on the provincially significant wetland or on its ecological function.

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~~10.11.5~~ Established agricultural uses ongoing at the date of adoption of this Plan are permitted to continue in or adjacent to all Wetland features and areas, but new or expanded agricultural buildings or structures or the clearing or draining of additional lands are only permitted subject to the Environmental Impact Assessments. ~~Existing agricultural activities are permitted in provincially significant wetlands and adjacent lands.~~

10.11.4

~~10.11.6~~ 10.11.5 New utilities/facilities shall be located outside provincially significant wetlands, where possible.

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10.12 Environmental Impact Statements/Studies

~~10.11.7~~ 10.12.1 Where required, an Environmental Impact Statement/Study (EIS) shall be completed prior to Council or the appropriate approval authority granting approval of the application. Council or the approval authority shall be satisfied with the study and the recommendations prior to making the decision and may require a peer review to assist in this determination.

10.12.2 An EIS, when prepared for the Municipality in accordance with this Official Plan, will:

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- a) ~~Confirm the boundaries of the natural feature and adjacent lands to be protected and define the limits of all hazards including erosion, flooding, and slope instability hazards where not already determined;~~
- b) ~~Carry out a detailed inventory of the natural feature including the verification of constituent vegetation communities and their respective floral and faunal compositions, physical site characteristics, and identification of its ecological functions and attributes including habitats of any threatened or endangered species, and species and communities of concern to the Ministry of Natural Resources Forestry having regard to habitat, type, diversity, size and configuration, and the degree of connection to other environmental resources;~~
- c) ~~Assess the degree of sensitivity of the environmental conditions, including an evaluation of such conditions in relation to the proposed development;~~
- d) ~~Assess the potential cumulative impacts of the proposed development on the natural area's ecological functions and attributes with respect to the criteria for which the area was originally designated as Environmental Protection; and~~
- e) ~~Define the need for, and nature of, any mitigating measures required to protect the feature and ecosystem from the impacts of the proposed development.~~

10.12.3 The Municipality, in consultation with the Ministry of Natural Resources and Forestry:

- a) shall identify the appropriate scope and study area for each required Environmental Impact Study;
- b) may alter the requirements for an Environmental Impact Study where appropriate studies and fieldwork have been prepared and accepted by the Municipality in connection with a previous development application or a previous development approval for the subject lands, or where site conditions warrant; and,
- a)c) May require that submitted EIS reports be peer reviewed by a subject matter expert.

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40.12.10.13 Built and Cultural Heritage Resources

~~40.12.10.13.1~~ Council shall endeavour to conserve significant built heritage resources and significant cultural heritage landscapes. This shall be achieved through the restoration, protection, maintenance and enhancement of significant built heritage resources and significant cultural heritage landscapes. For the purpose of this plan, built heritage resources means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. For the purpose of this plan, built cultural heritage landscapes include a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Council will encourage the restoration, protection, maintenance and enhancement of cultural heritage resources, either individually or in groups. For the purpose of this plan, cultural heritage resources include buildings, structures, archaeological and historic sites, cemeteries, landscapes and landmarks, archaeological sites, cemeteries and burials, buildings and structural remains of historical and architectural value, and human made rural, village, and urban districts or landscapes of historic interest.

~~40.12.210.13.2~~ Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. ~~The Township recognizes the importance of these built heritage resources and cultural heritage landscapes and the role that they play in making the Township a place of historic and cultural interest, both to local residents and visitors to the area.~~

10.13.3 Areas of archaeological potential are determined through the use of screening criteria established by the Province. Areas of archaeological potential are areas of a property that could contain archaeological resources. Development involving lands which demonstrate any of the following screening criteria shall be assessed by a qualified professional for archaeological resources:

- The presence of known archaeological sites within 300 metres of the property;
- The presence of a water source (primary, secondary, ancient) within 300 metres of the property;
- The presence of a known burial site or cemetery adjacent to the property (or project area);
- Elevated topography (knolls, drumlins, eskers, plateaus, etc);
- Pockets of sandy soil in a clay or rocky area;
- Unusual land formations (mounds, caverns, waterfalls etc);
- Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
- Evidence of early Euro-Canadian (non-Aboriginal) settlement (e.g., monuments, cemeteries) within 300 metres of the property;
- Proximity to historic transportation routes (e.g., road, rail, portage);
- The property is designated under the Ontario Heritage Act;

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- Local knowledge of archaeological sites on the property or of the property's heritage value. ~~The Township recognizes that Indigenous cultural resources include cemeteries, burial sites, travel corridors, pictographs, narrows, archeological resources, and sacred and ceremonial sites, as well as traditional sustainable hunting, fishing, harvesting, and gathering grounds.~~

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~~10.12.4~~10.13.4 Indigenous communities shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of Indigenous interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, Indigenous communities shall be notified by the proponent and / or the Township should any burial sites or human remains be discovered which are considered to be of potential aboriginal origin. ~~Council may designate buildings, sites and structures of historical or architectural interest as Heritage Conservation Areas, pursuant to the Ontario Heritage Act, in order for conservation options to be considered when there are development related impacts. Alteration or demolition of designated property may also be postponed until such time as Council is satisfied that the heritage attributes of the property are protected by alternative or altered development proposals. Where development occurs in the area of a cultural or heritage resource, the development should be designed to reflect that resource.~~

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~~10.12.5~~10.13.5 The Township may consider the establishment of archaeological management plans and cultural plans in partnership with Indigenous communities and the province. ~~Council shall have regard for cultural heritage resources in the undertaking of municipal public works. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant heritage resources. Council intends to set an example to the community by maintaining Township owned buildings and properties of historic or architectural value in accordance with the intent of the policies of this section, whether or not such buildings or properties have been designated. Council may also implement a program to recognize outstanding achievements in the preservation of buildings and properties of historic or architectural value.~~

~~10.12.6~~10.13.6 Development and site alteration shall not be permitted on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

~~10.12.7~~10.13.7 Council shall ensure that new development in older established areas of historic, architectural or landscape value shall be encouraged to develop in a manner consistent with the overall character of these areas and that infill is significant areas of historical, architectural or landscape merit is sensitive to the existing scale, massing and pattern of those areas; is consistent with the existing landscape and streetscape qualities; and does not result in the loss of any significant heritage resources.

~~10.12.8~~10.13.8 Council may establish a municipal heritage committee to advise and assist council on matters related to the Ontario Heritage Act.

10.13.9 Pursuant to the Ontario Heritage Act when properties of significant built heritage value or interest are identified council may: a) Designate these properties as having cultural value; or b) Define the municipality, or any area or area within the municipality, as an area to be examined for designation as a heritage conservation district; or c) Designate the municipality, or any area or areas within the municipality as a heritage conservation district.

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10.1310.14 Archaeological Resources

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~~10.13.1~~10.14.1 The Township recognizes that there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential, located within the boundaries of the Township. The MHSTCI database identifies four registered archaeological sites in the Township. The Township appreciates that the lands adjacent to the many lakes and other water bodies, have the potential to contain significant archaeological resources. These resources may include the remains of buildings, structures, activities, places, or cultural features which, due to the passage of time, are on or below the surface of land or water and are significant to the understanding of a people or place.

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10.14.2 Areas of archeological potential shall be determined through the use of provincial screening criteria which includes lands that contain or are located within at least one of the following:

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- a) 50 meters of a known archaeological site.
- b) 300 meters of a primary water source such as a lakeshore, river, or large creek.
- c) 300 meters of an ancient water source identified by a beach ridge or river bed.
- d) 200 meters of a secondary water source such as a wetland, marsh, small creek, or spring.
- e) 10 meters of a cemetery dating prior to 1945 (World War II).
- f) Elevated topography (knolls, drumlins, eskers, plateaus, etc.).
- g) Pockets of sandy soil in a clay or rocky area.
- h) Unusual land formations (mounds, caverns, waterfalls etc.).
- i) An extractive area (for food or scarce resources).
- j) Non-aboriginal settlement features (monuments, cemeteries).
- k) Historic transportation features (road, rail, portage).
- l) Designated property (refer to Municipal Heritage Committee).
- m) Local knowledge associated to property with historic events, activities, or occupations.

n) The Township should consult with local Indigenous communities to clarify provincial screening criteria to ensure Indigenous cultural interests are addressed.

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~~10.14.3~~, or criteria developed based on the known archaeological record within the Township and developed by a licensed archaeologist. Such criteria shall include features such as proximity to water, current or ancient shorelines, rolling topography, unusual landforms, and any locally known significant heritage areas such as portage routes or other places of past human settlement

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~~10.13.2~~10.14.4 The Township shall require an archaeological assessments conducted by archaeologists licensed under the Ontario Heritage Act, when any of the triggers identified above are met. Where required, Stage 1 Archeological assessments will be required in support of a development proposal. Where a Stage 1 report recommends further Archeological assessment, the requirement for the additional assessment may be a condition of any development proposal. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Heritage, Sport, Tourism, and Cultural Industries (MHSTCI), as well as licensing requirements developed under the Ontario Heritage Act.

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~~10.13.3~~10.14.5 If an archaeological assessment determines that significant archaeological resources are present on a site, the resource shall be documented and conserved to the satisfaction of the MHSTCI Ministry of Tourism and Culture through excavation or in

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situ preservation prior to final approval of the development proposal. In addition, any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

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~~10.13.4~~10.14.6 Where a development is proposed in an area that contains a significant archeological resource or is within an area considered to have archeological potential, the proponent will be required to prepare an archeological impact assessment prior to the development being considered. Archeological reports must be prepared by a licensed archeologist in compliance with the guidelines established by the Ministry of Tourism and Culture.

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~~10.13.5~~10.14.7 Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the ~~MHSTCI~~ Ministry of Tourism and Culture and the Ministry of Government Services, when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.

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~~10.13.6~~10.14.8 The Township may pass archaeological zoning by-laws, pursuant to the *Planning Act*, for the protection of significant archaeological sites and features.

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~~10.13.7~~10.14.9 Where significant archaeological resources must be preserved on site, only development and site alterations which maintain the heritage integrity of the site will be permitted.

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~~10.13.8~~10.14.10 Pursuant to the relevant provisions of the *Planning Act*, sites containing archaeological resources may be zoned to restrict or prohibit uses which might conflict with the preservation of such resources.

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~~10.13.9~~10.14.11 ~~10.13.10~~ The First Nation communities shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of First Nations Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, the First Nation communities shall be notified by the proponent and/or the Township should any burial sites or human remains be discovered which are to be of potential aboriginal origin.

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10.14 Contaminated Sites

~~Where a change to a more sensitive land use is proposed and the present use may have caused environmental contamination, an environmental site report shall be undertaken by a qualified consultant to assess the nature and extent of possible contamination. If deemed necessary based on this report, the site shall be decommissioned and/or cleaned up in accordance with the Ministry Province's of the Environment's policies and guidelines, and in consultation with the Township. No development application shall be approved until the site has been decommissioned and/or cleaned up to the satisfaction of the Province.~~

~~10.1.10~~

10.15 Energy Conservation, Air Quality, and Climate Change

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~~10.14.1~~10.15.1 Energy conservation shall be considered in the siting, layout, and construction of buildings and in the design, landscaping, and designation of land use throughout the Township. Consideration will be given to the implementation of principles of energy conservation in the design and layout of development with respect to the efficiency of access along streets and connecting links that could include bicycle routes and

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pedestrian walkways. Principles of energy conservation must also be considered in the design and siting of buildings and structures.

10.15.2 The Township shall support energy efficiency and improved air quality through land use and development patterns, including at the single lot level, which:

1. Permit alternative and/or renewable energy systems in all land use designations within the Township, subject to the development and use of the alternative and/or renewable energy systems being in accordance with federal and provincial requirements, including appropriate separation distances to address land use compatibility. Alternative and renewable energy systems shall be considered as accessory and standalone uses.
2. Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs, and the use of renewable energy systems and alternative energy systems, where feasible.
3. Promote renewable energy systems and alternative energy systems in all new development and re-development projects.
4. Consider LEED (Leadership in Energy and Environmental Design) or similar certification for all new municipal buildings and for major renovations/expansions to existing municipal buildings.
5. Promote approaches to low impact development when considering development and redevelopment proposals.
6. Promote the protection and enhancement of tree canopies and natural areas in recognition of the benefits that trees provide in relation to energy conservation, air quality improvement, protection from sun exposure, reduced localized temperatures, increased carbon sequestration, and efforts towards managing climate change.
7. Consider potential impacts of climate change, including extreme and unpredictable weather events, that may increase the risk associated with development near natural hazards.
8. Facilitate the diversion of organic waste from the municipal garbage stream through household composting or other means in order to reduce greenhouse gas emissions from the landfill.
- 4-9. Support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.

10.15.3 The Township will encourage reduced energy use through shading and sheltering, the municipality will encourage tree planting, such as the development or protection of trees, and innovative green spaces. The municipality will encourage the planting of native tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new development and on municipally-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water run-off.

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SECTION 11: LAND DIVISION

11.1 Consents

11.1.1 Land division by consent will continue to be the primary form of development in the Township and is generally deemed to be the appropriate process for the creation of up to three lots, not including the retained parcel. This form of development shall generally be permitted to continue provided that it:

- a) does not result in unnecessary expansion of the present level of municipal services;
- b) does not restrict the operation or expansion of aggregate extraction, forestry, or agricultural activities; and
- c) does not result in negative impacts on natural heritage features, such as fish habitat and significant wildlife habitat, in accordance with the policies of Section 10 of this Plan.

11.1.2 If the property subject to a consent application is located partially or completely within a Natural Feature area discussed in Section 10, specific measures may be required to protect the natural feature(s) on, or in the vicinity of, the site.

11.1.3 Given the limited size of the Township’s road network and the limited availability of private (i.e., patent or non-Crown) lands on which development may take place, a continuous row of limited residential development will be permitted on municipal roads provided that such development conforms to the policies of this Plan.

11.1.4 A limited number of new residential lots may be permitted in Rural areas that abut Waterfront Areas. However, these lots shall:

- be developed in a manner that reflects the community character of existing shoreline development;
- be developed in areas within close proximity to locations where public access to waterfront lands is provided; and
- require larger frontages than Waterfront lots.

11.1.5 The creation of new lots must take place with the understanding that new residential uses must coexist with existing activities, particularly those already under way at the time this Plan’s adoption.

~~In accordance with provincial planning policies, the minimum size of all new lots shall be one hectare. Smaller lot sizes may be allowed in the event that a hydrogeological study conducted by a certified professional demonstrates that a smaller lot size will not prevent the proper servicing of the site by private on-site water and sewage disposal systems.~~

11.1.6 The minimum lot size for new lots shall be expressed in the Township’s Zoning By-law. Lot sizes less than the minimum standards set out in the Zoning By-law shall be subject to the policies of Section 11.1.7 of this Plan.

~~11.1.6~~ 11.1.7 In general, a Hydrogeological assessment shall be required through the consent process when any one of the following apply;

- a) The development that involves the creation of a lot less than the minimum size set out

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in the Township's zoning by-law.

b)a) The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;

b) That development is located within 150 m of seven (7) other existing developments serviced with private well and septic.

The requirements or scoped requirements of hydrogeological and terrain assessments will be determined in discussions with the peer reviewer of hydrogeological assessments for the Township and will ensure a minimum standard review to address adequacy for wells and appropriate construction methods.

11.1.8 The Township will work with local services providers to ensure that hauled sewage from private communal or individual septic systems is treated in accordance with Provincial approvals.

11.1.9 New residential lots shall generally have frontage on an open and maintained public road. Notwithstanding this policy new lots for waterfront development or limited service residential development may take place on existing private or crown roads subject to the policies of 9.11.2. of this Plan.

~~11.1.7~~ 11.1.10 Water access lots shall only be permitted where there is confirmed mainland parking to service the lots.

~~11.1.8~~ 10.1.11 Where new lots are created adjacent to a provincial highway, the Township may require noise impact studies and/or greater setbacks to mitigate noise impacts.

~~11.1.9~~ 10.1.2 In all cases, entrances to new lots shall not create a traffic hazard.

~~11.1.10~~

~~11.1.11.2~~ **Consents in Waterfront Areas & At Capacity Lakes**

~~11.1.8~~ New residential Waterfront lots shall front on a year round township maintained road, maintained throughout the year by the Township. Notwithstanding any other provision in this Plan, only a seasonal residential lot may be permitted on an existing private road with a registered right-of-way.

11.1.10 The Township of South Algonquin has a number of lakes managed for lake trout by the Ministry of Natural Resources Forestry. These include:

- Aylen Lake
- Balfour Lake
- Cross Lake
- Galeairy Lake
- Gliskning (Joe) Lake
- Lobster Lake
- Lower Hay Lake
- McCauley Lake
- McKenzie Lake

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~~11.1.11 In the case of lake trout lakes at their biological capacity, lot creation and land use changes which would result in a more intensive use will not be permitted. Consultation with the Ministry of the Environment, Conservation and Parks and Ministry of Natural Resources and Forestry is recommended to determine if a special case, as spelled out in Section 5.3, exists. This policy applies to lake trout lakes that have already been provincially identified to the Township for public information and use, including:~~

- ~~Balfour Lake~~
- ~~Galeairy Lake~~
- ~~Gliskning (Joe) Lake~~
- ~~Lobster Lake~~
- ~~Lower Hay Lake~~
- ~~McCauley Lake~~

~~11.1.12 11.2.8 Any additional lake identified as being at biological capacity either by the Province or during the assessment of a development proposal will also be subject to this policy.~~

~~11.2.11.3~~ Subdivisions

~~11.2.8 11.3.8~~ Where ~~four or more more than four~~ lots are proposed to be created at once from a single parcel of land existing as of the date of adoption of this Plan, a plan of subdivision or plan of condominium and an amendment to this Plan shall be required.

~~11.2.9 11.3.9~~ Applications for subdivision/condominium approval shall contain the following information:

- ~~11.2.9.1 11.3.9.1~~ a survey plan with 1.0 metre contour lines;
- ~~11.2.9.2 11.3.9.2~~ a report from a qualified consultant describing the suitability of the lands for sewage disposal and the proposed water supply;
- ~~11.2.9.3 11.3.9.3~~ a hydrology report on the impact of the proposed development on the quality of any adjacent waterbody;
- ~~11.2.9.4 11.3.9.4~~ a utilities plan showing the location of hydro, telephone and other services to be brought to the lands;
- ~~11.2.9.5 11.3.9.5~~ a plan showing existing and proposed roads and any road improvements; and
- ~~11.2.9.6 11.3.9.6~~ a report from a professional planner assessing the proposal in relation to this Official Plan.

~~11.2.10 11.3.10~~ The Township shall hold a public meeting in relation to the proposed subdivision or condominium prior to providing comments to the approval authority.

~~11.2.11 11.3.11~~ In considering a proposed plan of subdivision/condominium, the Township shall ensure that all costs associated with the development of the land are borne by the developer.

~~11.3.12~~ All roads within a plan of subdivision shall be constructed to Township standards for subsidy and shall be dedicated to the Township. Road standards within plans of condominium shall meet the requirements of the fire department and other emergency service providers.

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11.3.13 Where a subdivision or condominium development is proposed, the Township may enter into an agreement with the applicant for the provision of services or such other matters as are governed by Section 51 of the *Planning Act*.

~~11.1.13~~

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~~11.2.12~~ 11.3.14 The Township shall ensure that conditions of consent and subdivision approval and agreements provide for the conservation and protection of cultural heritage resources or the mitigation and adverse effects on cultural heritage resources.

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PART IV: PLAN ADMINISTRATION

SECTION 12: PLAN IMPLEMENTATION AND MONITORING

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12.1 Introduction

- 12.1.1 In order for the policies of this plan to have their desired impact, it is essential that the proper mechanisms be put into place. It is also important that development activity within the Township be monitored on a regular basis in order to ensure that the plan's objectives are being achieved.

12.2 Land Use Designations

- 12.2.1 It is intended that the boundaries of the land use designations shown on Schedule A of this Plan shall be considered as approximate only, and are not intended to define the exact limits of such areas, except in the case of roads, railway lines, rivers, transmission lines, lot lines and other physical barriers that provide clearly definitive boundaries. Where the general intent of this document is maintained, minor changes may be made to these boundaries for the purpose of any zoning by-law without necessitating an amendment to this Plan. Other than minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform with this Plan.
- 12.2.2 Where a lot is located in more than one designation, the policies of the designation shall apply only to that portion where the designation occurs.

12.3 Land Use Compatibility

- 12.3.1 As much as possible, land use conflicts should be avoided. The encroachment of sensitive land uses and industrial land uses on one another is discouraged. Buffering and separation distances in accordance with the Ministry of the Environment, Conservation and Parks's guidelines shall be incorporated between sensitive and industrial uses to minimize potential adverse effects, such as noise, odour, vibration, particulate and other contaminants.

12.4 Permitted Uses

- 12.4.1 Examples of permitted uses as included in this Plan are intended to illustrate a range of activities in each respective land use designation. Specific uses and related regulations for land use designations shall be provided in the implementing zoning by-law once it has been adopted.

12.5 Accessory Uses

- 12.5.1 Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted.

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12.6 Zoning By-Law

12.6.1 This Plan may be implemented through a new Comprehensive Zoning Bylaw adopted under Section 34 of the *Planning Act*. The implementing Bylaw shall implement the policies of this Plan.

12.7 Site Plan Control

12.7.1 Council hereby designates the entire Township of South Algonquin as a Site Plan Control area.

12.7.2 The Township may utilize Site Plan Control to ensure that commercial, industrial, institutional development and residential development greater than 10 units development in the Township is attractive and compatible with adjacent uses. Development along the Highway 60, 127 and 523 corridors shall be designed to create a positive first impression to visitors and residents.

~~12.7.3~~ Council shall utilize Site Plan Control as provided for in Section 41 of the *Planning Act* for multi-family residential in excess of ten (10), commercial ~~and~~, industrial and institutional uses in Rural, Hamlet Village and Waterfront designations, ~~where the proposed building exceeds 186 square metres (2000 square feet).~~

12.7.3 ~~Should the Province change legislation related to the use of site plan control, there will be no need to modify this Plan to reflect the provincial changes. Provincial changes should be reflect in the Township's site plan control by-law.~~

12.7.4

~~12.7.4~~ 12.7.5 Site Plan Control may be applied to any development that is located within 120 m of a water resource, or adjacent to a significant natural feature or area, as identified through the policies of this Plan.

~~12.7.5~~ 12.7.6 Council may require land to be dedicated for roadway purposes as a condition of Site Plan approval where the existing road allowance is less than 20 metres (66 feet) or where access is required to an otherwise land locked parcel of land.

12.8 Maintenance and Occupancy By-Laws

12.8.1 Council may pass a by-law pursuant to the *Building Code Act* to provide standards for property maintenance and occupancy. This by-law may contain provisions related to such matters as establishing standards for the maintenance and occupancy of property and requiring property that does not conform to the standards to be repaired and maintained.

12.9 Pits and Quarries Control

12.9.1 Council may pass a by-law under the *Municipal Act* to require the operators of pits, quarries and other extraction operations to obtain a permit from the Township prior to undertaking extractive operations. As a condition of obtaining a permit from the Township, the owner

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or operator shall be required to enter into an agreement with the Township to address haul routes, staging of extraction, rehabilitation and visual buffering. In addition, processing equipment shall have the appropriate approvals from the ~~Ministry Province of Environment~~.

- 12.9.2 Wayside pits and quarries and portable asphalt plants shall be permitted without an amendment to this Plan or the implementing zoning by-law.

12.10 Monitoring

- 12.10.1 The Township Clerk shall prepare an annual report to the Township to monitor the effectiveness of this Plan. This report shall include an assessment of:

- a) dwelling unit construction;
- b) commercial and industrial growth;
- c) areas where service levels have changed;
- d) land division activities; and
- e) Official Plan and Zoning By-law amendments.

- 12.10.2 In addition, the report shall outline any issues or conflicts that may arise between this Official Plan and the Provincial Policy Statement.

- 12.10.3 In those years where Census of Canada data have been released, the report shall also include an assessment of the Township's population change and composition.

12.11 Plan Review

- 12.11.1 Following approval of this Plan by the ~~Ministry Province of Municipal Affairs and Housing~~, the basis, objectives and policies of the Plan shall be reviewed at least once every five years at a meeting of Council. Should the monitoring of the Plan identify areas of the Plan that should be reconsidered, or economic or social changes occur which necessitate an earlier review, Council may direct such a review to be undertaken.

12.12 Amendments to the Plan

- 12.12.1 An amendment to the text of this Plan and/or to Schedule A is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule A with a view of designating additional areas for a particular use, changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have regard to the following criteria:

- i) the need for the proposed use;
- ii) the extent to which the existing areas designated for the use are developed, and the nature and adequacy of such existing development;
- iii) the physical suitability of the land for such proposed use in relation to natural or man-made hazards; and,
- iv) the location of the areas under consideration with respect to:
 - the adequacy of the existing and proposed roadway system;

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- the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
- the adequacy of the water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports which the Council shall request from the developer and subject to the approval ~~of the Province~~the Ministry of the Environment, the Medical Officer of Health and any other appropriate authority deemed advisable;
- the compatibility of such proposed use with uses in the surrounding area and the natural environment;
- the potential effect of the proposed use on the financial position of the Township; and
- any policy statement issued under Section 3 of the *Planning Act*, R.S.O. 1990, as amended.

12.13 Public Meetings

12.13.1 Council is not required to proceed with an official plan amendment or a zoning by-law amendment for any changes to the official plan or zoning by-law which do the following:

- changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
- consolidates previously approved Official Plan Amendments or Zoning By-law Amendments in a new document without altering any approved policies or maps;
- corrects typographic, grammatical or mapping errors in the Plan which do not affect the intent or affect the policies or maps;
- translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.

In all other instances, notification to the residents of the Township of public meetings held by Council shall be taken in accordance with the procedures of the *Planning Act*.

12.14 Interpretation of the Plan

12.14.1 Although this document is a long-term comprehensive Official Plan, it is not intended that this Plan be inflexible and rigid in its interpretation. Where the meaning of any phrasing or any part of any section is unclear, the meaning of such will be determined within the context of the general policy direction provided by this Plan.

12.14.2 This document should be read with the understanding that the text and schedules represent general concepts and relationships rather than absolute and rigid conditions or standards. Accordingly:

- This Plan is intended to be flexible so long as the general spirit of the Plan and the objectives set forth in Section 1-6 are given due consideration in all planning and development decisions;
- Council shall be responsible for interpretation of this official plan, including the related

- schedules and maps that form a part of the official plan;
- c) Land use designations shall represent predominant land uses and intended future lands uses, and shall not preclude the existence of isolated occurrences of other land uses; and
- d) Statements of objectives or services shall not be viewed as being a commitment by the Township to act, construct, or otherwise provide such within any specific period. Rather, such commitments shall be subject to the decisions of Council in its annual capital budget considerations.

12.15 Phasing of Development

12.15.1 Holding Provisions

The use of Holding provisions in accordance with Section 36 of the Planning Act R.S.O. 1990 is permitted. The Township may adopt holding provisions, and when doing so shall clearly state the conditions which must be met prior to the removal of the “H” designation by Council. The use of holding provisions shall conform to the policies of this Official Plan.

The following have been established as objectives for using holding provisions in a Zoning By-law:

1. To assist in the phasing of development and/or redevelopment;
2. To co-ordinate development and/or redevelopment with the provision of water, sanitary sewage, storm sewer, and other services;
3. To control development and/or redevelopment which may necessitate special design considerations;
4. To forestall development and/or redevelopment until such time that stated planning related criteria can be satisfied;
5. Removal of the holding provisions shall be accomplished by the adoption of an amending By-law in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 and related regulations; and;
6. Removal of the holding provisions shall occur only after Council is satisfied that all prescribed conditions or criteria have been satisfied.

It is intended that holding provisions shall be implemented by means of the implementing Zoning By-law. Land or lands shall be zoned for its/their intended use, and the holding symbol (H) shall be added as a suffix, separated from the principal zone by a hyphen. The Zoning By-law shall specify the uses of land permitted and any regulations applying to the land during the time for which the holding provisions are in place. Conditions or criteria that are to be satisfied before the holding provisions can be removed shall be clearly stated in the Zoning By-law.

12.15.2 Subdivision Agreements

The Township has the ability to phase growth and development through terms and conditions in subdivision agreements. Specifically, the agreements can speak to phased registration of the subdivision, the terms and conditions under which future phases can

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advance, and financial terms and conditions associated with each phase of development.

12.15.3 0.3 m Reserves

Commonly associated with the phasing of subdivision development, the Township has the ability to use 0.3 m reserve to assist in phasing development. A 0.3m reserve is a strip of land 0.3m wide, running along the street frontage or perimeter of a property or perpendicularly across a road right-of-way with the primary intent to control access from a public road to private property. The reserve has the effect of legally denying access to a property, or adjacent lands, because the law requires that all land must have frontage on a public street to qualify for a building permit.

The 0.3 m reserve is used as a means to control development until such time as various conditions are met or to prohibit development on lands that are not yet scheduled for development. The lifting of the reserves can result in the dedication of land as public highways, the conveyance of land back to the owner or in some cases, both. If the conditions no longer apply, an application may be made to request that the Township "lift" the requirement for the reserve, giving the property owner direct access to a public street. For lifting of 0.3m reserves, Township staff prepare a By-law and forwards the By-law to Council for consideration. There is no opportunity to appeal a decision of Council on a By-law to lift a 0.3 m reserve.

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12.16 Community Improvement Area

12.16.1 The entire Township shall be designated a Community Improvement Area.

12.16.2 Council may, by by-law, designate the lands within a Community Improvement Area as a Community Improvement Project Area whereupon Council shall undertake the preparation of a Community Improvement Plan for such area or areas. Prior to designating a Community Improvement Area, Council shall repeal all previous designating by-laws adopted under the Planning Act for Community Improvement purposes in the area to be designated as a Community Improvement Project Area.

12.16.3 Subject to Section 28 of the Planning Act, in pursuing the objectives of the Official Plan's Community Improvement Policies Council may:

1. Sell, lease or dispose of lands and buildings acquired or held by the municipality;
2. Give loans and grants to owners, tenants and their assignees for rehabilitation purposes;
3. Provide tax assistance by freezing or canceling the municipal portion of the property tax on eligible properties for remediation purposes; and
4. Issue debentures with the approval of the Ontario Lands Tribunal.

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Policy Objectives

12.16.4 The policy objectives are as follows:

1. To upgrade and maintain all essential municipal services and community facilities.

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2. To ensure that community improvement projects are carried out within the built up areas of the Township.

3. To ensure the maintenance of the existing building stock.

4. To preserve heritage buildings.

5. To facilitate the remediation, rehabilitation and/or redevelopment of existing Brownfield sites.

6. To encourage private sector investment and the strengthening of the economic base.

7. To enhance the visual appearance of Community Improvement Areas.

Preparation and Adoption of a Community Improvement Plan

12.16.5 Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan, namely:

12.16.6 The basis for selection of the community improvement project areas with specific consideration of the following:

1. That there is evidence of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.

2. That the phasing of improvements corresponds to the timing of improvements by the Township and/or senior governments and is within the financial capability of the municipality.

3. That a significant number of buildings in an area show signs of deterioration and need of repair.

4. That there is evidence that a site can be classified as a Brownfield and that the adoption of a community improvement plan would assist in the remediation, rehabilitation and/or redevelopment of a property or area.

5. That improvement to the visual appearance or aesthetics be required.

6. That improvements will have a significant impact on strengthening the economic base of the community.

7. The boundary of the area and the land use designations contained in this Plan;

8. Properties proposed for acquisition and/or rehabilitation;

9. The estimated costs, means of financing and the staging and administration of the project;

10. The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;

11. The phasing of improvements and the means of their implementation; and

12. Citizen involvement during the preparation of a Community Improvement Plan.

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Implementation of a Community Improvement Plan Policies

12.16.7 Council shall implement the general principles and policies of this Section as follows:

- 1. Through the identification of specific community improvement projects and the preparation of Community Improvement Plans;
- 2. Through participation in programs with senior levels of government;
- 3. Through enforcement of the Municipality's Property Standards Bylaw;
- 4. Through the acquisition of land to implement adopted Community Improvement Plans;
- 5. Through the encouragement of the orderly development of land as a logical and progressive extension of development which provides for the infilling of underutilized land;
- 6. Through the encouragement of the private sector to utilize available government programs and subsidies;
- 7. Through the enactment of a Comprehensive Zoning By-Law which provides for a range of appropriate uses, for the intensification and integration of land uses, and which stimulates the economic and/or functional role of the areas or alternatively through the adoption of an area specific Development Permit System which streamlines development approval and which ensures that architectural and design considerations are implemented; and
- 8. By encouraging the rehabilitation of existing buildings and structures which will be used for a purpose compatible with the surrounding area.

12.16.8 Council shall have regard for the phasing of improvements in order to permit a logical sequence of events to occur without unnecessary hardship to area residents and the business community. The improvements should be prioritized having regard for available municipal funding.

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12.17 Complete Applications & Preconsultation

12.17.1. In addition to the information and materials required pursuant to the Planning Act and associated Regulations and any other legislation, as may be amended, the Township may require development proponents to provide additional information to accompany applications as part of a complete application. Notwithstanding the generality of the foregoing, additional studies and materials may be required for Official Plan Amendment, Zoning By-law Amendment, minor variance, site plan control, consent, subdivision, and condominium applications.

12.17.2. The number and scope of studies and assessments to be required for the submission of a complete application shall be appropriate and in keeping with the scope and complexity of the application, and to the extent possible will be identified during the applicable pre-consultation meetings. Nonetheless, it is recognized that development issues may arise during the approval process, resulting in the need for unforeseen studies.

12.17.3. The additional information that may be required in support of an application includes, but is not limited, to the following:

- Aggregate Studies

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- Agricultural Soils Assessment
- Archaeological Assessment
- Boat Capacity Study
- Conceptual Stormwater Management Plan
- Contaminated Site Assessment / Environmental Site Assessment
- Cultural Heritage Assessment
- Environmental Impact Statement
- Environmental Site Assessment
- Erosion and/or Sedimentation Plan
- Floodplain Analysis
- Geotechnical Report
- Grading and Drainage Plan
- Groundwater Impact Assessment
- Heritage Impact Assessment
- Hydro-geology Study
- Hydrogeology and Terrain Analysis Study
- Lake Capacity Assessment
- Landscaping Plan
- Land Use Compatibility Assessment
- Minimum Distance Separation (MDS) Calculations
- Noise/Vibration/Blast Study
- Parking Study
- Planning Rationale
- Record of Site Condition
- Risk Management Plan
- Servicing Options Report
- Slope Stability Analysis
- Species at Risk Assessment
- Stormwater Management Plan
- Surface Water Impact Assessment
- Terrain Analysis
- Traffic Impact Assessment
- Tree Conservation and Protection Plan
- Visual Impact Assessment
- Information and studies required by MTO through their preconsultation process
- Other information or studies relevant to the development of lands impacted by the proposed development approval application.

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12.17.4. The Township may require any of the required studies to be peer-reviewed on behalf of the Township, at the sole expense of the proponent.

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12.17.5. The Township encourages development proponents to preconsult with the Township prior to submitting planning applications. Failure to do so may result in the application being deemed incomplete in accordance with the Planning Act.

12.18 Definitions

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Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards, and/or other water-related hazards.*

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Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

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a) for the purposes of this Plan, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;

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e)b) for the purposes of this Plan, of this Plan, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;

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f)c) for the purposes of this Plan, those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province for the purposes of PPS policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;

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~~c) for the purposes of PPS policy 2.1.8, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;~~

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~~for the purposes of PPS policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and~~

~~for the purposes of PPS policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.~~

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Adverse effects: as defined in the *Environmental Protection Act*, means one or more of the following:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property, plant, or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including; but not limited to livestock facilities, manure storages, value-retaining facilities, greenhouses, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation, such as a bed and breakfast, that promote the enjoyment, education, or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat, and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth, and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources.

Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits*, or other technical evidence.

Areas of natural and scientific interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict, or vacant.

Built heritage resource: means a building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal, and/or international registers.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

- a) for the purposes of this Plan, an official plan review which is initiated by the Township, or an official plan amendment which is initiated or adopted by the Township, which:
 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
 3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 4. confirms sufficient water quality, quantity, and assimilative capacity of receiving water are available to accommodate the proposed development;
 5. confirms that sewage and water services can be provided; and
 6. considers cross-jurisdictional issues.
- b) for the purposes of this Plan, means a review undertaken by a planning authority or comparable body which:
 1. addresses long-term population projections, infrastructure requirements, and related matters;
 2. confirms that the lands to be developed do not comprise specialty crop areas; and
considers cross-jurisdictional issues.

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the

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complexity and scale of the settlement boundary or development proposal.

Conserved: means the identification, protection, management, and use of *built heritage resources, cultural heritage landscapes, and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in PPS policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth, as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*.

Ecological function: means the natural processes, products, or services that living and non-living environments provide or perform within or between species, ecosystems, and landscapes. These may include biological, physical, and socio-economic interactions.

Employment area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion

rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures, and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

Flood fringe: for *river, stream, and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

Flood plain: for *river, stream, and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or maybe subject to *flooding hazards*.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline ~~or a~~, river, or stream system, and not ordinarily covered by water:

a) along *river, stream, and small inland lake systems*, the *flooding hazard* limit is the greater of:

1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
2. the *one hundred year flood*; and
3. a flood which is greater than 1. Or 2., which was actually experienced in a particular watershed or portion thereof, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry.

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards, wave uprush, and other water-related hazards* along the shorelines of *large inland lakes*, and *flooding hazards* along *river, stream, and small inland lake systems*.

Floodway: for *river, stream and small inland lake systems*, means the portion of the *floodplain* where *development and site alteration* would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight

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movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along *river, stream, and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard or erosion hazard* limits.

Hazardous sites: means property or lands that could be unsafe for *development and site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety, and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive, or pathological.

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a *protected heritage property*).

Housing options: means a range of housing types such as, but not limited to single- detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi- residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

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Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of this Plan, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intra- provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities.

Mine hazard: means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral aggregate resource conservation:

means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

Mineral deposits: means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, pastproducing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Municipal sewage services: means a sewageworks within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*, including centralized and decentralized systems.

Natural heritage features and areas: means features and areas, including *significant wetlands, fish habitat, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Negative impacts: means

- a) in regard to this Plan, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive groundwater features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to this Plan, *degradation to the quality and quantity of water, sensitive surface water features and sensitive groundwater features*, and their related *hydrologic functions*, due to single, multiple or successive *development or site alteration* activities;

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of *innovative technology in a manner consistent with proper advanced farm management practices*. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri- tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas, including specialty crop areas, only as on-farm diversified uses*.

One hundred year flood: for *river, stream and small inland lake systems*, means that flood, based on an

analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means for large inland lakes, lake levels and wind setups that have a 1% chance of being equaled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water, and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property: means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards, erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) in regard to this Plan, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to this Plan, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan within the meaning of section 1 of the *Planning Act*.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity of water: is measured by indicators associated with hydrologic function such as *minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime*.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and

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sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development or reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new *housing options* within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial, and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

River, stream and small inland lake systems:

means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside *settlement areas*, and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

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

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands, coastal wetlands and areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area;

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. *Site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*.

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special Policy Area: means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which

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are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A *Special Policy Area* is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watercourse shall mean a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

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Watershed: means an area that is drained by a river and its tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

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Wetlands: means lands that are seasonally or permanently covered by shallow water, as well

as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest".

Appendix A: Lake Trout Lakes

Lakes managed for lake trout by the Ministry of Natural Resources Forestry include:

- Aylen Lake
- Balfour Lake
- Cross Lake
- Galeairy Lake
- Gliskning (Joe) Lake
- Lobster Lake
- Lower Hay Lake
- McCauley Lake
- McKenzie Lake
- Victoria Lake

Lake trout lakes at their biological capacity include:

- Balfour Lake
- Galeairy Lake
- Gliskning (Joe) Lake
- Lobster Lake
- Lower Hay Lake
- McCauley Lake

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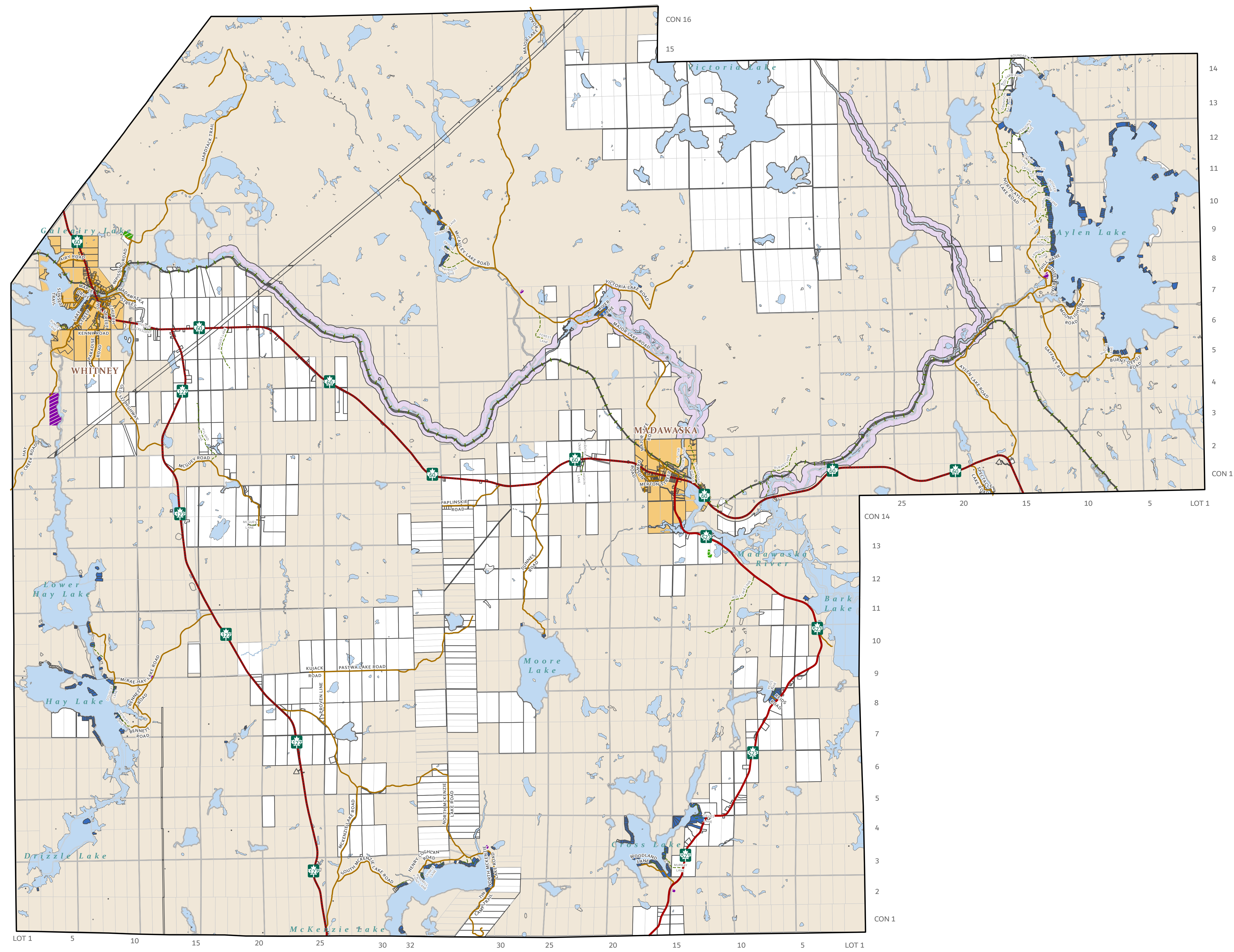
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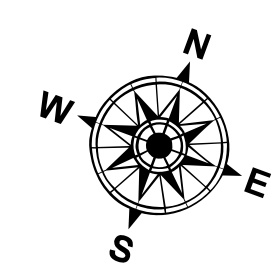
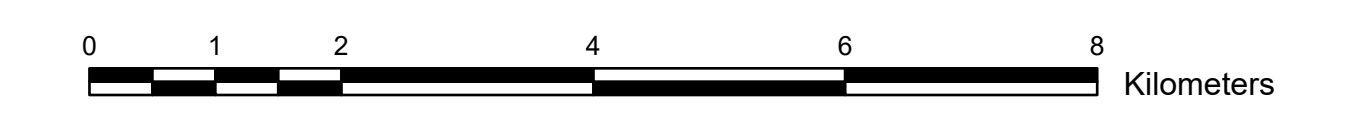
**OFFICIAL PLAN
 SCHEDULE A
 Land Use & Transportation**



Legend

-  Villages
-  Water Resources
-  Non-Operational Parks
-  Crown Land
-  Open Landfill Sites
-  Closed Landfill Sites
-  Waterfront Areas
-  MTO Road
-  Township Road
-  Private Road
-  Cycling Network
-  Abandoned Railway
-  Rural
-  Lot & Concession
-  Township Boundary

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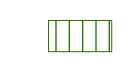






















Schedules produced by Jp2g Consultants Inc. with data supplied by CGIS and MNR. Map schedules are not intended to be used for legal purposes or to identify exact locations of map elements. Verification and survey of existing conditions is required to confirm actual location of existing conditions and/or proposed elements.

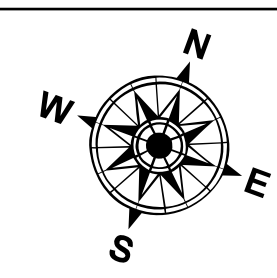


**OFFICIAL PLAN
SCHEDULE B
Development Constraints**

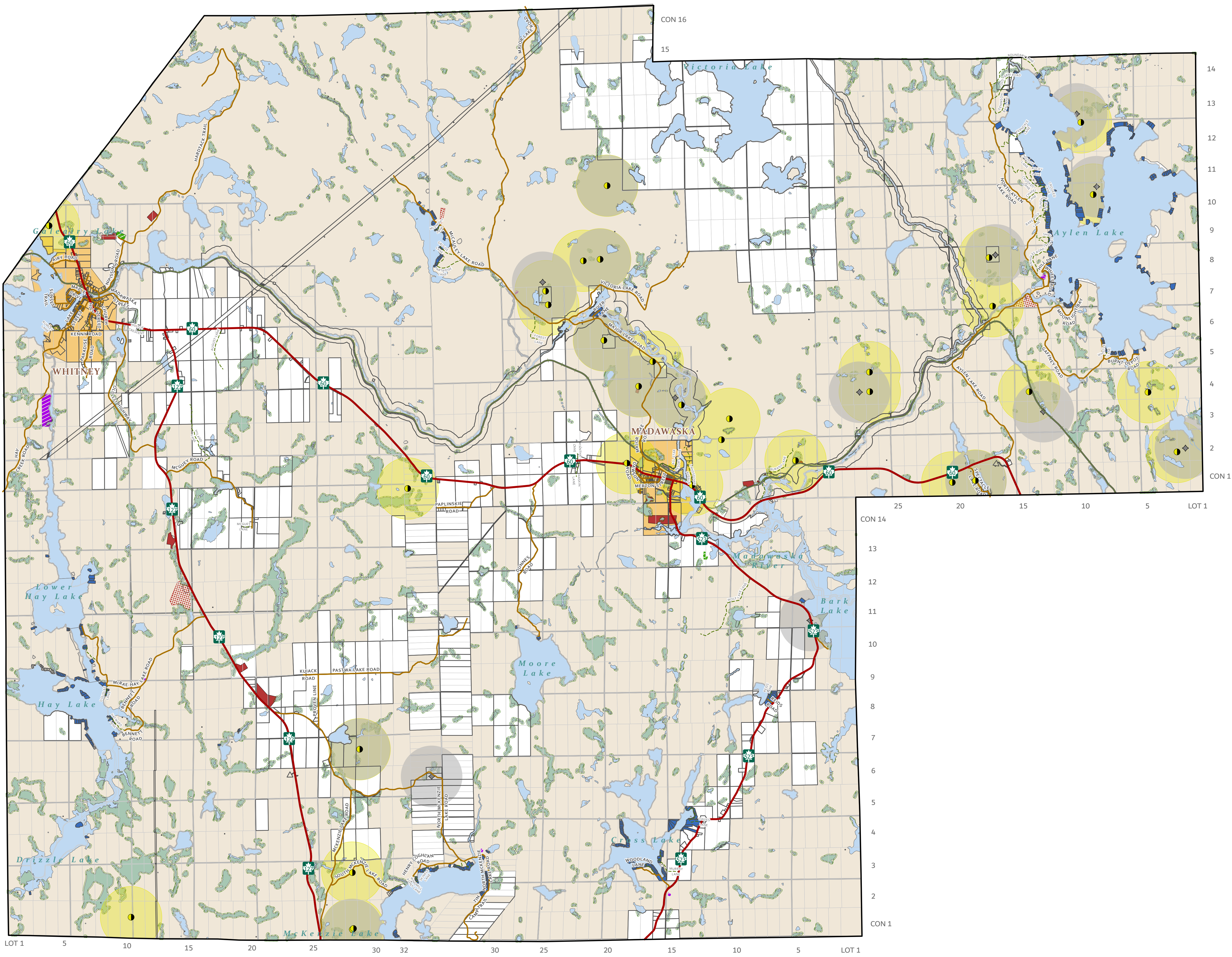
Legend

-  Wetland Setback
-  Wetland
-  Mine Hazard Buffer Zone
-  Abandoned Mine Sites
-  Mineral Inventory Buffer
-  Mineral Inventory
-  Open Landfill Sites
-  Closed Landfill Sites
-  Pits
-  Water Resources
-  Authorized Aggregate Sites
-  Villages
-  Rural
-  Crown Land
-  Waterfront Areas
-  Abandoned Railway
-  Lot & Concession
-  Private Road
-  Township Road
-  MTO Road
-  Township Boundary

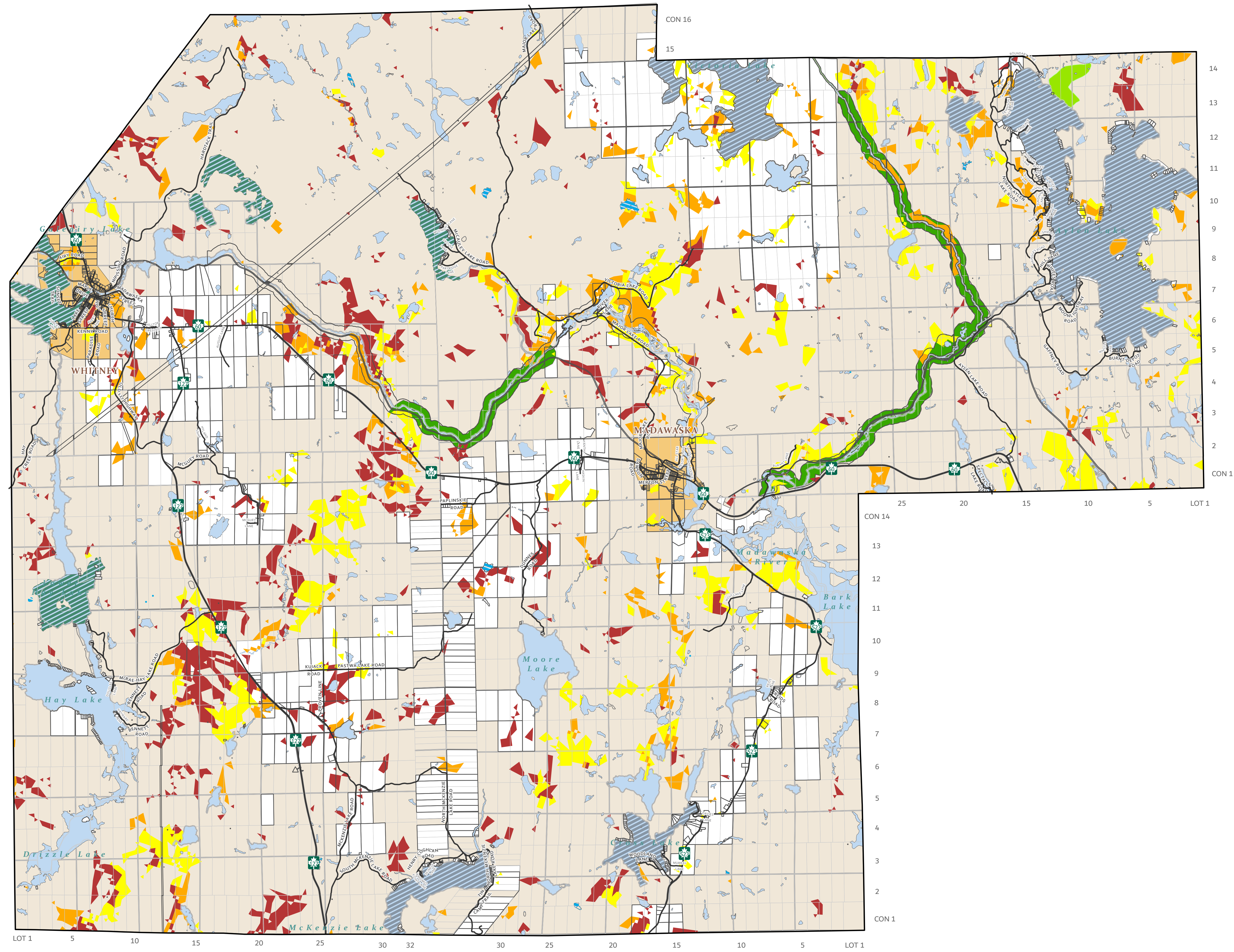
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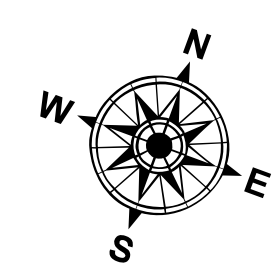
**OFFICIAL PLAN
SCHEDULE C
Natural Heritage**



Legend

- Roads
- Lot & Concession
- Water Resources
- Villages
- Crown Land
- ANSI, Life Science
- Candidate ANSI, Life Science
- Nesting Sites
- Lake Trout Lake
- At-Capacity Lake Trout Lake
- Wildland Fire Hazard: Extreme
- Wildland Fire Hazard: High
- Wildland Fire Hazard: Pine (Needs Evaluation)
- Township Boundary

Scale: 1:60,000



Schedules produced by Jp2g Consultants Inc. with data supplied by CGIS and MNR. Map schedules are not intended to be used for legal purposes or to identify exact locations of map elements. Verification and survey of existing conditions is required to confirm actual location of existing conditions and/or proposed elements.



AMENDMENT NO. 2
TO THE TOWNSHIP OF SOUTH ALGONQUIN OFFICIAL PLAN

- PART A - CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of open house, public meeting

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

- PART C - THE AMENDMENT consisting of the following schedules and explanatory text constitutes Amendment No.2 to the Township of South Algonquin Official Plan.

- PART D - APPENDICIES

**PART A - CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE PUBLIC MEETING**

I, Forbes Symon, Senior Planner for Township of South Algonquin, hereby certify that the Official Plan Update has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17 (16), 17(17), 17 (19), 17(20), 17(23) and Section 26 of the Planning Act, RSO 1990 as amended.

Forbes Symon
Senior Planner (Contract)
Township of South Algonquin

PART B - THE PREAMBLE

Purpose and Effect of the Amendment

The purpose of this Amendment to the Township of South Algonquin Official Plan is to update the Official Plan with changes resulting from the 2022 Official Plan Review.

Location and Site

This amendment is general in nature and applies to all lands within Township of South Algonquin.

BASIS

Pursuant to Section 17 of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, The Township of South Algonquin Council is charged with responsibility for preparing and adopting a local OP. The Township of South Algonquin OP was adopted by Council in August 2012 and approved by the Ministry of Municipal Affairs and Housing (MMAH) in February 2014, and contains policies which are designed to manage future growth, development and change within the Township.

Section 26 of the Planning Act, R.S.O 1990 requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect. The Township's current Official Plan (OP) was adopted in 2012 and Council determined that now is the appropriate time to update the Official Plan. The purpose of the Official Plan review is to ensure that the OP is:

1. Consistent with Provincial Plans;
2. Has regard for matters of provincial interest; and
3. Is consistent with the PPS.

The only provincial plan in place that affect the Township of South Algonquin is the Northern Ontario Growth Plan. There was an update to the Provincial Policy Statement in 2020. The intent of the Official Plan Review and Update is to modify the current Official Plan to make the OP consistent with the 2020 Provincial Policy Statement and Northern Ontario Growth Plan. By doing so, the assumption is that the South Algonquin OP will have regard for matters of provincial interest.

As part of the Official Plan Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required. The approval authority for the Township of South Algonquin Official Plan is the Ministry of Municipal Affairs and Housing. At the beginning of the project, the Consultant had a series of discussions with the staff at the Township of South Algonquin regarding roles, expectations and prescribed public body consultation.

All prescribed agencies, including the Ministry of Northern Development, Mines, Natural Resources and Forestry Services; the Ministry of Environment and Climate Change; the Ministry of Economic Development, Job Creation and Trade; the Ministry of Transportation; the Ministry of Agriculture, Food and Rural Affairs; and the Ministry of Heritage, Sport, Tourism and Culture Industries, the Algonquins of Ontario, neighboring municipalities and utilities, and local area school boards were requested to participate in the project and provide comments on the draft OPA.

The August 17th and 18th, 2022, two (2) special council meetings were held to introduce the Official Plan Review and Update project to the public and solicit their comments. Council encouraged the public to provide written comments or oral comments at the Special Council Meeting. Written comments from members of the public were received until August 26, 2022.

To assist with the public consultation, the Township created a special page on its website (<https://www.southalgonquin.ca/official-plan-review/>) dedicated to the Official Plan update and review. This page includes information of what is an Official Plan, why the Township needs and Official Plan, the requirement to review the Official Plan and ways in which the public can get involved in the project.

In December of 2022, Council was presented with the “South Algonquin Preliminary Planning Issues and Policy Options Report” which highlighted the elements of the Official Plan that required attention. The options presented in the Report were debated and discussed by Council and at a meeting on December 21st, 2022. Council provided direction to the consultant planner on the drafting of an Official Plan Amendment to update the Township of South Algonquin Official Plan. On June 20th, 2023, Council was provided with a draft of the Official Plan Amendment (OPA) for their consideration. Following this, Council provided staff and the consultant with direction to circulate the draft OPA update to the Province and prescribed agencies for comments and to schedule the necessary open house and public meeting to solicit comments from the general public on the content of the OPA.

Policy changes proposed in the Official Plan Amendment include, but not limited to, policies related to:

1. Engagement with Indigenous Communities.
2. Climate Change, Sustainable Infrastructure, and Growth Management.
3. Intensification and Redevelopment.
4. Additional Residential Units (ARUs) and Affordable Housing.
5. Growth Management.
6. Waterfront Development/ Redevelopment.
7. Housing
8. Emergency Management.
9. Servicing Policies.
10. Open Space/ Parks/ Recreation.

South Algonquin OPA #2 For Council Adoption 16-4-2024

11. Hazard Lands.
12. Natural Heritage Resources.
13. Resource Mapping.
14. General Housekeeping.

With the approval of this amendment, the Township of South Algonquin Official Plan will be consistent with the Provincial Policies Statement (2020).

AMENDMENT NO. 2
TO THE OFFICIAL PLAN
OF TOWNSHIP OF SOUTH ALGONQUIN

This amendment was adopted by the Corporation of Township of South Algonquin by By-Law No. [REDACTED] in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the [REDACTED] day of [REDACTED], 2024.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, which consists of changes, additions and revisions of the text and the changes to Schedules as set out below, constitutes Amendment No. 2 to the Official Plan of Township of South Algonquin.

DETAILS OF THE AMENDMENT

The Official Plan of Township of South Algonquin, as amended, is further amended as follows:

General Administrative Changes

1. All references to the “Ministry of Environment” within the Official Plan (approximately 8 occurrences) are hereby changed to “Ministry of Environment, Conservation and Parks.”
2. All references to “Ministry of Northern Development and Mines” within the Official Plan (approximately 3 occurrences) are hereby changed to “Ministry of MINES”.
3. All references to the “Ministry of Natural Resources” within the Official Plan (approximately 15 occurrences) are hereby changed to “Ministry of Natural Resources and Forestry”.
4. All references to the word “Hamlet” or “Hamlets” within the Official Plan (approximately 40 occurrences) is hereby changed to “Village” or “Villages”.
5. All references to the phrase “Ministry of Environment *Land Use Guidelines*” (approximately 4 occurrences) are hereby changed to “Ministry of Environment, Conservation and Parks *Land Use Guidelines*”.
6. Section 4.5.1 Forestry is hereby amended by replacing the phrase “Ministry of Natural Resources and any other relevant provincial ministry” with the word “Province”.
7. All references to “Ministry of the Environment” in Section 8, Municipal Services, and Section 12, Plan Implementation and Monitoring (approximately 2 occurrences) shall be replaced with the word “Province”.
8. All references to “Ministry of Municipal Affairs and Housing” in Section 12, Plan Implementation and Monitoring (approximately 1 occurrence) shall be replaced with the word “Province”.

9. All renumbering because of the following amendments to the Official Plan are to follow sequential order.

Part 1: Introduction and Background

10. Section 1.0, Background, is hereby deleted in its entirety and replaced with the following:

“An official plan describes a municipality’s policies on how land in that community should be used. It is prepared with input from local residents and other stakeholders with the intention of ensuring that future planning and development decisions will meet the specific needs of the community. Although South Algonquin was created in 1998, through the amalgamation of the geographic townships of Airy, Sabine, Lyell, Murchison, and Dickens, it has not had an official plan in place to provide guidance for local planning and development activities before the adoption of this document.

In July 2007 the Township of South Algonquin formally commenced the process of creating its first-ever official plan. This plan was produced through a unique partnership between the Township of South Algonquin and the Department of Geography at Brock University, and was intended to ensure that South Algonquin’s official plan reflects, as much as possible, the values, goals, and objectives of the Township’s residents.

The original Plan specified the Township’s planning objectives for the period between 2012 and 2032, as well as the policies intended to assist in achieving these ends. The Township has had an Official Plan in effect since 2012.

In 2022 Council initiated a formal review and update of this Official Plan under Section 26 of the Planning Act, to bring the South Algonquin Official Plan into compliance with the 2020 Provincial Policy Statement.”

11. Section 1.1.1 is hereby deleted in its entirety and replaced with the following:

“The Township of South Algonquin is located in Northeastern Ontario, directly adjacent to the world-famous Algonquin Provincial Park. It is accessed from the east and west by Provincial Highway #60 and from the south by Provincial Highways #127 and 523. South Algonquin is the southernmost municipality in the District of Nipissing. To the south it borders Hastings County, and to the west and east, respectively, it borders Haliburton and Renfrew Counties.

South Algonquin can generally be described as a remote and sparsely populated municipality. Located on the Canadian Shield, the Township is comprised mainly of forested areas, as well as numerous water bodies. Approximately 80% of the Township’s land base is composed of provincial Crown land.

This Official Plan acknowledges that the Township of South Algonquin is situated on unceded, and un-surrendered territory of the Algonquin Anishinabee. It is also acknowledged that there may be other First Nation interests in the Township.”

12. Section 1.1.2 is hereby deleted in its entirety and replaced with the following:

“Council recognizes that the economic base of the Township is dependent upon a mix of forestry, other resource-based industries, tourism, and service and retail commercial. It is Council’s intent to establish an environment which encourages new economic growth and new employment generation while sustaining existing economic strengths. South Algonquin’s economy is largely primary-resource based, with the logging industry providing, both directly and indirectly, approximately 49% of the employment opportunities found within the Township.

Due to the Township’s location on the eastern edge of Algonquin Park, along with its own abundance of natural and recreational amenities, tourism has come to play an important role in the local economy. However, there is widespread belief that South Algonquin has great potential to further expand this sector.

It is a goal of this Plan to strengthen the existing economic base and to broaden the Township’s employment opportunities. To realize this goal the following objectives are established:

- 1) To sustain and to build on and diversify the existing strength of the resource-based industries and Forestry sectors of the economy.
- 2) To sustain and to build on the existing strength of the recreational and tourism sectors of the economy.
- 3) To undertake initiatives to stimulate new employment generation.
- 4) To work cooperatively with senior levels of government and community groups in promoting and undertaking economic development activities.

The Township recognizes that scattered rural residential development generally does not generate positive net financial return for the Township and may result in incremental increases in municipal services.

The Township is fortunate to have an abundance of public crown lands. These lands represent an opportunity for a wide range of economic and resourced based activities and support the Townships forestry and tourism industries.”

13. Section 1.1.3 is hereby deleted in its entirety and replaced with the following:

“The Township acknowledges that South Algonquin is situated on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honour and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory. It is acknowledged that historically significant places that hold sacred importance for Indigenous communities exist within the Township of South Algonquin.

The Township of South Algonquin recognizes the need to strengthen its relationship with Indigenous people. Through this recognition we acknowledge that municipal government

leaders and staff can support Indigenous communities, and be part of the healing, learning, and restoration needed to support reconciliation with our Indigenous friends, neighbours, and communities. The township recognizes the Truth and Reconciliation Commission's (TRC's) 94 calls to action and will strive towards addressing those areas which we as municipal governments can address. Specifically, the municipality believes it has impact role to Play in the following Calls to Action.

#3 We call upon all levels of government to fully implement Jordan's Principle.

#17 We call upon all levels of government to enable residential school Survivors and their families to reclaim names changed by the residential school system by waiving administrative costs for a period of five years for the name-change process and the revision of official identity documents, such as birth certificates, passports, driver's licenses, health cards, status cards, and social insurance numbers.

#47 We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.

#57 We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Treaties and Aboriginal rights, Indigenous law, and Aboriginal-Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.

#77 We call upon provincial, territorial, municipal, and community archives to work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system, and to provide these to the National Centre for Truth and Reconciliation.

#87 We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.

#88 We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and travel.

The Township will continue Actively listen to our Indigenous leaders, elders and community, The Township will continue to Educate its staff and elected on Indigenous history, perspectives and rights under the Canadian Constitution and treaty as it is finalized, the Township will continue to speak up in support of Indigenous peoples and the Township will continue to work collaboratively with our Indigenous community.

Council recognizes that there may be a need to undertake a formal review and update of this Official Plan following the completion of land claim settlements with Indigenous communities, in order to reflect and acknowledge a new vision for the community.

Since 2001 South Algonquin has experienced a 17% decline in permanent population, with a 2021 Census total population of 1,055. Population decline in the Township can largely be attributed to the out-migration of youth, who tend to leave South Algonquin after graduating from high school. These trends and a corresponding decline in the number of children living in the Township have combined to result in South Algonquin's seniors' population (65+) representing roughly 35% of the total population.

The population trends identified above – an aging population and significant youth out-migration – pose a number of planning and development challenges. The aging of the population suggests the need for land use planning policies that will support the provision of suitable and affordable housing, especially within the Villages of Whitney and Madawaska, to meet the needs of local seniors. It is also important to ensure that the Township's planning policies support the retention and expansion of community services routinely needed by the elderly and other local residents, such as medical facilities and a pharmacy. A lack of such services can have serious transportation consequences for residents, particularly those who do not have easy access to an automobile. The issues identified above are important planning considerations as they can all have a significant impact on residents' quality-of-life.

In recent years, a large share of residential development in South Algonquin has been concentrated along the Township's water bodies. This has led to several concerns regarding lake capacity, privacy, and impacts on the natural environment. Accordingly, there is a need in this plan to balance both environmental and social factors with respect to future development.

While South Algonquin must address numerous planning challenges, a number of development opportunities are available within the Township for residents and non-residents alike. For example, while the remoteness of the area has in some cases limited development, it also serves as an asset to the community. Residents enjoy the strong rural character of the Township, which provides a quiet and private atmosphere. Additionally, Algonquin Park contributes to the wilderness setting and provides opportunities for outdoor recreation and for the development of tourism-related businesses.

During the process of formulating this plan, it became clear that local residents often did not share the same vision of what South Algonquin might look like in the future. For some, the relatively unspoiled natural environment was something to be preserved, even if it meant placing restrictions on future development. For others, the desire for secure and well-paid employment was vital and, as a result, new development was actively encouraged. The goal of this plan is to find a balance that respects both of these visions. Overall, the main challenge has been to create policies that encourage community and economic development while also preserving South Algonquin's many positive attributes."

14. Section 1.3.1 Township Responsibilities, is hereby amended by deleting phrase b) "review the Official Plan at least once every five years and make amendments as necessary" and replacing it with the new phrase "review the Official Plan after 10 years and every five years after that and make amendments as necessary;".

15. Section 1.3 Township Responsibilities, is hereby amended with the addition of the following new subsection 1.3.2:

“1.3.2 The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making.”

16. Section 1.4.1 is hereby deleted in its entirety and replaced with the following:

“The Ministry of Municipal Affairs and Housing is the approval authority for the Township’s Official Plan. The Township of South Algonquin is not governed by an upper-tier municipality, and as a result there are no prescribed upper-tier allocations of population, housing, and employment projections for South Algonquin.”

17. Section 1.5.1 is hereby deleted in its entirety and replaced with the following:

“The policies and land use designations contained in the Plan are based on achieving the following objectives. In the event that clarification of the intent of these policies is required, the objectives listed in this section should be considered.

- To ensure the preservation of the rural character of the Township.
- To provide cost-effective development and the efficient delivery of services within the Township.
- To stimulate economic development through the sustainable use of the Township’s natural resources, by providing opportunities for future industrial and commercial development, and by encouraging the expansion of the local small business sector.
- To provide levels of service that enable economic development without placing undue strain on the Township’s financial resources.
- To plan for healthy, liveable, and safe communities, by preparing for regional and local impacts of climate change.
- To establish a pattern of development that supports public health and safety by avoiding natural and human made hazards, and that is resilient to climate change.
- To accommodate an appropriate range of housing types and densities required to meet projected requirements of current and future residents, including additional residential units where appropriate.
- To accommodate new growth in the two Villages of Whitney and Madawaska, where appropriate in terms of servicing and other constraints.
- To accommodate growth in Rural and Waterfront areas.
- To allow residential lot severances within the Village, Rural, and Waterfront areas, as determined in accordance with this plan’s policies.
- To create a safe, efficient transportation network within the Township.
- To protect the environment by preserving natural features, ecological systems and natural resources.
- To ensure that all significant cultural heritage resources in the Township are managed in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community.

- To protect people and property from environmental hazards that create risk to health and safety.
- To ensure that decisions of Council have regard to provincial interests as defined in Section 2 of the Planning Act.
- To ensure that decisions of Council have regard for the Growth Plan for Northern Ontario.”

18. Section 1.6.1 Commitment to Comprehensive Planning Approach, is hereby amended by replacing the phrase “in section 1.6” with the word “above”, and further by deleting and replacing bulleted list as follows:

- “expectations of future population, housing and employment change;
- past, present and future development patterns;
- any development limitations presented by natural and human-made hazards; and
- the Township’s approved Asset Management Plan.”

Part II: Land Use Designations and Policies

Section 2: General Development Policies

19. Section 2 General Development Policies, is hereby amended with the following new subsection 2.3:

“2.3 Community Health and Safety

2.3.1 Land-use planning decisions shape communities in many ways including walkability, access to public recreation areas, dark skies, protection of natural environment, access to nature, and preservation of First Nation and settler cultural history. Planning for a healthy community can support the physical, psychological, and social health of residents and contribute to reducing obesity, heart disease, and social isolation, and improving mental health, nutrition, and air quality.

2.3.2 Social determinants of health are recognized as being far more important to an individual’s health than their genes and biology.

2.3.3 The Ontario Professional Planners Institute created a guide to planning for healthy communities called “Planning by Design: A Healthy Communities Handbook.”

2.3.4 Community Health and Safety Objectives

1. To plan for healthy, liveable, and safe communities by preparing for regional and local impacts of climate change by promoting land use patterns that mitigate and maintain resilience to climate change, including energy efficient and water conserving building and landscape design, and the use and development of alternative and renewable energy systems where appropriate.

2. To promote active and healthy lifestyles through policies that encourage physical activity, decrease the Township's impact on climate change, provide equitable access to spaces for recreation and leisure in building and natural environments, preserve and protect the local food system from production to waste management, protect the population from health hazards, and increase opportunities for people to gather and build on the Township's sense of community.
3. To conduct planning with an open process that engages all stakeholders, including those most vulnerable, producing policies which are fair in their distribution of benefits as well as equitable and inclusive to diverse groups.
4. To work with local agencies to help ensure population health is prioritized through land use and other public policies in this Plan, including health considerations in all policies to improve the health of all communities and people at a systemic level.
5. To help ensure equitable access to healthy food for all residents.
6. To incorporate vegetation and tree-planting in new, existing, and future developments to increase areas for shade and assist with dissipation of localized heat.
7. To encourage residents to compost food waste, thereby reducing the Township's greenhouse gas emissions by reducing carbon waste being directed to the landfill.
8. To develop and maintain sufficient parkland and trails, open space, and community facilities to meet the needs of the various age and socio-economic groups."

20. Section 2.5 Land Use Compatibility, is hereby deleted in its entirety and replaced with the following:

"2.5.1 It is the intent of this Plan to ensure that situations of land use incompatibility are not created by future development approvals.

2.5.2 In reviewing any development application, the Township shall be satisfied that the proposed use will be, or can be, made to be compatible with surrounding uses in accordance with the Provincial Guidelines.

2.5.3 Residential and other sensitive land uses such as hospitals, nursing homes, education facilities, and day care centres will be protected from other land uses which exhibit undesirable air quality and excessive noise/vibration. Existing industrial and commercial uses shall also be protected from the encroachment of sensitive land uses.

2.5.4 Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings, or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned and sufficient to accomplish the intended purpose.

2.5.5 In order to implement buffering principles, provisions may be established in the Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, Class 1, 2, and 3 industrial uses, and waste

disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of Ministry of Environment, Conservation and Parks (e.g., D-1 Land Use Compatibility, D-2 Compatibility Between STF and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses, Publication NPC 300: Environmental Noise Guideline, Stationery and Transportation Sources – Approval and Planning).

2.5.6 For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is capable of co-existing in harmony with existing developments without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards (e.g., MECP Guidelines)."

21. Section 2.8 Housing Supply, is hereby retitled "Housing Policy" and amended by deleting and replacing subsections 2.8.3 and 2.8.4 as follows:

"2.8.3 It is likely that most future residential development will continue to be in the form of single- detached dwellings. However, other forms of residential development will also be permitted, including:

- semi-detached and duplex dwellings;
- accessory residential units (ARUs);
- tiny homes and garden suites;
- townhouses;
- apartments;
- condominiums;
- modular homes placed on permanent foundations; and,
- mobile homes.

2.8.4 The specific forms of housing permitted will depend upon the land use designation within which residential development is to take place and the ability to service the development with water and sanitary servicing."

22. Renumbered Section 2.8.5 Accessory Dwelling Units, is hereby retitled "Additional Residential Units" and amended by deleting the section in its entirety and replacing it with the following:

"2.8.5 Additional Residential Units (ARUs)

2.8.5.1 Additional Residential Units (ARUs) are an efficient and cost-effective means of increasing the supply of affordable accommodation for rental purposes and for providing alternative living arrangements for those, by virtue of their personal circumstances, who may require the support of others to live on their own.

2.8.5.2 Additional residential units are considered a self-contained residential use with kitchen and bathroom facilities that are within or accessory to a permitted single detached, semi-detached, or row house dwelling. Additional dwellings are also permitted as separate, detached dwellings. Additional residential units must comply with any applicable laws and standards including the building code, the fire code and property

standards By-laws.

2.8.5.3 The Zoning By-law shall identify and permit the following provisions for ARUs:

- a) a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- b) third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
- c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

2.8.5.4 In conjunction with a single dwelling, semi-detached dwelling, or rowhouse, ARUs will be permitted 'as of right' in certain zones by the implementing Zoning By-law or by amendment to the implementing Zoning By-law. Building permits for ARUs on lands less than 1 ha in size may require supporting information that the ARU can be serviced by private well and septic system, including the need for a hydrogeological study, as may be required.

2.8.5.5 Standards may be established in the Zoning By-law to govern compatibility with the principal dwelling and surrounding land uses, requirement for year-round access, and servicing standards. The Zoning By-law may also include minimum standards for secondary dwelling units including (but not limited to): dwelling unit area, minimum lot area, parking, and servicing.

2.8.5.6 Notwithstanding this policy, the implementation of ARUs does not supersede the need for all development to be in conformity with the natural hazard policies of this Plan. No new ARUs shall be permitted within lands identified as being floodplain or unstable slopes.

2.8.5.7 The zoning by-law may generally prohibit ARUs in waterfront areas due to compatibility issues, environmental issues, and safe access concerns.

2.8.5.8 Mobile homes, travel trailers and recreational vehicles will not be considered as an ARU."

23. Renumbered Section 2.8.7.1 is hereby amended by deleting the phrase "be normally" in the first sentence and adding the phrase "as a building typology" before the phrase "provided that they".

24. Renumbered Section 2.8.8.1 Apartment Buildings, is hereby amended by adding the phrase "with more than 10 dwelling units" after the phrase "Proposals for the development of apartment buildings" and further, by deleting the phrase "do not exceed two storeys (above South Algonquin OPA #2 For Council Adoption 16-4-2024

ground) in height” in the last bullet point and replacing it with the phrase “generally apartments should not exceed four stories in height” so that the section will read as follows:

“2.8.8.1 Proposals for the development of apartment buildings with more than 10 dwelling units are subject to Site Plan Control. Generally, apartment buildings will be permitted, provided that they:

- respect the character of adjacent residential properties in terms of height, bulk and massing;
- can be easily integrated with surrounding land uses;
- will not cause or create traffic hazards, or unmanageable levels of congestion on surrounding roads;
- are located on a site that has adequate land area to incorporate required parking, landscaping, and buffering on site;
- are designed to enable effective stormwater management;
- shall be serviced by private water and sewage systems;
- generally apartments should not exceed four stories in height.”

25. Section 2.12 Condominiums, is hereby deleted in its entirety.

26. Renumbered Section 2.8.9.2 Mobile Homes, is hereby amended by deleting the phrase “in the case of sections 2.9 and 2.10” and replacing it with the phrase “for the purpose of this Plan.”

27. Section 2 General Development Policies, is hereby amended with the addition of the following new subsection 2.8.10:

“2.8.10 Long-Term Care Facilities and Retirement Homes

2.8.10.1 Long-Term care facilities and retirement homes, may be permitted provided that the Township is satisfied that:

- a) The site has access frontage onto a municipally-maintained roadway, as shown on Schedule A to this Plan;
- b) the site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;
- c) the building does not exceed two storeys (above ground) and is buffered from adjacent low density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;
- d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and
- e) private water and sewage systems are adequate and available.”

28. Renumbered Section 2.8.12 Affordable Housing, is hereby amended with the addition of the following new subsections 2.8.12.5 to 2.8.12.12:

“2.8.12.5 Council understands that it does not have the ability to address regional housing market demands to the same extent as communities developed on full municipal

sewer and water services. This includes the inability to ensure a supply of residential lands and approved lots. That said, Council will strive to provide for affordable housing by enabling a full mix and range of housing types and densities to meet projected demographic and regional market requirements of current and future residents of the Township by:

- a) Monitoring the need for social assisted housing for households and seniors. Where specific needs are identified, Council will work with the Province and others to meet identified needs.
- b) Monitoring population projections and the residential development targets.
- c) Making provision for alternative housing types such as accessory residential units.
- d) Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.
- e) Council shall encourage a minimum of 10% of all new housing units to be "affordable" as defined by the Provincial Policy Statement.

2.8.12.6 Council may, where a need for affordable housing has been identified, undertake all or some of the following:

- a) Identify areas of the Municipality for intensification and infill, subject to consideration of neighbourhood planning issues, adequate servicing, and potential impacts and mitigating measures.
- b) Provide financial relief, in the form of waived or deferred municipal fees (building permit etc.), for affordable housing projects.
- c) Give a higher priority to reviewing proposals which provide an affordable housing component.
- d) Seek assistance from senior levels of government, where required, to assist in the delivery of affordable housing.
- e) Consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.
- f) Surplus municipal land shall be evaluated for their suitability for the development of affordable housing prior to their consideration for any other uses. Any surplus municipal lands to be considered for affordable housing should meet the following criteria:
 - i. Lands are of an adequate size to support the use;
 - ii. Lands are not isolated from existing residential areas and are located in proximity to public uses and infrastructure, including schools, parks, libraries, and other community amenities; and,
 - iii. Lands provide an opportunity for a mix of housing types and do not concentrate affordable housing in a single area of the Municipality.
- g) Council shall encourage the Federal and Provincial Governments to consider any government-owned, undeclared surplus land for affordable housing before any other use is considered
- h) Council will work with the District of Nipissing Social Services Administration Board (DNSSAB) to addressing housing needs.

2.8.12.7 Council shall prioritize the provision of housing that is affordable and accessible

to low and moderate-income households. For the purposes of the policies in this Section, 'affordable' is defined as housing, either ownership or rental, for which a low or moderate-income household pays no more than 30% of its gross annual income. Income levels and target rents and prices shall be determined by the Township on an annual basis and shall be informed by available data from the Canada Mortgage and Housing Corporation (CMHC). This policy recognizes that the province and CMHC may from time to time, have changes to the definition of affordable.

2.8.12.8 The Township may undertake a Housing Study to better understand the dynamics and needs of the local housing market.

2.8.12.9 When evaluating proposed developments for new residential development or redevelopment, the Township may require a proponent to provide a portion of the development as affordable housing units, in order to help meet Council's minimum affordable housing target.

2.8.12.10 Council encourages the provision of non-profit housing by private or non-profit housing corporations at appropriate locations, consistent with good planning principles and in keeping with the general character of the area in which they are proposed.

2.8.12.11 Council shall encourage and promote the achievement of the minimum affordable housing target by implementing innovative measures to support affordable housing in the Township. These measures may include:

- a) Implementing site-specific zoning standards in suitable locations and conditions;
- b) Consideration of incorporating affordable housing in redevelopment opportunities;
- c) Consideration of innovative housing designs or concepts, such as tiny dwellings;
- d) Exploration of partnerships between the Township and public or private proponents in the provision of such housing;
- e) Encouraging infill development where private servicing permits;
- f) Encouraging additional residential units;
- g) Using available incentive programs, such as grants available through a Community Improvement Plan or other tools permitted by the Planning Act or Municipal Act, in order to implement the policies of this Plan related to the provision of affordable housing; and,
- h) Giving priority to processing of development applications from non-profit housing corporations and housing cooperatives, for housing intended for persons of low or moderate incomes.

2.8.12.12 Affordable housing is encouraged in the Township in the form of garden suites, additional residential units, and tiny dwellings, as well as other innovative forms of housing."

29. Renumbered Section 2.10 Travel Trailers, is hereby amended by adding the following new subsection 2.10.3:

"2.10.3 It is the policy of the Plan that travel trailers may not be rented for profit or gain and shall not be used as tourist commercial accommodation unless specifically permitted under the zoning by-law."

30. Renumbered Section 2.11, Bed and Breakfast Establishments, is hereby amended with the addition of a new paragraph at the end of the existing paragraph:

“A bed-and-breakfast establishment shall not be classed as a short-term rental accommodation defined elsewhere in this Plan.”

31. Renumbered Section 2.13 Water and Sewage Services, is hereby amended by adding the phrase “or communal services in accordance with the policies of this Plan” after the phrase “water and sewage services” in Subsection 2.13.1 and further, by replacing the phrase “from private servicing to accommodate new development” with the phrase “for private or communal servicing to accommodate new lot creation” in Subsection 2.13.2.

32. Renumbered Section 2.14 Home-Based Businesses, is hereby deleted in its entirety and replaced with the following:

“2.14 Home-Based Businesses

2.14.1 For the purposes of this Plan, a home-based business is defined as a privately operated legal business located within a residential dwelling and operated by an occupant or owner of that dwelling.

2.14.2 Home based businesses are an important means of realizing small business start-ups and stay- at-home self-employment. Home based businesses are permitted subject to the requirements of the Zoning By-law. The Zoning By-law may provide home based business regulations which:

- a) Include a detailed list of permitted home based business uses;
- b) Limit the number of employees, other than residents of the house;
- c) Provide a maximum percentage of the floor area of the residence which may be used for the home-based business, or the maximum floor area of an accessory structure;
- d) Ensure the external appearance of the residence is maintained and regulate outdoor storage and signage;
- e) Do not cause excess noise, vibrations, dust, or traffic issues;
- f) Provide appropriate parking standards for such uses; and,
- g) Limit traffic impact, ensure safe access, and prohibit uses that are deemed to be significant traffic generators.

2.14.3 Permitted home based business shall be defined in the Zoning By-law and may include such uses as professional, administrative, and consulting services, office uses, telecommuting, knowledge-based businesses, computer technology uses, instructional services, distribution sales offices, and arts and crafts. As well, bed and breakfast tourist operations may be included as a form of home occupation that is detailed in the Zoning By-law.

2.14.4 Home based businesses shall be:

1. Clearly accessory, secondary, incidental, and subordinate to the permitted residential use;
2. Compatible with surrounding residential and/or non-residential uses; and,
3. Regulated by Council through provisions contained within zoning by-laws.

2.14.5 Home based businesses of an industrial nature, such as a contractor's shop, tinsmith shop, welding shop, light manufacturing, etc., may be permitted as an accessory use to a principal residential use."

33. Renumbered Section 2.15 Non-Conforming Activities, is hereby deleted in its entirety and replaced with the following:

"2.15 Non-Conforming Activities

Legally existing uses that do not comply with the land use designations outlined in this Plan at the time of its adoption may be continued. Also, limited expansion of such uses may be permitted provided that the objectives and development policies of this Plan are met.

Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

2.15.1 Non-Conforming Uses

2.15.2 The expansion of existing non-conforming uses located within areas that are subject to physical hazards such as flooding shall be discouraged. Where the expansion or replacement of existing buildings is permitted, the Township shall require the addition of measures to alleviate the hazard. Where strict compliance to flood-proofing measures required to alleviate flooding is not feasible, the Township may consider permitting minor additions with a lesser level of protection from the flood hazard.

2.15.3 Expansion or Additions to Existing Waterfront Development

2.15.4 This Plan recognizes the right to repair, restore, or rebuild an existing legal non-conforming and non-complying building or structure provided there are no increases to height, size, volume, or extent of non-conformity or non-compliance of the use, building, or structure, except as is required in order to comply with provincial or federal requirements. That said, proponents will be encouraged to relocate their development outside of the 30 m water setback whenever possible.

2.15.5 Where expansions or additions to existing structures are proposed, such additions shall be permitted where all zoning provisions are complied with.

2.15.6 This Plan encourages those wishing to reconstruct or expand an existing legal building or structure which does not meet the 30 m setback, to design the expansion to accommodate the 30 m setback and achieve net environmental gain. When considering expansions to existing structures, it will be expected that the proponent demonstrate that every effort has been made to locate the addition to the rear of the existing structure and minimize the amount of development within the 30 m setback. Additions which horizontally extend the existing dwellings into the shoreline setback will generally be discouraged.

2.15.7 Where expansions are proposed which are to the rear (i.e., landward side) of the existing non-conforming/non-complying structure, and where the proposed expansion or addition provides an opportunity for a net environmental gain in the shoreline area

documented through conditions imposed by the minor variance process, approval for such expansions or additions may be sought from the Committee of Adjustment.

2.15.8 When reviewing applications before the Committee of Adjustment for the expansion or enlargement of legal non-conforming (Section 45(2) of Planning Act) and legal non-complying uses (Section 45 (1) of Planning Act) on or adjacent to the waterfront, the following criteria shall be considered in determining if the application represents good land use planning:

- a) The proposed extension or enlargement is located to the rear of the existing non-conforming/non-complying use building or structure and maximizes the water setback;
- b) The proposed extension or enlargement does not result in adverse impacts on adjacent properties or the natural environment, including the water resource;
- c) The proposed extension or enlargement is of a scale consistent with the existing development (on-site and surrounding properties) and does not result in adverse visual impacts as seen from the water and/or adjacent properties;
- d) The proposed extension or enlargement will result in a net environmental gain through measures such as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff, improvements to habitat, and/or restoring/enhancing the 15 m vegetative buffer;
- e) The proposed extension or enlargement is located outside of natural hazards (including the extent of flooding and erosion hazards) and is in a location that reduces potential environmental impacts;
- f) Safe access (ingress and egress) is provided;
- g) The proposed extension or enlargement does not remove the ability for a future complying septic system to be located on the property away from sensitive environmental features;
- h) The proposed extension or enlargement does not create further non-complying standards related to lot intensity (i.e., lot coverage) or massing (i.e., height); and
- i) The proposed extension or enlargement will not result in any negative impacts towards relevant environmental features. The Township may require the applicant to submit an Environmental Impact Assessment completed by a qualified professional in order to ensure there are no negative impacts that cannot be mitigated.
- j) The proposed extension or enlargement will be assessed on its ability to mitigate negative cumulative impacts through design measures that consider the topography, soil, drainage, vegetation, and waterbody sensitivity at or near the site.”

34. Section 2 General Development Policies, is hereby amended with the addition of the following seven (7) new subsections 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, and 2.24:

“2.18 Economic Development

2.18.1 Council recognizes that the economic base of the Township is largely dependent upon a mix of forestry, other resource-based industries, tourism and service, and retail commercial. It is Council’s intent to establish an environment which encourages new economic growth and new employment generation while sustaining existing economic strengths. Specific effort should be made to encourage economic growth in sectors that

appeal to younger demographic in hopes of retaining a younger segment of the population to live and work locally.

2.18.2 It is a goal of this Plan to strengthen the existing economic base and to broaden the Township's employment opportunities. To realize this goal, the following objectives are established:

1. To sustain, and to build on and diversify, the existing strength of the resource-based industries and Forestry sectors of the economy.
2. To sustain and to build on the existing strength of the recreational and tourism sectors of the economy.
3. To undertake initiatives to stimulate new employment generation.
4. To work cooperatively with senior governments and community groups in promoting and undertaking economic development activities.

2.18.3 It is acknowledged that Council has not identified a specific employment area within the Township. Rather, employment opportunities are located throughout the Township. In addition to specific land use policies elsewhere in this Plan, Council will undertake several measures to sustain, strengthen, and diversify the economic base including:

1. Providing a policy framework which facilitates the planning and delivery of municipal services necessary for the development or redevelopment of lands for commercial, industrial, and other employment generating activities.
2. Expediting planning and other approvals necessary at the Township level to permit the development of lands or construction of new buildings associated with economic development.
3. Supporting community improvement programs.
4. Encouraging and facilitating employment in the development industry through expediting the planning approvals, encouraging the rehabilitation of heritage buildings, and encouraging the retrofit of the existing building stock.
5. Introducing a program of community promotion through better signage on Township roads.
6. Encouraging an "Open for Business" philosophy towards economic opportunities in the design of Township by-laws regulating and licensing businesses. This should also include an "investment ready" approach to the economic development of the Township.
7. Recognize the importance of resource-based industries such as forestry, mineral aggregate, and mining to the historic economic base of the Township.
8. Encouraging the development of home-based businesses.
9. Encouraging measures that will promote a year-round tourist season.
10. Encourage the development and redevelopment of Village downtowns and main streets through the use of Community Improvement Plans (CIP).
11. Support programs which focus on youth retention and employment opportunities for young adults."

"2.19 Short Term Rental Platform Accommodation

This Plan recognizes short term rental platform accommodation as a form of tourist accommodation in the whole or part of a residential unit which is marketed or brokered by a short-term rental platform, and is not a rooming house, hotel, or bed and breakfast.

2.19.1 The Township may pass a by-law under the Municipal Act, S.O. 2001 and/or the Planning Act, S.O. 1990, to regulate and/or license short term rentals. Such by-laws may establish definitions of short-term rental accommodations and may place the use as permitted uses in certain zones, as well as set out site and building conditions that must be satisfied, identify ownership requirements, establish a renter code of conduct, set out licensing terms, detail enforcement and penalty provisions, and other relevant provisions.”

“2.20 Dark Skies

2.20.1 The high quality of darkness of the night skies and the ability to see stars is a defining element of the rural character of the Township of South Algonquin. Lighting that protects the night sky from light pollution, directs sufficient light downward, and minimizes light trespass and blinding glare (sometimes referred to as “Good Neighbour” lighting) will be encouraged. The resources of the International Dark Sky Association may be beneficial to the Township.

2.20.2 This Good Neighbor lighting enhances the safety of citizens and increases the security of property. Outdoor lighting is used to illuminate roadways, parking lots, yards, sidewalks and pathways, public meeting areas, work sites, homes, and building exteriors. Good Neighbor lighting increases the visibility of hazards, improves the safety of citizens, and provides a sense of security in the community.

2.20.3 The Township benefits from responsible, well-designed lighting in the following ways:

- it minimizes energy use;
- it reduces operating and maintenance costs;
- it increases the safety of citizens;
- it maintains and enhances the quality of darkness of the night skies;
- it can enhance property values and promote tourism.

2.20.4 The following “dark skies” policies shall be implemented in all development and redevelopment approvals:

- a) Subdivision development applications, commercial/industrial site plan development applications, and new institutional developments may be required to include a photometric plan of the site showing the proposed design light levels, along with details of the exterior light fixtures proposed to be used at the site.
- b) Light spillage from new development projects onto adjacent properties and roads shall be avoided. The target light levels at the development property’s boundaries shall be near 0.0 foot-candles.
- c) All exterior light fixtures should be properly shielded to prevent glare and to direct light downwards and onto a property.
- d) Light wattages may have to be reduced where reflective surfaces on the site may cause secondary (reflected) glare and light trespass.

- e) These policies may be implemented through the Subdivision and/or site plan approval processes.
- f) The Township may enact a Dark Skies By-Law in order to further implement these policies. Such a by-law may include regulations associated with public education as part of the implementation strategy.”

“2.21 Accessibility

2.21.1 The Township shall establish Accessibility Guidelines and Standards intended to promote enhanced accessibility in public buildings, community facilities, parks and recreation amenities, roads, walkways, and housing intended to meet the needs of persons with disabilities in a meaningful way. Such Guidelines are to consider all persons who may have a spectrum of disabilities whether it be mobility, cognitive, hearing or vision impaired, limited dexterity, or stamina.

2.21.2 The Township will attempt to remain current with technological advances and new construction practices, as well as with changes to barrier free design requirements of the Ontario Building Code and other applicable standards that may apply.

2.21.3 It is the intent of Council to incorporate these design standards for all newly constructed and retrofitted facilities owned, leased, or operated by the Township, to the extent practical.

2.21.4 Development, whether new construction or retrofitted, will be encouraged to design to these standards to the extent practical.

2.21.5 At a minimum, facility accessibility design standards shall be consistent with the Ontario Building Code, as amended.”

“2.22 Emergency Management

The Township shall maintain and update its Emergency Management Plan in accordance with the direction from Emergency Management Ontario. Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety. The Township will coordinate with neighbouring municipalities in the delivery of regional emergency planning services.”

“2.23 Biodiversity

The Township shall promote biodiversity and conserve natural heritage features and recognize the economic value they provide with respect to natural storm water collection, water quality, sequestering carbon emissions, improving air quality, reducing localized heat, and preventing flooding.”

“2.24 Water Resources

2.24.1 The Township shall strive to protect, improve, or restore the quality and quantity of water resources by:

- a) Considering the cumulative impacts of development;
- b) Minimizing potential negative impacts;
- c) Evaluating and preparing for the impacts of climate change to water resources;
- d) Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological function of the water resource;
- e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features, including shoreline areas;
- f) Implementing necessary restrictions on development and site alteration to protect, improve, or restore vulnerable surface and ground water features and their hydrologic functions;
- g) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- h) Ensuring consideration of environmental lake capacity, where applicable;
- i) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative and pervious surfaces; and,
- j) Work with Ontario Power Generation (OPG) to establish policies and procedures that recognize OPGs role in the management of the Township's water resources.

2.24.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.”

Section 3: Villages

35. Section 3.1 Introduction and Description, is hereby deleted in its entirety and replaced with the following:

“As the location of most commercial activity and municipal services, the Villages of Madawaska and Whitney serve as focal points for community life in South Algonquin. In keeping with provincial planning policies, and in the interest of efficient land use planning, new development will be especially encouraged within these settings. At the same time, however, the plan recognizes that residents do not want to see the Villages grow to a point where they lose their rural character and that much of the Villages' potential for outward growth is limited by the presence of Crown land. There may be opportunities within Whitney and Madawaska for infill and intensification to support new development, however, Council is aware of the constraints on new development within the Villages due to existence of private servicing which may limit the scale of development.

3.1.1 As shown on Schedule A to this Plan, Whitney and Madawaska are designated as the Township's two Villages. The two Villages will serve as the Township's designated South Algonquin OPA #2 For Council Adoption 16-4-2024

settlement areas. Accordingly, and in conformity with the Provincial Policy Statement (2020), the Villages shall be the preferred location for new development within the Township, provided private servicing constraints are addressed.”

36. Section 3.2 Permitted Uses, is hereby amended by adding the following new sentence at the end of the bulleted list:

“Generally, public service facilities should be encouraged to be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration.”

37. Section 3.3.2 is hereby deleted in its entirety and replaced with the following:

“3.3.2 The Township shall identify and promote opportunities for residential intensification and redevelopment within the Villages, where this can be accommodated and servicing is appropriate. A full range of housing densities, types, and tenure options will be permitted subject to the ability to provide appropriate water and sanitary services to support the development.”

38. Section 3.5 is hereby deleted in its entirety and replaced with the following:

“3.5 Boundary Adjustments to Villages

3.5.1. Adjustments to the boundaries of a designated Village, other than minor changes, will be subject to an official plan amendment and will be implemented following the processes outlined in Section 12 of this Plan.

3.5.2 The Township may identify a new settlement area or allow for the expansion of a settlement area boundary only at the time of a comprehensive review, and only where it has been demonstrated that:

- Sufficient opportunities for growth are not available through intensification, redevelopment, and designated growth areas to accommodate the projected needs over the identified planning horizon;
- The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety; and,
- In prime agricultural areas:
 - a) The lands do not comprise specialty crop areas;
 - b) There are no reasonable alternatives which avoid prime agricultural areas;
 - c) There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and,
 - d) Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
 - e) The new or expanding settlement area is in compliance with the MDS.

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a new settlement area, the Township shall

consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection, and protection of public health and safety.

3.5.3 Notwithstanding the policies of Section 3.5.3, the Township may permit adjustments of a settlement area boundaries outside a comprehensive review provided:

- a) there would be no net increase in land within the settlement areas;
- b) the adjustment would support the Township's ability to meet intensification and redevelopment targets in the Plan;
- c) prime agricultural areas are addressed in accordance with 3.5.2 (c), (d) and (e); and
- d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands."

Section 4: Rural Areas

39. Section 4.2.1 is hereby amended by adding the phrase "including uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use, including agricultural-related uses and on-farm diversified uses;" after the word "agriculture," in the 12th bullet point.

40. Section 4.3.2 is hereby amended with the addition of list items "e" and "f" and the subsequent renumber of the balance of items as follows:

- "e) will not cause adverse impacts on the environment and abutting development;
- f) will have regard for the protection of dark skies;"

41. Section 4.4 Protection of Agricultural Land and Activities, is hereby amended by adding the following new Subsection 4.4.2 which reads as follows:

"4.4.2 Existing and proposed agricultural operations and normal farm practices shall be governed by the Farm and Food Production Protection Act."

42. Section 4.6 Aggregate and Mineral Extraction, is hereby deleted in its entirety and replaced with the following:

"4.6.1 The development of pits and quarries for commercial purposes is permitted in areas designated as "Rural". Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts shall be permitted throughout the Rural area, without the need for an official plan amendment, rezoning, except in areas of existing sensitive land use which have been determined to be incompatible, and in accordance with the policies of the Hazard Areas designation (Section 6) and the Natural Resources policies identified in Section 10.

4.6.2 The following uses are permitted:

- Pits and quarries;
- Agricultural uses excluding any accessory building or structure;
- Conservation and natural resource management uses excluding any accessory

building or structure;

- Uses accessory to an aggregate extraction operation such as crushing, screening and recycling operations, production of secondary related products, machinery storage facilities, and office space;
- Permanent and portable asphalt and concrete plants

4.6.3 Prior to considering development in areas of known aggregate resources, Council shall be satisfied that the proposed development will not affect the long-term availability of aggregate resources in the Township and surrounding area.

4.6.4 Extractive uses, including peat extraction and mineral exploration, shall be adequately screened from surrounding uses.

4.6.5 Council may require that the proponents of extractive uses enter into agreements with the Township:

- to ensure that the development does not have an adverse impact on municipal roads;
- to provide for visual abatement; and
- to plan for the rehabilitation and after use of the site.

4.6.6 New residential development should not occur in areas in close proximity to extractive operations where noise, dust and traffic from the extractive use may be incompatible with the residential use. For the purposes of this policy, the influence area and minimum separation distance for a sensitive use (such as a residential use) near an extractive operation shall respectively be 1000 metres and 300 metres from a class III industrial facility, and 300 metres and 70 metres from a class II industrial facility. The development of any sensitive use within the influence areas noted shall require noise and hydrogeological studies to confirm there will be no impact on the sensitive land use from the extractive operation. This policy will also apply in a reciprocal fashion in establishing or redesignating an extractive operation near an existing sensitive land use.

4.6.7 An archaeological assessment will be required for any ground disturbance activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential or near a known archaeological site.

4.6.8 The removal or placement of fill may be permitted in conjunction with an established pit or quarry found within lands designated as Hazard Areas through an amendment to the zoning by-law. Applications for such activity shall only be approved after an environmental impact study, carried out by a qualified biologist/ecologist together with a hydrologist/hydrogeologist who are retained by the Township and paid by the proponent, has determined that the operation will not:

- a) alter the flood plain so as to cause detrimental impacts;
- b) have a negative impact on significant habitat areas and other natural features and areas; or
- c) affect the hydrogeological functioning of the feature.”

43. Renumbered Section 4.7 Mineral Aggregates and Mineral Resources, is hereby amended by replacing “Schedule C” with “Schedule B” in subsections 4.7.12 and 4.7.13.
44. Renumbered Section 4.9 Rural Commercial Development, is hereby amended by adding the following new Subsection 4.9.3:
- “4.9.3 As a condition for site plan approval, Commercial Tourist Camps and other tourist attractions shall be well screened from surrounding lands and roadways.”
45. Renumbered Section 4.10 Rural Residential Development, is hereby amended by adding the following new Subsection 4.10.2:
- “4.10.2 New limited-services residential development shall be encouraged to locate in areas that:
- a) do not preclude the sustainable use of natural resources;
 - b) do not have a negative effect on the Township’s significant natural or cultural heritage and archaeological resources and features;
 - c) on the Township’s significant natural or cultural heritage and archaeological resources and features;
 - d) do not consist of hazard lands and protected natural features.”
46. Renumbered Section 4.12 Parks and Recreation Uses, is hereby amended by adding the following new subsection 4.12.1:
- “4.12.1 The Township is fortunate to have an abundance of public crown lands. These lands represent an opportunity for a wide range of economic and resourced based activities and supports the Township’s forestry and tourism industries.”
47. Renumbered Section 4.16 Waste Disposal Sites is hereby amended by deleting it in its entirety.

Section 5: Waterfront Areas

48. Section 5.3, General Development Standards for Waterfront Areas, is hereby deleted in its entirety and replaced with the following:
- “5.3 General Development Standards for Waterfront Areas
- 5.3.1 These policies shall apply to the creation of new lots or additions to existing lots, new development, and redevelopment of existing waterfront lands and buildings.
- 5.3.2 Development in Waterfront Areas shall occur as a single tier of development adjacent to the shoreline except where development takes the form of clusters that provide public or private open space on the shoreline for the use of residents of the development.
- 5.3.3 Cluster forms of development shall be regulated through the subdivision or condominium approval process and site plan control. Where this form of development occurs:

- the shoreline open space should generally be provided at a rate of 8.0 metres (25 feet) of shoreline per unit;
- it should incorporate adequate buffers in the form of setbacks, berms, fences, and vegetation where it abuts a shoreline residential development in order to ensure that current landowners continue to enjoy their property;
- it should be setback a minimum of 30 metres from the water course or waterbody;
- it should involve the minimal disturbance of vegetation and soils; and
- a common dock should be generally used, which would accommodate up to 20 units and still allow room for swimming or other water activities.

5.3.4 The Township shall ensure that opportunities for public access to shorelines are provided.

5.3.5 No development will be permitted which would result in a waterbody being developed to a point of being over capacity as identified by the Province or Council. When reviewing development proposals, Council shall consider:

- a) the biological capacity of the lake in terms of the number of cottages, dwellings or tourist units that can be accommodated on a water body while maintaining sufficient levels of fish habitat, water clarity and water quality; and
- b) the recreational capacity of the lake in terms of maintaining a reasonable level of enjoyment on the surface of the lake for persons presently using the lake for recreational purposes.

5.3.6 New lot creation is not permitted on “at capacity” lake trout lakes. However, Council may consider the creation of new lots in certain circumstances where it can be proven to the satisfaction of council, in consultation with the Province, through detailed environmental studies; that development shall result in no negative impact on the lake. The Province shall be consulted in situations where one or more of the following conditions exist:

- a) the severance is to separate existing habitable dwellings, each of which has a separate septic system, provided the land use would not change; or
- b) all new septic system tile fields are located such that they would drain into a drainage basin which is not at capacity; or
- c) all new tile fields are set back at least 300 meters from the shoreline of the lake or permanently flowing tributary to the lake; or
- d) the effluent pathway from a tile field would flow in a manner for a distance of at least 300 meters to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or
- e) where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to satisfaction of the Province.

The Township of South Algonquin has a number of lakes managed for lake trout by the Ministry of Natural Resources Forestry (Appendix A).

In the case of lake trout lakes at their biological capacity, lot creation and land use changes which would result in a more intensive use will not be permitted. Consultation with the Ministry of the Environment, Conservation and Parks and Ministry of Natural Resources and Forestry is recommended to determine if a special case, as spelled out in Section 5.3, exists. This policy applies to lake trout lakes that have already been provincially identified to the Township for public information are found in Appendix A.

Any additional lake identified as being at biological capacity either by the Province or during the assessment of a development proposal will also be subject to this policy.

5.3.7 Lake trout lakes classified by the Province as “not at capacity” can sustain additional development subject to the following criteria:

- a) development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water of the lake with non-disturbance of the native soils and vegetation;
- b) modeling of the lake to determine whether it can accommodate additional development;
- c) stormwater management via infiltration galleries, redirection of surface water runoff away from the lake;
- d) large development proposals (i.e., greater than five lots or resort/condominium developments) must be supported with a study by a qualified consultant. This study is an impact assessment of a proposed development on a water body to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.

The classification of lakes in the Official Plan is subject to change and may change in the future based on factors such as an assessment of new water quality data and/or changes in water quality standards. Therefore, the possibility exists that a lake trout lake that is classified in the Official Plan as “not at capacity” or “at capacity” at a certain point in time may change during the life of the Official Plan. At capacity lakes shall be identified in Appendix A to this Official Plan and may be updated from time to time without an amendment to the Official Plan.

5.3.8 It is the responsibility of the property owners, including proponents of development proposals, to ensure that they are aware of the current classification of a lake at all times and, in particular, prior to submitting a planning application involving shore lands on lakes.

5.3.9 The Province the local municipality have the information on the current classification of a lake and it is recommended that either or both the Province and the local municipality be consulted prior to any actions being taken which may be affected by the classification of lake.

5.3.10 Should development be proposed which may bring a lake near the estimated biological or recreational capacity, Council shall only consider such a proposal after the

developer has submitted an impact report prepared by a qualified professional, retained by the Township at the cost to the developer, that provides evidence to the satisfaction of Council that the development will not adversely affect the recreational and biological lake quality and meets the requirements of any lake capacity study endorsed by Council as a relevant basis for planning and development.

5.3.11 To maintain an appropriate balance between a natural shoreline and built form, shoreline activity should be focused within a defined area of the shoreline frontage of the lot and minimized in extent.

5.3.12 The Township may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

5.3.13 The Township recognizes that there are numerous existing waterfront dwellings and accessory structures which do not comply with the zone provisions set out under the existing Zoning By-law. Such buildings and structures are recognized as being non-complying as they relate to current performance standards (e.g., water setbacks, lot coverage, yard setbacks, shoreline area occupancy, etc.). Some structures are also legal non-conforming as they relate to current permitted uses (e.g. Environmental Protection (EP) zone). The Township anticipates that many landowners will seek to repair, renovate, reconstruct, and/or enlarge these existing structures over time. To guide such activities the Township has established the following Waterfront Development Policies to be consulted prior to the submission of any Planning Act application involving Waterfront development.

5.3.14 This Plan is committed to the establishment of a “30 metre setback” from water and the “15 metre vegetated buffer” along shorelines as the key planning tools to minimize negative development impacts on waterfronts. Commonly referred to as a “ribbon of life”, this 30 m setback area is intended to be a strip of unaltered, naturalized land abutting the shoreline, with provisions for a modest shoreline access path through this area. Within the 30 m setback, the first 15 m abutting the shoreline is to be a natural, vegetative buffer of land. The 30 m setback and 15 m vegetative buffer are intended to help achieve the Official Plan’s broader Waterfront Development and Environmental policies. It is understood that on numerous waterbodies, the shore road allowance constitutes a portion of the 30 m setback.

5.3.15 Generally, this Plan strives to limit expanded development within the 30 m setback and 15 metre buffer areas (the first 15m back from water in the 30 m setback), particularly where other preferred development options may exist on the property. Expansions of development within the 30 m setback will require the approval of the Committee of Adjustment.

5.3.16 On warm and cool water lakes, new lot creation, development, including the septic system tile bed, must be set back a minimum of 30 metres from the highwater mark of the

lake with non-disturbance of the native soils and very limited removal of shoreline vegetation. Reductions to alter the 30 m shoreline setback will generally be discouraged.

5.3.17 For existing vacant lots of record on warm and cool water lakes, new development should be set back 30 metres if possible, otherwise as far back as the lot permits recognizing physical topographical constraints and /or undersized lots.”

49. Section 5 Waterfront Areas, is hereby amended by adding the following three (3) new subsections 5.4, 5.5, and 5.6:

“5.4 Preservation of Vegetation

5.4.1 The maintenance of shoreline vegetation is beneficial to:

- a) protect the riparian and littoral zones and associated habitat;
- b) prevent erosion, siltation, and nutrient migration;
- c) maintain shoreline character and appearance; and
- d) provide fish habitat.

5.4.2 Clearing of natural vegetation along the shoreline should be restricted to that needed for access, recreational use, limited view of the water and safety of residents. The shoreline frontage of the lot should be maintained in natural shoreline vegetation, including trees, in the water and upland along the water’s edge. The extent of removal in the shoreline areas will be considered within the following parameters:

- a) A maximum of 30% of the shoreline frontage or up to 15 metres, whichever is the lesser, for shoreline/linear residential development;
- b) A maximum of 30% of the shoreline frontage or up to 30 metres, whichever is the lesser, for commercial development or waterfront landings;
- c) A maximum of 50% of the shoreline frontage or up to 45 metres, whichever is lesser, for marinas.

5.4.3 Projects involving development within the Waterfront Areas area shall incorporate measures to achieve a 30 m setback and 15 m vegetative buffer.

5.4.4 New development and the expansion or redevelopment of existing development in the Waterfront area shall be sensitive to the preservation of tree cover and native vegetation so as to prevent erosion, siltation, and possible nutrient migration, as well as to maintain the complex ecological functions of the shoreline and littoral zone environment. Development shall be setback a minimum of 30 metres (98 feet) from the high-water mark. Site alteration and disturbance of vegetation within 30 metres (98 feet) of the shoreline shall be limited to low-impact small scale structures identified in the zoning by-law, minor alterations to accommodate access trails, water pumping equipment, or restoration work and limited limbing of mature trees for health and safety reasons.

5.4.5 As a condition of development or redevelopment, the restoration of the natural vegetation and shoreline characteristics may be required. In these instances, undisturbed shorelines of the waterbody in question may be referenced as an example of how to restore and rehabilitate a disturbed shoreline.

5.4.6 The Zoning By-law implementing this Official Plan will include regulations that will limit lot coverage within 30 metres (98 feet) shoreline setback, require the vast majority of the shoreline area be maintained in a natural vegetative state, and prevent further encroachment into this area. The Zoning By-law will also provide an allowance for a limited amount of the 30 m setback area (i.e., 30% to a maximum of 15 m wide) to be cleared and/or occupied for access to the water, for walkways, and for permitted shoreline structures such as a boat ramp, boat house, and deck.

5.4.7 Any development within 120 m of a shoreline shall be subject to site plan control.”

“5.5 Net Environmental Gain

5.5.1 Waterfront development and redevelopment shall be required to demonstrate a net environmental gain in regard to increased setbacks, drainage design, new septic system, increased buffers, vegetation, and habitat.

5.5.2 Proponents for the development of vacant waterfront properties or developed properties which demonstrate a high level of environmental stewardship of the waterfront and natural environment, will be expected to demonstrate no net environmental loss for new development, other than the necessary disruption of the building/development envelop. Where the phrase “net environmental gain” is used throughout this Plan, it will be implied to reference “no appreciable net environmental loss” for properties which demonstrate a high level of environmental stewardship.

5.5.3 Proponents of waterfront development or redevelopment are encouraged to reference the “Municipal Site Evaluation Guidelines in Eastern Ontario” as a tool to help ensure that any of the development would reflect and address the variable constraints posed by site specific conditions (i.e., slope height, slope angle, soil depth and type, as well as vegetative cover).

- a) Municipal Site Evaluation Guidelines are recognized as a valuable tool in managing the long-term health and integrity of the township's lakes and lake communities. These guidelines are intended to protect, improve, and restore water quality in the respective watersheds, consistent with the PPS and local Official Plan policies.
- b) Site Evaluation Guidelines will be supported as a tool to identify site specific constraints and ensure that new development is conducted in a manner that reflects variable constraints imposed by site specific conditions.”

“5.6 Waterfront Servicing

5.6.1 All new residential development shall be serviced by a private potable water system and a wastewater system approved by the appropriate approval authority.

5.6.2 Private wastewater systems shall be located a minimum of 30 metres (98 feet) from the high-water mark of the nearest water body. On an existing undersized lot where the minimum setback cannot be met, a reduced setback may be considered through the Committee of Adjustment or Zoning By-law Amendment processes. The consideration of alternative servicing shall be explored when proposing development on waterfront lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources. The Township may require specialized studies or

reports from qualified professionals to identify all system- related options available to private landowners.

5.6.3 Where the lot size or configuration does not provide the opportunity for the installation of a septic system and there is an existing pit privy or holding tank, a replacement holding tank may be installed as long as it has been demonstrated by a qualified professional that no alternative system is feasible. Composting toilets are accepted as an alternative to pit privies where septic fields cannot be accommodated due to lot size and/or configuration and subject to the approval of the appropriate Approval Authority. Offsite disposal of the composted materials shall be required.

5.6.4 Holding tanks shall not be permitted for new vacant lot development.

5.6.5 Existing septic systems which are identified as being non-compliant with the requirements of the Township's Zoning By-law and/or the Ontario Building Code (OBC), may require replacement or upgrades when reviewed in conjunction with proposals to repair, renovate, reconstruct, or enlarge non-complying dwellings. Through its review of planning applications, the Township may require proof that an existing septic system is functioning properly. Additional information may be required to ensure the system is adequately sized and configured to comply with the requirements of the OBC."

50. Renumbered Section 5.7 Residential Development, is hereby amended by deleting subsections 5.7.3, and further by deleting subsections 5.7.5, 5.7.6, 5.7.7, and 5.7.8 and replacing it with the following paragraph after 5.7.3:

"One Guest cabin (also commonly referred to as a "bunkie") will be permitted on a lot in the Waterfront designation so long as they remain secondary and incidental to the main residential dwelling on the lot. Guest cabins are not intended for occupation and gain, and shall not be utilized as rental accommodation or an additional residential unit. The zoning by-law shall contain provisions which limit the size of guest cabins and ensures that they are smaller than, and incidental to, the main dwelling. The zoning by-law shall also include provisions that require guest cabins to be dry/unplumbed and not contain plumbing and sanitary services."

Section 6: Protecting Public Health and Safety

51. Section 6 Hazard Areas, is hereby retitled "Protecting Public Health and Safety".

52. Section 6.1 Introduction, is hereby deleted in its entirety and replaced with the following:

"Constraints to development are primarily related to natural hazardous conditions such as the existence of floodplains, erosion hazards or the presence of unstable slopes, unstable soils and geological formations such as Karst topography where the bedrock is subject to the development of sinkholes. There are also constraints to development as a result of man-made hazards such as contaminated lands, abandoned mines, or where land use activities generate non-compatible conditions such as noise concerns exist.

Promoting quality of life and self-sufficiency for our citizens requires that all development be carried out in a manner which ensures that life, safety and economic welfare are protected. This Plan also recognizes that we should be planning and preparing for the

impacts of a changing climate that may increase the risk associated with natural and man-made hazards.”

53. Sections 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 6.11, 6.12 are hereby deleted in their entirety and replaced it with the following four (4) new sections in sequential order as follows:

“6.2 Identifying Hazard Areas

There is a general lack of accurate mapping showing the location of areas characterized by natural or man-made hazards. Where hazard mapping exists it is shown on Schedule B, Constraints. Hazardous areas are identified on Schedule B on the basis of the particular characteristics which pose a threat to public health and safety which may result should these areas be developed. The constraints include abandoned mines and active aggregate operations. It is recognized that hazardous conditions may exist which are not shown on Schedule B and as such it is important to ensure that appropriate consultation be included in any development review process.

The Township shall work with public authorities and utilities to update the hazard mapping and identify areas that are known natural or man-made hazards.”

“6.3 Natural Hazardous Lands – Flooding And Erosion

6.3.1 Defining Areas Subject to Floods and Erosion

The floodplain areas generally represent lands known to be subject to 1 in 100 year flood events.

6.3.2 Permitted Uses

Notwithstanding the underlying designation on Schedule A, development and site alteration is prohibited in flood plains, except in accordance with the following:

1. Repairs and minor additions to buildings and accessory buildings, which do not affect flood flows, will be permitted where there is existing nonconforming development.
2. Uses which by their very nature must be located within the flood plain and will not affect the hydrology or hydraulics of the flood plain may be permitted;
3. Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses which do not affect the hydrology or hydraulics of the flood plain may be permitted.
4. In accordance with the underlying designation on Schedule A, development and site alterations may be permitted in areas subject to erosion related hazards which are not located in the flood plain.
5. All new development and site alterations on hazardous lands must achieve all of the following:
 - a) the hazards must be safely addressed and the development and site alteration is carried out in accordance with the established standards and procedures;
 - b) new hazards are not created and existing hazards are not aggravated;
 - c) no upstream or downstream adverse impacts will result; and,

- d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.

6.3.2.1 Prohibited Uses

Within flood plains the following uses are prohibited: Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police and ambulance stations), electrical substations, storage or handling of hazardous substances.

6.3.3 Unstable Slopes And Organic Soils

6.3.3.1 Slopes with a slope angle of 3:1 (horizontal: vertical) or steeper are identified as being potentially unstable. Development and site alteration in areas identified as having unstable slopes or unstable soils is prohibited unless it can be determined that the proposed development will be in full conformity with the Building Code Act. This may require that sufficient soils and engineering information be made available to indicate that the site is suitable or can be made suitable for development using accepted scientific and engineering practices; alterations to the site will not result in increased hazards or cause adverse environmental effects on or off-site.

6.3.3.2 The underlying designation on Schedule A shall identify the permit uses on such lands.

6.3.3.3 Notwithstanding 6.3.3.2, Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police and ambulance stations), electrical substations, storage or handling of hazardous substances shall not be permitted on lands designated as having unstable slopes or unstable soils.

6.3.4 Setbacks

6.3.4.1 Generally, thirty (30) metre building setbacks shall be imposed from the boundaries of Hazard Areas, except for:

- a) valley lands, where a 30 metre setback will be imposed from the stable top of bank; and;
- b) permanent and intermittent streams, where a 30 metre setback will be imposed from the meander belt, or the land across which a stream shifts its channel from time to time.”

“6.4 Man-Made Hazard Lands – Contaminated Sites

Contaminated sites are defined as sites where the environmental condition of the property, i.e. the quality of the soil or ground water, may have the potential for adverse effects to human health or the natural environment. Current mapping showing contaminated sites is not available for the Township.

6.4.1 Policies

6.4.1.1 In reviewing development applications, the approval authority may require the undertaking of an Environmental Site Assessment (ESA). An ESA shall be mandatory when a change of land use triggers an ESA in accordance with Ontario Regulation 153/04.

6.4.1.2 Where the ESA produces reasonable evidence to suggest the presence of site contamination, the proponent may be required to undertake appropriate technical studies as part of the development review process in order to identify the nature and extent of contamination, to determine potential human health and safety concerns as well as effects on ecological health and the natural environment, to demonstrate that the site can be rehabilitated to meet provincial standards and to establish procedures for site rehabilitation and mitigation of the contamination.

6.4.1.3 The proponent will be required to restore the site and to make it suitable for the proposed use in accordance with the recommendations of any required technical studies prior to development or land use change.

6.4.1.4 Filing of a record of site condition in the Registry, by a qualified person, as defined in O. Reg 153/04, is mandatory for a change of use of a property from industrial or commercial to residential or parkland.

6.4.1.5 The ESA and site restoration shall be undertaken according to Ontario Regulation 153/04 and with MOE guideline "Records of Site Conditions - A Guide to Site Assessment, the clean-up of Brownfield Sites and the Filing of Records of Site Conditions" dated October 2004 Record of Site Condition.

6.4.2 Closed Waste Disposal Sites

There are no known municipal Closed Waste Disposal/Landfill Sites that have been identified by the Ministry of the Environment, Conservation and Parks within the Township. There are several former closed landfills on Crown Land that are identified on Schedule B.

6.4.3 Site Decommissioning and Clean-Up

6.4.3.1 It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse.

6.4.3.2 Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent or other planning application by the approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters and surface waters as required in consultation with the Ministry of the Environment, Conservation and Parks and shall prepare a remedial action plan in accordance with "Ontario Regulation 153/04, Record of Site Condition". Where the contaminants are in concentrations above Ministry established acceptable concentrations. A Ministry of the Environment, Conservation and Parks "Record of Site Condition" may be required to

confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.

6.4.3.3 Where planning applications are not required, Council may require a proponent of development to consult with the Ministry of the Environment, Conservation and Parks on the suitability of site development.”

“6.5 Other Health and Safety Concerns

6.5.1 Abandoned Mine Sites

6.5.1.1 There are a number of known mine hazards located in the Township. Known mine hazards located in the Township are shown on Schedule B.

6.5.1.2 It shall be policy to recognize past producing mines as areas where development should be restricted. Any proposed development within a one-kilometre radius of a past producing mine, as identified on Schedule B, will first be subject to consultation with the Ministry of Mines. Should it be deemed necessary a detailed site evaluation conducted by a qualified consultant will be required prior to development. Documentation from this study shall demonstrate that:

- a) the development land is suitable for the type of development proposed; and
- b) the mine hazard can be mitigated and remediated to properly address public health, safety, and environmental concerns to the satisfaction of the Township.

6.5.1.3 Development on, abutting and adjacent to lands affected by mine hazards may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.

6.5.1.4 Other mine hazards may exist in the Township. These sites, when identified by the Ministry of Mines, shall be added to Schedule B without the need for amendment to this plan.

6.5.2 Noise and Vibration

6.5.2.1 Noise and vibration impacts shall be addressed for new sensitive land uses adjacent to existing railway lines, highways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations, or other stationary or line sources where noise and vibration may be generated. Council may require the proponent to undertake noise and/or vibration studies to assess the impact on existing or proposed sensitive land uses within minimum distances identified in Ministry of Environment, Conservation and Parks guidelines including NPC -300 Environmental Noise Guidelines. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

6.5.2.2 Notwithstanding policy 6.5.2.1 above existing and proposed agricultural uses and normal farm practices, as defined in the Farm and Food Production Protection Act, 1998, shall not be required to undertake noise and or vibration studies.

6.5.3 Incompatible Land Uses

6.5.3.1 In reviewing any development application, the Township shall be satisfied that the proposed use will be or can be made to be compatible with surrounding uses in accordance with the Ministry of Environment, Conservation and Parks, Guidelines.

6.5.3.2 Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

6.5.3.3 In order to implement buffering principles, provisions may be established in the implementing Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, industrial uses and waste disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of Ministry of Environment, Conservation and Parks (e.g., D-1 Land Use Compatibility, D-2 Compatibility Between STF and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses, Publication NPC 300: Environmental Noise Guideline, Stationery and Transportation Sources – Approval and Planning).

6.5.3.4 For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is capable of co-existing in harmony with, and coexists with existing development without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards e.g., MECP Guidelines.

6.5.4 Wildland Fire

6.5.4.1 The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the province.

6.5.4.2 Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

6.5.4.3 Wildland fire mitigation measures shall not be permitted in provincially significant wetlands.

6.5.4.4 Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.”

Section 7: Crown Land

54. Section 7.2 Co-operation with Province, is hereby amended by adding the following two (2) new subsections 7.2.2 and 7.2.3:

“7.2.2 This Plan recognizes that large portions of the Township are subject to an on-going land claim settlement with First Nation communities. This Plan is intended to support the Land Claim settlement.

7.2.3 A number of boat launches located throughout the Township are located on Crown Lands and involves coordination with the Province.”

55. Section 7.3 Disposal of Crown Lands, is hereby amended by adding the sentence “The Township encourages the transfer of lands from the Province to the Township when they are surplus to the Province’s needs” at the end of the existing paragraph.

56. Section 7.4 Privatization or Leasing of Crown Land, is hereby amended by replacing the word “shall” with “may”.

Part III: Further Development Policies

Section 8: Municipal Services

57. Section 8.2.1 is hereby amended by replacing the word “protect” with “conserve” in listed number 6.

58. Section 8.3 Waste Management, is hereby deleted in its entirety and replaced with the following:

“8.3.1 The Province has jurisdiction over waste management practices in the Township and requires that all waste must be disposed of at an approved waste disposal site.

8.3.2 As required by Section 46 of the Environmental Protection Act, no use shall be made of land or land covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used unless the approval of the Minister of the Environment for the proposed use has been given.

8.3.3 All existing and new waste disposal sites within the Township shall meet the requirements of the Province and may be subject to the requirements of the Environmental Assessment Act.

8.3.4 The Township will continue to utilize the Whitney and Madawaska landfill sites to dispose of solid waste. The capacity of the Whitney landfill site is expected to be sufficient until 2049, while the Madawaska landfill site will be sufficient until 2041. The Township will continue to promote waste diversion through its recycling program at each landfill site.

8.3.5 New landfill sites for solid waste disposal or waste management facilities shall be located so as to provide adequate protection to residents against any adverse environmental effects, as determined by the Province.

8.3.6 Where possible, the Township shall investigate opportunities for the development of cost-effective waste management programs.

8.3.7 Waste disposal sites shall be restricted to closed or open waste or a sanitary landfill site as identified on Schedule A. Ancillary uses such as recycling depots and transfer stations shall also be permitted. Disposal of liquid industrial, radioactive, or toxic waste shall not be permitted.

8.3.8 Where development is proposed within 500 m of the fill areas of open or closed landfill sites, the completion of technical studies to demonstrate that there will be no negative impacts on water supply, leachate, methane gas, rodents, vermin, or other related impacts.

8.3.9 Factors to be considered when land use is proposed near an operating site include: landfill-generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin. Particular attention shall be given to the production and migration of methane gas.

8.3.10 Waste disposal sites shall be operated and maintained in accordance with the standards set by the province.

8.3.11 No use shall be made of land used as a waste disposal site for a period of twenty-five years from the year in which the waste disposal use ceased without the approval of MECP.

8.3.12 Development of lands adjacent to a closed or open waste disposal site shall be subject to the Land Use Compatibility Assessment.

8.3.13 The establishment of any new waste disposal site shall require an amendment to the Official Plan and the Zoning By-Law.

8.3.14 The Township shall attempt to divert all organic material and recyclables from being landfilled.

8.3.15 The Township shall continue to expand the range of materials to be recycled and/or diverted from landfill.”

59. Section 8 Municipal Services, is hereby amended by adding the following new subsection 8.4:

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“8.4 Water, Wastewater and Stormwater Services

8.4.1 The need to ensure that water and wastewater infrastructure meet growth and development priorities is crucial to the long term economic and environmental health of the Township. Currently there are no centralized or decentralized municipal sewer or water services in the Township. Any future capital expenditures required for the introduction of water and wastewater systems are considered to be in full conformity with this Official Plan.

8.4.2 This Plan acknowledges that municipal sewage and water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. The Township does not have any municipal sewage or water services at this time. Where such municipal services are not available, private communal services are a preferred form of servicing for multi- unit/lot developments, subject to the specific policies of this Plan. Where municipal services and private communal services are not available, planned, or feasible, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

8.4.3 Where development is proposed on private services, the applicant must demonstrate that there is sufficient quantity and quality of potable water and must also demonstrate that a permit can be obtained for the proposed sewage system through the Ontario Building Code or the Province, whichever is applicable. In addition, the applicant must demonstrate that the proposed development will not result in increased costs to the Township for the provision of other required services such as road maintenance, school transportation, waste collection, etc.

8.4.4 Partial services may be permitted where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development.

8.4.5 Communal services may be permitted provided that they are for the common use of more than five residential units/lots. Any such system will have to meet the requirements of the Township, this Official Plan, and the Province, as well as the approval processes under the Environmental Assessment Act, Ontario Water Resources Act, Safe Drinking Water Act, and the Planning Act. For the sake of clarity, private communal systems servicing five (5) or less residential units/lots are permitted but do not require a municipal responsibility agreement.

8.4.6 It is recognized that the implications for municipal responsibility for communal systems resulting from Provincial policy can present challenges to both the developer and the Township, and as such, the Township is not obligated to approve the use of communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by a responsibility agreement. The need to develop on private services may place limits on the amount, distribution, and type of development which may take place.

8.4.7 The Township, in approving any communal system, will have particular regard for the documented performance of the proposed system, the financial securities which are to be provided, the long-term maintenance requirements, and the operation and administration requirements for the system. In reviewing proposals for development on communal systems, the Township will also determine the number and types of communal systems that will be accepted by the Township. In general, the Township shall only accept developments on communal systems when it can be clearly demonstrated that such systems will not create an unacceptable financial burden on the Township.

8.4.8 Communal systems must be owned, operated, and managed by the Township or another public body if servicing freehold residential development. They may be owned, operated, and managed by a condominium corporation or single owned land if serving condominiums or mobile home parks respectively, provided an agreement has been entered into with the municipality or public body pursuant to Section 51 of the Planning Act.

8.4.9 Such agreement entered into under this Section shall provide for municipal/public body assumption of the communal services in the event of default by the owner. It is recognized that the Township may not have the financial or human resources to own, operate, and manage such systems and as such, the Township is not obligated to accept communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by the agreement.

8.4.10 Council will encourage, support, and promote wastewater disposal systems which incorporate proven and innovative technologies to reduce wastewater volumes or which improve the quality of waste water effluents. This will include, but not be limited to, water conservation devices which reduce water usage, and innovative solutions to municipal or industrial wastewater treatment such as the design and construction of artificial wetlands and grey water treatment and re-use.”

Section 9: Transportation

60. Section 9.1.1 is hereby amended by deleting the comma and word “and” in the first sentence of the existing paragraph.

61. Section 9.2.1 is hereby amended by adding the phrase “and are planned and designed to be able to withstand the anticipated impacts of climate change” after the phrase “to address project needs”.

62. Section 9.5 Provincial Highways, is hereby deleted in its entirety and replaced with the following:

“9.5.1 Highways 60, 127 and 523 are understood to be provincial highways under the control and jurisdiction of the Ministry of Transportation (MTO). Permits and approval from the MTO shall be required prior to municipal permits or approvals when building a structure, entrance, road, or sign that falls within the designated control areas as defined by the Public Transportation and Highway Improvement Act (PTHIA) and the Highway Corridor Management Manual. MTO’s designated controlled areas fall upon or within:

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- a) 45 metres of any limit of a highway or 395 metres of the centre point of an intersection for the purpose of the placement of buildings or other structures, entrances or any road;
- b) 800 metres of any limit of a highway, for the purpose of a shopping centre, stadium, fairground, racetrack, drive-in theatre or any other purpose that cause persons to congregate in large numbers; or,
- c) 400 metres of any limit of highway for the purpose of placing signs and placing, erecting, or altering an electricity transmission and distribution system, pole line, or other transmission line.

MTO will require permits for any location signage that are within 400m from MTO right-of-way. All signage must be 3m from the ROW, shown on the site plan, and a permit is required.

9.5.2 MTO may ask for studies in support of development along provincial highways including the traffic impact study, stormwater management report, site plan, and illumination report to ensure that developments do not pose adverse impact on the safety and operation of provincial highways. Development driven highway improvements are sole responsibility, financial or otherwise, of the proponent. These responsibilities include construction of the triggered improvements to Ministry standards as well as associated works such as property acquisition, servicing connections, utility relocations and additional regulatory approvals. For developments within or adjacent to the MTO control area a preconsultation with MTO and the Township will be required.

9.5.3 Any new proposed access connection (e.g., public road or signalized intersection) that is located on a municipal crossroad or municipal road allowance and within the vicinity of a provincial highway, intersection or interchange ramp terminal must meet MTO's access management practices and principles. Exact locations of new public roads or signalized intersections shall be approved by MTO. Pre-consultation with MTO and the Township before access connections to provincial highways must be completed to address transportation network deficiencies and determine the required improvements.

9.5.4 New developments with frontage on a municipal road, shall obtain its access connection from that municipal road. An access connection generally will not be permitted to the highway for a lot with municipal road frontage, unless internal access to the total holding is impractical due to topographical or physical constraints or it can be demonstrated that access from the public road would be unsafe. In addition, MTO shall require the municipality to obtain the consent of the Minister to open, close or divert any road entering upon or intersecting a provincial highway. Any entrance which is proposed to service a home occupation which is classed as an industrial or commercial land use shall require preconsultation with MTO and Township and the approval of MTO prior to municipal permits or approval.

9.5.5 Prior to the formal submission of a plans of subdivision, severance, rezoning or site plans applications to the approval authority, MTO encourages the proponent to set up a pre-consultation meeting with MTO staff through the Township. The purpose of the pre-consultation meeting is for MTO to provide the proponent with its anticipated conditions,

service commitment guarantees for issuance of permits, permit requirements upon registration (such as, building/land use, entrance, encroachment, and sign permits). Existing entrance shall not be utilized for the creation of additional properties or provide access to properties without the preconsultation with MTO and the Township and the approval of MTO.

9.5.6 The number of access points onto provincial highways from existing lots of record within the waterfront areas shall generally be limited to one access. Additional access points will require preconsultation with MTO and the approval of MTO. Waterfront properties which do not have frontage on a provincial highway shall be restricted from using provincial highway access from neighbouring properties without preconsultation with MTO and the Township and the approval of MTO.”

63. Section 9.8 Roads over Crown Land, is hereby amended by adding the following paragraphs below listed item b):

“For the purpose of this Plan, roads over Crown land shall be treated as private roads not maintained by the Township.

The Township does have “non-operational parks” within the Township and that the roadways within them are part of the Township’s Road Network and for which the Township maintains these road under agreement “in a like manner of a contractor” for those portions of the road which are of municipal interest to ensure access for residents.”

64. Section 9.9 Shore Road Allowances, is hereby amended by adding a new subsection 9.9.3 as follows:

“9.9.3 The Township may pass a by-law regulating the use and sale of shore road allowances”.

65. Section 9.10.1 is hereby amended by adding the phrase “multi-use” before the phrase “recreational trails”.

66. Section 9.10.3 is hereby amended by adding the phrase “contain accessible elements” before the phrase “an minimize impacts”.

67. Section 9.10.5 is hereby amended by replacing the phrase “not be permitted” with “be regulated by MTO” in the second sentence.

68. Section 9.11.1 Other Road Policies, is hereby amended with the addition of the following new bullet point:

- “new limited-service residential lots created by a consent where the lot fronts on an existing private or crown road with an appropriate private right-of-way, as determined by all other policies of this Plan;”

69. Section 9.11 Other Road Policies, is hereby amended by adding a new subsection 9.11.2:

“9.11.2 New waterfront or limited services residential lots with frontage on a private road or crown road, may be permitted on the condition that the proponent enters into an agreement with the Township to be registered on title. The requirement for such an agreement shall be included as a condition of consent. Such an agreement shall indicate:

1. That the owner recognizes that the lot is located on a private road or crown road which is not maintained by the Township.
2. That the disposal of garbage, snowplowing and any other road maintenance is the responsibility of the property owner;
3. That the Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions;
4. That the owner indemnifies the Township for any loss or damages; and
5. Other such conditions as may be required by the Township.

In addition to the above, the proponent shall be required to place all new limited-service residential lots into the “Limited-Service Residential Zone”.

70. Section 9.11.5 Other Road Policies, is hereby deleted in its entirety and replaced with the following:

“9.11.5 The Township will open an unopened road allowance only when it has determined that such opening is in the public interest, financially viable, in conformity with this Plan and the Township Road Allowance Policy.”

Section 10: Environmental Protection

71. Section 10.1.1 Environmental Protection Introduction is deleted in its entirety and replaced with the following:

10.1.1 “Much of the township’s valued rural character can be attributed to the presence of a highly unspoiled natural environment. The Township’s land use planning policies reflect the importance of the natural environment, especially by setting out effective resource management strategies.

10.1.2 Environmental stewardship of the Township’s natural heritage features is key to a sustainable future. Environmental stewardship conserves, protects, restores, and improves the natural environment for current and future generations.

10.1.3 The Township will provide for biodiversity protection, as required by the Provincial Policy Statement 2020, through the review of development applications and supporting documentations.

10.1.4 The Ministry of Natural Resources and Forestry (MNRF) provides technical advice related to species at risk and their habitat, including advice on survey protocols for site specific assessments and approval of delineated species at risk habitat.

10.1.5 The Ministry of Environment, Conservation and Parks (MECP) regulates required authorizations under the Endangered Species Act, 2007 and the associated regulation (O.

Reg. 242/08) if development or site alteration will impact endangered or threatened species or their habitat. Any technical studies required to support development applications shall be conducted by a qualified professional and shall be subject to peer review. The MECP also has jurisdiction over water quality, soil contamination, waste management, and air quality in the Township.

10.1.6 This Plan recognizes that the natural environment is sacred for Indigenous communities. As a result, Indigenous communities have unique interest in the Natural Heritage policies of this Plan. There is a particular interest in the waterways and repairing the damage that have been done to waterways and near-water lands and helping restore the natural environment.”

72. Section 10.2 General Policies, is hereby retitled “Natural Heritage Policies” and amended by deleting the section in its entirety and replacing it with the following:

“10.2 Natural Heritage Policies

10.2.1 Environmental protection and effective resource management are important to the future of the Township. Generally, new development shall be sympathetic to natural resources and environmentally significant areas. The Township must exercise strong management in this regard, while recognizing there are a number of other public and private agencies that also have a mandate to concentrate on certain elements of this duty.

10.2.2 The Township will ensure that the diversity and connectivity of natural features in the municipality, and the long-term ecological function and biodiversity of the Township’s natural heritage systems, will be maintained, restored, or, where possible, improved over time. The Township will also recognize linkages between and among natural heritage features and areas, surface water features and ground water features in its assessment of development proposals.

10.2.3 Natural heritage features include: unevaluated wetlands; Provincially Significant Wetlands Woodlands, and Valleylands; Areas of Natural and Scientific Interest (ANSIs), fish habitat, and endangered and threatened species habitat and linkages. These features are important to the unique rural character and diversity of the natural environment found in the Township and possess or perform ecological functions and represent significant natural capital assets. (See Schedule C for a map of Natural Heritage Features.)

10.2.4 While all natural heritage features are important to the Township, some have been identified by the Natural Resources and Forestry (MNRF) as having Provincial significance.

10.2.5 The policies of this Plan are intended to address the provincial and local requirements which must be met in order to ensure that natural heritage features are adequately protected. These policies may be amended from time to time as additional information is gathered with respect to the significance or sensitivity of various natural heritage features.

10.2.6 Environmental resources are identified to manage, preserve and protect them from indiscriminate usage, irreversible damage, and depletion of natural resources or extinction.

10.2.7 All proposed development in the Township of South Algonquin shall meet provincial standards for air, ground, light, noise, and water pollution control.”

73. Section 10.4 Stormwater Control and Management, is hereby deleted in its entirety and replaced with the following:

“10.4.1 Stormwater management is an important part of the Township’s broader interest in protecting water quality and responding to the threats of climate change. It is understood that development may affect the quality and quantity of storm runoff. Accordingly, the Township will ensure that adequate consideration is given to storm water management, including off-site impacts. Through proper stormwater management, the Township shall attempt to protect, improve, or restore the quality and quantity of water and plan for the impacts of climate change.

10.4.2. When considering development and redevelopment proposals, the Township shall promote stormwater systems which are resilient to climate change. This may involve the promotion of the use of low impact development (LID) approaches and technologies, such as the use of green infrastructure to manage stormwater runoff, on-site natural features to protect water quality, use of best management practices, and reducing hard surfaces to maximize site permeability.

10.4.3 In order to control flooding, ponding, erosion, sedimentation, and to protect water quality and natural habitat, stormwater management plans shall be required for some forms of new development. The consideration of Best Management Practices and alternatives to stormwater management ponds shall be encouraged.

10.4.4 Planning for stormwater shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible, and financially viable over the long term;
- b) minimize or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property, and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

10.4.5 The following policies shall govern stormwater management.

- a) Prior to approval of any development consisting of 4 or more lots or any development with greater than 0.2 hectare in impervious area, the Township may request that storm water plans be prepared for review by the Township or

their agent. The stormwater management plan will include a statement of the receiving stream and design objectives to be applied and a description of the storm water management practices to be applied, in accordance with the relevant Provincial policies and guidelines, specifically the `Storm water Management Planning and Design Manual`, MOECC, as amended, and Adaptive Management of Stream Corridors in Ontario`, NDNNRF, as amended. Applicants are encouraged to consult with the relevant ministries and agencies prior to submitting a draft plan of subdivision.

- b) Stormwater management may not be required for small scale developments such as lots created through the consent process or developments subject to site plan control where there is no impact on the watershed.
- c) Prior to approving any development proposal, the Township shall be satisfied that adequate storm water management and drainage to a suitable outlet are provided.
- d) Increases in runoff from the development shall be minimized in accordance with best management practices and watershed needs. The impact of any proposed development on local and area-wide drainage patterns shall be identified. An appropriate method of managing surface runoff shall be developed in consultation with the Township or its agent and implemented as a condition of approval according to the following policies:

- i. developments shall incorporate methods of on-site storm water best management practices in accordance with the quality and quantity standards of the Township or its agent to ensure that post-development flow rates do not exceed pre-development rates.

- ii. in order to meet storm water quality objectives, the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground, and erosion and siltation control measures will be incorporated into any grading and drainage scheme.

- iii. developments which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected properties.

- iv. in order to achieve the Township's objectives for stormwater management, it will be required that prior to the start of development on any given site, the proponent submit a plan clearly demonstrating how sediment and erosion control is to be undertaken so as to eliminate off site impacts.

- v. Low Impact Development (LIDs) entails the use of design features that minimize runoff and maximize infiltration of surface water (precipitation, snow melt, and stormwater), providing resiliency to development and climate change related flood and drought impacts. LID measures can range from simple solutions that are easily implemented at the small, individual, lot scale (i.e., use of rain barrels, French drains, and grassed swales as opposed to concrete ditches, etc.) to more technically advanced measures

for larger scale developments.

vi. For effective implementation of LIDs, the onus must be on the developer to identify LID techniques that are suitable for site specific conditions which have been assessed through the required site characterization and stormwater studies. This is not intended to be the municipality's responsibility. Instead, the municipality's role is to provide policy direction and guidance. The "Low Impact Development Stormwater Management Planning and Design Guide" (2019, LID SWMPDG)" prepared by Toronto and Region Conservation, Credit Valley Conservation, Lake Simcoe Region Conservation, MECP Stormwater Planning & Design Manual, 2003 and the "City of Ottawa Low Impact Development Technical Guidance Report (DRAFT) Implementation in Areas with Potential Hydrogeological Constraints (2019)" are helpful reference guides. MECP approvals may be required for stormwater works or facilities that discharge to the natural environment (ditches, creeks, rivers or lakes)."

74. Renumbered Section 10.6.2 Significant Natural Heritage Features, is hereby deleted in its entirety and replaced with the following:

- "Significant Habitat of Endangered and Threatened Species;
- Fish Habitat;
- Provincially Significant Wetlands
- Unevaluated Wetlands;
- Areas of Natural and Scientific Interest (ANSIs)
- Significant Wildlife Habitat"

75. Renumbered Section 10.6.6 is hereby amended by adding the following sentence at the end of the existing paragraph:

"The Algonquins of Ontario and other First Nations shall be consulted on any Environmental Impact Studies related to proposed developments where areas of First Nations interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified."

76. Renumbered Section 10.6.7 is hereby amended by replacing the phrase "Environmentally Significant Areas" with the phrase "At Capacity Lake Trout Lakes" in listed item #7 of the existing chart, which shall therefore read as follows:

Item	Constraint Feature	Adjacent Land Distance
1.	All water bodies and watercourses (streams, rivers, lakes, etc.)	30 metres
2.	Provincially / Locally Significant Wetlands	120 / 50 metres
3.	Significant Habitat of Endangered, Threatened or Special Concerned Species	120 metres

4.	Fish Habitat	120 metres
5.	Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Life Science	120 metres
6.	Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Earth Science	50 metres
7.	At Capacity Lake Trout Lakes	300 metres

77. Section 10 is hereby amended with the addition of the following new subsection 10.7:

“10.7 Endangered and Threatened Species Habitat and Adjacent Lands

10.7.1 The Township contains a wealth of natural features including habitat for endangered and threatened species. The Province requires that where development is proposed within areas which are potential habitat of endangered or threatened species, or within 120 meters of such areas, the following policies shall apply.

- a) An Environmental Impact Statement shall be undertaken in consultation with MECP to determine whether the habitat of endangered and threatened species is present.
- b) Development and site alteration shall not be permitted in significant habitat of endangered or threatened species at certain times of the year.
- c) Development and site alteration may be permitted within 120 meters of significant habitat of endangered or threatened species if it has been demonstrated through an Environmental Impact Statement that there will be no negative impacts on the natural features or ecological functions for which the area is identified. Those preparing Environmental Impact Statements will be required to consult SAR Ontario prior to the completion of the EIS for consideration of Species at Risk (SAR) and SAR habitat to ensure their protection.
- d) Should additional species be added to the Species At Risk Ontario (SARO) List, the policies of this section of the Plan shall apply as may be required.

10.7.2 The Township shall remain current with issues related to Species at Risk. Should any endangered and threatened species habitat be identified in the Township in the future, MECP shall be contacted to develop a mutually acceptable protocol for the sharing of information regarding this natural heritage feature or area.”

78. Section 10.8 Areas of Natural and Scientific Interest (ANSIs), is hereby deleted in its entirety and replaced with the following:

“10.8.1 Areas of Natural and Scientific Interest (ANSIs) represent high quality and unique life science and earth science features across a variety of landscapes throughout the Province. Life Science ANSIs are significant representative segments of Ontario’s biodiversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, their native plants and animals, and their supporting environments. Earth Science ANSIs include the best representatives of bedrock, fossils, and glacial landforms.

10.8.2 An ANSI is a natural heritage feature which has been identified and evaluated by MNRF based on specific natural functions and features which exist. Where development requiring any planning approval is proposed within 120 metres (394 feet) of the Areas of Natural and Scientific Interest shown on Schedule C, Council shall require an Environmental Impact Statement (EIS) to be submitted with the application.”

79. Section 10.9 Fisheries Resources, is hereby deleted in its entirety and replaced with the following:

“10.9.1 Fish habitat areas include spawning grounds and nursery, rearing, food and migration areas on which fish depend on in order to carry out their life cycle. Fish resources have large value to the Township for their vital role in the food chain, their contribution to the diversity of species, their function as a natural water quality indicator, as well as their role in providing recreational sport fishing opportunities and associated economic benefits. As a consequence, and given the major significance of water bodies to the history and present character of the area, the Township has considerable interest in protecting fish habitat from harmful alteration, disruption. and destruction. Development and site alteration shall not be permitted in fish habitat areas, except in accordance with provincial and federal requirements. The Township shall work with the Province to identify fish habitat.

10.9.2 Currently, no detailed fish habitat mapping exists for the Township of South Algonquin. This Plan shall consider all water bodies to be fish habitat unless an EIS has been conducted by a qualified individual that demonstrates the water body is not fish habitat. The Township shall work with the province to identify and map fish habitat.

10.9.3 Where new lots are proposed abutting fish habitat, development will only be permitted if it has been demonstrated through an EIS that there will be no negative impacts on the feature or its ecological function. In addition, site-specific zoning may be used to impose greater setbacks and place sensitive areas in a zone that will prohibit development.

10.9.4 Where development or site alteration may potentially affect fish habitat, the Department of Fisheries and Oceans shall be consulted and required approvals obtained.

10.9.5 It is recognized that storm water management and drainage measures, although frequently located some distance from fish habitat, have significant potential to affect it. When evaluating storm water and drainage activities, consideration shall be given to potential impacts upon fish habitat.”

80. Section 10.10 Wildlife Resources, is hereby retitled “Wildlife Habitat & Adjacent Lands” and is amended by deleting and replacing the section in its entirety as follows:

“10.10 Wildlife Habitat & Adjacent Lands

10.10.1 The Township recognizes the importance of conserving wildlife habitat for the purposes of maintaining the ecosystem and its diversity. Additionally, many social and economic benefits accrue from maintaining habitat, related to tourism, nature observation, hunting, and trapping.

10.10.2 Wildlife areas include wildlife habitat areas, feeding and nesting areas and areas that provide protection, cover and food, that combined contribute to self-sustaining wildlife populations.

10.10.3 Significant habitat of endangered and threatened species and significant wildlife habitat including deer wintering habitat, significant wetlands and wildlife management areas are to be protected from incompatible activities.

10.10.4 Where development is proposed within 120 metres of significant wildlife habitat, the proponent will be required to prepare an Environmental Impact Statement report to the satisfaction of Council, outlining the measures that need to be undertaken to ensure that there is no negative impact on the habitat as a result of the development. In such cases, new development may be permitted provided it does not harmfully alter, disrupt, or destroy the habitat area; and there will be no net loss or net gain of productive capacity of the habitat area.

10.10.5 Where wildlife habitat is present, development or site alteration will only be permitted if an Environmental Impact Study, prepared by a professional qualified in the values being assessed, demonstrates to the satisfaction of Council that there will be no negative impact on the feature or its ecological functions.”

81. Section 10.11 Wetlands, is hereby retitled “Provincially Significant Wetlands and Unevaluated Wetlands” and is amended by deleting the section in its entirety and replacing it with the following:

“10.11 Provincially Significant Wetlands and Unevaluated Wetlands

10.11.1 Wetlands mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Wetlands are important for their role in climate change and carbon capture, the recharge and discharge of groundwater, water quality improvement, flood and erosion damage reduction, wildlife habitat, and recreational and tourism opportunities such as hunting, fishing, bird watching, hiking, and boating.

10.11.2 Wetlands are an important natural resource, and the ecological, social and economic benefits that can be attributed to them are substantial. Although there are currently no known provincially significant wetlands identified in the Township of South Algonquin, it is possible that provincially significant wetlands exist. Where a provincially significant wetland is identified, development and site alteration shall not be permitted. Development or site alterations such as filling, grading, and excavating shall be prohibited within the Provincially Significant Wetland and unevaluated wetlands.

10.11.3 Development and site alteration shall only be permitted on lands within 120- m of a provincial significant wetland or 30 m of an unevaluated wetland if it can be demonstrated through an Environmental Impact Statement (EIS) that there are no negative impacts on the wetland’s natural features or ecological functions. For

development within 30 m of an unevaluated wetlands that demonstrate characteristics of a PSW, the required EIS shall include a wetland evaluation prior to development being approved.

10.11.4 Established agricultural uses ongoing at the date of adoption of this Plan are permitted to continue in or adjacent to all Wetland features and areas, but new or expanded agricultural buildings or structures or the clearing or draining of additional lands are only permitted subject to the Environmental Impact Assessments.

10.11.5 New utilities/facilities shall be located outside wetlands, where possible.”

82. Section 10 is hereby amended with the addition of the following new subsection 10.12 as follows:

“10.12 Environmental Impact Statements/Studies

10.12.1 Where required, an Environmental Impact Statement/Study (EIS) shall be completed prior to Council or the appropriate approval authority granting approval of the application. Council or the approval authority shall be satisfied with the study and the recommendations prior to making the decision and may require a peer review to assist in this determination.

10.12.2 An EIS, when prepared for the Municipality in accordance with this Official Plan, will:

- a) Confirm the boundaries of the natural feature and adjacent lands to be protected and define the limits of all hazards including erosion, flooding, and slope instability hazards where not already determined;
- b) Carry out a detailed inventory of the natural feature including the verification of constituent vegetation communities and their respective floral and faunal compositions, physical site characteristics, and identification of its ecological functions and attributes including habitats of any threatened or endangered species, and species and communities of concern to the Ministry of Natural Resources Forestry having regard to habitat, type, diversity, size and configuration, and the degree of connection to other environmental resources;
- c) Assess the degree of sensitivity of the environmental conditions, including an evaluation of such conditions in relation to the proposed development;
- d) Assess the potential cumulative impacts of the proposed development on the natural area’s ecological functions and attributes with respect to the criteria for which the area was originally designated as Environmental Protection; and
- e) Define the need for, and nature of, any mitigating measures required to protect the feature and ecosystem from the impacts of the proposed development.

10.12.3 The Municipality, in consultation with the Ministry of Natural Resources and Forestry:

- a) shall identify the appropriate scope and study area for each required Environmental Impact Study;

- b) may alter the requirements for an Environmental Impact Study where appropriate studies and fieldwork have been prepared and accepted by the Municipality in connection with a previous development application or a previous development approval for the subject lands, or where site conditions warrant; and,
- c) May require that submitted EIS reports be peer reviewed by a subject matter expert.”

83. Renumbered Section 10.13 Cultural Heritage Resources is hereby retitled “Built and Cultural Heritage Resources” and amended by deleting the section in its entirety and replacing it as follows:

10.13 Built and Cultural Heritage Resources

10.13.1 Council shall endeavour to conserve significant built heritage resources and significant cultural heritage landscapes. This shall be achieved through the restoration, protection, maintenance and enhancement of significant built heritage resources and significant cultural heritage landscapes. For the purpose of this plan, built heritage resources means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. For the purpose of this plan, built cultural heritage landscapes include a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

10.13.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

10.13.3 Areas of archaeological potential are determined through the use of screening criteria established by the Province. Areas of archaeological potential are areas of a property that could contain archaeological resources. Development involving lands which demonstrate any of the following screening criteria shall be assessed by a qualified professional for archaeological resources:

- The presence of known archaeological sites within 300 metres of the property;
- The presence of a water source (primary, secondary, ancient) within 300 metres of the property;
- The presence of a known burial site adjacent to the property (or project area);
- Elevated topography (knolls, drumlins, eskers, plateaus, etc);
- Pockets of sandy soil in a clay or rocky area;
- Unusual land formations (mounds, caverns, waterfalls etc);
- Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
- Evidence of early Euro-Canadian (non-Aboriginal) settlement (e.g., monuments, burial sites) within 300 metres of the property;

- Proximity to historic transportation routes (e.g., road, rail, portage);
- The property is designated under the Ontario Heritage Act;
- Local knowledge of archaeological sites on the property or of the property's heritage value.

10.13.4 Indigenous communities shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of Indigenous interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, Indigenous communities shall be notified by the proponent and / or the Township should any burial sites or human remains be discovered which are considered to be of potential aboriginal origin.

10.13.5 The Township may consider the establishment of archaeological management plans and cultural plans in partnership with Indigenous communities and the province.

10.13.6 Development and site alteration shall not be permitted on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

10.13.7 Council shall ensure that new development in older established areas of historic, architectural or landscape value shall be encouraged to develop in a manner consistent with the overall character of these areas and that infill in significant areas of historical, architectural or landscape merit is sensitive to the existing scale, massing and pattern of those areas; is consistent with the existing landscape and streetscape qualities; and does not result in the loss of any significant heritage resources.

10.13.8 Council may establish a municipal heritage committee to advise and assist council on matters related to the Ontario Heritage Act.

10.13.9 Pursuant to the Ontario Heritage Act when properties of significant built heritage value or interest are identified council may: a) Designate these properties as having cultural value; or b) Define the municipality, or any area or area within the municipality, as an area to be examined for designation as a heritage conservation district; or c) Designate the municipality, or any area or areas within the municipality as a heritage conservation district.”

84. Renumbered Section 10.14 Archaeological Resources, is hereby deleted in its entirety and replaced with the following:

“10.14.1 The Township recognizes that there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential, located within the boundaries of the Township. The MHSTCI database identifies four registered archaeological sites in the Township. The Township appreciates that the lands adjacent to the many lakes and other water bodies, have the potential to contain significant archaeological resources. These resources may include the remains of buildings, structures, activities, places, or cultural features which, due to the passage of time, are on or below the surface of land or water and are significant to the understanding of a people or place.

10.14.2 Areas of archeological potential shall be determined through the use of provincial screening criteria which includes lands that contain or are located within at least one of the following:

- a) 50 meters of a known archaeological site.
- b) 300 meters of a primary water source such as a lakeshore, river, or large creek.
- c) 300 meters of an ancient water source identified by a beach ridge or river bed.
- d) 200 meters of a secondary water source such as a wetland, marsh, small creek, or spring.
- e) 10 meters of a cemetery dating prior to 1945 (World War II).
- f) Elevated topography (knolls, drumlins, eskers, plateaus, etc.).
- g) Pockets of sandy soil in a clay or rocky area.
- h) Unusual land formations (mounds, caverns, waterfalls etc.).
- i) An extractive area (for food or scarce resources).
- j) Non-aboriginal settlement features (monuments, burial sites).
- k) Historic transportation features (road, rail, portage).
- l) Designated property (refer to Municipal Heritage Committee).
- m) Local knowledge associated to property with historic events, activities, or occupations.

10.14.3 The Township should consult with local Indigenous communities to clarify provincial screening criteria to ensure indigenous cultural interests are addressed

10.14.4 The Township shall require an archaeological assessments conducted by archaeologists licensed under the *Ontario Heritage Act*, when any of the triggers identified above are met. Where required, Stage 1 Archeological assessments will be required in support of a development proposal. Where a Stage 1 report recommends further Archeological assessment, the requirement for the additional assessment may be a condition of any development proposal. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Heritage, Sport, Tourism, and Cultural Industries (MHSTCI), as well as licensing requirements developed under the *Ontario Heritage Act*.

10.14.5 If an archaeological assessment determines that significant archaeological resources are present on a site, the resource shall be documented and conserved to the satisfaction of the MHSTCI through excavation or in situ preservation prior to final approval of the development proposal. In addition, any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

10.14.6 Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the MHSTCI , when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.

10.14.7 The Township may pass archaeological zoning by-laws, pursuant to the *Planning Act*, for the protection of significant archaeological sites and features.

10.14.8 Where significant archaeological resources must be preserved on site, only development and site alterations which maintain the heritage integrity of the site will be permitted.

10.14.9 Pursuant to the relevant provisions of the *Planning Act*, sites containing archaeological resources may be zoned to restrict or prohibit uses which might conflict with the preservation of such resources.

10.14.10 The First Nation communities shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of First Nations Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, the First Nation communities shall be notified by the proponent and/or the Township should any burial sites or human remains be discovered which are to be of potential aboriginal origin.”

85. Section 10.14 Contaminated Sites, is hereby deleted in its entirety.

86. Section 10 Environmental Protection, is hereby amended with the addition of the following new subsection 10.15:

“10.15 Energy Conservation, Air Quality, and Climate Change

10.15.1 Energy conservation shall be considered in the siting, layout, and construction of buildings and in the design, landscaping, and designation of land use throughout the Township. Consideration will be given to the implementation of principles of energy conservation in the design and layout of development with respect to the efficiency of access along streets and connecting links that could include bicycle routes and pedestrian walkways. Principles of energy conservation must also be considered in the design and siting of buildings and structures.

10.15.2 The Township shall support energy efficiency and improved air quality through land use and development patterns, including at the single lot level, which:

1. Permit alternative and/or renewable energy systems in all land use designations within the Township, subject to the development and use of the alternative and/or renewable energy systems being in accordance with federal and provincial requirements, including appropriate separation distances to address land use compatibility. Alternative and renewable energy systems shall be considered as accessory and standalone uses.
2. Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs, and the use of renewable energy systems and alternative energy systems, where feasible.
3. Promote renewable energy systems and alternative energy systems in all new development and re-development projects.
4. Consider LEED (Leadership in Energy and Environmental Design) or similar certification for all new municipal buildings and for major renovations/expansions to existing municipal buildings.

5. Promote approaches to low impact development when considering development and redevelopment proposals.
6. Promote the protection and enhancement of tree canopies and natural areas in recognition of the benefits that trees provide in relation to energy conservation, air quality improvement, protection from sun exposure, reduced localized temperatures, increased carbon sequestration, and efforts towards managing climate change.
7. Consider potential impacts of climate change, including extreme and unpredictable weather events, that may increase the risk associated with development near natural hazards.
8. Facilitate the diversion of organic waste from the municipal garbage stream through household composting or other means in order to reduce greenhouse gas emissions from the landfill.
9. Support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.

10.15.3 The Township will encourage reduced energy use through shading and sheltering, the municipality will encourage tree planting such as the development or protection of trees and innovative green spaces. The municipality will encourage the planting of native tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new development and on municipally-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water run-off.”

Section 11: Land Division

87. Section 11.1 Consents, is hereby deleted in its entirety and replaced with the following:

“11.1 Consents

11.1.1 Land division by consent will continue to be the primary form of development in the Township and is generally deemed to be the appropriate process for the creation of up to three lots, not including the retained parcel This form of development shall generally be permitted to continue provided that it:

- a) does not result in unnecessary expansion of the present level of municipal services;
- b) does not restrict the operation or expansion of aggregate extraction, forestry, or agricultural activities; and
- c) does not result in negative impacts on natural heritage features, such as fish habitat and significant wildlife habitat, in accordance with the policies of Section 10 of this Plan.

11.1.2 If the property subject to a consent application is located partially or completely within a Natural Feature area discussed in Section 10, specific measures may be required to protect the natural feature(s) on, or in the vicinity of, the site.

11.1.3 Given the limited size of the Township's road network and the limited availability of private (i.e., patent or non-Crown) lands on which development may take place, a continuous row of limited residential development will be permitted on municipal roads provided that such development conforms to the policies of this Plan.

11.1.4 A limited number of new residential lots may be permitted in Rural areas that abut Waterfront Areas. However, these lots shall:

- be developed in a manner that reflects the community character of existing shoreline development;
- be developed in areas within close proximity to locations where public access to waterfront lands is provided; and
- require larger frontages than Waterfront lots.

11.1.5 The creation of new lots must take place with the understanding that new residential uses must coexist with existing activities, particularly those already under way at the time this Plan's adoption.

11.1.6 The minimum lot size for new lots shall be expressed in the Township's Zoning Bylaw. Lot sizes less than the minimum standards set out in the Zoning By-law shall be subject to the policies of Section 11.1.17 of this Plan.

11.1.7 In general, a Hydrogeological assessment shall be required through the consent process when any one of the following apply:

- a) The development that involves the creation of a lot less than the minimum size set out in the Township's zoning by-law;
- b) The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;
- c) That development is located within 150 m of seven (7) other existing developments serviced with private well and septic.

The requirements or scoped requirements of hydrogeological and terrain assessments will be determined in discussions with the peer reviewer of hydrogeological assessments for the Township and will ensure a minimum standard review to address adequacy for wells and appropriate construction methods.

11.1.8 The Township will work with local services providers to ensure that hauled sewage from private communal or individual septic systems is treated in accordance with Provincial approvals.

11.1.9 New residential lots shall generally have frontage on an open and maintained public road. Notwithstanding this policy new lots for waterfront development or limited service residential development may take place on existing private or crown roads subject to the policies of 9.11.2. of this Plan.

11.1.10 Water access lots shall only be permitted where there is confirmed mainland parking to service the lots.

11.1.11 Where new lots are created adjacent to a provincial highway, the Township may require noise impact studies and/or greater setbacks to mitigate noise impacts.

11.1.12 In all cases, entrances to new lots shall not create a traffic hazard.

88. Section 11.2 Consents in Waterfront Areas & At Capacity Lakes, is hereby retitled “Consents in Waterfront Areas” and is amended by replacing the phrase in the first sentence “a maintained throughout the year by the Township” with “a year round township maintained road” and is further amended by deleting subsections 11.2.2, 11.2.3, and 11.2.4.

89. Section 11.3.1 Subdivisions, is hereby amended by replacing the phrase “more than four lots” in the first sentence with “four or more lots” and by adding a new paragraph after 11.3.5 as follows:

“11.3.6 Where a subdivision or condominium development is proposed, the Township may enter into an agreement with the applicant for the provision of services or such other matters as are governed by Section 51 of the Planning Act.”

Part IV: Plan Administration

Section 12: Plan Implementation and Monitoring

90. Section 12.4 Uses, is hereby retitled “Permitted Uses”.

91. Section 12.7 Site Plan Control, is hereby deleted in its entirety and replaced with the following:

“12.7.1 Council hereby designates the entire Township of South Algonquin as a Site Plan Control area.

12.7.2 The Township may utilize Site Plan Control to ensure that commercial, industrial, institutional development and residential development greater than 10 units in the Township is attractive and compatible with adjacent uses. Development along the Highway 60, 127 and 523 corridors shall be designed to create a positive first impression to visitors and residents.

12.7.3 Council shall utilize Site Plan Control as provided for in Section 41 of the Planning Act for multi-family residential in excess of ten (10), commercial, industrial and institutional uses in Rural, Village and Waterfront designations.

12.7.4 Should the Province change legislation related to the use of site plan control, there will be no need to modify this Plan to reflect the provincial changes. Provincial changes should be reflect in the Township’s site plan control by-law.

12.7.5 Council may require land to be dedicated for roadway purposes as a condition of Site Plan approval where the existing road allowance is less than 20 metres (66 feet) or where access is required to an otherwise land locked parcel of land.

12.7.6 Site Plan Control may be applied to any development that is located within 120 m of a water resource.”

92. Section 12.13.1 Public Meetings, is hereby amended by adding the phrase “or Zoning By-law Amendments” after the phrase “previously approved Official Plan Amendments” in the 2nd bullet point.

93. Section 12 Plan Implementation and Monitoring, is hereby amended by adding the following new subsections 12.15, 12.16, 12.17, and 12.18:

“12.15 Phasing of Development

12.15.1 Holding Provisions

The use of Holding provisions in accordance with Section 36 of the Planning Act R.S.O. 1990 is permitted. The Township may adopt holding provisions, and when doing so shall clearly state the conditions which must be met prior to the removal of the “H” designation by Council. The use of holding provisions shall conform to the policies of this Official Plan.

The following have been established as objectives for using holding provisions in a Zoning By-law:

1. To assist in the phasing of development and/or redevelopment;
2. To co-ordinate development and/or redevelopment with the provision of water, sanitary sewage, storm sewer, and other services;
3. To control development and/or redevelopment which may necessitate special design considerations;
4. To forestall development and/or redevelopment until such time that stated planning related criteria can be satisfied;
5. Removal of the holding provisions shall be accomplished by the adoption of an amending By-law in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 and related regulations; and,
6. Removal of the holding provisions shall occur only after Council is satisfied that all prescribed conditions or criteria have been satisfied.

It is intended that holding provisions shall be implemented by means of the implementing Zoning By-law. Land or lands shall be zoned for its/their intended use, and the holding symbol (H) shall be added as a suffix, separated from the principal zone by a hyphen. The Zoning By-law shall specify the uses of land permitted and any regulations applying to the land during the time for which the holding provisions are in place. Conditions or criteria that are to be satisfied before the holding provisions can be removed shall be clearly stated in the Zoning By-law.

12.15.2 Subdivision Agreements

The Township has the ability to phase growth and development through terms and conditions in subdivision agreements. Specifically, the agreements can speak to phased registration of the subdivision, the terms and conditions under which future phases can advance, and financial terms and conditions associated with each phase of development.

12.15.3 0.3 m Reserves

Commonly associated with the phasing of subdivision development, the Township has the ability to use 0.3 m reserve to assist in phasing development. A 0.3m reserve is a strip of land 0.3m wide, running along the street frontage or perimeter of a property or perpendicularly across a road right-of-way with the primary intent to control access from a public road to private property. The reserve has the effect of legally denying access to a property, or adjacent lands, because the law requires that all land must have frontage on a public street to qualify for a building permit.

The 0.3 m reserve is used as a means to control development until such time as various conditions are met or to prohibit development on lands that are not yet scheduled for development. The lifting of the reserves can result in the dedication of land as public highways, the conveyance of land back to the owner or in some cases, both. If the conditions no longer apply, an application may be made to request that the Township “lift” the requirement for the reserve, giving the property owner direct access to a public street. For lifting of 0.3m reserves, Township staff prepare a By-law and forwards the By-law to Council for consideration. There is no opportunity to appeal a decision of Council on a By-law to lift a 0.3 m reserve.”

“12.16 Community Improvement Area

12.16.1 The entire Township shall be designated a Community Improvement Area.

12.16.2 Council may, by by-law, designate the lands within a Community Improvement Area as a Community Improvement Project Area whereupon Council shall undertake the preparation of a Community Improvement Plan for such area or areas. Prior to designating a Community Improvement Area, Council shall repeal all previous designating by-laws adopted under the Planning Act for Community Improvement purposes in the area to be designated as a Community Improvement Project Area.

12.16.3 Subject to Section 28 of the Planning Act, in pursuing the objectives of the Official Plan’s Community Improvement Policies Council may:

1. Sell, lease or dispose of lands and buildings acquired or held by the municipality;
2. Give loans and grants to owners, tenants and their assignees for rehabilitation purposes;
3. Provide tax assistance by freezing or canceling the municipal portion of the property tax on eligible properties for remediation purposes; and
4. Issue debentures with the approval of the Ontario Lands Tribunal.

Policy Objectives

12.16.4 The policy objectives are as follows:

1. To upgrade and maintain all essential municipal services and community facilities.
2. To ensure that community improvement projects are carried out within the built up areas of the Township.
3. To ensure the maintenance of the existing building stock.
4. To preserve heritage buildings.

5. To facilitate the remediation, rehabilitation and/or redevelopment of existing Brownfield sites.
6. To encourage private sector investment and the strengthening of the economic base.
7. To enhance the visual appearance of Community Improvement Areas.

Preparation and Adoption of a Community Improvement Plan

12.16.5 Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan, namely;

12.16.6 The basis for selection of the community improvement project areas with specific consideration of the following:

1. That there is evidence of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.
2. That the phasing of improvements corresponds to the timing of improvements by the Township and/or senior governments and is within the financial capability of the municipality.
3. That a significant number of buildings in an area show signs of deterioration and need of repair.
4. That there is evidence that a site can be classified as a Brownfield and that the adoption of a community improvement plan would assist in the remediation, rehabilitation and/or redevelopment of a property or area.
5. That improvement to the visual appearance or aesthetics be required.
6. That improvements will have a significant impact on strengthening the economic base of the community.
7. The boundary of the area and the land use designations contained in this Plan;
8. Properties proposed for acquisition and/or rehabilitation;
9. The estimated costs, means of financing and the staging and administration of the project;
10. The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
11. The phasing of improvements and the means of their implementation; and
12. Citizen involvement during the preparation of a Community Improvement Plan.

Implementation of a Community Improvement Plan Policies

12.16.7 Council shall implement the general principles and policies of this Section as follows:

1. Through the identification of specific community improvement projects and the preparation of Community Improvement Plans;
2. Through participation in programs with senior levels of government;
3. Through enforcement of the Municipality's Property Standards Bylaw;
4. Through the acquisition of land to implement adopted Community Improvement Plans;

5. Through the encouragement of the orderly development of land as a logical and progressive extension of development which provides for the infilling of underutilized land;
6. Through the encouragement of the private sector to utilize available government programs and subsidies;
7. Through the enactment of a Comprehensive Zoning By-Law which provides for a range of appropriate uses, for the intensification and integration of land uses, and which stimulates the economic and/or functional role of the areas or alternatively through the adoption of an area specific Development Permit System which streamlines development approval and which ensures that architectural and design considerations are implemented; and
8. By encouraging the rehabilitation of existing buildings and structures which will be used for a purpose compatible with the surrounding area.

12.16.8 Council shall have regard for the phasing of improvements in order to permit a logical sequence of events to occur without unnecessary hardship to area residents and the business community. The improvements should be prioritized having regard for available municipal funding.”

“12.17 Complete Applications & Preconsultation

12.17.1 In addition to the information and materials required pursuant to the Planning Act and associated Regulations and any other legislation, as may be amended, the Township may require development proponents to provide additional information to accompany applications as part of a complete application. Notwithstanding the generality of the foregoing, additional studies and materials may be required for Official Plan Amendment, Zoning By-law Amendment, minor variance, site plan control, consent, subdivision, and condominium applications.

12.17.2 The number and scope of studies and assessments to be required for the submission of a complete application shall be appropriate and in keeping with the scope and complexity of the application, and to the extent possible will be identified during the applicable pre-consultation meetings. Nonetheless, it is recognized that development issues may arise during the approval process, resulting in the need for unforeseen studies.

12.17.3 The additional information that may be required in support of an application includes, but is not limited, to the following:

- Aggregate Studies
- Agricultural Soils Assessment
- Archaeological Assessment
- Boat Capacity Study
- Conceptual Stormwater Management Plan
- Contaminated Site Assessment / Environmental Site Assessment
- Cultural Heritage Assessment
- Environmental Impact Statement
- Environmental Site Assessment
- Erosion and/or Sedimentation Plan
- Floodplain Analysis

- Geotechnical Report
- Grading and Drainage Plan
- Groundwater Impact Assessment
- Heritage Impact Assessment
- Hydro-geology Study
- Hydrogeology and Terrain Analysis Study
- Lake Capacity Assessment
- Landscaping Plan
- Land Use Compatibility Assessment
- Minimum Distance Separation (MDS) Calculations
- Noise/Vibration/Blast Study
- Parking Study
- Planning Rationale
- Record of Site Condition
- Risk Management Plan
- Servicing Options Report
- Slope Stability Analysis
- Species at Risk Assessment
- Stormwater Management Plan
- Surface Water Impact Assessment
- Terrain Analysis
- Traffic Impact Assessment
- Tree Conservation and Protection Plan
- Visual Impact Assessment
- Information and studies required by MTO through their preconsultation process
- Other information or studies relevant to the development of lands impacted by the proposed development approval application.

12.17.4 The Township may require any of the required studies to be peer-reviewed on behalf of the Township, at the sole expense of the proponent.

12.17.5 The Township encourages development proponents to preconsult with the Township prior to submitting planning applications. Failure to do so may result in the application being deemed incomplete in accordance with the Planning Act.”

“12.18 Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards, and/or other water-related hazards.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

- a) for the purposes of this Plan, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of this Plan, of this Plan, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of this Plan, those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province.

Adverse effects: as defined in the Environmental Protection Act, means one or more of the following:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property, plant, or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

a) in the case of ownership housing, the least expensive of:

- 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

- 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural uses: means the growing of crops, including nursery, greenhouses, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on- farm buildings and structures, including but not limited to

livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-tourism uses: means those farm-related tourism uses including limited accommodation, such as a bed and breakfast, that promote the enjoyment, education, or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat, and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth, and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.

Areas of mineral potential: means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits, or other technical evidence.

Areas of natural and scientific interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict, or vacant.

Built heritage resource: means a building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers.

Comprehensive rehabilitation: means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the

extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations.

Comprehensive review: means

a) for the purposes of this Plan, an official plan review which is initiated by the Township, or an official plan amendment which is initiated or adopted by the Township, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
4. confirms sufficient water quality, quantity, and assimilative capacity of receiving water are available to accommodate the proposed development;
5. confirms that sewage and water services can be provided; and
6. considers cross-jurisdictional issues.

b) for the purposes of this Plan, means a review undertaken by a planning authority or comparable body which:

1. addresses long-term population projections, infrastructure requirements, and related matters;
2. confirms that the lands to be developed do not comprise specialty crop areas; and
3. considers cross-jurisdictional issues.

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

Conserved: means the identification, protection, management, and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are

valued together for their interrelationship, meaning, or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Designated growth areas: means lands within settlement areas designated in the Plan for growth over the long-term planning horizon, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth, as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act.

Ecological function: means the natural processes, products, or services that living and non-living environments provide or perform within or between species, ecosystems, and landscapes. These may include biological, physical, and socio-economic interactions.

Employment area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures, and/or protection works, and/or erosion.

Fish: means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood fringe: for river, stream, and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

Flood plain: for river, stream, and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline, river, or stream system, and not ordinarily covered by water:

- a) along river, stream, and small inland lake systems, the flooding hazard limit is the greater of:
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 2. the one hundred year flood; and
 3. a flood which is greater than 1. or 2., which was actually experienced in a particular watershed or portion thereof, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry.

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush, and other water- related hazards along the shorelines of large inland lakes, and flooding hazards along river, stream, and small inland lake systems.

Floodway: for river, stream and small inland lake systems, means the portion of the floodplain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management

systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream, and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety, and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive, or pathological.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of this Plan, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Major facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intra- provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight- supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities.

Mine hazard: means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non- metallic minerals as herein defined but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate resource conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

Mineral deposits: means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Municipal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002, including centralized and decentralized systems.

Natural heritage features and areas: means features and areas, including significant wetlands, fish habitat, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Negative impacts: means

- a) in regard to this Plan, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards; or,
- b) in regard to this Plan, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities.

Normal farm practices: means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri- tourism uses, and uses that produce value- added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

One hundred year flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means for large inland lakes, lake levels and wind setups that have a 1% chance of being equaled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards: means water- associated phenomena other than flooding hazards and wave uprush which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water, and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) in regard to policies of this Plan, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan within the meaning of section 1 of the Planning Act.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as

social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure.

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a renewable energy source.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development, or reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the Nutrient Management Act, or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;

- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new housing options within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial, and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside settlement areas, and which are outside prime agricultural areas.

Sensitive: in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are: a) built-up areas where development is concentrated, and which have a mix of land uses; and b) lands which have been designated in an official plan for development over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

Sewage and water services: includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

Significant: means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of

- Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
 - c) in regard to other features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. Site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act.

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special Policy Area: means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watercourse shall mean a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

Watershed: means an area that is drained by a river and its tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations.

Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non- migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province’s Ecological Land Classification system definition for “forest”.

94. The Official Plan is hereby amended by adding the following “Appendix A: Lake Trout Lakes”:

“Appendix A: Lake Trout Lakes

Lakes managed for lake trout by the Ministry of Natural Resources Forestry include:

- Aylen Lake
- Balfour Lake
- Cross Lake
- Galeairy Lake
- Gliskning (Joe) Lake
- Lobster Lake
- Lower Hay Lake
- McCauley Lake
- McKenzie Lake
- Victoria Lake

Lake trout lakes at their biological capacity include:

- Balfour Lake
- Galeairy Lake
- Gliskning (Joe) Lake
- Lobster Lake
- Lower Hay Lake
- McCauley Lake”

Schedules

95. The Official Plan is hereby modified by deleting Schedule A and Schedule B in their entirety and replacing them with new Schedules A, B, C attached.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH ALGONQUIN**

BY-LAW NO. 2024-790

**Being a By-law to adopt the Expenditure and Revenue
Estimates for the year 2024, also the amount required to be raised through
Taxation to cover the operating and capital costs of the municipality.**

WHEREAS Section 290 (1) of *The Municipal Act, 2001*, (as amended by Bill 130) provides that a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality including.

- (a) amounts sufficient to pay all debts of the municipality due within the year;
- (b) amounts required to be raised for sinking funds or retirement funds; and
- (c) amounts required for any board, commission, or other body.

AND WHEREAS Section 312 (2) of *The Municipal Act., 2001*, (as amended by Bill 130) provides that for purposes of raising the general local municipality levy, a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality for local municipal purposes.

NOW THEREFORE the Council of the Corporation of the Township of South Algonquin **ENACTS AS FOLLOWS:**

- 1. Pursuant to budget estimates, Council herein determines expenditure estimates to be **\$ 4,452,175 ;**
- 2. Pursuant to budget estimates, Council herein determines revenue estimates other than property taxation to be **\$ 1,649,335 ;**
- 3. Council determines therefore, revenues to be levied through property taxation for general municipal purposes to be **\$ 2,802,840.**

READ A FIRST AND SECOND TIME on May 1, 2024.

Ethel LaValley – Mayor

Bryan Martin, CAO/Clerk-Treasurer

READ A THIRD TIME, PASSED AND ENACTED on May 1, 2024.

Ethel LaValley – Mayor

Bryan Martin, CAO/Clerk-Treasurer

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH ALGONQUIN**

BY-LAW NO. 2024-791

**BEING A BYLAW TO ADOPT TAX RATES FOR THE YEAR 2024 AND
TO ESTABLISH PENALTY AND INTEREST ON OVERDUE TAXES.**

WHEREAS Section 290 and 312 of *The Municipal Act, 2001*, provides that for purposes of raising the general local municipal levy, a local municipality shall each year pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality for local municipal purposes, and

WHEREAS the 2024 Tax Levy for all purposes has been set at \$ 3,274,196.00
AND WHEREAS certain regulations require reductions in certain tax rates for certain classes of subclasses of property:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN ENACTS AS FOLLOWS:

1. **THAT** the following sums be hereby levied for the year 2024

General Municipal Purposes	\$ 2,802,840.00
Education Purposes	\$ 471,356.00

2. **THAT** the following tax rates be, and they are hereby adopted to be applied against the whole of the assessment for real property in the following classes:

YEAR 2024 TAX RATES			
PROPERTY CLASS	MUNICIPAL RATE	EDUCATION RATE	TOTAL TAX RATE
Residential	0.00960716	0.00153000	0.01113716
Commercial Occupied	0.01902218	0.00496193	0.02398411
Commercial Excess Land	0.01331552	0.00496193	0.01827745
Commercial Vacant Land	0.01331552	0.00496193	0.01827745
Industrial Occupied	0.02526683	0.00880000	0.03406683
Industrial Occupied PIL	0.02526683	0.00980000	0.03506683
Industrial Excess Land	0.01642344	0.00880000	0.02522344
Industrial Excess Land PIL	0.01642344	0.00980000	0.02622344
Industrial Vacant Land	0.01642344	0.00880000	0.02522344
Farmlands	0.00240179	0.00038250	0.00278429
Managed Forest	0.00240179	0.00038250	0.00278429
Landfill	0.03008805	0.00766612	0.03775417

3. **THAT** every owner shall be taxed according to the tax rates in this By-Law and such tax shall become due and payable as follows:

Residential, Multi-Residential, Commercial Occupied, Commercial -Vacant /Excess Land, Industrial Occupied, Industrial-Vacant/Excess Land, Farmlands, Managed Forest, and Landfill;

The first 50% installment of the final levy shall become due and payable on August 31, 2024, the second 50% installment of the final levy shall become due and payable on October 31, 2024 and non-payment of these amounts in full, on the dates stated in accordance with this section shall constitute default.

4. A penalty shall be charged as follows: 1.25% on the first day of default plus an additional 1.25% on the first day of every calendar month thereafter in which the taxes remain unpaid.
5. Penalties and interest added on all taxes of the Final Tax Levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid Final Tax Levy.
6. The Tax Collector may mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.
7. Taxes are payable at the Township of South Algonquin Municipal Office, 7 Third Ave. P.O. Box 217, Whitney Ontario, K0J 2M0, or by means of telephone and internet banking services. Payment of taxes shall be applied first to interest/penalty and arrears if any. All taxes shall be deposited to the credit of the Township of South Algonquin.

READ A FIRST AND SECOND TIME on May 1 , 2024.

Ethel LaValley – Mayor

Bryan Martin, CAO/Clerk-Treasurer

READ A THIRD TIME, PASSED AND ENACTED on May 1 , 2024.

Ethel LaValley – Mayor

Bryan Martin, CAO/Clerk-Treasurer

**CORPORATION OF THE TOWNSHIP
OF SOUTH ALGONQUIN**

BY-LAW NO: 2024-792

BEING A BY-LAW TO ADOPT TAX RATIOS FOR THE YEAR 2024

WHEREAS it is the desire of the Corporation of the Township of South Algonquin to Adopt the Tax Ratios for the Taxation year 2024.

NOW THEREFORE the Council of the Corporation of the Township of South Algonquin **ENACTS AS FOLLOWS:**

“To adopt the following Tax Ratios for the Taxation Year 2024: Residential 1.000000, Multi-Residential 1.000000, Commercial 1.980000, Commercial Excess/Vacant Lands 1.386000, Industrial 2.630000, Industrial Excess/Vacant Lands 1.709500, Farmlands / Managed Forest 0.250000, Landfill 3.131836.”

READ A FIRST AND SECOND TIME on May 1, 2024

Ethel LaValley, Mayor

Bryan Martin, CAO/Clerk-Treasurer

READ A THIRD TIME, PASSED AND ENACTED on May 1, 2024.

Ethel LaValley, Mayor

Bryan Martin, CAO/Clerk-Treasurer

**CORPORATION OF THE
TOWNSHIP OF SOUTH ALGONQUIN
BY-LAW NO. 2024-793
BEING A BY-LAW TO CONFIRM
THE PROCEEDINGS OF COUNCIL**

WHEREAS Section 5(1) of the Municipal Act 2001, Chapter 25 and amendments thereto provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS Section 5(3) of the Municipal Act 2001 Chapter 25 and amendments thereto provides that the powers of every council shall be exercised by By-Law;

AND WHEREAS it is deemed necessary and expedient that the proceedings and actions of the Council of the Corporation of the Township of South Algonquin be confirmed and adopted by By-Law, for the regular meeting held on:

May 1, 2024

THEREFORE, the Council of the Corporation of the Township of South Algonquin enacts as follows:

1. THAT the action of the Council of the Corporation of the Township of South Algonquin in respect to each recommendation contained in the reports of the Committees and in respect to each motion, resolution and other action passed and taken by the Council at its said open meeting, is hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-Law.
2. The Mayor or in her absence, the Presiding Officer of the Council and the proper officials of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required.
3. The Mayor or in his/her absence the Presiding Officer and the Clerk or in his/her absence the other designated signing officer, are hereby directed to execute all documents required by Statute to be executed by them, as may be necessary in that behalf and to affix the Corporate Seal of the Municipality to all such documents.
4. THAT in the event any provision or provisions of this By-Law be deemed illegal or not enforceable, it or they shall be considered separate and severable from the By-Law, and its remaining provisions shall remain in force and be binding as though the said provision or provisions had never been included.

READ A FIRST AND SECOND TIME on May 1, 2024.

Ethel LaValley – Mayor

Bryan Martin-CAO/Clerk Treasurer

READ A THIRD TIME, PASSED AND ENACTED on May 1, 2024.

Ethel LaValley – Mayor

Bryan Martin-CAO/Clerk Treasurer