

Jamie Cressman

From: communicate@amo.on.ca
Sent: November 30, 2010 5:04 PM
To: jamie.cressman@oliverpaipoonge.on.ca
Subject: AMO breaking news re social assistance reform

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

November 30, 2010

Government will make changes to welfare but Special Diet Allowance stays for now

On November 30, 2010, the Minister of Community and Social Services, the Honourable Madeleine Meilleur, announced the government's next steps in welfare reform. Of immediate note to municipalities, the government announced that it will not go ahead with its 2010 budget decision to eliminate the Special Diet Allowance and replace it with a nutritional supplement program for people with severe medical needs.

The Special Diet Allowance (SDA) is a benefit available to people receiving Ontario Works (OW) and Ontario Disability Support Program (ODSP). The SDA provides additional assistance - up to \$250.00 per month - for people in receipt of OW and ODSP who require a special diet because of a medical condition. To qualify for the SDA, recipients of OW and ODSP must have medical approval of the need for a prescribed diet. Municipalities contribute (in 2009-2010) 20% of the benefit paid to OW recipients.

This is not the first time that the SDA has been reviewed. In 2005 the government passed regulations that specified eligible medical conditions under the SDA. In the past, medical practitioners had the discretion to recommend additional benefits for medical conditions. At the time of this change, all applicants had to reapply to for the SDA.

The government's original decision communicated in the 2010 budget to replace the SDA was driven by a number of factors including concerns raised by the Auditor General and findings of the Ontario Human Rights Tribunal.

In 2009, the Auditor General recommended greater oversight on compliance with required documentation for the SDA and specifically recommended that the government review the allowance with a "view to limiting its possible abuse."

In early 2010, the Ontario Human Rights Tribunal ordered the Ministry of Community and Social Services to pay three lead complainants retroactive and ongoing benefits. The complaint brought forward was that changes to the SDA in 2005 violated the Human Rights Code. This was a significant decision as it resulted in the potential for the review of 200 pending complaints.

Also today, the government announced a major review of social assistance. This review will be headed by the Honourable Frances Lankin, and Dr. Munir Sheikh and will take place over 18 months (January 2011 to June 2012). The review will focus on:

- recommend ways to improve people's ability to find and keep jobs, and guarantee security for people who cannot work;

- examine and determine the effectiveness of social assistance and its role in relation to other parts of Canada's income security system; and
- define Ontario's position regarding the federal government's responsibility for Ontarians' income security.

What Does this Mean for Municipalities?

In the 2010 budget, the government had committed to transitioning from the SDA to a nutritional supplement program for recipients of Ontario Works with severe medical needs. The program was to have been transitioned over a number of months and have been administered by the Ministry of Health and Long Term Care.

While specific details of the transition to a new program were not available at the time, AMO was cautious in assuming this would result in savings to municipalities.

What we do know, is that in 2009 and 2010, the cost of the SDA was approximately \$98 million provincially, with municipalities contributing approximately \$20 million to this cost.

Today's government decision may impact municipalities who have removed the SDA costs in their budget planning for 2011. While the upload of Ontario Works benefits continues, municipalities will contribute 14% of the benefit costs in 2011. In addition, SDA recipients will now be required to reapply for the allowance resulting in an administrative impact on municipal staff. It will be important that the government commit to providing administrative funding.

AMO recognizes the need to ensure that those in need of support because of medical conditions not be unfairly impacted by any provincial policy changes and has asked the government to consult with AMO and municipalities as they undertake changes to the special diet allowance and consider future changes to social assistance in Ontario.

AMO will continue to monitor the government's progress and work with its members to communicate with the independent commission as it undertakes its review.

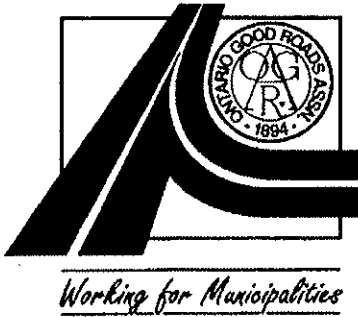
Link to social assistance review materials:

<http://news.ontario.ca/mcss/en/2010/11/ontario-launches-comprehensive-social-assistance-review.html>

AMO Contact: Petra Wolfbeiss, Senior Policy Advisor, email: pwolfbeiss@amo.on.ca, (416) 971-9856 ext. 329

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DISCLAIMER These are final versions of AMO documents. AMO assumes no responsibility for any discrepancies that may have been transmitted with the electronic version. The printed versions of the documents stand as the official record.



**ONTARIO
GOOD ROADS
ASSOCIATION**

6355 KENNEDY RD., UNIT 2
MISSISSAUGA, ONTARIO
L5T 2L5
TELEPHONE 905-795-2555
FAX 905-795-2660

November 30, 2010

Mr. Robert Morin
Secretary General
CRTC
Ottawa, ON N1A 0N2
By Fax 819-994-0218

Re: Notice of Public Hearing CRTC 20010-826
CRTC Application # 2010-1551-5 by Pelmorex Communications Inc.

Dear Mr. Morin,

The Ontario Good Roads Association is a municipal association representing 433 of the 444 municipalities in Ontario, and by population, 98.5% of the residents of Ontario. The mandate of the Ontario Good Roads Association is to represent the infrastructure interests of municipalities through advocacy, consultation, training and the delivery of identified services.

OGRA supports The Weather Network application to keep it on basic television service. Removal of The Weather Network from basic cable could affect public safety.

OGRA members, through their Transportation and Public Works staff along with their provincial counterparts provide the information to The Weather Network for the winter roads report, a public service to the residents of Ontario.

OGRA members use weather information available from radio and television including The Weather Network to plan their winter maintenance operation strategies for upcoming storm events. Through OGRA training and education programs, OGRA trains municipal employees and contractors for winter maintenance operations including use

of available weather information. In fact, the weather module of the computer based training program, has screens that mirror The Weather Network weather information.

The Weather Network provides local weather forecasts including storm watch or warnings to each community across the province. Storm watch and warnings are public service announcements for local residents that assist municipalities in providing current and pending weather information to the public.

The service The Weather Network provides is essential and should continue to be readily available and affordable on basic cable for the residents of Ontario.

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

Paul Johnson
President
Ontario Good Roads Association

Copy: Pelmorex Communications Inc.
Attn: Paul Temple
2655 Bristol Circle, Oakville, Ontario L6H 7W1
Fax: 905-829-5800
Email: theweathernet@pelmorex.com

**How to support The Weather Network's licence renewal
and keep The Weather Network on the basic TV service**

Guidelines for filing letters of support with the CRTC

Deadline: December 8, 2010

You can file a support letter by mail, fax or online, to:

To:

Mr. Robert Morin
Secretary General
Canadian Radio-television and
Telecommunications Commission
Ottawa, Ontario
K1A 0N2
Fax: (819) 994-0218

Copy to:

Paul Temple
Pelmorex Communications Inc.
2655 Bristol Circle
Oakville, Ontario
L6H 7W1
E-mail: theweathernetwork@pelmorex.com
Fax: 905-829-5800

Filings can also be made on-line at the CRTC website. Visit:
<http://support.crtc.gc.ca/rapidscin/default.aspx?lang=en&applicant=2010-826>
select Notice **2010-826** and follow the instructions.

Individualized letters make a difference and count in the CRTC's decision-making

We suggest your letter include something about yourself, your organization or your community, and why you rely on The Weather Network. **Please list the reasons why you support The Weather Network's licence renewal application AND indicate why the CRTC should make a permanent decision to keep The Weather Network on the basic TV service.**

To meet CRTC requirements, letters must be received by December 8th and must include:

1. Your name, address and telephone number.
2. You must reference:
**Broadcasting Notice of Consultation CRTC 2010-826;
Application # 2010-1551-5 by Pelmorex Communications Inc.**
3. A clear statement of whether you support the application and why. For example,
"I support The Weather Network application because it is an essential public service which keeps me and my community informed and safe."
4. An indication you have sent us a copy of the letter or e-mail. You can use a c.c. to us at the bottom of your letter. Please keep proof that the letter was sent to both the CRTC and to The Weather Network. If you file comments online, just copy and paste your comments into an email to us.
5. A statement indicating whether you wish to appear at the hearing or not.
6. Please number each paragraph.
7. We also encourage you to copy your federal Member of Parliament and local mayor or councillor.

We appreciate your support and thank you for taking the time to write.

**For more information about The Weather Network application and this process,
please visit our website at
www.support.theweathernetwork.com**

Five Great Reasons to Keep The Weather Network on the Basic Television Service

1. Keeping our viewers safe

- The Weather Network makes a significant contribution to public safety. We carry out an unparalleled public safety role by broadcasting Environment Canada and other public safety messages, warnings and advisories.
- In addition to local weather warnings, our public safety service includes provincial road reports and road weather forecasts, air quality warnings and advisories, and pollen reports.

2. Providing a National Public Alerting Service [See also www.alerts.pelmorex.com]

- **Pelmorex Communications** [parent company of The Weather Network] is funding and operating a national system that collects public safety messages from authorized government authorities across Canada and distributes those messages by satellite and through the Internet, without charge, to radio and television stations, and to cable and satellite TV companies so that they can pass on emergency messages to the public. As long as The Weather Network is distributed as part of the basic TV service, Pelmorex is able to provide these services to government and broadcasters for free.

3. Service to Canadians

- We provide local weather forecasts, alerts and road information to more than 1,200 communities across Canada by satellite and cable. Our service is essential to helping Canadians plan their day, whether they live in major centres or remote areas. More than 10 million Canadians watch us every week.
- In many communities, The Weather Network and/or MétéoMédia are the only broadcast source of local forecasts, alerts and road information. We are their local broadcaster!

4. Affordable Price

- Since 1993, the regulated monthly rate for The Weather Network has remained unchanged at 23¢. How many other companies can say they kept their prices the same for over 17 years! We commit to maintaining that rate but can do this only if we continue to spread our costs over a broad, stable subscriber base as part of the basic cable or satellite service.
- If our application to the CRTC is not successful, cable and satellite companies will be permitted to remove The Weather Network from the basic service package beginning in 2015, bundle it with other services, and charge you more. That means you may have to pay several dollars extra just to continue receiving The Weather Network.
- CRTC regulation helps provide the same low “blended” rate to all cable and satellite distributors, small and large alike all across Canada. Repackaging by larger cable or satellite companies may end that. The loss of basic carriage in large markets such as Vancouver or Toronto would likely force us to raise rates in smaller markets like Cut Knife, Saskatchewan and Abitibi, QC to the benefit of no one.

5. High Quality, Reliability Information

- Year after year, independent surveys show that The Weather Network ranks in the top five of all 100 or more Canadian specialty television services for consumer appreciation. And we keep improving our forecasts and the quality and breadth of our weather and environmental content every year. But if we lose subscribers – and revenue – cost cutting will affect planned improvements and the content we can afford to broadcast. Unlike other channels, we cannot just broadcast repeats of programs to lower our costs!

PLEASE HELP KEEP US ACCESSIBLE TO ALL CANADIANS

**For more information about our services and our application, please visit
www.support.theweathernetwork.com**

The deadline to write to the CRTC is Dec 8th!

Sample Outline of Letter to CRTC

Your name/organization address etc.

Your Phone/fax/email

(if not on letterhead)

Date letter sent

Mr. Robert Morin

Secretary General

CRTC

Ottawa, K1A 0N2

(indicate how sent)

By registered mail

By fax to 819-994-0218

On Line: <http://support.crtc.gc.ca/rapidscin/default.aspx?lang=en&applicant=2009-2-2>

Re: Notice of Public Hearing CRTC 2009-2-2

Application # 2007-1571-4 by Pelmorex Communications Inc.

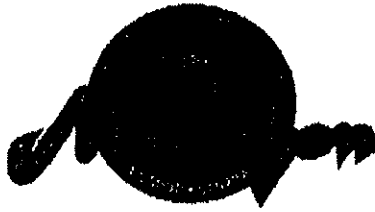
Dear Mr. Morin,

1. (Tell the CRTC who you are, the communities you serve, their population, location, etc.)
2. (Indicate clearly that you support the application as filed by Pelmorex Communications Inc. for basic carriage status for The Weather Network.)
3. (Tell the CRTC about your concerns should the application not be approved, for example, the potential extra cost to you to simply continue receiving The Weather Network if your cable or satellite provider removes The Weather Network from basic service, concerns you may have about public safety or the affordability of the service.)
4. (Explain why you support the application by The Weather Network. You could mention features or benefits that are important to you, such as the weather warnings and public safety information, the affordability of the service, The Weather Network's ability to provide local weather information to your community whenever you need it, etc.)
5. (If this support has been approved by a motion through Council or your Board, you may wish to mention this.)
6. (Close off letter, indicate whether you want to appear at the CRTC public hearing at the end of March. State that you have provided a copy of this letter to Pelmorex.)

Yours truly,

(Your name/signature)

Copy: Pelmorex Communications Inc.
Attn: Paul Temple
2655 Bristol Circle, Oakville, Ontario L6H 7W1
Fax: 905-829-5800
Email: theweathernetwork@pelmorex.com



The Corporation of the Town of Marathon
4 Hemlo Drive, P.O. Bag TM
Marathon, Ontario P0T 2E0
firechief@marathon.ca
Phone: (807) 229-1340 Ext. 2227
Fax: (807) 229-2864

OFFICE OF THE FIRE CHIEF

Mr. Robert Morin,
Secretary General,
CRTC,
Ottawa, Ontario K1A 0N2
By Fax 1-819-994-0218

**Re: Notice of Public Hearing CRTC 2009-2-2
Application # 2007-1571-4 by Pelmorex Communications Inc.**

Dear Mr. Morin,

My name is Richard Kerster, and I am the Emergency Services Manager/Fire Chief for the Town of Marathon. Marathon, with a population of almost 4,000 citizens, sits on the shores of Lake Superior, just off Trans-Canada Highway 17, approximately halfway between Thunder Bay and Sault Ste. Marie, and is the largest community serving this corridor between these two large and well known cities.

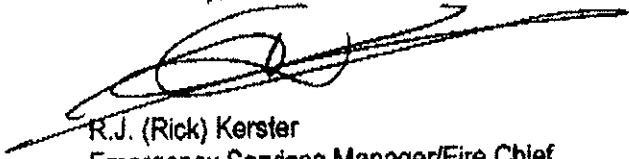
We as a community and personally as an emergency service leader, strongly support the Pelmorex application to keep the Weather Network included in the basic carriage cable and satellite packages.

The Weather Network's service of carrying highway conditions and weather warnings during winter months and also during other major weather events provides life saving information to our residents as well as to the travelers to our region. Our Trans-Canada highway is our lifeline and virtually everyone in our community travels it several times a year to go to Thunder Bay or Sault Ste. Marie. Knowing weather and highway conditions is not just a matter of convenience, it can mean whether or not you make it to your destination.

Removing this valuable service from the basic carriage package will leave vulnerable, the sector of our community that may truly need it the most, the elderly, the disabled and others that are a fixed or low income that may only be able to afford a basic cable or satellite package.

In closing, we hope that you will look favorably upon their application, and consider that we have provided a copy of this letter of support to Pelmorex.

Yours Truly,



R.J. (Rick) Kerster
Emergency Services Manager/Fire Chief
The Corporation of The Town of Marathon

Cc: Pelmorex Communications Inc.
Attn: Paul Temple
2655 Bristol Circle, Oakville, Ontario L6H 7W1
Fax: 905-829-5800
-Mayor and Council, the Town of Marathon
- B. Tocherl, CAO, the Town of Marathon



CORPORATION OF THE TOWNSHIP OF CARLOW/MAYO
3987 Boulter Road
General Delivery
Boulter, Ontario
KOL 1G0

Arlene Cox – Clerk-Administrator/Deputy Treasurer
Lois Ward –Treasurer /Deputy Clerk

Tel: (613) 332-1760
Fax: (613) 332-2175
E-Mail: carlowmayo@hughes.net

Municipal Office Hours
Monday 9 a.m. – 5 p.m.
Tuesday 9 a.m. – 5 p.m.
Thursday 9 a.m. – 5 p.m.

By Fax Only – 1-819-994-0218

March 4, 2009

Mr. Robert Morin
Secretary General
CRTC
Ottawa, Ontario
K1A 0N2

Dear Mr. Morin:

Re: Notice of Public Hearing CRTC 2009-2-2
Application No. 2007-1571-4 by Pelmorex Communications Inc.

The Township of Carlow/Mayo is a rural municipality, within the County of Hastings, located in eastern Ontario, which currently has a population of 950. There are six community hamlets within the municipality's geographic jurisdiction.

At a regular council meeting held on March 3, 2009 the Council of the Township of Carlow/Mayo passed a resolution supporting the application as filed by Pelmorex Communications Inc. for basic carriage status for The Weather Network.

If CRTC does not approve this application our concerns are as follows: (a) the potential extra cost to the municipality and residents of the municipality to continue receiving The Weather Network if the satellite provider(s) remove the network from basic service and (b) public safety issues if this service is not available for residents to access up to date weather information.


Page Two
Robert Morin, Secretary General
CRTC

The weather forecasts and highway information provided by The Weather Network is an important service to our residents, especially in our rural area. The municipality's emergency management and works departments depend on this service for weather forecasts, weather warnings and public safety information. The Weather Network's ability to provide dependable and accurate local weather information to our community 24/7 is a tremendous benefit to the rural community.

No personnel will be attending the CRTC public hearing scheduled for the end of March 2009. Hence, a copy of this letter will be provided to Pelmorex Communications Inc. in support of their application to CRTC.

We trust all concerns of the public will be addressed prior to a final decision. A favourable response to application no. 2007-1571-4 as filed by Pelmorex Communications Inc. would be greatly appreciated.

Yours truly,



Arlene Cox
Clerk-Administrator

Copy -- Paul Temple, Pelmorex Communications Inc.

From: communicate@amo.on.ca
Sent: November 29, 2010 3:06 PM
To: jamie.cressman@oliverpaipoonge.on.ca
Subject: AMO Breaking News - Government Announces Provincial Long Term Affordable Housing Strategy

November 29, 2010

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

Government Announces Provincial Long Term Affordable Housing Strategy

The Minister of Municipal Affairs and Housing, Rick Bartolucci, has released the government's long awaited affordable housing strategy.

The strategy promises a new spirit of collaboration. The strategy also commits to ensuring the current resources we have will meet the real needs of people in communities across Ontario. Most significantly, the strategy commits to removing complexities in the planning, funding and delivery of affordable and social housing programs, streamlining access to housing and lays the groundwork for ongoing change.

Highlights of the strategy include:

- Clarification of provincial and municipal roles and responsibilities;
- New legislation that is flexible, responsive and will assist municipal service managers in helping people get access to the services they need (the Social Housing Reform Act will be repealed);
- Local planning and service delivery processes developed through collaborative planning;
- First steps towards consolidation of the over twenty housing and homelessness programs and funding streams;
- Introduction of a streamlined, tax based RGI program that reduces administrative complexities and access to housing;
- Developing flexible wait lists where service managers can collaborate across municipalities;
- The government is maintaining the Special Priority Policy but commits to seeking solutions for unintended consequences of the policy;
- The government is expanding the mandate of the Social Housing Services Corporation. To reflect this expanded mandate, the Corporation will now be known as the `Housing Services Corporation`;
- Ongoing commitment to energy efficiency;
- Including affordable housing in the *Planning Act* and permitting secondary units; and
- Continued advocacy to secure federal commitment to affordable housing.

AMO is pleased that the governments' strategy reflects recommendations of the Provincial Municipal Fiscal and Service Delivery Review and recognizes municipalities as a core element of success to their strategy. Specifically, we are pleased that the government will be moving ahead - while in a phased approach - with the consolidation of the over twenty housing and homelessness funding streams and programs. AMO is also pleased that service managers will now be able to plan with

local stakeholders to better identify and prioritize responses and funding for people in need of housing and services.

The new strategy is important for municipalities in a number of ways including, as mentioned, reducing funding and planning barriers and providing municipalities with the authority to make decisions without ministerial consent. Rather than delivery agents, municipalities are rightly recognized as the core funders and program managers who best understand the needs of people in their communities.

But, AMO recognizes that good policy and planning can only go so far. New funding is needed. The government does contribute approximately \$450 million annually to affordable housing - but the need for more is great. AMO anticipates that as the economy improves, the government will commit to funding their strategy and addressing the growing affordable housing pressures in Ontario with new funding.

AMO will support the Province in its advocacy efforts to encourage the federal government to commit to a national housing plan. The federal government did recently renew funding for the Housing Partnership Strategy for another three years. However, currently, the federal commitment to affordable housing is short term and declining with \$144 million targeted to municipalities set to disappear in the next decade.

Transforming a system does not happen overnight. The government recognizes this and has committed to working with AMO and municipalities on the regulation and ongoing program development. While implementing this strategy will take time it will also require money. The potential for increased administrative costs and responsibilities will need to be addressed.

AMO welcomes the opportunity to make sure that our resources are used in the most efficient way so that people can get access to the services they need. We also welcome the opportunity to make sure that we get the planning for our communities and our future right.

AMO Contact: Petra Wolfbeiss, Senior Policy Advisor, email: pwolfbeiss@amo.on.ca, (416) 971-9856 ext. 329.

If you have problems opening the attachment(s) please call AMO at (416) 971-9856.

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The Premier
of Ontario

Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1

Le Premier ministre
de l'Ontario

Édifice de l'Assemblée législative
Queen's Park
Toronto (Ontario)
M7A 1A1



November 25, 2010

Jamie Cressman
Chief Administrative Officer/Clerk
Municipality of Oliver Paipoonge
4569 Oliver Road
PO Box 10
Murillo, Ontario
P0T 2G0

Dear Jamie Cressman:

Thank you for your letter of November 15 providing me with a copy of council's resolution regarding the Thunder Bay Beekeepers Association's request about keeping areas free of mites. I appreciate your keeping me informed of council's activities.

As this issue falls under the jurisdiction of the Honourable Carol Mitchell, Minister of Agriculture, Food and Rural Affairs, I have sent her a copy of council's resolution. I trust that the minister will also take council's views into consideration.

Thank you again for the information. Please accept my best wishes.

Yours truly,

A handwritten signature in black ink, appearing to read "Dalton McGuinty".

Dalton McGuinty
Premier

c: The Honourable Carol Mitchell



Jamie Cressman

From: NSWPB - Steven Bill [steven@nswpb.ca]
Sent: December 2, 2010 3:39 PM
To: NSWPB - Steven Bill
Subject: Release of Graduate Retention and the Economy of Northwestern Ontario
Attachments: Graduate_Retention_Study_E.pdf

Dear Colleague,

The North Superior Workforce Planning Board is pleased to release a new report, Graduate Retention and the Economy of Northwestern Ontario prepared by Dr. Livio Di Matteo.

This report was designed to:

- Review the graduate retention issue as an important economic driver in the region
- Examine factors influencing decisions to stay within or leave the region after graduation
- Provide a survey of available evidence on graduate retention in Northwestern Ontario with the aim of setting directions for future policy analysis
- Review the composition of the region's population and labour force in terms of educational attainment
- Provide information on Canadian and international graduate retention/incentive strategies and
- Develop recommendations for the development of a Northwestern Ontario strategy

Please find the attached report. You may also wish to listen to Dr. Livio Di Matteo's presentation upon the release of this study by visiting our website: www.nswpb.ca/graduate_retention

Sent on Behalf of Marg Scott, Executive Director, North Superior Workforce Planning Board.

Steven Bill

Project Coordinator
North Superior Workforce Planning Board
107B Johnson Ave.
Thunder Bay, ON, P7B 2V9
tel: (807) 346-2940
fax: (807) 344-5464
Email: steven@nswpb.ca
Web: www.nswpb.ca

The North Superior Workforce Planning Board is funded by the Ontario Ministry of Training, Colleges and Universities.

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THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD

www.tbdssab.on.ca

ONTARIO WORKS
The District of Thunder Bay Social
Services Administration Board
(Also known as TBDSSAB)
c/o 34 North Cumberland Street, 4th Floor
Thunder Bay ON P7A 8B9
Tel: 807-766-2111 / Fax: 807-7921

November 26, 2010

Mayor Lucy Kloosterhuis
Municipality of Oliver Paipoonge
P.O. Box 10
4569 Oliver Road
Murillo ON P0T 2G0

Dear: Ms. Kloosterhuis

Re: Current Programs Available to Residents of TBDSSAB Member Municipalities

The District of Thunder Bay Social Services Administration Board is pleased to share information concerning programs available to residents of member municipalities and unincorporated areas of the TBDSSAB:

Ontario Energy Credit – Provincially delivered program designed to help low-to middle-income families and individuals in the north with their energy costs. The permanent, refundable credit recognizes that energy costs are often higher in the north because of more severe winters and heavier reliance on more expensive home heating fuels. The credit will provide up to \$130 a year for eligible single individuals and up to \$200 for eligible families, including single parents.

Emergency Energy Fund – The Emergency Energy Fund (EEF) is funded through the Consolidated Homelessness Prevention Program (CHPP) of the Ministry of Community and Social Services (MCSS) and is further supported through the Board's Community Social Reinvestment Program (CSR). The program is designed to promote housing stability and prevent homelessness by assisting low income households through the provision of funding for energy and fuel arrears, security deposits and reconnection costs.

District Child Recreational Assistance Program – Is designed to assist with registration fees for recreational and cultural programs for children and youth of low income families residing in an unincorporated area or a member municipality of The District of Thunder Bay Social Services Administration Board (other than the City of Thunder Bay) who are not currently participating in another registered program.

COPY

Please find enclosed promotional materials relative to each of the programs mentioned above. Please distribute promotional materials within the municipal office.

If you have any questions concerning the above please do not hesitate to contact myself.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Wheeler".

Carmen Wheeler
Manager – Ontario Works
The District of Thunder Bay Social
Services Administration Board
Phone: 807-766-2111 Ext 4093
Email: cwheeler@thunderbay.ca

cc: Jamie Cressman, CAO/Clerk



HEADQUARTERS – Chief of EMS

November 24, 2010

Mr. Ken Taniwa
Thunder Bay District Municipal League
161 E. Brock St.
Thunder Bay ON P7E 4H1

Dear Ken:

**Re: Superior North EMS Strategic Planning,
Municipal Representation on Governance Committee**

Superior North EMS (SNEMS) delivers emergency medical (EM) services in a complex health care environment amidst competing priorities and demands from different groups and allied agencies. These competing and diverse issues have created significant operational, administrative, and financial challenges for SNEMS, and in an effort to best deliver EM services within this milieu and on a forward looking basis, SNEMS is undergoing strategic planning.

Since 2001, when responsibility for emergency medical services was transferred to municipalities, our efforts have focused on creating and building the organization while dealing with different collective agreements, bargaining units, workplace cultures and significant operational and funding issues. While there has been success in these efforts, there now is a need to look at the future of SNEMS in an organized fashion and with input from the public, paramedics, allied agencies, and government. We are currently in the internal phase of the planning, wherein our paramedics are contributing ideas to the future shape of SNEMS. We will soon move to the external phase.

We will strike a governance committee who will work with us and the consultants to plot the future of SNEMS. This governance committee will consist of political municipal representation (Mayor and two from Thunder Bay Municipal Council and three from District Municipal Councils), Chamber of Commerce representation from the City and District, representation from the Thunder Bay Regional Health Sciences Centre and a District Hospital, the City Manager (Thunder Bay), and me.

Proudly Servicing the People of the District of Thunder Bay

**401 E. Donald St., Thunder Bay ON P7E 5V1
Tel: (807) 625-3259 Fax: (807) 622-2698**

Accordingly, I ask the Thunder Bay District Municipal League to appoint three municipal representatives. Work will begin in January 2011, and over a three month period, representatives should be willing and able to commit to three to five meetings, which will last either half or a full day. I would also ask that representatives have an interest in EMS and would be willing to contribute thoughtful ideas amidst significant challenges and cleavages. This committee will craft a strategic plan which I will bring to Thunder Bay Municipal Council sometime later in 2011. My intent is to have Thunder Bay Municipal Council approve the plan and subsequently move forward without delay.

Attached please find the deliverables for our strategic planning process. It is these factors which will be considered. It would be my pleasure to discuss this further, either with the League or with those contemplating contributing. I look forward to learning of the representatives.

Sincerely,



Norm Gale
Chief of EMS

NG/hl
att.

cc: Keith Hobbs, Mayor Elect, CTB
Tim Commisso, City Manager
SNEMS SMT
Todd MacDonald, Performance Concepts
Municipal Clerks, All District Municipalities ✓

INTRODUCTION

Superior North EMS is an emergency medical service operated by the City of Thunder Bay, with oversight from Thunder Bay City Council and the Ministry of Health and Long-Term Care. Although the Headquarters is located in the City of Thunder Bay, there are 17 EMS Stations throughout the District of Thunder Bay from where emergency medical services are provided. Every community and unorganized area in the District of Thunder Bay is serviced by Superior North EMS paramedics.

Superior North EMS employs approximately 190 people, (~170 full and part-time paramedics, and 20 leadership and administrative personnel) who deliver provincially mandated emergency medical services to approximately 169,000 people.

Superior North EMS provides emergency medical response to 911 calls, and paramedics assess, treat, and transport patients to hospitals for further medical care. Superior North EMS also provides emergent medical transportation services, usually between medical facilities and airports. Some non-emergent patient transportation services are provided.

GOALS

Through a strategic planning process, we intend to examine the following facets of service delivery:

- planning for 911 trends (increasing call volumes in Thunder Bay), and to assess whether EMS resources are adequate to meet current and future needs, in accordance with performance standards established by the Ministry of Health and Long-Term Care and the needs of municipalities and citizens;
- organizational structure / design to ensure high levels of effectiveness and efficiency;
- District station locations and staffing schedules / patterns;
- enhancing relationships with District hospitals;
- opportunities to maximize paramedic contribution to District communities due to excess capacity of rural paramedics;
- opportunities to maximize paramedic contribution to the community in Thunder Bay even though capacity is limited;
- opportunities to enhance partnerships between Superior North EMS and other health agencies (e.g. District Health Unit, Confederation College Paramedic Program, Northern Ontario School of Medicine) for public education and paramedic outreach;
- enhancing paramedic involvement in municipal emergency management and the provision of health care throughout the District;
- updating the mission and values statement; creating a new "core values" statement;
- examining Superior North EMS' provision of non-emergent medical transportation services; and
- other facets of service delivery and organizational culture as deemed appropriate.

EMS Administration and the Strategic Planning Steering Committee will work with the consultants to solicit comment from paramedics, allied agencies, the medical community, municipal and provincial political leaders, and citizens throughout the District of Thunder Bay.

A strategic plan will then be developed which will be informed by the input received.

BACKGROUND

Superior North EMS exists subsequent to Provincial realignment of services delivered by the Province and Municipalities. In 2001, 8 separate ambulance services providing service to 15 municipalities and unorganized areas from 17 EMS stations merged to form Superior North EMS. Paramedics are represented by the Canadian Auto Workers, Local 229, through two separate bargaining units (14 District Stations – Rural, and three Thunder Bay Stations (Thunder Bay). The rural bargaining unit is slightly larger in numbers than the Thunder Bay bargaining unit.

The City of Thunder Bay is the Designated Delivery Agent for EMS in the District of Thunder Bay. Superior North EMS is the agency delivering EM services on through the City of Thunder Bay. The Province of Ontario, The City of Thunder Bay, and 14 District Municipalities fund Superior North EMS cost sharing basis.

Since inception, efforts have focused on creating and building the organization while dealing with different collective agreements, bargaining units, and workplace cultures and significant operational and funding issues. While there has been success in these efforts, there is a need to look at the future of the organization in an organized fashion.

Superior North EMS delivers EM services in a complex health care environment amidst competing priorities and demands from different groups and allied agencies.

VALUES AND MISSION STATEMENT

MISSION STATEMENT

At Superior North EMS we are dedicated to providing quality treatment both pre-hospital and out of hospital treatment with prompt and safe transport. We are a responsible and accountable team that values our employees and the community and we are committed to promoting injury prevention.

VISION STATEMENT

Superior North EMS will be a professional, modern, and innovative organization. The scope of our mandate in providing emergency medical services will be both comprehensive and progressive. We will value and recognize our employees and encourage a supportive network within our working environment. We will promote effective communication internal and external to the organization.

December 8, 2010

File: 58-OP-0109

Ms. Sharron Martyn
Planning Department
Municipality of Oliver Paipoonge
P.O. Box 10, 4569 Oliver Road,
Murillo ON P0T 2G0

Dear Sharron,

Re: Proposed Modifications to Oliver Paipoonge's Latest Draft Official Plan (Draft OP)

The purpose of this letter is to provide Oliver Paipoonge with the Ministry of Municipal Affairs and Housing's (MMAH) proposed modifications and comments related to the latest Draft Version of the Oliver Paipoonge Official Plan (revised February 9, 2010 and emailed to the MMAH on March 31, 2010). Our comments are provided both in this letter and in the following Attachments:

- Attachment "A" - *MMAH Summary Comments and Proposed Modifications re the Draft OP*. This document is to be used with the Draft OP PDF hard copy modifications provided and we will forward to you an MS Word soft copy version separately.
- Attachment "B" - *MMAH Summary Comments re the Comprehensive Review Information*.
- Attachment "C" - *MMAH Summary Comments re OPA#5*.

The Draft OP includes modifications related to crucial population and housing unit/lot supply and demand information derived from the three versions (mostly Version 3) of the Municipality's Comprehensive Review (CR) noted below, none of which were entirely complete. Nonetheless, we have drawn the best conclusions we could based on our interpretation of the CR information provided, most conclusions being contained in Attachment "B" to this letter and/or incorporated into our OP modifications referred to in Attachment "A."

- CR Version 1 (CR1) – January 2010 (Draft) - Received March 31, 2010
- CR Version 2 (CR2) – July/August 2010 - Received September 3, 2010

- CR Version 3 (CR3) – July/August 2010 (Modified) - Received November 1, 2010

We ask that Oliver Paipoonge finalize the latest version (CR3) for the purposes of both the Municipality and the MMAH and then provide us with a copy.

As indicated to the Municipality in the past, the CR information was also essential for the MMAH to make proper substantiated conclusions and decisions on OPA#4 (re the Roy Rural Area Subdivision Proposal off of Oakleaf Drive) and OPA#5 (the former Bowater Rural /Industrial Designated property redevelopment proposal on the 25th Side Road at Arthur Street).

As we have discussed previously with Oliver Paipoonge, given the amount of changes and new information that have been included in the OP since the original version was adopted in December 2005, the proper way to proceed is to adopt the new plan and rescind the 2005 version. To do this, the Municipality will need to follow the normal public process for the consideration of new Official Plans as per the requirements of Section 17 of the Planning Act. This means, apart from anything else, the Municipality will need to have a Public Meeting under subsection 17 15 (d) of the Planning Act.

Upon completion of this process, Council would then rescind the old 2005 OP and adopt the new OP, with any further modifications that might have resulted, and then submit the new OP to the MMAH for approval.

Could you please review our material with Jamie Cressman and your consultant, Don Manahan, and then contact us to arrange a meeting to discuss any questions or issues you have, before moving forward?

Yours truly,

G. Murray Armstrong, M.A., M.C.I.P., R.P.P., P.L.E
Thunder Bay District Planner

Cc. Jamie Cressman, Don Manahan

Attachment “A”

MMAH Summary Comments and Proposed Modifications re the Draft OP.

Key Conclusions:

- The Municipality’s Comprehensive Review (CR) estimates a 28 lot/unit surplus over the 20 year period 2006 to 2026. This is based on an inflated medium population growth scenario (the basis for which is debatable especially if used to justify more unit demand), plus the estimated surplus does not take into account:
 - 100 units in Whitewater which the CR specifically excludes;
 - 94 units of implied residual capacity at Whitewater (i.e., the Whitewater communal septic system has a capacity of 500 units);
 - An arguably too liberal discounting of the Municipality’s MPAC-reported 635 vacant lots to as little as 218 vacant lots (lands);
 - 90 units (minimum) of unused capacity in the existing Rosslyn Village communal water system.

All of the above suggests to the MMAH that there is an ample supply of vacant residential lots in the Rural and Hamlet Settlement Areas, certainly for the time being, subject to reconsideration in the Municipality’s next OP review to be completed not more than 5 years hence. Therefore, this means that:

- The MMAH does not see a justified basis to support OPA#5 which proposes to create 3 new Rural Residential lots on the former Bowater property (i.e., these lots are not needed). More details on our rationale for this position are contained in Attachment “C.”
- The MMAH does not see a justified basis to support any new severance dates (beyond October 4, 1972) unless to intensify the Hamlet Settlement Areas. However, at this time, the Municipality would like to change the severance eligibility date from 1980 (actually 1972) to 1998 which the CR states would create 28 new severances in areas not defined. This is a problem because there is no proven need for these lots, especially if they are in the Rural Areas where all that is known with certainty is that MPAC data says that there are 635 (implicitly mostly Rural) vacant lots. More details on this theme are contained in Attachment “B.”
- The MMAH supports the designation of and development in the 3 Hamlet Settlement Areas (i.e., Rosslyn Village including Whitewater, Kakabeka and Murillo) as suggested in CR3’s Exhibits 2, 3 and 4 and wants Oliver Paipoonge to concentrate its growth in these areas (however, the SA boundaries need to be justified – please consult with MMAH about this). This is because the PPS requires the focus of municipal growth to be in such defined Settlement Areas. In this context, the MMAH particularly supports the idea of infill development in the Rosslyn Village Settlement Area. This means Whitewater (on piped City water and communal septic

system) and infill/new development in Rosslyn Village (with its underutilized communal well capacity) to maximize the use of the existing or potential capacity of their respective servicing systems. However, in keeping with the requirements of the PPS Policy 1.6.4.5, this would first require that a comprehensive Servicing Options Study (as noted in Section 6.1 of the Draft OP) be undertaken for Rosslyn Village to define the potential for infill versus new development, such as the Council-supported 30 unit proposed subdivision on the former Rosslyn Brickyard site. For current clarification, with regard to the Rosslyn Village Communal Well (the RVC Well) capacity, the Municipality's Planning Consultant noted in a November 1, 2010 memo to MMAH that the RVC Well has a present capacity to serve at least 111 dwellings, plus the potential to upgrade and increase its capacity. However, since only 21 dwelling are now using the RVC Well system, this suggest a minimum Reserve Capacity of 90 dwellings (i.e., $111-21=90$).

Items for Inclusion in the new OP

- The OP Schedules must include justifiable versions of the new Hamlet Settlement Area boundaries, proposed in CR3's Exhibits 2, 3 and 4, which the MMAH would like to discuss.
- Table of Contents Improvements – Please ensure that the Table of Contents page number references are correct in the final version of the new OP. Also, the Table of Contents would be considerably more useful to the public if it included all of the subsection titles in addition to the main section titles.
- The Proposed Modification version of the OP that we have provided to you will have to be formatted in final form when all corrections are made.

Attachment “B”

MMAH Summary Comments re the Comprehensive Review Information.

The Municipality has produced the following 3 versions of the “Oliver Paipoonge Comprehensive Review,” none of which were entirely complete for a number of reasons:

- CR Version 1 (CR1) – January 2010 (Draft) - Received March 31, 2010
- CR Version 2 (CR2) – July/August 2010 - Received September 3, 2010
- CR Version 3 (CR3) – July/August 2010 (Modified) - Received November 1, 2010

The comments below refer primarily to the latest Nov 1, 2010 version (CR3).

1. Calculation of Existing Residential Land Supply:

CR3 suggests that the Municipality of Oliver Paipoonge has a surplus (oversupply) of 28 residential lots/units available for development over the twenty-year planning horizon prescribed by s. 1.1.2 of the *Provincial Policy Statement, 2005* (the “PPS”) as follows:

Residential Supply - 679 Lots/Units (365 Villages/Whitewater + 314 Rural: CR3, p. 19, Table 5)

Residential Demand - 651 Lots/Units (345 Villages/Rural + 306 Whitewater: CR3, p. 17)

Surplus/Deficit (+/-) + 28 Lots/Units

However, the land supply analysis in the CR3 does not, at face value, fully account for all existing residential land available for development. The assumptions and methodology in the CR which discount the supply of available lands are not fully substantiated, the result being that a smaller surplus or oversupply is identified than what actually exists.

The following identifies parts of the CR3 that would need to be revised to accurately reflect the available land supply, and to ensure that the CR3 is consistent with PPS policies:

(a) In “Methodology” (CR3, p. 5), there are four downward adjustments of the existing supply of developable land are applied (beginning p.4, last para.) but without reference to certain specific data which was contained in CR1. The end result is that the Municipality’s existing “known” inventory of vacant lots based on MPAC data is reduced, by assumption, from 635 to 283 or perhaps as low as 218 vacant lots (see CR3, Table 5, p. 19). As such, there are some issues with each of the four downward adjustments / discounts as follows.

1. The concept of CR3’s first discounting of lots to reflect parcels that may not develop due to constraints is appropriate. However, the evidence/data to support this relatively very large discounting is lacking and the judgement calls to make these types of conclusions leave considerable latitude for error. The reality is that,

- based on MPAC data, CR1 (pps.2 and 6) shows that between 620 and 635 (say 635) properties/lots are vacant in Oliver Paipoonge (which is a “fact”) yet only 300 lots (47%) are considered by the Municipality to be buildable. (i.e., because 335 lots [53%] in CR1, p. 6 are not deemed buildable for a variety of reasons such as use as farm land, no access, wetlands, etc.
2. CR3, p. 5 then, without reference data, mentions an estimated addition to the (300) buildable lots noted in Item 1, of the number of lots that could be created using the existing Municipal severance polices. However, CR1, p. 6 states that this number would be 91 buildable lots (i.e., 105 possible new lots of which 14 were projected to be eliminated by the Shababqua Extension construction (Since the Extension is now built, we would like to know if this 14 lot potential has, in fact, been eliminated?) This would result in a subtotal of 391 buildable lots (i.e. 300 + 91).
 3. CR3, p. 5 then mentions a second, arbitrary 20% reduction (without reference data) applied in CR3 in anticipation that less than 100% of the available lands would actually be developed over the twenty year planning period (i.e., owners wishing to maintain larger lots to secure privacy, owners holding lots for future purposes). According to CR1, p. 7, this 20% reduction would translate into 78 buildable lots (20% of 391 lots) which would reduce the available lots to 313 buildable lots (i.e. 391 – 78). If we are to assume that, in fact, the 391 lots buildable lots noted in Item 2 above exist, 78 existing lots is a considerable amount to assume away so that the creation of other new lots can be justified. This discounting of supply by 20% to account for land that may not develop within the 20 year planning horizon is inappropriate and contrary to the PPS. The application of this discount to reduce existing lot supply provides the opportunity to allow for the designation of additional land for development thereby exceeding “...projected need for a time horizon of up to 20 years.”
 4. CR3, p. 5 concludes its reduction of the Municipality’s known 635 vacant (MPAC) lot supply with a third, unsubstantiated reduction in the Municipality’s rationalized 313 buildable lot inventory (Item 3 above) of 30 lots, included in CR3 (but not mentioned in CR1) to recognize the impact on vacant parcels and potential severances arising from MTO’s highway realignment planning for Kakabeka to Conmee. This final reduction reduces the Municipality’s buildable lot inventory to 283 buildable lots (i.e., 313 - 30). These 283 lots represent 45% or a reduction of 352 lots from Oliver Paipoonge’s current 635 vacant lot inventory based on MPAC data. As presented, without evidence, this third discounting of 30 lots based on possible future highway realignments is speculative and thereby inappropriate. If these lots are indeed expropriated or sterilized in the future, then this could be reflected in the future land supply analysis that will arise during the five-year official plan review required by s.26 of the *Planning Act*. It is premature to apply a 30 lot discount at this time.
 5. The fourth proposed discount of excluding the Whitewater lands designated for development to permit a future 100 lot subdivision (p. 6, second para.) from total supply is inappropriate. In fact, CR3, p. 3, 2nd last para. notes that Whitewater has a 500 unit communal sewage treatment capacity which suggest there may be a potential as high as 194 units excluded from consideration (500 units – 310 units

[120 Single units in subdivisions + 116 Townhouse units (29 Townhouse x 4 units/Townhouse) = 236 units + 80 Condo units = 316 units – 10 single units built as of 2006 = 306 units] = 194 units (100 unit excluded subdivision potential + a possible 94 unit unaccounted potential to meet Whitewater’s maximum 500 unit communal sewage capacity). Reiterating our comments regarding the second discount above, the fourth proposed discount does not accurately reflect existing land available for development, and provides further opportunity to allow for additional lands to be designated, thereby resulting in an oversupply during the 20 year planning horizon. We are not convinced that Whitewater is so different from the rest of Oliver Paipoonge that its extra development potential of between 100 and 194 units can be dismissed. Whitewater has varied, attractive lots/unit type options, including piped water service, with or without a golf option. As such, CR3 has not well substantiated why it should not or cannot be a desirable alternative to other competing, non-Whitewater options in Oliver Paipoonge. Also, CR3 provides no substantive evidence as to the nature of demand in the non-Whitewater area. Since no survey or other action has been taken, no one can say with certainty if past non-Whitewater lot purchasers or future potential purchasers would not or did not consider Whitewater (and their reasons), or vice versa. Also, it is not known to what degree both Oliver Paipoonge and Whitewater are bedroom communities for “Thunder Bay.” If, for instance, the answer is “a great deal,” which MMAH suspects to be the case, why would such commuters not want to consider either option and, therefore, why should any known potential in Whitewater be excluded?

(b) All designated land and lots available, including those in Whitewater (as discussed above), should be included in the inventory of existing supply of land available for development. There is no supportable rationale, nor is it consistent with the PPS, to exclude “future subdivision lands.”

(c) There is an argument to be made that both unoccupied and occupied units should be included in the existing dwelling units inventory (CR3, Table 1, p. 10). One would think the number of unoccupied units should be low or insignificant. However, this is arguably not the case, given that the Municipality wishes to justify the need to include 3 new residential consent lots (CR3, Table 5, p. 19) as part of the OPA#5 initiative for the former Bowater Property. Therefore, if the inventory only refers to “occupied” dwelling units, it is incomplete and further skews upward the calculation of future new land needs. If a percentage of the future population/unit demand growth can be accommodated in existing vacant dwellings (which perhaps exists due to the recent population loss within the Municipality), this should be factored into the future land needs calculation.

(d) In light of the comments above, the identified surplus of 28 residential lots (CR 3, p.17, Table 5) is artificially low and should be recalculated. Based on the above, in consideration of the information contained or implied in CR3, there appears to be a potential extra 100 -194 lot/unit supply or surplus (in Whitewater) over and above the identified 28 unit surplus. Note: This 28 unit surplus also does not include what appear to be discrepancies in CR3’s identification of the number of lots in the Rural Area..

2. Growth Calculations:

(a) High, Medium and Low Growth Scenarios

It is a common practice in growth projections to identify high, medium, and low growth scenarios.

Subject to anticipated adjustments arising from the comments below, and the identification of any other reasonable assumptions, the framework for high (26.3%), medium (11.87%) and low/no (2.5% - 0%) growth scenarios is contained within the “Methodology” (CR3, p. 5), “Consideration of an Appropriate Population Growth Rate” (CR3, p. 7) sections and in “Exhibit One: Population History and Projections” (CR3, p. 9).

However, the MMAH previously asked for high, medium, and low growth assumptions and projections be identified throughout the CR, as appropriate, yet CR3 settles on one, adjusted upward middle scenario (a 20 year growth rate of 15%) which is used in the context of subsequent residential unit/lot supply and demand scenarios. As such, this leaves the reader with no alternative but to consider any 20-year unit demand estimates based on CR3’s estimates to be a maximum.

(b) Municipal Population Projection

Applying a (medium) growth rate projection of 11.87% or .59% resulting in 683 person increase over the upcoming 20 year planning horizon, based on 1986 – 2006 census data (CR3, p. 5, para. 4, and CR3, p.7), seems reasonable (but it excludes an additional assumed growth in Whitewater of 735 persons (CR3, p.8)). This is primarily because it is a modest “middle” growth rate (between no growth and the highest, observed 20 year growth rate between 1976 – 2006 of 26.3% or 1.31%/year) based on the most recent 10 years (1986 -2006) for which actual population data is available.

However, there does not appear to be a substantiated basis for the upward adjustment to a projected growth rate of 15% (CR3, p.5, para. 4, and CR3, p.7). This increase is not backed up by historic trends, evidence or clear assumptions other than the statement that the middle 11.87% rate was “*adjusted upward slightly to recognize that the recent period of economic stress has been extreme and is not likely to be repeated (in Oliver Paipoonge?) within the upcoming (20 year) planning period with the same level of intensity*” (CR3, p.5, para. 4). Applying the 15% growth rate instead of the 11.87 % growth rate results in a projected 2026 population of 863 or 180 (26.4%) more people than the 683 persons projected using the 11.87% growth rate. (Note: At household densities of between 2.67 persons per household (Stats Can 2006 – CR3, p.8) and 2.4 persons per household (assumed for Whitewater – CR3, p.8), 180 more persons would translate into an additional residential demand of between 68 and 75 lots/units). However, for the purposes of MMAH, we will accept a 15% (863 people) growth rate as a most optimistic projection.

(c) Whitewater Development – Population Projection

The assumptions supporting full build out resulting in the future population projection for the Whitewater development are not clearly articulated.

The CR3 (p.8) population projection for Whitewater merely multiplies the 306 units/lots considered to be available in 2006 (i.e., 316 units/lots available less 10 single units constructed in 2006) for development by 2.4 persons per household to arrive at a future population increase of 735 persons over the 20 year planning horizon. There is no analysis as to why or why not the entire 306 supply of available units/lots is anticipated to be built and inhabited within the 20 year planning horizon. The MMAH also notes that there is an additional potential of between 100 and 194 unit/lots in Whitewater (see CR3 Attachment B, Item 5, Page 5) that CR3 has chosen to ignore. This is not acceptable to the MMAH.

3. Non-Residential Land Supply:

CR3 suggests that the Municipality of Oliver Paipoonge has a surplus (oversupply) of at least 38 Industrial and Commercial (Employment Area) properties available for development over the twenty-year planning horizon prescribed by s. 1.1.2 of the *Provincial Policy Statement, 2005* (the “PPS”). The details are as follows:

1. Industrial/Commercial Supply - 14 Commercial + 20 Industrial = 34: (CR3, p. 16)
- * OPA5 residual 15 Industrial = 15: (CR3, p. 16)
- * Rubin Bus.Prk.11 Ind/Com = 11: (CR3, p. 16)
Minimum Total = 60: (CR3, p. 16)

Note: CR3, p. 16 provides no source for the above information or any lot sizes. Also the 11 Rubin Industrial Park lots are proposed future lots on 16 hectares (40 acres) of land.

2. Industrial/Commercial Demand - Using previous 10 yr. demand = 22 (CR3, p. 17)

Note: CR3, p. 17 indicates this is based municipal permit information but there is no lot size information.

3. Surplus/Deficit (+/-): At least + 38 Industrial/Commercial lots. (60 – 22, CR3, P. 21)

The above information shows a numerical (i.e., not including any detailing of lot characteristics) surplus of at least 38 Industrial/Commercial lots or 178 % over the projected 20 year demand of 22 Industrial/Commercial lots. Nonetheless, CR3, p. 21 states it is important to maintain this scale of surplus to deliver a broad range of property sizes, levels of servicing and locations (for which CR3 provides little detail). On this basis, CR3 suggests that:

- The boundary of Murillo should be expanded to include the intended expansion of the Rubin Commercial/Industrial Park (the 11 lot (?) potential for which is already included in CR3’s 60 lot Industrial/Commercial supply); and

- Currently considered industrial initiatives like the proposed subdivision for the former Bowater (OPA#5) forestry lands be accommodated

If there was policy support for this approach, one might ask why the Municipality couldn't accommodate part of this now with the OPA#5 lands as they presently exist? (including the Industrial lands fronting on the 25th Side Road, which the proponent and the Municipality want to redesignate from Industrial to Rural to allow 3 consents for Rural residential housing purposes)

The MMAH also offers the following additional comments:

- a) It would be useful if the information under "Non-Residential" (CR3, p.16) was more clearly identified as the non-residential land supply.
- b) Since the former Bowater (OPA#5), Rubin Industrial Park, and the Twin City Crossroad lands (CR3, p.16) are currently lands for employment uses, would it not be appropriate to include their currently "available for use" portions in Table 4?

4. Conclusions / Recommendations:

(a) Based on the findings of CR3, it would be useful if the recommendations in the residential section (CR3, Table 5, p.19) included an acknowledgement that the existing residential land supply is sufficient to accommodate residential growth within the 20 year planning horizon provided for in the PPS.

(b) It would be also be useful if the recommendations in the "Non-Residential Lands" section (CR3, p.21) included an acknowledgement that the existing employment land supply is sufficient to accommodate residential growth within the 20 year planning horizon.

(c) The recommendations contained under the "Non-Residential Lands" heading (CR3, p.20) are not supported by the data and analysis contained within the CR, nor are they supported by the policies of the PPS (e.g., Section 1.1.2), as this would result in a further surplus / over supply of employment lands.

(d) Subject to (b) above, any recommendations arising from the employment analysis could be included in an enumerated list, as was done in the residential section.

5. Executive Summary / Overview

It would be very helpful if an executive summary / overview was provided at the front of the CR3. It might read something like the following:

The purpose of this document is to

Oliver Paipoonge has been a primarily rural municipality. Council is now working to establish Hamlet *settlement areas* as the focus of growth in accordance with the Provincial Policy Statement, 2005 (the “PPS”).

The municipality currently has a residential land supply of (existing and potential) lots. The majority of these lots (x%) are located in rural areas. The commercial land supply is parcels.

The PPS requires municipalities to provide a 20 year land supply to meet their projected growth needs. Based on a medium growth scenario Oliver Paipoonge will require approximately ... residential lots, and ... employment land parcels.

Oliver Paipoonge is able to accommodate its future growth over the 20 year planning horizon on its existing residential and employment land supply. As the municipality grows, and through its mandatory official plan reviews, not more than every 5 years, Oliver Paipoonge can consider its actual growth trends and adjust growth projections and land supply as required.

Attachment “C”

MMAH Summary Comments re OPA#5

The purpose of Official Plan Amendment #5 (OPA#5) is to change the Official Plan of the former Municipality of Paipoonge designation from Industrial to Rural, with a specific OP text alteration that would allow four severances (three new lots and a residual) to be created on a portion of the former Bowater property that fronts onto the 25th Side Road. In CR3, p. 18 and p. 19, Table 5, it is suggested that the number of severances could be reduced to three (2 new lots and a residual).

OPA#5 was adopted by By-law No. 550-2009 on October 4, 2009. It was received by the MMAH on November 10, 2009. However, because OPA#5 involved changing the designation of the lands fronting on the 25th Side Road from the IND – Industrial designation to the RU- Rural designation, the MMAH advised that this would constitute a conversion of employment lands. This meant that the findings of a Comprehensive Review would be required to be consistent with the requirements of the Provincial Policy Statement 2005 (PPS), Section 1.3.2 of which says:

- *1.3.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.*

Definitions

- **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.
- **Comprehensive review:** means a) for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;

2. *utilizes opportunities to accommodate projected growth through intensification and redevelopment;*
3. *confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2;*
4. *is integrated with planning for infrastructure and public service facilities; and*
5. *considers cross-jurisdictional issues.*

In terms of the CR3 findings whether or not there is a need to convert a portion of the OPA#5 lands from Industrial (Employment) lands to Rural Residential lands, CR3 suggests there is a minimum 20 year surplus of 28 residential lots/units (See Attachment “B”, p. 5). However, the MMAH notes that there is between a 100 lot and a 194 lot potential in Whitewater over and above this 28 lot potential and it appears that there may be additional potential lots available elsewhere (e.g., in the Rural Area).. Therefore, the Municipality has not demonstrated, as per Section 1.3.2, of the PPS that there is a need for the 3 additional residential lots that would result from the conversion of an Industrial (Employment) portion of the Bowater OPA#5 lands to Rural Residential lands. In addition, neither the proponent nor the Municipality has substantiated that there is sufficient quality (and quantity) of ground water to support the proposed residential development (i.e., *City of Thunder Bay Engineering Report No. 2001.333 (Engineering) - Water Service to Property Outside the Municipality*, p. 3, under “Comments” indicates that in 1984, a City water connection was approved to serve the former Bowater property (which it still does) because “*its well supply does not meet MOE water quality standards.*”)

In terms of the CR3 findings, whether or not the Industrial (Employment) portion of the Bowater OPA#5 land proposed to be converted to Rural Residential is required for employment purposes over the long term, CR3 notes there is a 60 lot Industrial/Commercial supply (CR3, p. 16) and a 22 lot Industrial/Commercial projected 20 year demand (CR3, p. 16) resulting in a 38 lot or 173% Industrial/Commercial surplus for the next 20 years which the Municipality wants to maintain. As noted in Attachment “B” (Section 4, p.10) such a projected 20 year excess supply of employment lands is not supported by the policies of the PPS (e.g., Section 1.1.2). Therefore, the MMAH’s position is that the OPA#5 lands -should remain as part of the Municipality’s existing lot inventory as they are currently designated.

○