

THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

COUNCIL MEETING

ADDENDUM

Wednesday, February 2, 2022

COUNCIL CHAMBERS - 1669 Arthur Street, Richards Landing

Virtual Link: <https://global.gotomeeting.com/join/805145517>

Canada (Toll Free): [1 888 299 1889](tel:18882991889)

Access Code: 805-145-517

1. Staff & Committee Reports

- a. Application for Zoning By-Law Amendment – 1430 Richards Street

Recommendation: BE IT RESOLVED THAT the report from the Clerk Administrator regarding the application for rezoning at 1430 Richards Street from Highway Commercial to Residential 2 to convert the existing use of the property for multi-residential purposes be received: and,

That staff be authorized to initiate the public notification process for the proposed amendment to rezone the property to Residential 2.

2. Correspondence

- a. Primary Care Team Working Group for East Algoma - Enhanced Huron Shore Family Health Team
- b. Town of Aurora – Dissolve OLT Motion



THE TOWNSHIP OF ST. JOSEPH
REPORT TO COUNCIL

From: Amanda Richardson, Clerk Administrator
Date: February 2, 2022
Subject: Zoning Amendment Application – 1430 Richards Street (Caughill)

RECOMMENDATION:

BE IT RESOLVED THAT the report from the Clerk Administrator regarding the application for rezoning at 1430 Richards Street from Highway Commercial to Residential 2 to convert the existing use of the property for multi-residential purposes be received: and,

That staff be authorized to initiate the public notification process for the proposed amendment to rezone the property to Residential 2.

Summary

An application has been received for a Zoning By-Law Amendment to change the zoning of the property located at 1430 Richards Street (Caughill) from Highway Commercial (HC) to Residential 2 (R2). The owners of the property would like to convert the existing 6 motel units into 3 apartment units over 3 phases/years beginning in 2021.

Currently, residential units are not permitted in the HC zone, requiring a rezoning to allow for the change in use of the building. If the amendment is passed, the owners would continue to utilize the phase 2 and phase 3 motel rooms (indicated on attachments) until construction begins in each corresponding year. Since they are currently being used as motel rooms, they are considered legal non-conforming and could continue to operate this way until the construction phases have been completed.

In the zone standards – Table 1, it indicates that the minimum dwelling unit area for any zone is to be a minimum of 750 sq. feet. The units as proposed would be 825 sq. ft, 723 sq. ft and 729 sq. feet respectively. An exemption to this standard would also be required for this application, lowering the minimum dwelling unit area to 720 sq. feet for this property.

The current buildings on the lot for 1430 Richards Street including the motel building have a combined total of 6558 sq. feet or 9 % of the total lot space. This is well below the 17% maximum lot coverage set out in the zoning by-law.

A copy of the lot and proposed multi-residential renovation have been attached for reference.

Financial Implications

There is no financial impact to the municipality resulting from this report.

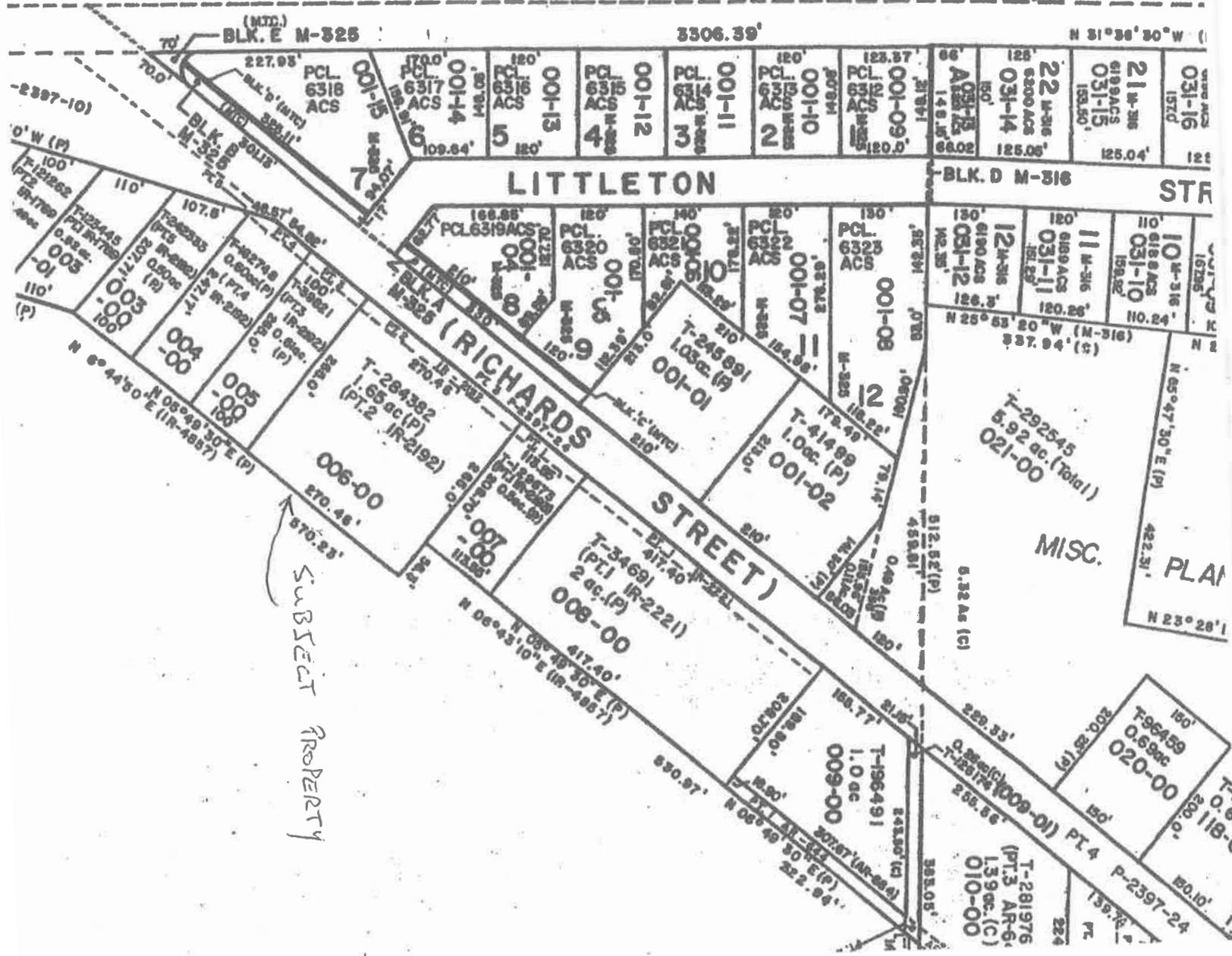
Summary/ Options

Council may accept the application as accepted and permit staff to begin the public notification process, defer the application and request additional information or deny the request.

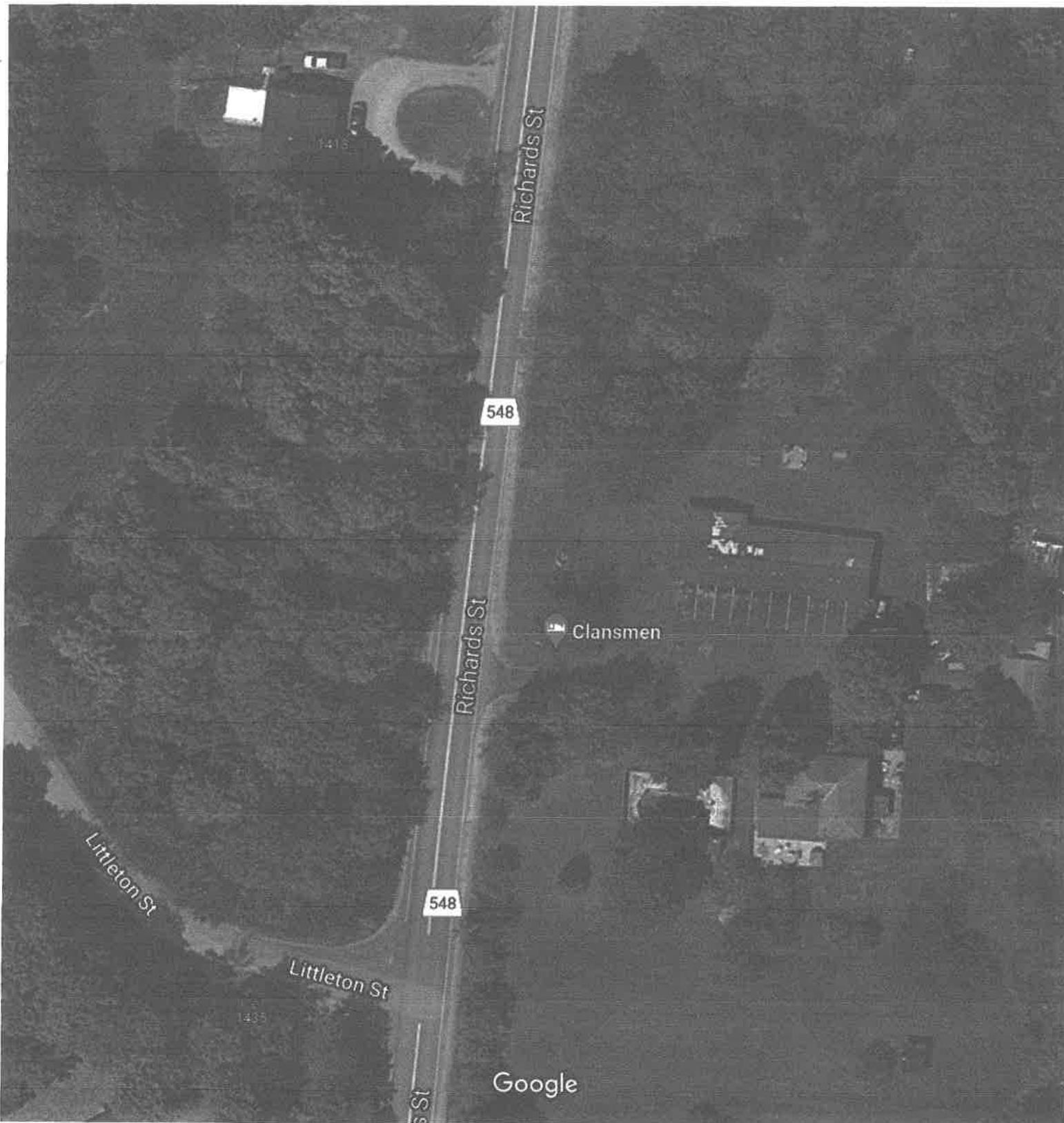
Amanda Richardson
Clerk Administrator

PLANS OF
LANDS LANDING

REG. PLANS N^o 101, 503, 918,
2033, M-316, M-325, IM-442



Google Maps

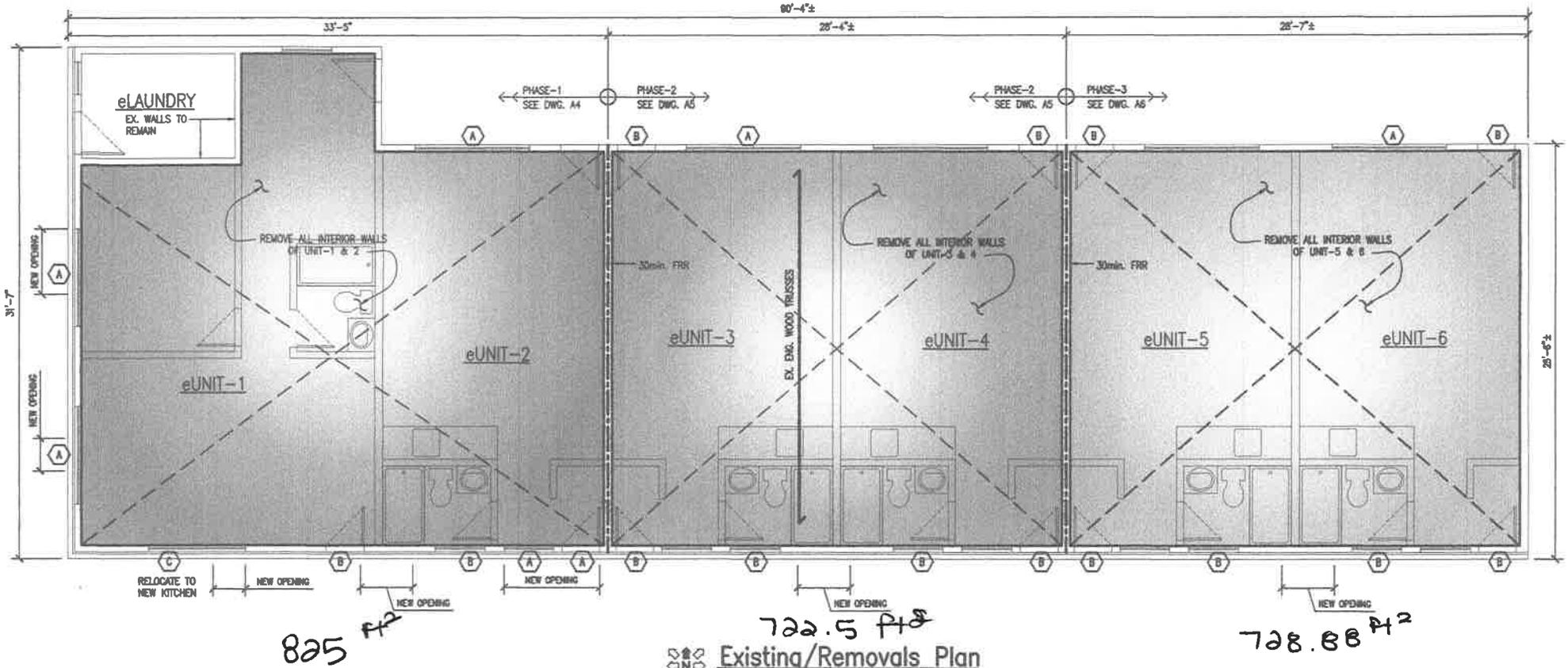


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PHASE 1

PHASE 2

PHASE 3



Existing/Removals Plan
SCALE: NTS

- EXTERIOR WINDOWS & DOORS TO REMAIN UNLESS LABELED OTHERWISE.
- (A) REMOVE EX. WINDOW & PREPARE FOR NEW OPENING.
- (B) REMOVE EX. WIND./DR. & FILL IN OPENING TO MATCH WALL FRAMING
- (C) REMOVE, SALVAGE & RELOCATE EX. WINDOW

| | | | |
|--|-------------------------|--|---|
| THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY OF THE IDENTIFIED ERRORS UNDER THE QUALIFICATIONS SET OUT BY THE OAC. | | | Project: 1420 Richards St., Richards Landing, OH - RENOVATION |
| Mark Caruso Name: Signature | 30574 119333 BOE FWD | | Plan: EXISTING LAYOUT/REMOVALS Date: 8 JUL 2022 File No: TABL00D Revision: 2021-08 |

January 27, 2022

Dear Municipal Leaders and Council,

As you are aware, there has been a growing crisis in our local health care system. As of February 15th, there will be no contracted physicians at the Bruce Mines clinic. One lone physician has been covering two practices for over a year, and physician assistance by means of locums has almost dried up. The Thessalon clinic has had only one contracted physician as well and will be taking over Dr. Lupien's practice in Richards Landing in May, resulting in no contracted physicians. This will leave thousands of residents without access to primary care and threatens to close both the clinics and the doors of the Thessalon Hospital. Reasons leading to this crisis are multifactorial but many of us who have worked in these local clinics have been informing the Ministry of Health for more than a decade that this model of providing primary care with a contractual obligation to also provide emergency and hospital care is not sustainable. The physician workload is too high and there is no team or administrative support to help them. The pandemic has finally exposed the weaknesses in the Rural Northern Physician Group Agreements (RNPGA) that have been in existence since 1996 with no appreciable modification to our changing healthcare landscape. In 2017 our Rural Health Primary Care working table developed and submitted a business case to create a model of care that would be more appealing to recruit and retain physicians. We weren't successful at that time but with the opportunity that a crisis often creates, we have rewritten the business case to be submitted within the next two weeks.

The Primary Care Working Table convened in response to the looming crisis in primary care and the threatened closure of Thessalon Hospital. Many discussions have occurred between the leadership of the North Shore Health Network, some municipalities, our Recruitment officer, and individual physicians with the Ministry of Health, Ontario Health and the Ontario Medical Association. Through these talks a short-term solution to keep the doors of the Thessalon hospital open has been enacted by contracting with Sault Area Hospital to provide Emergency Room physicians for 24-hour shifts. This agreement is a temporary measure that will be evaluated monthly. At this point the Recruitment officer has been working hard to obtain some coverage of the empty clinic practices with locums who won't be providing hospital or emergency services. These efforts are helpful in the short term but there has been no long-term commitment made on behalf of the Ministry of Health.

Through the discussions with the Ministry, OMA and OHN, it has been suggested that this is an opportunity to change the Primary Care model for this catchment. We were made to understand that the only opportunities would be an expansion of an existing primary care organization, not a new one. With that information we developed a multisite Family Health Team model that would be an expansion of the Family Health Team in Blind River. This would bring all of the existing clinics under one administrative umbrella and Board of Governors. The model includes the addition of Nurse Practitioners, Nurses, System Navigation, Physiotherapy and Mental Health Providers to be shared among the four sites. This would help stabilize and enhance the services that are currently only

physician based. Programs focused on management of Chronic Disease, Care of the Elderly, access to mental health and addiction services, Falls prevention are built into the model to align with the goals of the East Algoma Ontario Health Team. Also, with one multisite FHT, the goal would be to have a well-integrated system with North Shore Health Network.

We are asking you to help obtain Ministry of Health approval by writing a letter of support. A template has been attached to make this process helpful for you. This business case has been endorsed by all the physicians currently working in the three clinics in Richards Landing, Bruce Mines and Thessalon as well as all the physicians in the Huron Shores Family Health Team. That in itself reflects how important this is. Any closure of a hospital, or the loss of physicians has a downstream effect on the remaining clinics and hospitals. If Matthews ER or the Blind River site experiences a significant uptick in visits due to a closure of Thessalon clinics and the hospital, it threatens to overload the physicians and staff and lead to the risk of not retaining the remaining physicians.

We are finalizing the last draft of our business case and are hoping to submit shortly, preferably by the end of next week. If you agree to supporting our effort, please send your letter of support to mluukkonen@nshn.care, and dguimond@nshn.care.

Thank You!

Sincerely,

Janet

Janet McLeod HBSW MD (retired),

Primary Care Team working group for East Algoma

Whereas Municipalities across this province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy; and

Whereas an Official Plan is developed through months of public consultation to ensure, “that future planning and development will meet the specific needs of (our) community”; and

Whereas our Official Plan includes provisions that encourage development of the “missing middle” or “gentle density” to meet the need for attainable housing in our community; and

Whereas our Official Plan is ultimately approved by the province; and

Whereas it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of (Your Municipality) Official Plan; and

Whereas it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the (Your Municipality) Official Plan; and

Whereas municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board or “OMB”), an unelected, appointed body that is not accountable to the residents of (Your Municipality); and

Whereas the OLT has the authority to make a final decision on planning matters based on a “best planning outcome” and not whether the proposed development is in compliance with municipal Official Plans; and

Whereas all decisions—save planning decisions—made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process; and

Whereas Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans; and

Whereas towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time consuming and ultimately futile OLT hearings; and

Whereas lengthy, costly OLT hearings add years to the development approval process and act as a barrier to the development of attainable housing;

1. Now Therefore Be It Hereby Resolved That (Your Municipality) requests the Government of Ontario to dissolve the OLT immediately thereby eliminating one of the most significant sources of red tape delaying the development of more attainable housing in Ontario; and
2. Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors’ Caucus of Ontario, the Small Urban GTHA Mayors and Regional Chairs of Ontario; and
3. Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.