

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

REGULAR MEETING

PAGE 1

NOVEMBER 10 2021

PRESENT: MAYOR: Leslie GAMBLE
COUNCILLORS: Kevin BURKE, Edith FAIRBURN Patricia HNATUIK, Glenda MASSICOTTE, Cheryl PHILLIPS, Dale RIVERS
CLERK-ADMINISTRATOR: Kim SLOSS

Motion No: 2021-274
 Moved By: D. RIVERS
 Seconded By: E. FAIRBURN
 WHEREAS there is a quorum of Council present and the time is 6:00 p.m.;
 BE IT RESOLVED THAT this regular meeting be open for business at the Massey and District Community Centre & Arena;
 AND THAT the minutes of the regular meeting of October 27, 2021 be approved.
CARRIED

 Mayor Les Gamble hereby declares a pecuniary interest in the agenda item Code of Conduct Actions as he is involved in the matter.

Motion No. 2021-275
 Moved By: K. BURKE
 Seconded By: G. MASSICOTTE
 Addition to Agenda-Closed Session BE IT RESOLVED THAT the following be added to the agenda:
 Closed Session: personal matters about identifiable individuals including municipal or local board employees, respecting staffing.
CARRIED

Motion No. 2021-276
 Moved By: P. HNATUIK
 Seconded By: G. MASSICOTTE
 R. Paquette- Bylaw Services BE IT RESOLVED THAT Richard Paquette be thanked for attending this meeting to give Council an update of bylaw enforcement services.
CARRIED

Motion No. 2021-277
 Moved By: K. BURKE
 Seconded By: C. PHILLIPS
 Consent Agenda-A1,E1 BE IT RESOLVED THAT items A1 and E1 contained on the consent agenda be adopted.
CARRIED

Motion No. 2021-278
 Moved By: K. BURKE
 Seconded By: C. PHILLIPS
 A1- Accouts BE IT RESOLVED THAT the attached Cheque Register for the month of October 2021 totalling \$543,870.19 be approved as paid.
CARRIED

Motion No. 2021-279
 Moved By: K. BURKE
 Seconded By: C. PHILLIPS
 E1-Library Bd. Minutes BE IT RESOLVED THAT the following Library Board Minutes be accepted:
 May 20, June 17, September 16 and October 21, 2021.
CARRIED

Motion No. 2021-280
 Moved By: K. BURKE
 Seconded By: E. FAIRBURN
 Code of Conduct BE IT RESOLVED THAT Council deems that the conditions imposed in resolution 2020-325 shall remain in effect for the duration of this term of Council.
CARRIED

Motion No. 2021-281
 Moved By: G. MASSICOTTE
 Seconded By: K. BURKE
 December 22nd Mtg. Cancelled BE IT RESOLVED THAT the regular council meeting of December 22, 2021 be cancelled.
CARRIED

Motion No. 2021-282
 Moved By: E. FAIRBURN
 Seconded By: G. MASSICOTTE
 Christmas Bonus BE IT RESOLVED THAT in lieu of a Christmas bonus, all permanent full-time employees shall have December 24, 2021 as a day off with pay.
CARRIED

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

REGULAR MEETING

PAGE 2

NOVEMBER 10 2021

OPA-Bylaw
1st/2nd
Reading

Motion No. 2021-283
Moved By: D. RIVERS
Seconded By: K. BURKE
BE IT RESOLVED THAT Bylaw 2021-41, being a bylaw to amend the Official Plan for property in Hallam Township, Plan M19 Lot 130-132, be read a first and second time.
CARRIED

OPA-Bylaw
3rd/Final
Reading

Motion No. 2021-284
Moved By: P. HNATUIK
Seconded By: K. BURKE
BE IT RESOLVED THAT Bylaw 2021-41, being a bylaw to amend the Official Plan for property in Hallam Township, Plan M19 Lot 130-132, be read a third and final time and passed in open council.
CARRIED

ZBA-Bylaw
1st/2nd
Reading

Motion No. 2021-285
Moved By: G. MASSICOTTE
Seconded By: D. RIVERS
BE IT RESOLVED THAT Bylaw 2021-42, being a bylaw to amend the Zoning Bylaw for property in Hallam Township, Plan M19 Lot 130-132, be read a first and second time.
CARRIED

ZBA-Bylaw
3rd/Final
Reading

Motion No. 2021-286
Moved By: K. BURKE
Seconded By: C. PHILLIPS
BE IT RESOLVED THAT Bylaw 2021-42, being a bylaw to amend the Zoning Bylaw for property in Hallam Township, Plan M19 Lot 130-132, be read a third and final time and passed in open council.
CARRIED

OPA File No.
21-02
ZBA File No.
21-04
-Denied

Motion No. 2021-287
Moved By: P. HNATUIK
Seconded By: G. MASSICOTTE
BE IT RESOLVED with respect to Official Plan Amendment File No. 21-02 and Zoning Bylaw Amendment File No. 21-04, for property in Hallam Township, Plan M38 Lot 127, at 30 Agnew Lake Road, request is hereby denied to allow for agricultural use, specific to the keeping of horses, for this property in the Urban Residential District – General Residential Zone due to the proximity of adjacent residential lands requiring private drinking water systems.
CARRIED

Closed Session

Motion No. 2021-288
Moved By: G. MASSICOTTE
Seconded By: E. FAIRBURN
BE IT RESOLVED THAT we move into closed session at 6:49 p.m., pursuant to Section 239(2) of the Municipal Act to consider personal matters about identifiable individuals including municipal and local board employees, respecting staffing.
CARRIED

Motion No. 2021-289 was dealt with in closed session and is in a sealed envelope in the office of the Clerk.

Open Session

Motion No. 2021-290
Moved By: C. PHILLIPS
Seconded By: P. HNATUIK
BE IT RESOLVED THAT this closed session be adjourned at 7:04 p.m. and the regular meeting resumed.
CARRIED

Motion No. 2021-291
Moved By: D. RIVERS
Seconded By: G. MASSICOTTE
BE IT RESOLVED THAT the time is 7:10 p.m. and this meeting be adjourned until the next regular meeting or call of the Chair.
CARRIED

MAYOR L. GAMBLE

CLERK – K. SLOSS

Accounts Payable Cheque Register Report - Payroll & AP-1009588

For The Date Range From 10/01/21 To 10/31/21

For All Vendors And For Outstanding, Cleared, Voided Cheques - Computer Generated, Hand Written, eCheque

Cheque # / eCheque ID	Type	Date	Vendor	Name	Amount	Status
25912	C	10/06/21	410	Accountant of the Superior Court of Justice <i>iv sale - pmt into court</i>	\$20,590.33	O
25913	C	10/14/21	1	AMCTO Zone 7 - Workshop	\$50.00	O
25914	C	10/14/21	1	Audrey Auger - refund water deposit	\$144.00	O
25915	C	10/14/21	1	Campbell Monument Co Ltd - refund marker permit fee	\$113.00	O
25916	C	10/14/21	536	Compass Minerals Canada Corp.	\$13,085.67	O
25917	C	10/14/21	295	Elliot Lake Monuments	\$197.75	O
25918	C	10/14/21	35	Massey Home Hardware	\$1,324.57	O
25919	C	10/14/21	744	Kennedy Insurance Brokers	\$27.00	O
25920	C	10/14/21	199	Minister of Finance	\$1,321.31	O
25921	C	10/14/21	38	Minister of Finance - Policing	\$55,227.71	O
25922	C	10/14/21	316	Royal Canadian Legion Poppy Fund	\$96.00	O
25923	C	10/14/21	792	Shea Construction	\$992.76	O
25924	C	10/14/21	315	Staples Business Advantage	\$231.82	O
25925	C	10/14/21	725	Tiercel Technology Corp. <i>- bear proof bins</i>	\$2,011.40	O
25926	C	10/27/21	281	David Frey <i>pallet fork</i>	\$3,158.35	O
25927	C	10/27/21	673	Marla Toulouse <i>reimburse potty cash</i>	\$59.85	O
25928	C	10/27/21	1	Robert Wilson <i>purchase back plot</i>	\$169.50	O
25929	C	10/27/21	315	Staples Business Advantage	\$754.47	O
3655	E	10/14/21	739	2612831 Ontario Inc. <i>annuities parts + labour</i>	\$5,569.11	O
3656	E	10/14/21	305	Around & About	\$646.36	O
3657	E	10/14/21	112	B & D Auto	\$39.55	O
3658	E	10/14/21	693	Brenda Taylor <i>reimburse membership - RNO</i>	\$320.93	O
3659	E	10/14/21	13	Carlyle Construction	\$1,229.64	O
3660	E	10/14/21	630	CIMCO Refrigeration	\$3,672.50	O
3661	E	10/14/21	113	Culligan	\$20.96	O
3662	E	10/14/21	117	Desmarais, Keenan	\$473.02	O
3663	E	10/14/21	85	Manitoulin-Sudbury DSSAB	\$56,086.25	O
3664	E	10/14/21	22	Espanola Regional Hydro	\$5,396.55	O
3665	E	10/14/21	62	Town of Espanola	\$4,671.62	O
3666	E	10/14/21	49	GFL Environmental Inc.	\$24,251.24	O
3667	E	10/14/21	373	Hubb Cap Limited	\$16,080.71	O
3668	E	10/14/21	26	Huron Central Railway M2142	\$888.00	O
3669	E	10/14/21	29	Janeway PharmaChoice	\$79.42	O
3670	E	10/14/21	190	Jim's Portable Toilets & Septic Service	\$190.01	O
3671	E	10/14/21	557	K. Smart Associates Limited	\$565.00	O

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Cheque # / eCheque ID	Type	Date	Vendor	Name	Amount	Status
3672	E	10/14/21	710	Kevin Levesque <i>fire supplies</i>	\$203.39	O
3673	E	10/14/21	723	Maximum Signs	\$2,060.27	O
3674	E	10/14/21	176	Morris Sanftenberg Construction	\$33,159.62	O
3675	E	10/14/21	73	Municipal Property Assessment Corp	\$17,114.22	O
3676	E	10/14/21	65	NAPA Espanola	\$632.28	O
3677	E	10/14/21	79	Northern Communications	\$919.64	O
3678	E	10/14/21	42	Northern Uniform Service	\$56.50	O
3679	E	10/14/21	544	N-two Medical Inc.	\$28.19	O
3680	E	10/14/21	81	O.J. Graphix Inc.	\$69.21	O
3681	E	10/14/21	241	Odenback's Outdoor Contracting	\$1,648.22	O
3682	E	10/14/21	674	Paul Panesar	\$63.28	O
3683	E	10/14/21	619	Phoenix Emergency Management Logic	\$3,248.75	O
3684	E	10/14/21	47	Purolator Courier	\$22.29	O
3685	E	10/14/21	705	RICOH	\$285.66	O
3686	E	10/14/21	41	Rush Truck Centres	\$404.31	O
3687	E	10/14/21	15	Strongco Equipment	\$147.60	O
3688	E	10/14/21	86	Sun Life Assurance Company	\$8,462.61	O
3689	E	10/14/21	67	Walford Truck-N-Tractor	\$4,218.01	O
3690	E	10/14/21	124	Wat Supplies	\$111.35	O
3691	E	10/27/21	739	2612831 Ontario Inc.	\$1,548.10	O
3692	E	10/27/21	756	Bell Conferencing Inc.	\$56.50	O
3693	E	10/27/21	730	Brandt Tractor Ltd.	\$860.80	O
3694	E	10/27/21	30	J. Breen Coffee Service Ltd	\$123.64	O
3695	E	10/27/21	788	C&S Forestry <i>landscaping @ Cemeteries</i>	\$1,299.50	O
3696	E	10/27/21	778	ECS Cares	\$335.61	O
3697	E	10/27/21	101	Firechek Protection Services	\$885.25	O
3698	E	10/27/21	406	Jacques Mailloux <i>Glasses / Rubber boots</i>	\$520.78	O
3699	E	10/27/21	65	NAPA Espanola	\$345.06	O
3700	E	10/27/21	42	Northern Uniform Service	\$28.25	O
3701	E	10/27/21	193	Ontario Clean Water Agency	\$25,773.40	O
3702	E	10/27/21	620	PINCHIN Ltd.	\$12,632.50	O
3703	E	10/27/21	171	PSD Citywide Inc.	\$9,223.63	O
3704	E	10/27/21	791	Schutt Restoration Services (Thunder Bay) Ltd.	\$94,072.50	O
3705	E	10/27/21	432	Testmark Laboratories Ltd.	\$79.10	O
3706	E	10/27/21	643	Ultramar	\$2,432.78	O

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For All Vendors And For Outstanding, Cleared, Voided Cheques - Computer Generated, Hand Written, eCheque

Cheque # / eCheque ID	Type	Date	Vendor	Name	Amount	Status
3707	E	10/27/21	236	Wamco Waterworks	\$1,011.35	O
3708	E	10/27/21	105	Weaver Simmons LLP	\$1,289.52	O
3709	E	10/27/21	473	WSP Canada Inc.	\$24,383.89	O
3710	E	10/28/21	550	Chrystal Gamble	\$750.00	O
3711	E	10/28/21	555	Lynda Goodchild	\$791.00	O
Bell Canada	E	10/14/21	10	Bell Canada	\$1,036.25	O
Bell Canada	E	10/27/21	10	Bell Canada	\$63.28	O
Bell Mobility	E	10/14/21	11	Bell Mobility	\$39.83	O
Brandt Tractor Ltd.	E	10/18/21	730	Brandt Tractor Ltd.	\$2,800.86	O
EASTLINK	E	10/14/21	520	EASTLINK	\$207.88	O
EASTLINK	E	10/27/21	520	EASTLINK	\$228.11	O
Hydro One	E	10/14/21	71	Hydro One	\$860.65	O
Hydro One	E	10/27/21	71	Hydro One	\$271.29	O
Minister of Finance - EHT	E	10/06/21	6	Minister of Finance - EHT	\$2,065.93	O
OMERS	E	10/06/21	552	OMERS	\$14,471.96	O
Ontario Clean Water Agency	E	10/12/21	193	Ontario Clean Water Agency	\$17,340.33	O
Receiver General	E	10/06/21	4	Receiver General	\$13,956.13	O
Receiver General	E	10/20/21	4	Receiver General	\$11,888.41	O
Royal Bank - GFS Service Centre	E	10/06/21	52	Royal Bank - GFS Service Centre	\$291.20	O
Shell Canada	E	10/14/21	103	Shell Canada	\$2,145.01	O
VISA - Kim Sloss	E	10/14/21	526	VISA - Kim Sloss <i>Crashplan/Namespro</i>	\$263.79	O
Visa - Paul Anderson	E	10/14/21	777	Visa - Paul Anderson <i>Supplies / smart service</i>	\$299.94	O
VISA - Paul Panesar	E	10/14/21	684	VISA - Paul Panesar <i>fire supplies</i>	\$216.96	O
WSIB	E	10/14/21	551	WSIB	\$4,387.46	O

Cleared \$0.00

Outstanding \$543,870.19

Void \$0.00

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2021- 41

Being a Bylaw to amend the Official Plan
for the Township of Sables-Spanish Rivers

WHEREAS authority is granted under Ontario Regulation 525/97 as amended by Ontario Regulation 104/13 under the Planning Act, 1990, R.S.O., as amended;

AND WHEREAS Council deems it appropriate to allow for Class I Industry (Light Industrial) Use as a site-specific permitted use in the Urban Residential District.

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

1. The property subject to this bylaw is described as *6 Minto St., Hallam Township, Plan M19, Lot 130 – 132, Pt Lot 139, Parcel 14252 & 14301*, as shown on the attached sketch-Schedule 'A' to this Bylaw;
2. Notwithstanding Section 4.3 "Urban Residential District" of the Official Plan, the land use designation of the subject property shown on Schedule 'A' is hereby amended to allow for Class I Industry (Light Industrial) use in addition to the existing residential designation, specific to the assembly of pre-cast concrete fireplaces, in accordance with the operations process and procedures outlined in the attached Schedule 'B' to this Bylaw;
3. Notwithstanding Section 4.7(2)(B) the influence area and minimum separation distances shall be deemed to have been met;
4. That a site-specific Zoning Bylaw amendment be completed as well;
5. That this Bylaw shall come into force and take effect upon completion of a coordinating site-specific Zoning Bylaw amendment approval and subject to the requirements of the Planning Act.

READ A FIRST AND SECOND TIME THIS 10TH DAY OF NOVEMBER, 2021.


MAYOR – L. GAMBLE


CLERK – K. SLOSS

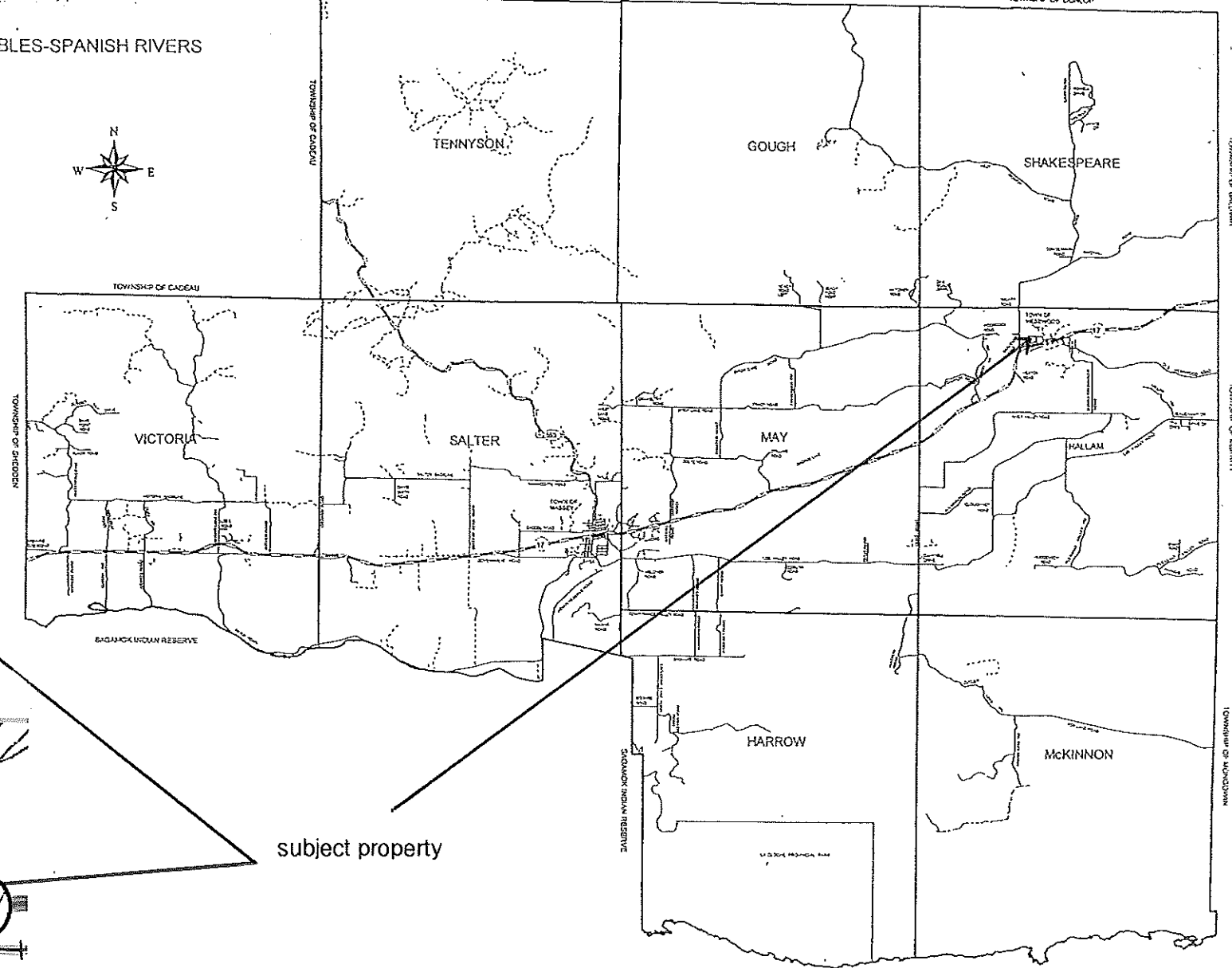
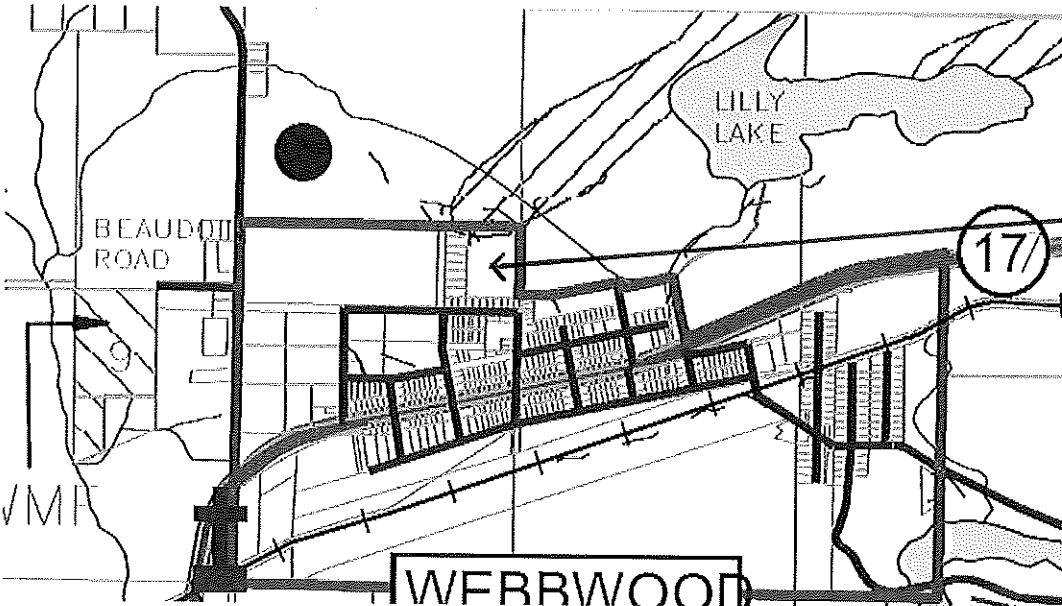
READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 10th DAY
OF NOVEMBER, 2021.


MAYOR – L. GAMBLE


CLERK – K. SLOSS

Schedule A-Bylaw 2021-41

TOWNSHIP OF SABLES-SPANISH RIVERS



OPA FILE NO.21-01; ZBA FILE NO.21-03
HALLAM TWSP., ELLIOTT

Schedule B - Bylaw 2021-41

Flare Fires Canada
522 McIntyre St. West
North Bay ON P1B 2Z5



**FLARE
CANADA**

TO:

Township of Sables-Spanish Rivers
11 Birch lake Road, Massey ON P0P 1P0
%

Anne Whalen

RE:

OP & Zoning Amendment

6 Minto St. Webbwood ON P0P 2G0
Parcel 14252 & 14301

CONSERNING:

Adverse Affects of proposed operations, namely:

- a) Noise from increased truck traffic
- b) Noise from equipment in the yard
- c) that George St. will become a "Truck Route"
- d) waste water control
- e) dust

Greetings Anne and Council...

Thanks in advance for taking the time to help us formulate a viable plan to bring Flare Fires to Webbwood.

Operations synopsis...

First, with the goal of alleviating a variety of possible scenarios one might be inclined to assume for a Zoning application of this type, let me try and paint a clear picture of what our operation looks like. In the process of creating our product we order redi-mix concrete (currently from Rainbow Concrete, which would be coming from Espanola) and pour it directly into several steel forms about the size of a teachers desk.

Once cured, we remove the concrete from the form and place it on a wood pallet. Our product is made up of between 3 and 5 of these pieces depending on what the customer orders.

We then coat the surface with a thin layer of plaster similar to what is put on a foundation wall for a house.

In some cases, when requested by the client we also polish the top of the "counter area" to create a smooth finish.

Once prepared, we send it off to the customer via our pickup truck and trailer.

This process repeats 1 or 2 times per week depending on demand for the product.

On occasion potential customers may stop by and look at our product and currently we average about 8 visitors per year to our facility.

The final assembly and finishing of the product is performed exclusively at the customers location.

Current facility logistics...

As this operation is small and contained, we operate as general commercial in North Bay. Our 1 acre lot is Zoned Commercial and is immediately adjacent to Residential making our neighbours Residential

Homes. Due to the limited need for water, waste water treatment, hydro and traffic and subsequent noise, we are not required by the City of North Bay to have an official site control plan. Of course, as a commercial location we are subject to by-laws that, when violated, may result in additional requirements being levied on our operations. After 6 years of operations at this location, we have not been cited for any violations and no additional requirements have been levied. Outside operations are limited and performed during normal business hours and our outside presence is generally tidy with an open storage of completed blocks of concrete.

General Concerns...

a) Noise from increased truck traffic.

To be sure, any operations at 6 minto will be an increase of traffic over vacant occupancy. Also, to be sure there will be a mid size truck (Redi-Mix truck) travelling to the location once or twice a week, during the week, during regular business hours. Generally these trips are not excessively loud and our deliveries do not impede traffic in any way. Trucks would be travelling to the location and backing into the facility (gym area) where its load would be dispensed. During dispensing the truck is mostly inside the facility. Once finished the truck performs a rinse down (into our waste water recycling system - see area "d" below) and then returns to the plant. Generally we are in a pour for 50 minutes from start to end.

This is usually repeated Monday and Thursday (2 times in a week) or Wednesday (1 time per week) and often alternates between the two. I.e Monday, Thursday, Wednesday, Monday etc. Traffic pattern to the location could be determined by Council and drivers informed by us during regular communications.

Deliveries to the facility from regular orders by services like CanPar, Purolator, MDS etc would be in keeping with regular residential deliveries as our family would be living on site.

Deliveries from the facility are usually performed using our own pickup truck and trailer with occasional deliveries picked up by Manitoulin Transport on a straight truck (cube van style or flat deck truck) Of course all deliveries would be loaded and unloaded entirely on the property whether in the front parking area or at the rear of the facility.

In summary, there would certainly be less traffic to and from the facility under full operations than would be experienced by regular school traffic. On average, I would suspect, about the same amount of traffic per week for Flare Fires as the school experienced in one day.

b) Noise from equipment in the yard.

As we have introduced our operations to the immediate neighbours and thoroughly reviewed our operation and equipment, this concern would be coming from those a bit further from the facility. I would encourage the Counsel to take a quick look on-line at the equipment we are to be using. Our product is compact and weighs in at 2500lbs per piece. Therefore we operated the smallest equipment capable of this feat.

Currently our fleet consists of a **2012 CAT 906** wheel loader for loading and unloading product using forklift forks. It is the size of a mid size car.

We deliver using a **2017 Mitsubishi Fuso 140** and a **2006 GMC T7500** and an attached trailer either 18' long or 25' long.

It would be unlikely that those residing more than a couple doors down will notice any increased noise pollution from our operations. Again, not as much as the general operations of a school.

Noise in general.

As an aside, in response to the suggestion of a technical study to evaluate noise suppression options to keep operational noise to a minimum or to mitigate it all together, it would be our position that our current operations would not be perceivable outside the walls of the current facility in its present state. Currently our facility is a timber frame 2x6 wall construction with hardboard inside and

steel siding outside. Even without the sound deadening effects of a concrete block construction or moreover a Block and Brick construction found in the gym area of this facility, operational noise from our current operations are imperceptible to our neighbours. Of course, if a general noise by-law exists as it does here in North Bay all neighbouring properties would be protected by that by-law and a future review could be ordered should operational noise complaints arise.

c) That George St. will become a "truck route".

It is not clear to us here if there is a load restriction on George St. However, at some point our supplies would be travelling from Hwy 17 to Minto St. and we are open to having Counsel instruct us as to the preferred route. As our equipment and deliveries are not routinely serviced by a Semi truck and trailer but rather straight trucks, we do not require wide turn access or excessive load rated asphalt. After careful examination of the available routes we are confident that we would have no issues with access space from any of the available routes that may be preferred by Counsel.

d) Waste Water treatment.

Not a named concern on the list we received but one that should be addressed for the benefit of all. Flare Fires Canada, and (7925760 Canada Inc) is a family operated business. We pride ourselves on maintaining a most efficient business model keeping all our infrastructure costs and impacts to a minimum. From solar power subsidy, alternative heating solutions and integrated recycling, we are attempting to keep our operation as green as possible and to qualify for any support offered to those who are operating as a green venture.

So, as a business currently operating from a ground water source, we have organized our system to maximize waste water re-use and minimize the need for additional water treatment, pumping and waste treatment.

Currently (and proposed for Webbwood) our water use is mainly for the purpose of mixing our finish coat plaster, rinsing concrete forms and cleaning our facility. Since our waste water is not contaminated with any toxic chemicals or general dirt, we are able to drain our work space into a holding tank where heavier cementitious particles settle out and water can be reused as wash water and mixing water. The tank can then be pumped once settlement reaches a restrictive amount and waste shipped to the appropriate disposal facility.

As our operations would fall in the largest areas of the facility (ie - gymnasium room) and as there is currently no tie from that area to the municipal sewer, there is little risk of cross contamination or of excessive load to the system.

Of course, with the intention of partial use as residential there will be a normal amount of residential load re-applied to the municipal system but much less than an average school.

e) Dust.

Also mentioned a couple times was a concern about dust. Having spoken with the resident who raised this concern it was brought to our attention that there was a misunderstanding of the nature and extent of the "concrete" part of our operations. Regardless, it would be misleading to insinuate that there would not be any dust created by any operations of any sort at Minto St. and to that end I would like to clarify our current procedures regarding air purification. Since we do mix a dry coating mix with water and also polish our counter tops we do on occasion create a moderate amount of airborne dust. The majority of our work is done with a water drip slurry containing our particles in our water recycling system. We also make use of a HEPA grade air filtration system to keep our working area clean. None of these systems are outside. Even our filtered air is re-used or regenerated through a Venmar air exchange system.

No dust is created in the exterior areas and there is no cross property dust contamination created by our current operations.

In Conclusion...

These have all been great questions. We here at Flare Fires understand the hesitant nature of those with an interest in their general surroundings and a desire to keep residential areas "liveable". We also understand that there can be some negative connotations to the term "industrial" when it falls on a space next to one's house. We hope to keep the fact that we also intend on being able to enjoy living in this neighbourhood at the forefront, as an indication of our commitment to operating our business with consideration to our neighbours.

Having operated our own business for over 25 years, we are confident that our proposal is the lowest impact possible for this location. Even turning the space into a residential subdivision would create more of the feared consequences than our business will bring.

We are very excited about the possibility of relocating to a small town community and hope to be an integral part of Webbwood and the Sables-Spanish Rivers Township.

Until then...

Matthew Elliott
Director, 7925760 Canada Inc.
Flare Fires Canada
matt@flarefires.ca

Make it your time

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2021- 42

Being a Bylaw to amend Zoning Bylaw 2020-41,
the Comprehensive Zoning Bylaw for
the Township of Sables-Spanish Rivers

WHEREAS authority is granted under Section 34 of the Planning Act, 1990, R.S.O., as amended;

AND WHEREAS this Bylaw conforms to the Official Plan for the Township of Sables-Spanish Rivers;

AND WHEREAS Council deems it appropriate to allow for site-specific Class I Industry (Light Industrial) use in the General Residential zone;

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers ENACTS AS FOLLOWS:

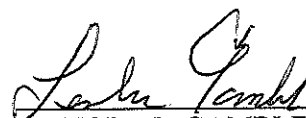
1. The land subject to this bylaw is described as *6 Minto St., Hallam Township, Plan M19, Lot 130 – 132, Pt Lot 139, Parcel 14252 & 14301* as shown on the attached sketch- Schedule 'A' to this Bylaw;
2. Notwithstanding Section 5.4 of Zoning Bylaw 2020-41, Class I Industry (Light Industrial) Use specific to the assembly of pre-cast concrete fireplaces, shall be considered to be a permitted use in accordance with the operations process and procedures outlined in the attached Schedule 'B' to this Bylaw;
3. Notwithstanding Section 4.20(4)(a) the minimum separation distance shall be deemed to have been met;
4. That a landscaped open space or a landscaped strip of not less than 15 meters in width shall be provided along the residential abutting lot lines;
5. That appropriate approvals be obtained in order to comply with the Ontario Building Code for change of use provisions to the existing building, prior to commencement of said operations.

READ A FIRST AND SECOND TIME THIS 10TH DAY OF NOVEMBER, 2021.


MAYOR – L. GAMBLE


CLERK – K. SLOSS

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 10TH DAY OF
NOVEMBER, 2021.


MAYOR – L. GAMBLE


CLERK – K. SLOSS

Rural Land

approx 150m

SUBJECT PROPERTY

approx 3 ha

R1

66 Minto St Webbwood ON
Formerly Webbwood Public School

Rural Land

approx.
200m

R1

45.0m

existing building
1700m²

60.0m

8.0 m

approx.
45m x 45m

8.0 m

Frontage approx 65m

Minto St

Minto St

Schedule B - Bylaw 2021-42

Flare Fires Canada
522 McIntyre St. West
North Bay ON P1B 2Z5



TO:

Township of Sables-Spanish Rivers
11 Birch Lake Road, Massey ON P0P 1P0
%
Anne Whalen

RE:

OP & Zoning Amendment
6 Minto St. Webbwood ON P0P 2G0
Parcel 14252 & 14301

CONSERNING:

Adverse Affects of proposed operations, namely:

- a) Noise from increased truck traffic
- b) Noise from equipment in the yard
- c) that George St. will become a "Truck Route"
- d) waste water control
- e) dust

Greetings Anne and Council...

Thanks in advance for taking the time to help us formulate a viable plan to bring Flare Fires to Webbwood.

Operations synopsis...

First, with the goal of alleviating a variety of possible scenarios one might be inclined to assume for a Zoning application of this type, let me try and paint a clear picture of what our operation looks like. In the process of creating our product we order redi-mix concrete (currently from Rainbow Concrete, which would be coming from Espanola) and pour it directly into several steel forms about the size of a teachers desk.

Once cured, we remove the concrete from the form and place it on a wood pallet. Our product is made up of between 3 and 5 of these pieces depending on what the customer orders.

We then coat the surface with a thin layer of plaster similar to what is put on a foundation wall for a house.

In some cases, when requested by the client we also polish the top of the "counter area" to create a smooth finish.

Once prepared, we send it off to the customer via our pickup truck and trailer.

This process repeats 1 or 2 times per week depending on demand for the product.

On occasion potential customers may stop by and look at our product and currently we average about 8 visitors per year to our facility.

The final assembly and finishing of the product is performed exclusively at the customers location.

Current facility logistics...

As this operation is small and contained, we operate as general commercial in North Bay. Our 1 acre lot is Zoned Commercial and is immediately adjacent to Residential making our neighbours Residential

Homes. Due to the limited need for water, waste water treatment, hydro and traffic and subsequent noise, we are not required by the City of North Bay to have an official site control plan. Of course, as a commercial location we are subject to by-laws that, when violated, may result in additional requirements being levied on our operations. After 6 years of operations at this location, we have not been cited for any violations and no additional requirements have been levied. Outside operations are limited and performed during normal business hours and our outside presence is generally tidy with an open storage of completed blocks of concrete.

General Concerns...

a) Noise from increased truck traffic.

To be sure, any operations at 6 minto will be an increase of traffic over vacant occupancy. Also, to be sure there will be a mid size truck (Redi-Mix truck) travelling to the location once or twice a week, during the week, during regular business hours. Generally these trips are not excessively loud and our deliveries do not impede traffic in any way. Trucks would be travelling to the location and backing into the facility (gym area) where its load would be dispensed. During dispensing the truck is mostly inside the facility. Once finished the truck performs a rinse down (into our waste water recycling system - see area "d" below) and then returns to the plant. Generally we are in a pour for 50 minutes from start to end.

This is usually repeated Monday and Thursday (2 times in a week) or Wednesday (1 time per week) and often alternates between the two. I.e Monday, Thursday, Wednesday, Monday etc. Traffic pattern to the location could be determined by Council and drivers informed by us during regular communications.

Deliveries to the facility from regular orders by services like CanPar, Purolator, MDS etc would be in keeping with regular residential deliveries as our family would be living on site.

Deliveries from the facility are usually performed using our own pickup truck and trailer with occasional deliveries picked up by Manitoulin Transport on a straight truck (cube van style or flat deck truck) Of course all deliveries would be loaded and unloaded entirely on the property whether in the front parking area or at the rear of the facility.

In summary, there would certainly be less traffic to and from the facility under full operations than would be experienced by regular school traffic. On average, I would suspect, about the same amount of traffic per week for Flare Fires as the school experienced in one day.

b) Noise from equipment in the yard.

As we have introduced our operations to the immediate neighbours and thoroughly reviewed our operation and equipment, this concern would be coming from those a bit further from the facility. I would encourage the Counsel to take a quick look on-line at the equipment we are to be using. Our product is compact and weighs in at 2500lbs per piece. Therefore we operated the smallest equipment capable of this feat.

Currently our fleet consists of a **2012 CAT 906** wheel loader for loading and unloading product using forklift forks. It is the size of a mid size car.

We deliver using a **2017 Mitsubishi Fuso 140** and a **2006 GMC T7500** and an attached trailer either 18' long or 25' long.

It would be unlikely that those residing more than a couple doors down will notice any increased noise pollution from our operations. Again, not as much as the general operations of a school.

Noise in general.

As an aside, in response to the suggestion of a technical study to evaluate noise suppression options to keep operational noise to a minimum or to mitigate it all together, it would be our position that our current operations would not be perceivable outside the walls of the current facility in its present state. Currently our facility is a timber frame 2x6 wall construction with hardboard inside and

steel siding outside. Even without the sound deadening effects of a concrete block construction or moreover a Block and Brick construction found in the gym area of this facility, operational noise from our current operations are imperceptible to our neighbours. Of course, if a general noise by-law exists as it does here in North Bay all neighbouring properties would be protected by that by-law and a future review could be ordered should operational noise complaints arise.

c) That George St. will become a "truck route".

It is not clear to us here if there is a load restriction on George St. However, at some point our supplies would be travelling from Hwy 17 to Minto St. and we are open to having Counsel instruct us as to the preferred route. As our equipment and deliveries are not routinely serviced by a Semi truck and trailer but rather straight trucks, we do not require wide turn access or excessive load rated asphalt. After careful examination of the available routes we are confident that we would have no issues with access space from any of the available routes that may be preferred by Counsel.

d) Waste Water treatment.

Not a named concern on the list we received but one that should be addressed for the benefit of all. Flare Fires Canada, and (7925760 Canada Inc) is a family operated business. We pride ourselves on maintaining a most efficient business model keeping all our infrastructure costs and impacts to a minimum. From solar power subsidy, alternative heating solutions and integrated recycling, we are attempting to keep our operation as green as possible and to qualify for any support offered to those who are operating as a green venture.

So, as a business currently operating from a ground water source, we have organized our system to maximize waste water re-use and minimize the need for additional water treatment, pumping and waste treatment.

Currently (and proposed for Webbwood) our water use is mainly for the purpose of mixing our finish coat plaster, rinsing concrete forms and cleaning our facility. Since our waste water is not contaminated with any toxic chemicals or general dirt, we are able to drain our work space into a holding tank where heavier cementitious particles settle out and water can be reused as wash water and mixing water. The tank can then be pumped once settlement reaches a restrictive amount and waste shipped to the appropriate disposal facility.

As our operations would fall in the largest areas of the facility (ie - gymnasium room) and as there is currently no tie from that area to the municipal sewer, there is little risk of cross contamination or of excessive load to the system.

Of course, with the intention of partial use as residential there will be a normal amount of residential load re-applied to the municipal system but much less than an average school.

e) Dust.

Also mentioned a couple times was a concern about dust. Having spoken with the resident who raised this concern it was brought to our attention that there was a misunderstanding of the nature and extent of the "concrete" part of our operations. Regardless, it would be misleading to insinuate that there would not be any dust created by any operations of any sort at Minto St. and to that end I would like to clarify our current procedures regarding air purification. Since we do mix a dry coating mix with water and also polish our counter tops we do on occasion create a moderate amount of airborne dust. The majority of our work is done with a water drip slurry containing our particles in our water recycling system. We also make use of a HEPA grade air filtration system to keep our working area clean. None of these systems are outside. Even our filtered air is re-used or regenerated through a Venmar air exchange system.

No dust is created in the exterior areas and there is no cross property dust contamination created by our current operations.

In Conclusion...

These have all been great questions. We here at Flare Fires understand the hesitant nature of those with an interest in their general surroundings and a desire to keep residential areas "liveable". We also understand that there can be some negative connotations to the term "industrial" when it falls on a space next to one's house. We hope to keep the fact that we also intend on being able to enjoy living in this neighbourhood at the forefront, as an indication of our commitment to operating our business with consideration to our neighbours.

Having operated our own business for over 25 years, we are confident that our proposal is the lowest impact possible for this location. Even turning the space into a residential subdivision would create more of the feared consequences than our business will bring.

We are very excited about the possibility of relocating to a small town community and hope to be an integral part of Webbwood and the Sables-Spanish Rivers Township.

Until then...

Matthew Elliott
Director, 7925760 Canada Inc.
Flare Fires Canada
matt@flarefires.ca

Make it your time