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MEMORANDUM

TO: MAYOR AND COUNCILLORS
FROM: LINDA MOYER, PLANNING TECHNICIAN
SUBJECT: ZONING BY-LAW AMENDMENT – **RZ-01-19 (1819543 ONTARIO LTD.)**
DATE: May 10, 2019

RECOMMENDATION:

RESERVED.

BACKGROUND:

A delegation by Ruth LaBarge of Bear With Us was made at the January 25, 2019 Council meeting, requesting Council's support for an Interactive Education for Conservation Center called Wild Connections proposed to be located on a property within the townsite on Highway 518 East. The Center will have a variety of animals including bears, cheetahs, skunks and porcupines. Ruth has over 50 years experience working with wild animals, specializing in bears. Ruth's bears have appeared in numerous major motion pictures, tv and commercials. Ruth also provides entertaining and educational presentations and is an experienced consultant to other training facilities and professionals.

Council passed Resolution 10(d)(iii)/15/02/2019 at the February 15th meeting supporting the establishment of the center, subject to all applicable law.

The proponents consulted with staff and were advised that they would have to submit an application to rezone the lands to permit the operation. Staff also suggested that a buffer between the operation and the adjacent residential uses should apply.

An application to amend the Zoning By-law was submitted to rezone lands located in Part of Lot 34, Concession 11, in the geographic Township of Perry (1734 Highway 518 E) to permit a Zoo/Wildlife Education Centre and accessory uses and structures (gift shops, concession stands, shade structures, bleachers, washroom, animal enclosures), as well as a mobile home.

The subject property is 3.98 ha (9.84 ac.) in size with a lot frontage of 68 m. (223.1 ft.) on Highway 518 E and currently has a restaurant and accessory dwelling unit located on it. The lands are currently zoned Commercial Townsite, Rural and Hazard Lands.

The area to be rezoned is approximately 3.4 ha. (8.4 ac) and is vacant. It is proposed to rezone the back portion of the property currently zoned Rural and Hazard Lands to a Rural Commercial Exception Zone and a Hazard Lands Exception Zone to allow for the proposed use.

COMMENTS/CONSIDERATIONS:

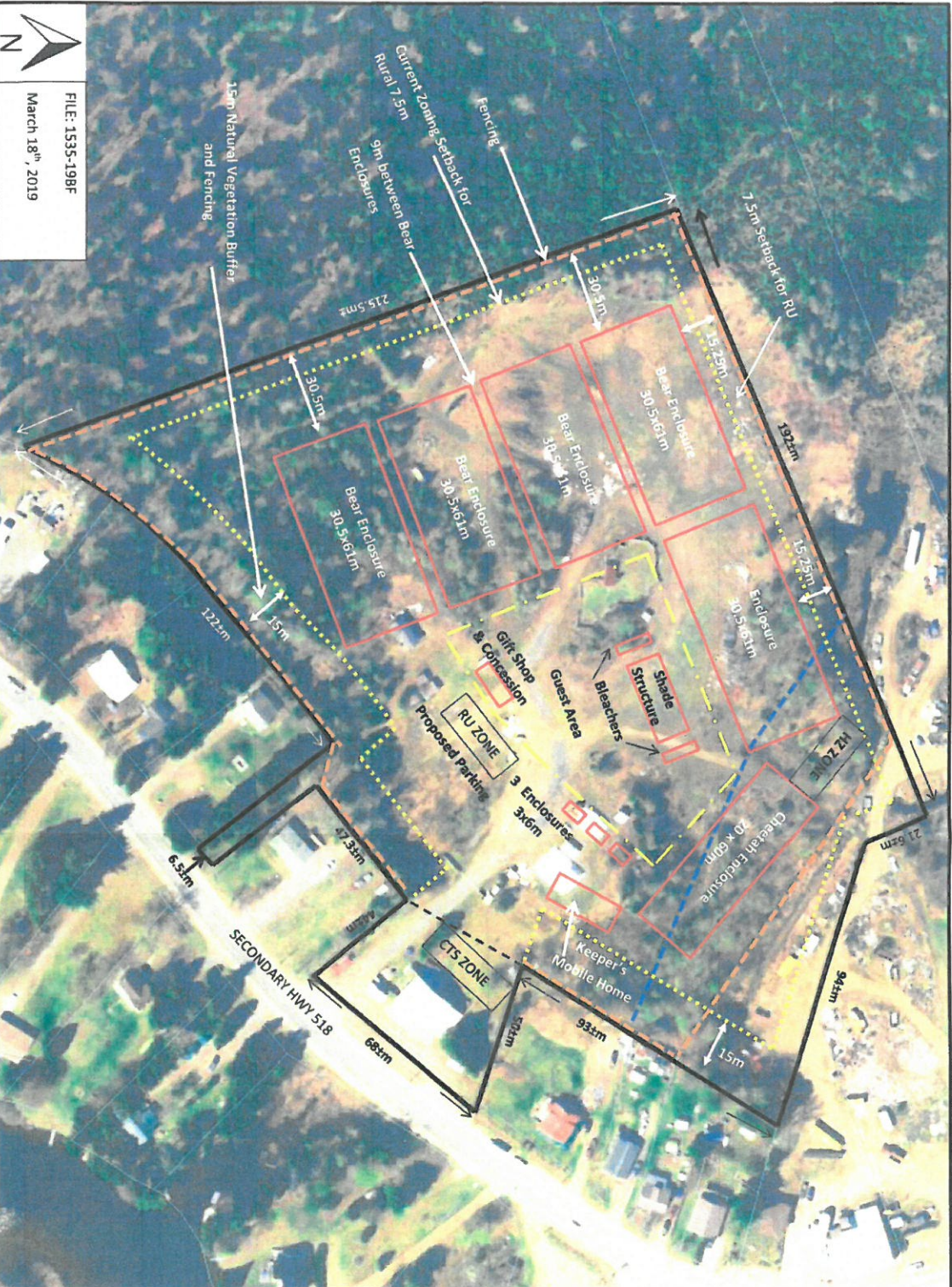
It is staff's understanding that a zoo license is required from MNR under the *Fish and Wildlife Conservation Act, 1997* and O. Reg 668/98. Further, the requirements of the *Ontario Society for the Prevention of Cruelty to Animals Act* and O. Reg 60/09 will apply.

The proponents have not yet provided evidence of the license.

The Public Notice of application and Notice of Public Meeting were circulated to the prescribed persons on April 17, 2019. To date, no concerns have been received.



Linda Moyer
Planning Technician



FILE: 1535-198F
 March 18th, 2019

SKETCH
 For Discussion & Conceptual
 Purposes

Scale 1:1250 (Approximate)

- LEGEND**
- Proposed Structures
 - Property Boundary
 - Proposed Fencing
 - Municipal Zoning Setback for Rural
 - Hazard Zone Boundary

LEGAL DESCRIPTION: Part of Lot 34, Concession 11, Township of Perry, District of Parry Sound described in PIN S2159-0013.

CAUTION: This is not a Plan of Survey and shall be used only for the purposes indicated in the title block. No fieldwork has been associated with this plan. E.J. Williams Surveying does not verify distances and measurements. Base mapping and measurements from MNRF GIS Web application, Assessment Mapping and Underlying Plans of Survey have been used.

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EJW WILLIAMS
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 ONTARIO LAND SURVEYORS
 PLANNERS

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WILD CONNECTIONS

INTERACTIVE EDUCATION FOR CONSERVATION CENTER



WILD CONNECTIONS

*was born from our passion to inspire respect and love for wild animals
and to share our knowledge of how we can peacefully coexist with and take action
to preserve these magnificent creatures and the environment we all share.*

OUR VISION

is to **share** the intelligence, unique personalities and amazing connections that our wild ambassador animals have with other species including humans, **show** guests how to safely visit Canada's bear country, and **inspire** them to take action to preserve wild animals and their habitats.

WILD CONNECTIONS WILL ENHANCE KEARNEY BY

- Attracting more of Algonquin Park's existing 500,000+ annual visitors to enter the park through the Kearney entrance
- Attracting new visitors with an interest in animals, the environment or film who come specifically to participate in our programs, and then expand their visit to explore the other businesses and tourism opportunities Kearney offers
- Bringing film revenue to the area businesses, such as motels, gas stations, restaurants, laundromats and shops. Filming also provides income associated with parking, film location rental, parking, labour related employment, and possibly work as extras in the films
- Teaching the area's children about wildlife, conservation, and the important role they can take right now in preserving the biodiversity of our world



WILD CONNECTIONS

is home to black and Kodiak bears, skunks, porcupines and cheetahs, and our four bears are among the most famous movie star bears of all time.

Our beloved animal ambassadors are the most important part of the Wild Connections family. They are cared for with tremendous love and respect, and lead lives enriched with activities they find enjoyable and interesting. They enjoy healthy food and thoughtfully designed habitats and receive excellent veterinary care, and the advanced age of many of our animals is a testament to the extremely attentive care they have received throughout their lives.



PROFESSIONAL EXPERIENCE

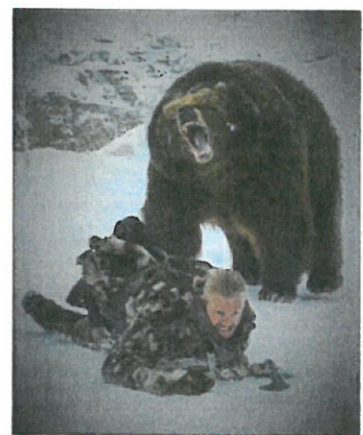
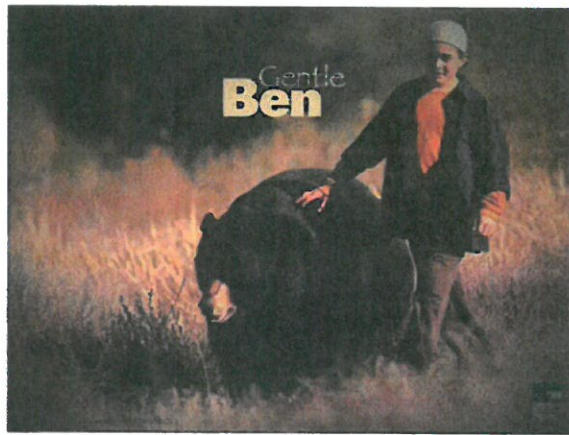
I (bearwithus.biz) have over 50 years experience working with wild animals, including bears, cougars, badgers, skunks, lions, fox, racoons, tigers, porcupines, otters and wolves. My primary focus is bears. I have the largest selection of working Kodiak bears in North America, appearing in numerous major motion pictures as well as commercials, television shows and print advertising. I have an impeccable reputation for the absolute highest standards, and track record of safety, animal care and for positive reinforcement training methods based on mutual respect and strong relationships.

Along with my work for film and TV, I have been offering entertaining, educational presentations daily for over 15 years. I am an experienced and highly respected consultant, advising other training facilities and professionals in the proper care, housing, handling and training of bears, including proper safety procedures and precautions necessary for both personal and public participation.

Bear With Us extensive credits include

Exide Batteries, Grizzly Falls, True Heart, Wild America, Vikings, Pathfinder, Wynona Earp, Hell on Wheels, Ethan Allan, Gatorade, Ericsson cellular phones, Hostess Twinkies, Exide Batteries, Roury Cheese , Trident, Kemps Ice Cream, Northern Rescue, Dr Doolittle 2, Anchorman, Spring Air Mattress, T Mobile, John West, Bud Lite, Pepsi, Vital Choice Salmon, Rice Krispie Treats, Napa, Chevy Tahoe, Rexona, Farmers Insurance, Nature Valley, National Geographic, TV special Grizzlies, Super Troopers 2, Mr. Nobody, Knucklehead, Fathead, Mercury Insurance, American Express. TD Insurance, Kobalt toolbox, Honda, Rimowa Luggage. Anadin, State of Russia. Titleist golf balls, TN DUI, Through The Black Spruce, Samsung washing machine, Doritos, Chobani yogurt, Kellogg's Corn Flakes, Working Moms, Titans, Monk, American Express, Black Bear Casino, A Bear Called Winnie, Brokeback Mountain, General Hospital, Charmed, Buffy the Vampire Slayer, Cousin Skeeter, Topa Topa, You Asked For It, Google VR shoot, Kellogg's Corn Flakes, Hank Williams First Nation, Hero Animals, Fed Ex, BBC's 999, Sopranos, Most Dangerous Animals, Air Bud 2, 40 Below and Falling, Polo Toothpaste, Return to Grizzly Mountain, Chevy Tahoe ,Satellite TV, King David, Animal Planet commercial, Seven Up, Gatorade, Trident Mint, In An Instant

Visit the **Bear With Us** website for a more extensive list of credits: www.bearwithus.biz



SAFETY

Safety of animals, guests, staff and community is of PARAMOUNT importance to Wild Connections. Our film animal company Bear With Us has operated with a stellar safety record and impeccable reputation since its inception in the 1970s. Our proven safety policies meet or exceed CAZA and Ministry of Natural Resources requirements and we further enhance those with our company's even more stringent level of safety precautions that we enforce on film sets with cast and crew.

REGULATIONS

Wild Connections will meet or exceeds all federal and provincial government regulations regarding animal facilities.. We are pre-approved for our MNR (Ministry of Natural Resources) permit, and we meet or exceed the CAZA standards that major facilities such as the Toronto Zoo and Greater Vancouver Zoo abide by regarding safety (as well as species appropriate enclosures, diets and veterinary care). We will have twice yearly inspections by the OSPCA and MNR inspections as Ontario government policy dictates. While living in the USA, the facility was governed by both federal and state regulatory agencies. These government agencies performed twice yearly inspections with no prior notice, and the USDA license is still in place and in good standing.

PRESENTATIONS

Wild Connections will have several scheduled shows daily, with open viewing time between presentations. Our mandate is education for conservation: public viewing is reserved specifically for guests who attend our educational presentations. We also have an extensive number of private and group programs available by reservation. Our main season is from the May long weekend to mid October, but we will continue to have special events and be available for privately booked programs year round.

Wild Connections is committed to funding wild conservation. A portion of our education program fees is used to support Vital Ground (brown bear conservation/habitat) and Action For Cheetahs in Kenya.

THANK YOU

In closing, we'd like to thank you for considering our proposal. We are excited about the prospect of developing our education for conservation animal center in Kearney. The proximity to Algonquin Park feels like a natural fit and we believe our facility will attract more visitors to the Kearney entrance, bringing increased revenue to local businesses. We look forward to partnering with local residents interested in encouraging tourism and conservation, and particularly welcome the opportunity to become members of a small community, get to know our neighbors and participate in and support community activities with new friends.

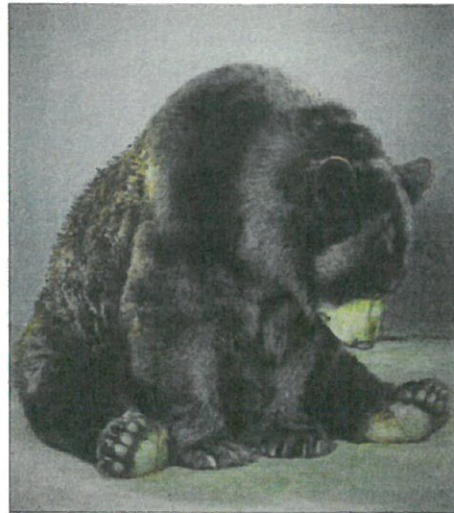


WILD CONNECTIONS

BEAUTY FRIENDSHIP RESPECT LOVE
INSPIRATION & COMMUNITY







At Wild Connections our most important message is that people of ALL and ALL backgrounds can make a SIGNIFICANT difference to our world! Many people assume that only highly trained experts can make a major difference in saving endangered and at risk animals and habitats, but as Margaret Mead said,

“NEVER DOUBT THAT A SMALL GROUP OF THOUGHTFUL, COMMITTED CITIZENS CAN CHANGE THE WORLD: INDEED, IT IS THE ONLY THING THAT EVER HAS.”