

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF COUNCIL
MAY 13, 2019 @ 2:00 P.M.
CLOSED MEETING SESSION @ 1:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the May 13, 2019 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 of the Municipal Act, 2001, specifically

- (3.1) A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:
1. The meeting is held for the purpose of educating or training the members.
 2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee. 2006, c. 32, Sched. A, s. 103 (1).

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at ____:____ pm that is closed to the public under subsections 239 of the Municipal Act, 2001, specifically:

- (3.1) A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:
1. The meeting is held for the purpose of educating or training the members.
 2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee. 2006, c. 32, Sched. A, s. 103 (1).

1. REPORTS

- a) Report CLK 2019-023 being a presentation on Council Codes of Conduct, Roles of Integrity Commissioner, Municipal Conflict of Interest Act

2. REVIEW OF CLOSED SESSION MINUTES

- April 29, 2019 –Council meeting
- February 19, 2019 – Recreation & Culture Committee meeting

3. RISE AND REPORT FROM CLOSED MEETING SESSION

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at ____:____.pm.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2019-023 being a presentation on Council Codes of Conduct, Roles of Integrity Commissioner, Municipal Conflict Interest Act.

Recommendation:

Recommendation:

THAT the Council of the Corporation of Township of Wellington North approve the Closed Meeting Minutes of:

- April 29, 2019 –Council meeting
- February 19, 2019 – Recreation & Culture Committee meeting

O ' CANADA

COUNTY COUNCIL UPDATE

Steve O'Neill, Councillor, Wellington County Ward 4

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the Regular Council Meeting of May 13, 2019 for the purpose of holding a Committee of Adjustment Hearing and Public Meetings under the Planning Act.

- Glerum, Dirkje

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the May 13, 2019 Regular Meeting of Council.

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETINGS

1. By-law Number 049-19 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Lot 3, Concession 13 (West Luther) with a civic address of 9215 Sideroad 3 (Glerum)) 001

Recommendation:

THAT By-law Numbers 049-19 be read a First, Second and Third time and enacted.

ADOPTION OF MINUTES OF COUNCIL

- Public Meeting, April 29, 2019 004
- Regular Meeting of Council, April 29, 2019 019

Recommendation:

THAT the minutes of the Public Meeting Minutes and the Regular Meeting of Council held on April 29, 2019 be adopted as circulated.

DEPUTATIONS

- Bill Nelson, Mount Forest Business Improvement Area 026
- Providing an update on the Mount Forest BIA

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. FIRE

- a. Andrew Selluski, Program Manager, Industrial Health and Safety, Ministry of Labour – Waterloo, correspondence dated April 30, 2019, regarding appreciation for work done in response to an explosion and fire that occurred March 26, 2019 027

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive the correspondence dated April 30, 2019 from Andrew Selluski, Program Manager, Industrial Health and Safety, Ministry of Labour – Waterloo, regarding appreciation for work done in response to an explosion and fire that occurred March 26, 2019

2. FINANCE

- a. Cheque Distribution Report, May 6, 2019 028

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive the Cheque Distribution Report dated May 6, 2019.

- b. Municipal Property Assessment Corporation – 2018 Annual Report 031

Recommendation:

THAT the Council of The Corporation of the Township of Wellington North receive the Municipal Property Assessment Corporation - 2018 Annual Report.

3. OPERATIONS

- a. Report RAC 2019-009 being a report on procurement of a mid size pickup truck for Recreation Services 059

Recommendation:

THAT the Council of The Corporation of the Township of Wellington North receive Report RAC 2019-009 being a report on the 2019 procurement of a pickup truck for the Recreation Services be received;

AND FURTHER THAT the Council of the Township of Wellington North award the supply of the 2019 pickup truck to Leslie Motors at a net cost of \$32,078.00;

AND FURTHER THAT the \$2,078.00 difference between the net purchase price and the 2019 approved capital budget of \$30,000 be funded from the savings on the purchase of the departments front mount lawn mower.

4. ADMINISTRATION

- a. Report CAO 2019-001 - Provincial Modernization, Efficiency Grant 061

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive for information Report CAO 2019-001 being a report on Provincial Modernization, Efficiency Grant;

AND FURTHER THAT following approval by all member municipal Councils, the County Chief Administrative Officer and member municipal Chief Administrative Officers engage a consultant for the preparation of a municipal services review as outlined in this Report;

AND FURTHER THAT the Chief Administrative Officers report to their respective Councils on the progress made;

AND FURTHER THAT two (2) joint meetings of the member Municipal Councils and the County of Wellington Council be held in a central location at Centre Wellington's Fergus recreational facility;

AND FURTHER THAT the County of Wellington act as Treasurer for the municipal services review project;

AND FURTHER THAT the Township transfer \$25,000 of the Provincial Modernization, Efficiency Grant funds to the County of Wellington for the municipal services review project;

AND FURTHER THAT the Township set aside the balance of the Provincial Modernization, Efficiency Grant funds in the Council Community and Contingency Discretionary Reserve for costs associated with the implementation of the approved municipal services review recommendations and other Wellington North initiatives identified by Township staff.

5. COUNCIL

- a. Jim Klujber, CEO/President, Wellington North Power Inc., correspondence dated April 24, 2019 regarding, invitation to 2019 Annual Shareholder Meeting 065

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive correspondence dated April 24, 2019 from Jim Klujber, CEO/President, Wellington North Power Inc.

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North appoints the following persons representing the Township at the Wellington North Power Annual Shareholders meeting to be held May 28, 2019:

1. Councillor
2. Councillor

- b. Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection – May 2019 Newsletter – Source Protection Committee Approves First Progress Report 066

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection – May 2019 Newsletter – Source Protection Committee Approves First Progress Report.

c. Grand River Conservation Authority

- Report GM-03-19-35 – Achieving Provincial Priorities for Reducing Regulatory Burden 068
- Report GM-04-19-39 – Proposed Amendment to Conservation Authorities Regulations for Development Permits (ERO Posting #013-4992) 072
- Report GM-04-19-41 Environmental Registry Posting 013-5018: Modernizing Conservation Authority Operations 079

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive the Grand River Conservation Authority reports:

- *Report GM-03-19-35 – Achieving Provincial Priorities for Reducing Regulatory Burden*
- *Report GM-04-19-39 – Proposed Amendment to Conservation Authorities Regulations for Development Permits (ERO Posting #013-4992)*
- *Report GM-04-19-41 Environmental Registry Posting 013-5018: Modernizing Conservation Authority Operations*

d. Maitland Conservation

- Memo, dated April 18, 2019, regarding Proposed Amendments to the Conservation Authorities Act; Proposed Amendments to Development Regulations; Reduction in Provincial Natural Hazards Management Grant 084
- Conservation Ontario Media Release, dated April 12, 2019, regarding Provincial Transfer Payments to Conservation Authorities for Flood Management Reduced by Half 089
- Media Release, dated April 25, 2019, regarding Proposed Changes to Conservation Authorities Act and Funding Cuts Will Impact Maitland Conservation Services 091

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive the Maitland Conservation

- *Memo, dated April 18, 2019, regarding Proposed Amendments to the Conservation Authorities Act; Proposed Amendments to Development Regulations; Reduction in Provincial Natural Hazards Management Grant*

- *Conservation Ontario Media Release, dated April 12, 2019, regarding Provincial Transfer Payments to Conservation Authorities for Flood Management Reduced by Half*
 - *Media Release, dated April 25, 2019, regarding Proposed Changes to Conservation Authorities Act and Funding Cuts Will Impact Maitland Conservation Services*
- e. Ontario Provincial Police, Municipal Policing Bureau, correspondence dated May 1, 2019, regarding communications –billing model webpage and implementation of ePost mailing system 093

Recommendation:

THAT the Council of the Corporation of Township of Wellington North receive Ontario Provincial Police, Municipal Policing Bureau, correspondence dated May 1, 2019, regarding communications –billing model webpage and implementation of ePost mailing system

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Recommendation:

THAT all items listed under Items for Consideration on the May 13, 2019 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted.

CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION AND ADOPTION

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

BY-LAWS

- a. By-law Number 047-19 being a by-law to establish the fees and charges for recreation services provided by the municipality and to repeal By-law 021-18 and amending By-laws 100-18 and 021-19 095
- b. By-law Number 048-19 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Lot 6 RP61R-11110, Part 2 Mount Forest with a civic address of 221 Birmingham Street West (1542444 Ontario Inc. – Aletha’s Place) 102

Recommendation:

THAT By-law Numbers 047-19 and 048-19 be read a First, Second and Third time and enacted.

CULTURAL MOMENT

- Wellington North Farmers Market 106

CONFIRMING BY-LAW NUMBER 050-19

108

Recommendation:

THAT By-law Number 050-19 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on May 13, 2019 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of May 13, 2019 be adjourned at p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS

Cultural Roundtable Meeting	May 16, 2019	12:00 p.m.
Victoria Day - Office Closed	May 20, 2019	
William Street Public Open House – Mount Forest & District Sports Complex – Leisure Hall	May 22, 2019	5:30 p.m. to 7:00 p.m.
Regular Council Meeting	May 27, 2019	7:00 p.m.
Recreation & Culture Committee	May 28, 2019	8:30 a.m.
Wellington North Power Inc. – 2019 Annual Shareholder Meeting – Mount Forest & District Sports Complex – Plume Room	May 28, 2019	6:00 p.m.
Arthur Downtown Revitalization Advisory Committee - Your Town Rising Downtown Walkabout	May 29, 2019	3:00 p.m. to 5:00 p.m.
Arthur Downtown Revitalization Advisory Committee – Presentations & Meeting	May 29, 2019	5:00 p.m. to 9:00 p.m.
Mount Forest Downtown Revitalization Advisory Committee	May 30, 2019	7:00 p.m. to 9:00 p.m.
Wellington North Farmers Market – Opening Day	May 31, 2019	3:30 p.m. to 6:00 p.m.
Regular Council Meeting	June 3, 2019	2:00 p.m.

The following accessibility services can be made available to residents upon request with two weeks' notice:

Sign Language Services – Canadian Hearing Society – 1-877-347-3427

- Kitchener location – 1-855-656-3748

TTY: 1-877-843-0368 Documents in alternate forms – CNIB – 1-800-563-2642

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 049-19

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH (PART LOT 3, CONCESSION 13 (WEST LUTHER) WITH A CIVIC ADDRESS OF 9215 SIDEROAD 3 (GLERUM))

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

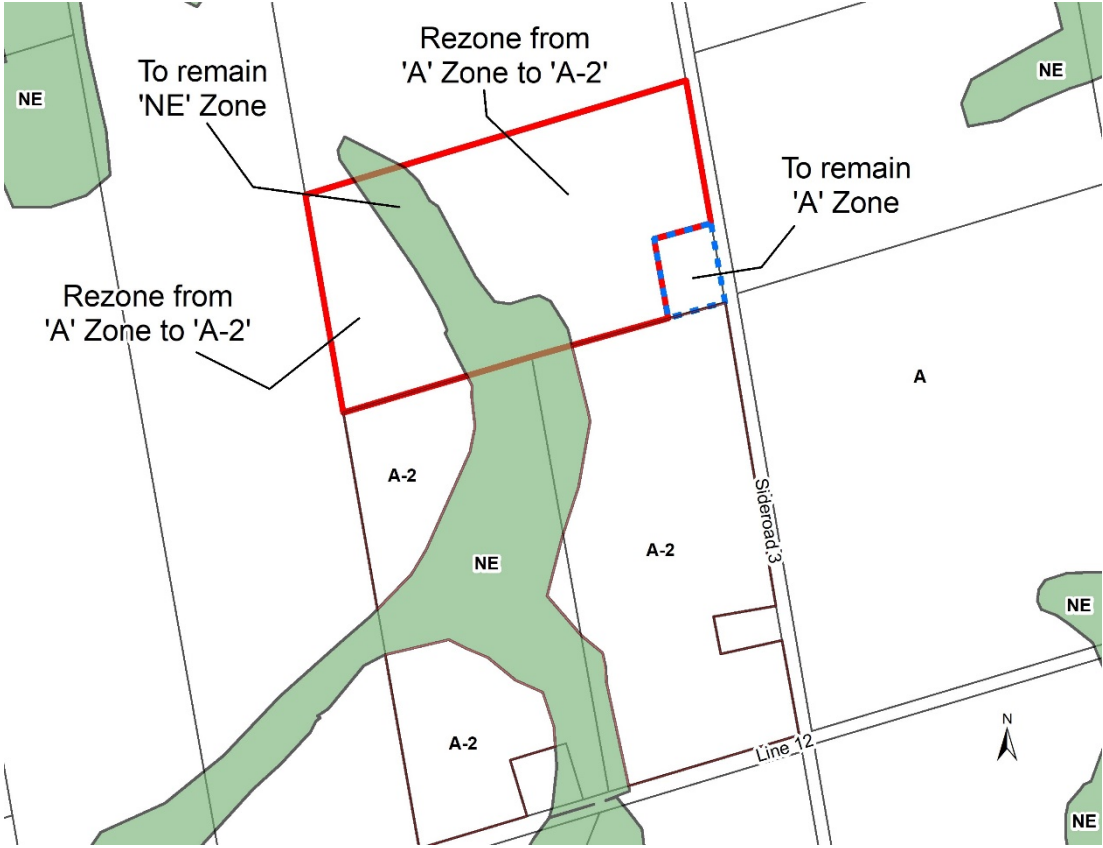
1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 3, Concession 13 (West Luther) with a civic address of 9215 Sideroad 3, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Agricultural Exception (A-2)**
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 13TH DAY OF MAY 2019.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER 049-19
SCHEDULE "A"



Schedule A to By-law No. 049-19

Passed this 13th day of May 2019

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER 049-19****THE LOCATION OF THE SUBJECT LANDS**

The subject property is legally described as Part Lot 3, Concession 13 (West Luther) with a civic address of 9215 Sideroad 3. The lands subject to the amendment are 19 ha (47 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B137/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.1 ha (2.7 ac) parcel with an existing dwelling from the retained 19 ha (47 ac) vacant agricultural parcel under the surplus farm dwelling policies.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES
APRIL 29, 2019 @ 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Chief Building Official: Darren Jones
Community Recreation Coordinator: Mandy Jones
Manager of Planning and Environment: Linda Redmond
Senior Planner: Michelle Innocente

CALLING TO ORDER - Mayor Lennox 8:00

DISCLOSURE OF PECUNIARY INTEREST**APPLICATION****1542441 Ontario Inc.**

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Part Lots 6, RP61R-11110, Part 2, geographic Town of Mount Forest and is Municipally known as 211 Birmingham Street West. The property is 866 m² (0.214 ac) in size.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject land to permit limited temporary overnight accommodations within the existing learning centre (Aletha's Place). The property is currently zoned Institutional (IN) Zone. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Linda Redmond, Manager of Planning & Environment, County of Wellington, Township of Wellington North

- Planning Report dated April 24, 2019

PLANNING SUMMARY

The proposed amendment for the above noted lands is to rezone the property to allow the temporary overnight accommodation within the existing building. The property is currently zoned Institutional (IN). This use is in addition to the uses permitted within the institutional zoning.

The purpose of this report is to provide the Township with an overview of the above referenced Zone Amendment application to facilitate the public meeting. Further, this statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent. It will also provide an opportunity for the applicant to address some of the concerns that have been raised through the notification process.

The subject property is 866 m² (0.214 ac) in size and is located in the central area of Mount Forest. The property is municipally known as 211 Birmingham Street West and is legally described as Part Lots 6, RP61R-11110, Part 2 (Figure 1). The property is currently occupied by former church building.

The property is currently zoned Institutional (IN) in the Township of Wellington North Zoning By-law 66-01 and designated Residential in the County of Wellington Official Plan. The surrounding land uses are primarily residential.

PROPOSAL

The purpose of the application is to amend the zoning on the lands to allow the temporary overnight accommodations for youth. This use is accessory to the existing established services provided on site otherwise known as Aletha's Place. The Wellington County Official Plan provides consideration for the establishment of special needs housing/accommodation in residential areas within the Urban Area of the County. This amendment would facilitate this proposal.

PROVINCIAL PLANNING POLICY

Rezoning is subject to the Provincial Policy Statement (PPS) and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a SETTLEMENT area. The PPS under Section 1.4.3 directs municipalities to permit and facilitate "all forms of housing to meet the social, health and well-being requirements of current and future residents, including special needs requirements". The legislation places a positive obligation on municipalities to facilitate housing for people with special needs.

COUNTY OFFICIAL PLAN

According to Schedule A6-1 (Mount Forest) of the Official Plan, the property is designated RESIDENTIAL.

Section 4 of the County Plan outlines the general County policies that apply throughout the County of Wellington. The main applicable policy, Section 4.4.2, deals with housing variety and states, "the County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area.

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) "to provide a variety of dwelling types to satisfy a broad range of residential requirements, and d) to support the development, at appropriate locations and densities of residential facilities that meet the housing needs of persons requiring specialized care."

DRAFT ZONING BY-LAW

The subject lands are zoned Institutional (IN). The proposed additional use would be addressed through the zoning by adding a site specific exemption to the current IN zoning to permit the temporary overnight accommodation. A draft by-law has not been drafted at this time.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection

- Email & Map dated April 9, 2019 (No Objection)

Shannon Faulkner

- Letter dated April 17, 2019 (In Support)

Rev. Karen Wake

- Email dated April 19, 2019 (In Support)

Erin McArthur (Aletha and Bob's daughter)

- Email dated April 22, 2019 (In Support)

Don Yake & Kay Ayres

- Letter received April 23, 2019 (In Support)

Crystal Seifried

- Letter dated April 23, 2019 (In Support)

Susan Hengeveld

- Email dated April 23, 2019 (In Support)

Sarah Fish

- Email dated April 24, 2019 (In Support)

Taunia Nielsen

- Email dated April 24, 2019 (In Support)

Laurie Morgan

- Email dated April 24, 2019 (In Support)

Vernon and Steffani Laxton

- Letter received April 25, 2019 (In Support)

Norine Broomhead

- Letter received April 29, 2019 (In Support)

Melanie Smith

- Email received in support

REQUEST FOR NOTICE OF DECISION

A draft by-law has not been completed at this time.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Aletha McArthur, applicant, was present to support her application. Ms. McArthur advised clients are 12 – 16 years of age, living in regular homes in Mount Forest. The intent is to help families in distress by providing a safe place for youth to go to while working with their families to resolve issues. The goal is to preserve families and keep them together. Paid staff are vetted, assessed and trained. Volunteers are not responsible for care without supervision. Everything is quiet and confidential.

Erin Kiers, employee with New Growth Family Centre, supported the work of the organization and explained the need for this type of centre.

Pam Zmija, supported the centre. Her children have worked with Aletha in troubled times and she considers the centre to be essential to the area.

Ron Hodgins, retired principle, previously worked with Aletha. He sat on the NGFC board since inception and stressed the need for the type of programming being offered at Aletha's Place. He encouraged support of the application to facilitate growth.

Juile Pugliese, received support from Aletha in handling a situation with a teenager and expressed her support for the centre.

Heather Crough, lives two doors from Aletha's Place, and described the centre as a quiet, wonderful facility. She questioned what would happen when Aletha retires with respect to the zoning amendment: would it open it up for overnight accommodation?

Cheryl Edwards, 185 Birmingham St. W., had expressed concern when the centre opened in 1999, and was advised at that time by Aletha there would be no overnight stays. Will there be rules and regulations for overnight accommodation? What happens if these children have no place to go after 48 hours? She is afraid that these children will have issues with drugs and alcohol and concerned about possible break ins. Will this decrease her property value when she sells her home in a couple years? Who is liable if something goes wrong and who will be responsible? The centre does a good job with daytime programs; but, neighbours are concerned.

Sharon O'Sullivan, neighbour, commented that her concern is not with the centre's programs, only the zoning amendment to allow overnight accommodation. What happens if the centre is sold; can

the building then be used for other types of overnight accommodation? Will property values decrease? She had no concerns with the day programs, just the overnight accommodation. Mrs. O'Sullivan presented a petition signed by concerned neighbours.

Joe Wetlaufer, local Scout leader and volunteer within the community, stated that they are always alert for resources in the community and want to be able to help youth and families in a serious situation. Aletha's Place is a safe place for a short term. Calling CAS would mean having to leave the community. He is very supportive of the proposed amendment and feels we should be using local resources.

Matt Morgan has been involved with the program for 7 years for his son with ADHA. The family program helps families to deal with a child with ADHA. Overnight respite would be an extension of the day program. He sits on the Board for the centre. The program is not for kids with alcohol and drug problems; it is for families.

Bob McArthur, New Growth Family Centre, explained that they are not proposing a shelter. This will be an extension of existing programs and provide temporary, 24 – 48 hour, overnight respite to allow families some quieting down time. Currently there is no place locally for a teenager to go as the police can only take them to a child shelter in Guelph. This will be a place that a child can come and calm down and receive counselling. Staff contacts parents to find out what the issue is and hopefully the child can go back to their family with support. Too much effort is going into separating family. They are trying to keep families together. This has been their vision since 2004. They know what they are doing.

Angelina McLaughlin stated that she has know Aletha for 6 years and is grateful for the help she has received. Aletha has helped many families. Children with problems running away from home have no place to go. The centre can help many children and their families. There are many families need these programs.

Vernon Laxton is familiar with the family centre and recognized the difficulties of dealing with emotion rather than what's practical. Every village should have a place like this. We need this type of place in our community to help children who have fallen between the cracks. It is well worth the risk to do this.

Aletha McArthur stated that no one has stayed overnight at the centre. The maximum allowed will be 48 hours. The program will provide safe separation so children do not have to go into foster care.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox questioned if the by-law can be drafted to specify an amount of time allowed for accommodation. Linda Redmond stated that a limit on time can be included; however, consideration should be given to how that can be enforced. The proposed amendment is an accessory to the main use of the centre. If the centre ceases the zoning would permit other uses for overnight accommodation.

Councillor Yake was supportive of the proposed amendment. He has known the McArthur family for a long time and knows they put their heart and soul into what they do. The McArthur's are also involved with the local safe communities program. He stated that he feels comfortable that this is something we should move ahead with.

Councillor Burke thanked the McArthur's for their passion for the program. In regards to the concerns raised by the neighbours what rules and regulations will they need to follow for overnight accommodation? Mr. and Mrs. McArthur explained that they do have rules and regulations to follow. Children's Aid has guidelines and they currently send children to her. This is not a foster home. The centre has higher standards than foster homes.

Councillor McCabe was supportive of the proposed amendment.

Councillor Hern was hopeful that they can find a way to make this work.

Mayor Lennox stated that Planning Staff will work to draft a by-law for consideration at a future meeting.

APPLICATION

Circuit Holdings Inc.

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Part Lots 2 to 4, W/S Arthur St and is Municipally known as 331 Arthur St., Geographic Town of Mount Forest. The property is approximately 0.40 ha (0.99 ac) in size.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject land from Industrial (M1) zone to an appropriate Residential zone to facilitate the construction of a new townhouse development (11 units total). The subject lands are designated Residential in the County Official Plan. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Linda Redmond, Manager of Planning & Environment, presented the Planning Report, dated April 23, 2019, from Jessica Rahim, Planner, County of Wellington, Township of Wellington North.

Planning Opinion

The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial (M1) to Medium Density Residential (R2) to facilitate the construction of a townhouse block development (11 units total).

The proposed site plan as submitted provided limited information. Currently the proposal is showing 11 units, however Staff understand this may change based on availability of services. Further detailed review of the site plan may identify zoning deficiencies that could be included in this zone amendment. As such, Council may wish to defer the amendment until such time that a more detailed review of the site plan can be completed.

Planning Staff have no concerns with the application to permit the townhouse development, as it is consistent with the Provincial Policy Statement, the Growth Plan and meets the criteria of the County Official Plan. The introduction of medium density residential development is consistent with the Wellington North with the Wellington North Community Growth Plan and implements the Official Plan residential designation.

LOCATION

The subject property is legally described as Part Lots 2 to 4, W/S Arthur Street, Mount Forest with a civic address of 331 Arthur Street. The property is approximately 0.4 ha (0.99 ac) in size with existing storage buildings to be removed.

PROPOSAL

The proposal will rezone the subject lands from Industrial (M1) to Medium Density Residential (R2) to facilitate the construction of street townhouse blocks (11 units total) depending on availability of services.

PROVINCIAL PLANNING POLICY

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Settlement areas are encouraged to include a mix of

densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

GROWTH PLAN

All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan. The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. The Plan directs growth to settlement areas.

COUNTY OFFICIAL PLAN

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the “built boundary”.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the built boundary of Mount Forest and will contribute and support this target.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection b) that the plan “supports appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields”.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services will be available to all residential area’s, f) to minimize potential compatibility issues between residential and other land uses, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

Housing Variety

Section 8.3.1 identifies that the new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. It is anticipated that semi-detached, townhouse and apartment dwellings will be developed to respond to this need.

Medium Density Development

Section 8.3.5 identifies that medium density development such as townhouses and apartments may be permitted in RESIDENTIAL designated areas provided that:

- a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses;
- b) The design is compatible with existing or future development on adjacent properties;
- c) The site has a suitable size and shape to accommodate the development and required infrastructure;
- d) Adequate services are available;
- e) The development is encouraged to locate on major roadways; and,
- f) Appropriate zoning is provided.

WELLINGTON NORTH COMMUNITY GROWTH PLAN

The following relevant Growth Management Goals have been identified:

1. To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
4. To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are currently zoned Industrial (M1). The applicant has requested to rezone the subject lands to Medium Density Residential (R2) Zone to facilitate the construction of a new townhouse development (11 units total). The Residential (R2) Zone permits street townhouse units.

PLANNING DISCUSSIONS

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed.

The specific criteria are addressed as follows:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed density (11 units) meets the medium density requirements with 25 units per hectare (11 units per acre).
b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include single detached dwellings to both the north and south of the subject property, Industrial (Rona) across the street to the east, and Commercial sale of used vehicles including auto parts, automotive memorabilia and antiques to the west of the subject property.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The site is 0.40 ha (0.99 ac) in size with 89.6 m frontage on Arthur St, which is suitable in size and shape for a street townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Limited municipal servicing is available in Mount Forest. The applicants have provided a site plan proposing 11 units, but will need to confirm if servicing is available for 11 units. Servicing design and stormwater management will be reviewed as part of the site plan application.
e) In greenfield areas, medium density street townhouses are allowed on local roads	The property is located on Arthur Street, which is a local road.
f) Appropriate zoning is provided.	The property is proposed to be zoned Residential R2 which provides standards for street townhouse dwellings.

Site Plan Approval

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as

part of the site plan review.

Draft Zoning By-law Amendment

A site specific draft Zoning By-law amendment has been prepared for public review and Council's consideration which rezones the property to R2.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jim Klujber, CEO/President, Wellington North Power

- Letter dated April 8, 2019, notifying applicant that:
 - All electrical distribution system plans must meet Wellington North Power standards for design and construction. Applicant to contact WNP for a copy of standards
 - All electrical plans must be reviewed and approved by WNP
 - Applicant required to enter into a Construction Agreement with WNP

Jennifer Passy, Manager of Planning, Upper Grand District School Board

- Letter dated April 11, 2019 (Does Not Object)

Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection

- Email dated April 11, 2019
 - Restricted Land Use Notice (No Prohibition or Risk Management Plan Required)

Dorothy Cook

- Letter dated April 23, 2019 (Concerns regarding access to backyard, water management and drainage, elevation of units, height of proposed units, soil sample results)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Sharmaine Kenwell expressed concern with the drain on Arthur Street that serves as the main drain for the whole block. Where is the water to go? There is an easement off the back of her neighbour's property. Will there be fencing around it so her yard does not become a thoroughfare.

Mark Brubacher, co-applicant, explained that there are three easements on Dublin and Arthur Streets that would become theirs. Fencing will follow by-laws. They will be addressing storm water management. Ms Redmond stated that site plan approval will be required through which storm water, grading and fencing will be addressed.

Linda McDonald, 545 Waterloo St., the easement includes gates to her property used to get to the back yard. There is flooding every year on her property and neighbours. Mayor Lennox confirmed that drainage will be addressed.

Dorothy Cook stated that she is not opposed to project. She just wanted her concerns noted on file.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake inquired if the access to the garage in Mrs. Cook's backyard will be taken into account. Mr. Brubacher commented that it will depend if that space is needed for the last unit. Councillor Yake commented that drainage from the property is connected to the storm sewer.

Mayor Lennox commented that there is a significant storm drain through the property. He is in favour of the change to residential but would like to see more detail on a site plan dealing with storm drainage and easements. Darren Jones, CBO, requested a concept plan and title searches showing easements and rights of way.

APPLICATION

Clayton Squirrel

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Lot 8, Conn Village and is Municipally known as 9639 Wellington Rd 14, Geographic Township of West Luther. The property is approximately 849.8 m² (0.21 ac) in size.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject land from Hamlet Commercial (C5) zone to an appropriate Residential zone in order to recognize the existing residential use. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Linda Redmond, Manager of Planning & Environment, presented the Planning Report, dated April 24, 2019, from Jessica Rahim, Planner, County of Wellington, Township of Wellington North.

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Hamlet Commercial (C5) Zone to Unserviced Residential (R1A) Zone to recognize the existing dwelling on the property.

We have no objections to the zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies. The property is currently used for residential purposes and the zoning by-law amendment will recognize this use.

The property subject to the proposed amendment is described as Lot 8, Conn Village and is Municipally known as 9639 Wellington Rd 14, Geographic Township of West Luther. The property is approximately 849.8 m² (0.21 ac) in size with an existing single detached dwelling.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Hamlet Commercial (C5) zone to an appropriate Residential zone in order to recognize the existing residential use.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Conn Village. Section 1.1.3.1 of the Provincial Policy Statement states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Settlement areas are encouraged to include a mix of densities and land uses.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Conn Village Hamlet Area. "Development will be relatively small-scale given the rural context and level of service available in hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety".

Section 7.4.3 of the County Official Plan provides details on land use compatibility in hamlets "the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical".

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Hamlet Commercial (C5). The subject lands are proposed to be rezoned to Unserviced Residential (R1A) in order to recognize the existing use on the subject property. The property is currently used for residential purposes (single detached dwelling) and the

proposed amendment will recognize this use.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council's consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Pasquale Costanzo, Engineering Technologist, County of Wellington, Engineering Services

- Notice received April 10, 2019 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated April 24, 2019 (No Objection)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Clayton Squirrel, applicant, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

None.

APPLICATION

940749 Ontario Ltd. – Maple Ridge Estates

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Lot 20, WOSR Division 3 & 4, Lots 1-19 on Draft Plan 23T-87018 and has frontage on Sideroad 7 W, Kenilworth, Geographic Township of Arthur. The property is approximately 8.45 ha (20.9 ac) in size.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to amend the Unserviced Residential Site Specific (R1A-93) zone on the subject land to permit an accessory apartment within the proposed main dwelling or within a detached accessory structure. The applicants are also requesting to permit an increased height for the accessory structures in order to accommodate the accessory apartments.

The County Official Plan permits one second unit within a main residence or one second unit within an ancillary building or structure under Section 4.4.6.1 and Section 4.4.6.2. Other zoning relief may be considered for the proposal where appropriate.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Linda Redmond, Manager of Planning & Environment, County of Wellington, Township of Wellington North

- Planning Report dated April 24, 2019

Planning Opinion

This proposal would amend the zoning on the subject property to allow second units (accessory) to be located within the proposed dwellings or on the second level only of an accessory structure. The zone amendment will also place the park and SWM facility into an open space zone category. The final amendment will place a small block of land in a holding zone until such time that the use or ownership of the property can be determined. The zone amendment is a requirement of draft

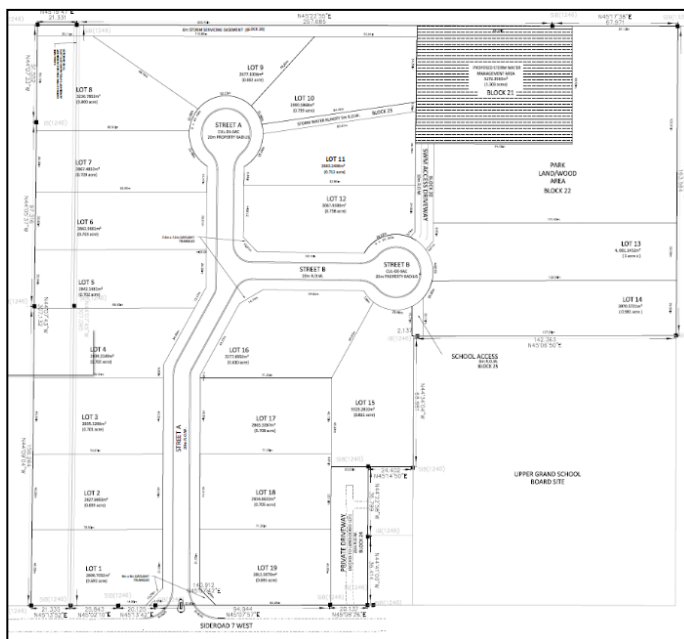
plan approval. Staff have no concerns with the proposed rezoning provided Council is satisfied.

INTRODUCTION

The subject lands are described as Lot 20, WOSR Division 3 & 4. The lands are located in the Hamlet of Kenilworth and abut the Kenilworth Public School. The lands consist of approximately 20.88 acres and are located on the north/west side of Sideroad 7 West. The surrounding land uses are primarily agricultural. The property has recently received draft plan approval for a 19 the creation of 19 estate residential lots on private services.

PROPOSAL

The proposal will amend the existing Residential Site Specific (R1A-93) zone on the subject lands to permit an accessory apartment within the proposed main dwelling or within a detached accessory structure. The applicants are also requesting to permit an increased height for the accessory structures in order to accommodate the accessory apartments. The amendment will also address the lands within the draft approved subdivision that are to be used for SWM facilities and park area. This zone amendment is required as a condition of draft plan approval.



DRAFT PLAN OF SUBDIVISION 23T-89018

This subdivision was given draft approval by the Province in 1988. The original draft plan proposed a looped street with two entrances onto Sideroad 7W. A cul-de-sac extended into the area behind the school with a total of 31 lots and a small park block behind and to the west side of the school. A redline revision was submitted that reduced the number of lots to 19 and included a stormwater management area as well as a park (figure 2). The redline revision was draft approved on March 20, 2019. A condition of approval was the rezoning of the lands as proposed.

PROVINCIAL POLICY STATEMENT

The subject property is considered to be within the settlement area of Kenilworth. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas.

COUNTY OFFICIAL PLAN

The land subject to the amendment is designated HAMLET. Section 7.4.1 of the Hamlet area land use policies identify hamlet areas as relatively low density residential usually characterized as having private sewer and water facilities. The plan does provide an opportunity for multiple-unit development in the form of a second unit or garden suite. This will create greater housing variety of residential accommodations, which will ensure a broad range of affordable housing is available for the future.

The plan, under section 4.4.6.1 and 4.4.6.2, contains provisions to allow one second unit within a main residence or one second unit within an ancillary building or structure.

ZONING BY-LAW

The subject lands are currently zoned Residential Exception (R1A-93) zone. This zoning reflects

the development of the subdivision that was draft approved in 1988 and contained 31 lots. The zoning recognized the small lot size and associated setbacks. The zone amendment is a requirement of the draft approval of the amended draft plan to recognize the new configuration and larger parcels. As part of this amendment the applicant has expressed an interest in allowing second units on the property and would like to market the development as such. The proposed zone amendment will address a second unit in either the dwelling or on the second level only of an accessory structure. The zone amendment will also place the park and SWM facility into an open space zone category. The final amendment will place a small block of land in a holding zone until such time that the use or ownership of the property can be determined. This parcel is currently used as an access to an abutting land locked parcel. A draft zoning by-law will be completed after the public meeting.

CORRESPONDENCE FOR COUNCIL'S REVIEW

None.

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future regular council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Mark Goetz, neighbouring property owner, inquired about the block of land proposed to be zoned as (H)R1A-93. That block is access to property that is land locked. Mr. Goetz was advised that the landowner is trying to sell the access to the landlocked property.

Lorne Small, neighbouring property owner, supported the concept proposed by the developer.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe inquired what type of building was proposed to allow second units that are accessory. Ms. Redmond and Mr. Jones indicated that the second unit would be on the second level of an accessory structure or would be a basement apartment in the main dwelling.

APPLICATION

Eric Beamish

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Part Lot 13, Part Div 4, Registered Plan 60R-2772, Part 1 and is Municipally known as 7294 Sideroad 5 W, Geographic Township of Arthur. The property is approximately 1.17 ha (2.9 ac) in size.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject lands to permit the indoor cultivation of cannabis as part of a cannabis production facility to be licensed by Health Canada. The property is currently zoned Rural Industrial. Other zoning relief may be considered for the proposal where appropriate.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 16, 2019

Planning Opinion

The purpose of the site specific zoning amendment is to permit the indoor cultivation of cannabis on the subject property. The applicant is proposing to operate a cannabis production facility within a new 743 m² (8,000 ft²) building on the property.

The proposed facility includes both industrial and agricultural components. The processing component of the operation is permitted by the Rural Industrial (RIN) zoning on the property as an industrial use, however it is the introduction of indoor cultivation of cannabis (an agricultural use) which requires an amendment to the zoning by-law.

The proposed facility is subject to federal legislation and approval must be obtained from Health Canada above and beyond any municipal requirements in order for the proposal to proceed.

We have no objections to the proposed amendment and are satisfied that the proposal is consistent with the PPS and is in general conformity with the County of Wellington Official Plan.

Planning Staff have prepared a draft Zoning By-law amendment for Council's consideration.

LOCATION

The land subject to the proposed amendment is described as Part Lot 13, Div 4, Registered Plan 60R-2772, Part 1 and is Municipally known as 7246 Sideroad 5 West, Geographic Township of Arthur. The property is approximately 1.17 hectares (2.9 acres) in size. The subject property is located within a rural industrial area and within the Hamlet area of Riverstown. The property is adjacent to agricultural uses and an established rural industrial area.

PROPOSAL

The purpose of the site specific zoning amendment is to rezone the property to permit the indoor cultivation of cannabis on the subject property. A cannabis production facility is being proposed on the subject property to be located within a new 743 m² (8,000 ft²) industrial building on the property.

The proposed facility includes both industrial and agricultural components. The processing component of the operation (processing of harvested cannabis) is permitted by the Industrial RIN zoning on the property as an industrial use, however it is the introduction of indoor cultivation of cannabis (an agricultural use) which requires an amendment to the zoning by-law. Health Canada identifies that it is the applicant's responsibility to address all local municipal requirements.

The proposed facility is subject to federal legislation and approval must be obtained from Health Canada above and beyond any municipal requirements in order for the proposal to proceed. The Cannabis Act includes site design requirements which must be met for facilities related to security and air quality.

In regards to servicing, the applicant has indicated that water for the facility will be provided by a well on the property and a septic system will be used for waste. Municipal services are not available in the area. According to the applicant, the facility will not use large volumes of water or generate large volumes of waste water. The only waste water will come from cleaning and bathroom use by employees.

PROVINAL POLICY STATEMENT (PPS)

Under Section 1.3.1 (Employment) of the PPS, Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan. According to Employment Policy 2.2.5.1 (a), "Economic development and competitiveness in the GGH will be promoted by:

making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities.” We consider the proposed development to be making more efficient use of the land.

The Agricultural Land Base mapping prepared under the Growth Plan for the Greater Golden Horseshoe was issued on February 9, 2018 and is now in effect. A portion of the subject lands are identified as Prime Agricultural within the Agricultural System mapping. The province has given some flexibility with regards to interpretation of the mapping:

While every effort has been made to accurately depict the information, the resulting map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation. Designation boundaries generally reflect information provided by the relevant municipality. For precise boundaries and locations of settlement areas and employment areas the appropriate municipalities and provincial plans should be consulted.¹

We have reviewed the Official Plan mapping for the subject property and determined the precise boundary of the Rural Employment Area and therefore we have treated this area as Rural Employment Area as opposed to Prime Agricultural. We are satisfied that the policies in the Growth Plan have been met and the proposed development generally conform to the Growth Plan.

COUNTY OFFICIAL PLAN

The subject property is designated Rural Employment Area on a portion of the lands with the balance of the property being located within the Hamlet of Riverstown. Permitted uses within the Rural Employment Area include dry industrial and commercial uses requiring large lots. Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Permitted uses within Hamlet areas include local commercial and small scale industrial where compatible and where adequate levels of service can be provided.

Under Section 6.8.3, Councils when considering rezoning applications shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of industrial uses.

ZONING BY-LAW

The subject lands are zoned Rural Industrial (RIN) and Agricultural (A). Permitted uses within the Rural Industrial zone include dry industry, warehousing and existing agricultural uses. The growing of cannabis indoors is not considered an existing agricultural use on the property. A zoning by-law amendment is required to permit the indoor growing of cannabis as an agricultural use.

PLANNING DISCUSSION

Site Plan Approval:

The proposed new industrial facility is subject to site plan approval according to Site Plan by-law 27-15.

Compatibility:

The proposed facility includes both processing and cultivation (“growing” of cannabis) components. The processing component of the operation is permitted by the zoning on the property as an industrial use, however it is the indoor cultivation which requires an amendment to the zoning by-law.

We note that facility will be entirely indoors, and will include typical components associated with an industrial use such shipping, receiving, loading, truck and employee traffic, deliveries etc. which are appropriate in an industrial area. The inclusion of indoor cultivation is compatible in a rural

industrial area and involves many of the same supportive activities.

Draft Zoning By-law:

Planning Staff have prepared a draft site specific by-law that adds the cultivation of cannabis indoors as an additional permitted use on the property. Planning Staff have included wording to require that the facility must be licensed by Health Canada.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated April 24, 2019 (No Objection)

Allan Hodgins, Corridor Management Planner (A), Ministry of Transportation

- The subject property resides within MTO's Permit Control Area (PCA).
 - MTO Building and Land Use Permits are required before any clearing, grading, construction, demolition or alteration to the site commences.
 - Note that, in accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied.
- MTO may require a Traffic Impact Study (TIS) to be submitted for our review and approval, indicating the anticipated volumes of traffic and its impact upon the Highway 6 and Sideroad 5 West intersection.
 - Parking spaces must meet or exceed the Municipal requirements.
- MTO may require the owner to submit a Stormwater Management Report to MTO for review and approval, should address MTO's Stormwater Management Requirements for Land Development Proposals.
- All signs visible from Highway 6 will require an MTO permit prior to installation.
- All services shall connect to existing infrastructure from Sideroad 5 West where possible, each individual service connection may require an MTO Encroachment Permit if connections are made from Highway 6.

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Roger Ferreira, purchaser of subject property, was present to answer questions regarding the application. He requested a copy of the MTO comments.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox inquired if the by-law would need to be altered in light of the MTO comments. Michelle Innocente, Senior Planner, responded that items outlined in the MTO comments can be dealt with at the site plan stage.

ADJOURNMENT

RESOLUTION: 01-2019

Moved: Burke

Seconded: McCabe

THAT the Public Meeting of April 29, 2019 be adjourned.

CARRIED

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF COUNCIL
APRIL 29, 2019 @ 7:00 P.M.
CLOSED MEETING SESSION @ 6:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake**

Staff Present:

**Chief Administrative Officer: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Chief Building Official: Darren Jones
Community Recreation Coordinator: Mandy Jones**

CALLING TO ORDER - Mayor Lennox

ADOPTION OF THE AGENDA

RESOLUTION: 2019-106

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the April 29, 2019 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST**CLOSED MEETING SESSION**

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

RESOLUTION: 2019-107

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6.31 pm that is closed to the public under subsections 239 (2) of the Municipal Act, 2001, specifically:

- (b) *personal matters about an identifiable individual, including municipal or local board employees;*
- (f) *advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*

1. REPORTS

a) Report CLK 2019-022 being a report on the provision of canine control services

b) Report RAC 2019-001 being a report on potential sale or lease of property being the former Mount Forest Arena located at 320 King Street

2. REVIEW OF CLOSED SESSION MINUTES

- April 8, 2019 – Council Meeting

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2019-108

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 7.17 pm.

CARRIED

RESOLUTION: 2019-109

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2019-022 being a report on the provision of canine control services;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2019-110

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report RAC 2019-001 being a report on potential sale or lease of property being the former Mount Forest Arena located at 320 King Street;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

Councillor Hern declared a pecuniary interest with the minutes of the April 8, 2019 Closed Session of Council as she receives monetary gain from an organization the complainant had involved the matter outlined in those minutes.

RESOLUTION: 2019-111

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of Township of Wellington North approve the Closed Meeting Minutes of:

- *April 8, 2019 – Council Meeting*

CARRIED

O ' CANADA

PRESENTATIONS

1. Fire Chief David Guilbault
 - Wellington North fire Service Peer Support

Fire Chief Guilbault introduced the Wellington North Fire Service Peer Support Team:

- Deputy Chief Bill Hieber
- Rev. Edward Charlton
- Raymond Tout
- Stacy Muir

The Wellington North Fire Service Peer Support Team (PRSD) is trained to assist peers who have encountered traumatic events on or off duty. The team provided information regarding their Post Traumatic Stress Disorder Prevention plan, policy and program. The Peer Support Team gives support and assesses individual needs and is available 24/7. Acute Stress Disorder, Post Traumatic Stress Disorder/Injury and Critical Incident Stress were explained. The team reviewed Traumatic Incident Response Tacking, Critical Incident Response and WSIB forms. Next steps include developing partnerships within Wellington County and Grey County, creating awareness and support throughout all emergency service and continuing to provide information and tools for those protecting our communities. Mental health is as important as physical health.

The Wellington North Fire Service Peer Support Team requested that Council:

- Recognize the need for programs such as these within the services and community
- Support this initiative
- Pledge their support by placing their signatures alongside the firefighters and their families

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2019-112

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the Regular Council Meeting of April 29, 2019 for the purpose of holding a Committee of Adjustment Hearing and Public Meetings under the Planning Act.

CARRIED

- Committee of Adjustment – A05-19, Martin Minerva
- Public Meeting – 1542441 Ontario Inc.
- Circuit Holdings Inc.
- Squirrell, Clayton
- 940749 Ontario Ltd.
- Beamish, Eric

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2019-113

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the April 29, 2019 Regular Meeting of Council.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETINGS

1. By-law Number 042-19 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Lot 8, Conn Village and is Municipally known as 9639 Wellington Rd 14, Geographic Township of West Luther – Clayton Squirrell)
2. By-law Number 043-19 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Lot 13, Part Div 4, RP 60R2772, Part 1 and is municipally known as 7294 Sideroad 5 West, geographic Township of Arthur – Eric Beamish)
3. By-law Number 044-19 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Lots 2 to 4, W/S Arthur St, Plan Mount Forest with a civic address of 331 Arthur Street – Circuit City Holdings inc.)

RESOLUTION: 2019-114

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 044-19 be deferred to a future meeting to allow for more information to be presented.

CARRIED

RESOLUTION: 2019-115

Moved: Councillor Yake

Seconded: Councillor Hern

THAT By-law Numbers 042-19 and 043-19, be read a First, Second and Third time and enacted.

CARRIED

ADOPTION OF MINUTES OF COUNCIL

- Regular Meeting of Council, April 8, 2019

RESOLUTION: 2019-116

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on April 8, 2019 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL - None**IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

2 b, 4a,

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2019-117

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT all items listed under Items for Consideration on the April 29, 2019 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted.

THAT the Council of the of the Corporation of the Township of Wellington North receive the minutes of The Lynes Blacksmith Shop Committee meeting held on April 9, 2019.

THAT the Council of the of the Corporation of the Township of Wellington North receive the minutes of the Recreation and Culture Committee meeting held on April 17, 2019.

THAT the Council of the of the Corporation of the Township of Wellington North approve the 2020 Facility Rental Fees and Charges and the 2020 and 2021 Recreation Programs Fees and Charges; AND FURTHER THAT a by-law to adopt the 2020 Facility Rental Fees and Charges and the 2020 and 2021 Recreation Programs Fees and Charges be prepared and brought to a future Council meeting;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to adopt the 2020 Facility Rental Fees and Charges and the 2020 and 2021 Recreation Programs Fees and Charges.

THAT the Council of the of the Corporation of the Township of Wellington North approve that future requests from user groups for grants, donations, fee waiver, rate freezes will only be considered if accompanied by a current financial statement from the group making the request.

THAT the Council of the of the Corporation of the Township of Wellington North receive the minutes of the Arthur BMX/Skateboard Park Ad-Hoc Advisory Committee meeting held on April 16, 2019.

THAT the Council of the of the Corporation of the Township of Wellington North receive for information the minutes of the Arthur Downtown Revitalization Advisory Committee Meeting, April 18, 2019.

THAT the Council of the of the Corporation of the Township of Wellington North receive for information the minutes of the Wellington North Cultural Roundtable Meeting, April 17, 2019.

THAT the Council of the of the Corporation of the Township of Wellington North approve the Wellington North Cultural Roundtable hosting a 20 Year Amalgamation celebration during Wellington North Culture Days on September 27, 28 and 29, 2019.

THAT Council of The Corporation of the Township of Wellington North receive for information EDO Report 2019-010 being a report on the Wellington North Farmers Market, AND FURTHER THAT the Council of the Township of Wellington North approve the Wellington North Farmers' Market Roles and responsibilities Agreement with the Victory Church and Community Centre.

THAT the Council of the Corporation of Township of Wellington North receive the Cheque Distribution Report dated April 23, 2019.

*THAT the Council of The Corporation of the Township of Wellington North receive Report TR2019-08 being a report on the reconstruction of Isabella St. in Arthur;
FURTHER THAT the Council of the Township of Wellington North award Contract 5977-19 for the reconstruction of Isabella St. Arthur, to Moorefield Excavating Ltd., at a cost of \$2,298,637.19 plus applicable taxes.*

THAT the Council of the Corporation of Township of Wellington North receive correspondence dated April 4, 2019 from Cheryl Gallant, Member of Parliament, Renfrew-Nipissing-Pembroke, regarding Bill C-68 reversing changes to the Fisheries Act

THAT the Council of the Corporation of Township of Wellington North receive the Northern Wellington Youth Connections Event Program.

THAT the Council of the Corporation of Township of Wellington North receive the information regarding the Saugeen Connects – Labour Force Diversification 101 Conference

THAT the Council of the Corporation of Township of Wellington North receive the Arthur Optimist Club, correspondence dated April 23, 2019, and declare their Annual Canada Day Ball Tournament being held from Friday, June 28 to Sunday, June 30, 2019 at the Arthur ball diamonds and Optimist Pavilion to be “Municipally Significant”.

CARRIED

CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2019-118

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive for information the Economic Development Officer report EDO-2019-011 dated April 29th, 2019 being a report on the Main Street Revitalization Program and Funding;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approves the Arthur Downtown Revitalization Committee recommendations to utilize \$40,500 of the Main Street Revitalization Funding to support the programs as follows:

- *\$13,000 Signage*
- *\$20,000 Streetscaping and Landscaping Improvements*
- *\$ 7,500 Marketing & Promotion*

CARRIED

RESOLUTION: 2019-119

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of The Corporation of the Township of Wellington North receive Report PW 2019-002 being a report on 2019 Reserve Wastewater Capacity Calculations for Wellington North;

AND FURTHER THAT the Council of the Township of Wellington North direct staff to submit copies of the reports prepared by Triton Engineering Services Limited to the Ministry of Environment, Conservation & Parks;

AND FURTHER THAT the Council of the Township of Wellington North direct staff to develop a Sewage Allocation Policy, establishing clear priorities and procedures for future allocation of sewage units for Council to consider and endorse;

AND FURTHER THAT the Council of the Township of Wellington North commit to allocating twenty five (25) sewage allocation units to infill lots in Mount forest.

AND FURTHER THAT the sewer allocation units to Sharon Farms and Enterprises for fifteen (15) townhouse units at 730 Princess Street, Mount Forest have an expiry of thirty-six (36) months from

the date of passage of this resolution, after which period the allocation of fifteen (15) sewer allocation units for this development will be withdrawn.

CARRIED

RESOLUTION: 2019-120

Moved: Councillor Hern

Seconded: Councillor Yake

THAT Motion 2019-119 be amended by removing the following clauses;

AND FURTHER THAT the Council of the Township of Wellington North commit to allocating fifteen (15) sewage allocation units to Sharon Farms and Enterprises for 15 townhouse units at 730 Princess Street, Mount Forest;

AND FURTHER THAT the sewer allocation units to Sharon Farms and Enterprises for fifteen (15) townhouse units at 730 Princess Street, Mount Forest have an expiry of thirty-six (36) months from the date of passage of this resolution, after which period the allocation of fifteen (15) sewer allocation units for this development will be withdrawn.

RESOLUTION: 2019-119

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of The Corporation of the Township of Wellington North receive Report PW 2019-002 being a report on 2019 Reserve Wastewater Capacity Calculations for Wellington North;

AND FURTHER THAT the Council of the Township of Wellington North direct staff to submit copies of the reports prepared by Triton Engineering Services Limited to the Ministry of Environment, Conservation & Parks;

AND FURTHER THAT the Council of the Township of Wellington North direct staff to develop a Sewage Allocation Policy, establishing clear priorities and procedures for future allocation of sewage units for Council to consider and endorse

CARRIED

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern reported the following regarding the Mount Forest & District Chamber of Commerce:

- A Strategic Planning session was held
- The Awards Gala will be held on Sunday, May 5, 2019
- The Chamber has a new logo

CAO Michael Givens announced that he had attended the Rural Wellington Health Care Planning session. How rural Wellington will be part of the Ontario Health Team was discussed. Information will come back regarding Wellington North's role.

Mayor Lennox provided an update since meeting with major employers two weeks ago. Employers are enthusiastic to have housing that meets the needs of the work force and will asking for support for multi-residential properties. The county of Wellington Economic Development Officer is partnering with consultants and will include this proposal into a housing strategy.

BY-LAWS

- a. By-law Number 040-19 being a Drain By-law for the repair of Drain 15, West Luther
- b. By-law Number 041-19 being a Drain Repair By-law to provide for the repair of the Cardy Drain "A" and "B"
- c. By-law Number 045-19 being a by-law to appoint a Director of Operations for The Corporation of the Township of Wellington North

RESOLUTION: 2019-121

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Numbers 040-19, 041-19, and 045-19 be read a First, Second and Third time and enacted.

CARRIED

CONFIRMING BY-LAW NUMBER

RESOLUTION: 2019-122

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT By-law Number 046-19 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on April 29, 2019 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2019-123

Moved: Councillor Burke

Seconded: Councillor Yake

THAT the Regular Council meeting of April 29, 2019 be adjourned at 10:12 pm

CARRIED



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

Deputation Request Form


Name of Deputation(s) Bill Nelson

Attending as an individual OR Representing a group/organization/business

Name of Group/Organization/Business: Mount Forest BIA

Contact Information

Mail: _____

Email: 

Telephone: 

Type of Meeting

Council OR Committee (includes ad hoc) _____

Date of Meeting May 13, 2019

Subject Matter (submit your complete deputation submission with this form)


Just wanting to give council a bit of an update & be available for any questions

Recommendation/Request of Council (what action you would like the Township of Wellington North to take with respect to your matter - use a separate page if required)

None.

Estimated Financial Impact to Municipality:

Capital NIL Annual Operating NIL

SIGNATURE: 

DATE SUBMITTED: 08/05/19

Notice of Collection/Use/Disclosure: All information submitted in support of meetings of Council/Committee/Planning deliberations/ is collected in accordance with the Municipal Act, 2001, s. 8 and 239 (1) and may be used in deliberations, and disclosed in full, including email, telephone numbers, names and addresses on agendas and to persons requesting access to records of Council/Committee/Planning Committee. All information submitted to the municipality is subject o disclosure under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Questions about this notice of collection should be directed to the Clerk's office (519) 848-3620.

Ministry of Labour
155 Frobisher Drive
Unit G-213
Waterloo ON N2V 2E1
Tel.: 519 885-3378
Fax: 519 883-5694

Ministère du Travail
155 Frobisher Drive
Bureau G-213
Waterloo ON N2V 2E1
Tél.: 519 885-3378
Télééc.: 519 883-5694



April 30, 2019

The Township of Wellington North Fire Services

dave@adsfireservicepro.com

fpo@wellington-north.com

township@wellington-north.com

lindad@wellington.ca

Dear Chief Dave Guilbault,

I am writing to express my sincere appreciation for the work done by yourself and Fire Prevention Officer Mr. Marco Guidotti in response to the explosion and fire in the Township of Wellington North that occurred March 26, 2019.

The Occupational Health and Safety Inspector who attended the scene on-call Tuesday (Zeljko Ilincic), along with his colleague inspector (Kelly Sebastian) who accompanied him Wednesday, both reported that the inter-agency professionalism and co-operation they experienced was uniquely enjoyable – unlike any collaboration they've experienced in the course of their respective careers.

At the Ministry of Labour we strive to establish and maintain professional and courteous working relationships with our investigative partners and agencies. Those efforts are frequently rewarding and have lead to long-term networking opportunities.

The occurrence last month brings to light how important it is for Police, Fire, Fire Marshall, TSSA and Ministry of Labour to support each other's investigative processes when working in parallel. The expertise, skills and experience brought to this investigation by seasoned professionals was recognized by my staff who spoke very highly of the work being done.

Please accept my thanks on behalf of the inspectors and please share with Marco that his efforts were noticed and highly regarded.

Yours truly,

Andrew Selluski
Program Manager, Industrial Health and Safety
Ministry of Labour – Waterloo

5/06/19

Township of Wellington North
 CHEQUE DISTRIBUTION REPORT
 Payables Management

Cheque Number		73131 to 73242	
Cheque Number	Cheque Date	Vendor Name	Cheque Amount
73131	4/24/19	Arthur Foodland	\$14.94
73132	4/24/19	Arthur Home Hardware Building	\$207.85
73133	4/24/19	Barclay Wholesale	\$437.28
73134	4/24/19	Bell Mobility	\$1,260.09
73135	4/24/19	Big Brothers and Big Sisters o	\$1,000.00
73136	4/24/19	Bluewater Fire & Security	\$219.22
73137	4/24/19	Broadline Equipment Rental Ltd	\$80.68
73138	4/24/19	Cedar Creek Tools	\$250.85
73139	4/24/19	Chalmers Fuels Inc	\$928.46
73140	4/24/19	Cimco Refrigeration	\$3,158.97
73141	4/24/19	Coburn Insurance Brokers Ltd.	\$352.40
73142	4/24/19	Code 4 Fire & Rescue Inc	\$1,347.53
73143	4/24/19	Coffey Plumbing, Div. of KTS P	\$169.50
73144	4/24/19	Corporate Express	\$4,437.54
73145	4/24/19	County of Wellington	\$2,175.00
73146	4/24/19	Cudney Steve	\$150.00
73147	4/24/19	Dewar Services	\$1,350.98
73148	4/24/19	E Cox Sanitation	\$140.01
73149	4/24/19	Fire Marshal's Public Fire Saf	\$421.16
73150	4/24/19	Frey Communications	\$8,852.75
73151	4/24/19	Go Glass & Accessories	\$423.75
73152	4/24/19	H Bye Construction Limited	\$678.00
73153	4/24/19	Hydro One Networks Inc.	\$2,369.11
73154	4/24/19	Innovative Access Technologies	\$1,957.31
73155	4/24/19	International Trade Specialist	\$224.66
73156	4/24/19	KORE Mechanical Inc.	\$2,768.67
73157	4/24/19	MCNABB, DONALD	\$1,150.00
73158	4/24/19	Mount Forest Foodland	\$16.14
73159	4/24/19	North Wellington Co-op Service	\$64.65
73160	4/24/19	Officer's Auto Care Inc.	\$200.77
73161	4/24/19	OMTRA	\$305.10
73162	4/24/19	Ontario Soil & Crop Improvemen	\$2,000.00
73163	4/24/19	P & K Ice Services	\$1,073.50
73164	4/24/19	PACKET WORKS	\$113.00
73165	4/24/19	Reeves Construction Ltd	\$518.38
73166	4/24/19	Reliance Home Comfort	\$77.55
73167	4/24/19	Sanigear	\$938.13
73168	4/24/19	Scotiabank	\$869.00
73169	4/24/19	Union Gas	\$2,655.20
73170	4/24/19	Watermark Solutions Ltd.	\$3,729.00

Cheque Number	Cheque Date	Vendor Name	Cheque Amount
73171	4/24/19	Well Cty Fire Chiefs Assoc	\$250.00
73172	4/24/19	Wellington North Power	\$48,918.67
73173	4/24/19	Wellington North Machine	\$468.84
73174	4/24/19		\$100.00
73175	4/24/19	Wightman Telecom Ltd.	\$410.06
73176	4/24/19	Young's Home Hardware Bldg Cen	\$664.91
73177	4/26/19	Canadian Union of Public Emplo	\$1,534.59
73178	4/26/19	Fundex Investments Inc. In Tru	\$754.44
73179	4/26/19	Ont Mun Employee Retirement	\$37,170.36
73180	4/26/19	TD Wealth	\$749.88
73181	4/26/19	Workplace Safety & Ins Board	\$7,892.60
73182	4/30/19	ALS Laboratory Group	\$2,556.86
73183	4/30/19	Arthur Home Hardware Building	\$181.81
73184	4/30/19	Barclay Wholesale	\$365.22
73185	4/30/19	Bluewater Chapter OBOA	\$50.00
73186	4/30/19	Canada's Finest Coffee	\$70.00
73187	4/30/19		\$862.89
73188	4/30/19	Corporate Express	\$153.15
73189	4/30/19	GHD Limited	\$20,127.04
73190	4/30/19	HOLLEN CONTROLS LIMITED	\$462.17
73191	4/30/19		\$67.32
73192	4/30/19	Hydro One Networks Inc.	\$618.26
73193	4/30/19	Ideal Supply Inc.	\$10.85
73194	4/30/19	International Trade Specialist	\$180.91
73195	4/30/19	Kwik Snaks Ltd	\$550.60
73196	4/30/19		\$115.00
73197	4/30/19	Marcc Apparel Company	\$473.19
73198	4/30/19		\$22.00
73199	4/30/19	Tom Shupe Plumbing & Heating	\$361.60
73200	4/30/19	Twp of Wellington North	\$1,749.03
73201	4/30/19	Union Gas	\$2,437.06
73202	4/30/19	Walsh's IDA Pharmacy	\$35.98
73203	4/30/19	Wightman Telecom Ltd.	\$381.36
73204	4/30/19	Young's Home Hardware Bldg Cen	\$42.91
73205	5/02/19	Abell Pest Control Inc	\$303.23
73206	5/02/19	Arthur Home Hardware Building	\$98.65
73207	5/02/19	Barclay Wholesale	\$1,006.47
73208	5/02/19	Bell Canada3	\$872.02
73209	5/02/19	Bluewater Fire & Security	\$91.25
73210	5/02/19	CARQUEST Arthur Inc.	\$8.93
73211	5/02/19		\$350.00
73212	5/02/19	CS ORGANICS & COOKING OIL REMO	\$203.40
73213	5/02/19	County of Wellington	\$20,670.00
73214	5/02/19	CW AND COMPANY	\$6,522.03
73215	5/02/19	Darroch Plumbing Ltd.	\$1,060.41
73216	5/02/19	Fire Marshal's Public Fire Saf	\$189.00

Cheque Number	Cheque Date	Vendor Name	Cheque Amount
73217	5/02/19	Fluent IMS	\$1,243.00
73218	5/02/19	Frey Communications	\$158.19
73219	5/02/19	H Bye Construction Limited	\$711.90
73220	5/02/19	HETEK Solutions Inc.	\$4,947.93
73221	5/02/19	Ideal Supply Inc.	\$17.18
73222	5/02/19	Innovative Access Technologies	\$107.35
73223	5/02/19		\$184.50
73224	5/02/19		\$52.50
73225	5/02/19	Manulife Financial	\$26,807.13
73226	5/02/19	Martin, Jim	\$340.00
73227	5/02/19	Minister of Finance - Misc	\$390.00
73228	5/02/19	Parks and Recreation Ontario	\$680.00
73229	5/02/19	Penlim Investments Ltd.	\$1,615.50
73230	5/02/19	Shred All Ltd.	\$67.80
73231	5/02/19		\$366.50
73232	5/02/19	Stephen Hale	\$1,452.05
73233	5/02/19	Symposium Technologies Inc.	\$1,017.00
73234	5/02/19	Turriss Sites Development Corp.	\$124.66
73235	5/02/19	Township of Centre Wellington	\$209.87
73236	5/02/19	Union Gas	\$2,061.19
73237	5/02/19	Upper Grand Dist School Board	\$7,835.00
73238	5/02/19		\$300.00
73239	5/02/19	Waste Management	\$1,054.29
73240	5/02/19	Wellington Catholic Dist Sch B	\$1,585.00
73241	5/02/19	Work Authority	\$2,044.20
73242	5/02/19	Young's Home Hardware Bldg Cen	\$49.70
		TOTAL:	\$266,674.52



2018 ANNUAL REPORT



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



We are the
people behind
property assessment.

We are professional
assessment experts
who understand
local communities.

We are neighbours,
taxpayers and
property owners too.

We take pride in
working with you to
build the communities
we live in.

2018 ANNUAL REPORT

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COMPLIANCE STATEMENT

In keeping with the reporting requirements under the *Municipal Property Assessment Corporation Act*, the Corporation has complied with any policies, procedures and standards established by the Minister under Section 10, and with the process established regarding the development and implementation of quality service standards by the Quality Service Commissioner.

Ontario's Property Assessment and Taxation System



1 MPAC: Provides property assessments for all properties in Ontario.

2 MUNICIPALITIES: Determine revenue requirements, set municipal tax rates and collect property taxes to pay for municipal services.*



Police & fire protection



Waste management



Roads, sidewalks & public transit



Municipal parks & recreational facilities



Education taxes are also collected for school boards



3 GOVERNMENT OF ONTARIO: Establishes the province's assessment and taxation laws and determines the education tax rates.

4 PROPERTY OWNERS: Pay property taxes which pay for services in the community. You also pay education taxes that help fund elementary and secondary schools in Ontario.



*Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.

About Us

MPAC stands for **Municipal Property Assessment Corporation**, and our assessments provide the foundation that municipalities use to base the property taxes needed to pay for the services we use every day.

As an independent, not for profit corporation, our assessments follow the *Assessment Act* and other legislation and regulations set by the Government of Ontario. We have a Board of Directors made up of provincial, municipal and taxpayer representatives.

We take our role seriously because we are neighbours, taxpayers and property owners too.



Our Role

MPAC is responsible for assessing more than 5 million properties in Ontario, representing \$2.78 trillion in property value.

We assess all types of property, including residential, business and farms. Our MPAC team is made up of assessment experts who understand local communities and use approaches that meet international appraisal standards for accuracy.

In addition to our assessment services, we are responsible for providing municipalities with a Preliminary List of Electors, which is used by municipal clerks to finalize the Voters' List for municipal and school board elections.

We are the largest assessment jurisdiction in North America and a leader in the assessment industry.

We are
1,700+ employees
across Ontario

Responsible for
assessing more than
5 million properties in Ontario

Representing
\$2.78 trillion in
property value





Providing transparent insights and responsive services helps municipalities and property owners understand their assessed values.

Message from the President and Chief Administrative Officer



Nicole McNeill

I've been honoured to serve as MPAC's President and Chief Administrative Officer for the greater part of 2018, and lead the organization through a foundational phase of our Strategic Plan.

Municipalities, property owners and the Province use our assessment data in a number of ways. For example, property taxes that fund local priorities and education are based on MPAC assessments. In support of tax bases in 2018 we captured \$38.4 billion in new assessment, a new record for MPAC and an increase of more than 50% since 2009.

We want communities to have confidence in the quality of our

property assessments. This involves providing transparent insights and responsive services that help municipalities and property owners understand their assessed values.

Our assessments continue to meet assessment-industry standards. Where there are questions or issues with an assessment, we want those to be identified and corrected as efficiently as possible. In 2018, less than 1% of property owners in the province appealed their assessment.

So that we can continue to increase the quality and responsiveness of our services, during the year we

completed key frameworks from our Strategic Plan in the areas of human resources, learning and development, stakeholder engagement and information technology. These frameworks support our staff in delivering on our goal to be a trusted partner and service provider.

Looking ahead, preparations for the 2020 Assessment Update are well underway. With the valuation date of January 1, 2019 now behind us, I look forward to sharing preliminary market insights and further details on our plans to engage stakeholders during the development of assessments for the 2021-2024 taxation years.



It's the dedication, professionalism and expertise of our people that makes us a leader in the assessment industry.

Message from the Board Chair



Dan Mathieson

It's been an exciting year of transformation at MPAC. In 2018, we welcomed Nicole McNeill as President and Chief Administrative Officer. We negotiated a new collective agreement and launched a comprehensive human resources plan. We also implemented an appeals strategy to manage the transition to new Assessment Review Board rules.

Through this period of positive change, the 2017–2020 Strategic Plan guided our decisions, helping us map the most direct path towards our strategic outcomes. We have made significant progress and now that we're at the

midpoint of the Strategic Plan, we will review what we've accomplished, what's left to do, and whether we need to fine-tune our approach.

At MPAC we are accountable to our stakeholders and we take this responsibility seriously. Achieving the service levels our municipal partners identified for our Service Level Agreement (SLA) is one of our highest priorities. In 2018, the first full year of SLA reporting, we met 91% of service levels. We also launched an SLA reporting tool in Municipal Connect to further support collaboration with municipalities.

As we begin 2019, MPAC is stronger than ever. We continue to enhance our operational efficiency so we can deliver even better value for money to the municipalities and property owners who count on our assessments. In that effort, I would like to thank our employees. It's the dedication, professionalism and expertise of our people that makes us a leader in the assessment industry. They are the reason we can create value together.

Property Assessment Update Cycle

Every four years, the MPAC team updates the assessment for every property in the province. **The last time we did a province-wide assessment update in Ontario was in 2016. The next time will be in 2020.**

In between Assessment Updates, we are responsible for maintaining our records. That means we will update your assessment if there is a physical change to the property, ownership changes, and/or a classification change. When it's complete we will send you a copy of your assessment and we will share the changes with your municipality.

Your municipality receives an updated assessment roll at the end of each year which is used to help calculate property taxes.

If your property value increased, the increase is phased in within the four-year cycle. Any decrease in value is applied immediately.



Board of Directors

MPAC is directly accountable to the public through its 13-member Board of Directors appointed by the Minister of Finance.

MUNICIPAL REPRESENTATIVES



Janice Baker
City Manager and
Chief Administrative
Officer, City of
Mississauga



Keith Hobbs
Mayor, City of
Thunder Bay



Ken Hughes
Auditor General,
City of Ottawa



Dan Mathieson
(Chair)
Mayor, City
of Stratford



Roberto Rossini
(Retired) Deputy City
Manager & Chief
Financial Officer,
City of Toronto



Walter Sendzik
Mayor, City of
St. Catharines



Mary Smith
Mayor, Township of
Selwyn and Deputy
Warden, County of
Peterborough

TAXPAYER REPRESENTATIVES



Alf Chaiton
President,
Tweedsmuir Green
Power Group



Lesley Gallinger
Vice-President of
Corporate Services
and Chief Financial
Officer, Electrical
Safety Authority



Bev Hodgson
Barrister and
Solicitor, Owner,
Bev Hodgson Law



Don Redmond
Sales Representative,
Royal LePage In
Touch Realty Inc.



Roozbeh Farhadi
Project Manager,
Design and
Implementation,
Scotiabank



David P. Settrington
(Vice-Chair)
Member of Chartered
Professional
Accountants,
(CPA) Ontario and CPA
Canada

PROVINCIAL REPRESENTATIVES

Board Committees

Our Board of Directors provides governance and organizational oversight to ensure MPAC's overall direction, accountability and efficiency.

AUDIT COMMITTEE

The Audit Committee oversees MPAC's financial statements and financial reporting processes. The Committee also ensures the integrity of MPAC's internal control framework and information systems, internal and external auditor performance, enterprise risk assessment and critical legal and litigation activity.

CHAIR:

David P. Settingington

MEMBERS:

Lesley Gallinger
Ken Hughes
Dan Mathieson
Roberto Rossini
Walter Sendzik

GOVERNANCE AND HUMAN RESOURCES COMMITTEE

The Governance and Human Resources Committee oversees governance issues that affect MPAC. The Committee ensures the organization has appropriate governance processes, Board and Committee structures and the information required for effective oversight and direction.

CHAIR:

Mary Smith

MEMBERS:

Alf Chaiton
Keith Hobbs
Bev Hodgson
Dan Mathieson
David P. Settingington

QUALITY ASSURANCE COMMITTEE

The Quality Assurance Committee oversees MPAC's operations to promote a culture of quality throughout the organization. The Committee advises the Board of Directors of any concerns related to MPAC's core business of assessment, quality-related risks and internal controls. The Committee also provides oversight to the Quality Service Commissioner.

CHAIR:

Bev Hodgson

MEMBERS:

Alf Chaiton
Roozbeh Farhadi
Lesley Gallinger
Keith Hobbs
Dan Mathieson
Don Redmond
Walter Sendzik
David P. Settingington
Mary Smith

The Board of Directors thanks
Alf Chaiton, Keith Hobbs and Mary Smith
whose terms ended in 2018.

Funding

We are funded by municipalities. The amounts collected are invested into our operations so we can provide quality services now and in the future.

To help deliver on the 2017-2020 strategic outcomes, our Board of Directors approved a 2.65% municipal levy in 2018. We invested in the talent, staffing and operations required to deliver the new Service Level Agreement (SLA), support the new Assessment Review Board (ARB) appeals process, and improve the products and services we provide to our municipal partners and property owners of Ontario everyday.

KEY AREAS OF FOCUS:



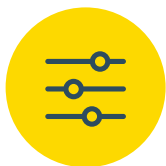
Invest in our core operations to deliver the new SLA. The jointly developed SLA establishes fair, meaningful and achievable performance standards for the assessment services that municipalities and taxpayers rely on most.



Support the new ARB process, including a strategy to eliminate backlogs and complete appeals within the assessment cycle.



Deliver ongoing disclosure initiatives, pre-roll discussions and engagement activities.



Optimize our assessment programs and platforms to provide consistent and quality data.



Continue to build our pool of accredited valuation professionals.



FUNDING FORMULA

The levy amount for each municipality is determined by the levy formula in the *Municipal Property Assessment Corporation Act*. MPAC's funding is divided among municipalities and taxing authorities to reflect their proportionate share of the total assessed values and property counts in the province.

To calculate the required payment for MPAC's services, we take into consideration things like the cost of operations, capital spending and reserve requirements, and offset these costs with other sources of funding, such as revenue from business development and investment income. The net amount is the municipal levy. To read more about business development, **go to page 20**.

2017-2020 Strategic Plan

MPAC's 2017-2020 Strategic Plan was approved by our Board of Directors in 2017.

The plan outlines five strategic outcomes that build on the success of the 2016 Assessment Update and the transformative change the organization made over the last four years. The plan also reflects feedback from property owners, municipal partners, industry groups and employees.

Our goal is clear—create customer-focused connections with each other and with stakeholders, so we can effectively deliver on our commitment to communities.

THE 2017-2020 STRATEGIC PLAN WILL HELP US GET THERE.



Our goal is clear—create customer-focused connections with each other and with stakeholders, so we can effectively deliver on our commitment to communities.

5 Strategic Outcomes

➔ INVEST IN OUR PEOPLE

➔ FOCUS ON OPERATIONAL EXCELLENCE, EFFICIENCY AND OPERATIONS

➔ BUILD OUR CUSTOMER AND STAKEHOLDER RELATIONSHIPS

➔ DELIVER QUALITY, TRACEABLE ASSESSMENTS

➔ EXPAND BUSINESS DEVELOPMENT

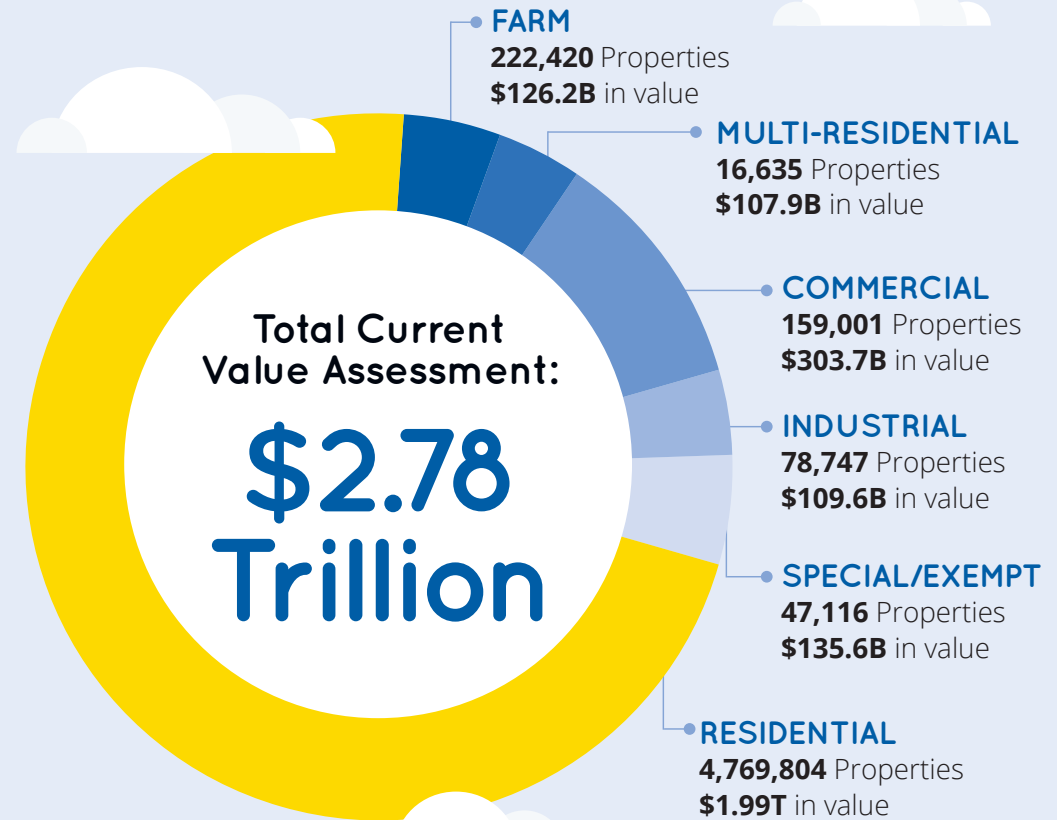
Total number of properties on the Assessment Roll:
5,293,723 – an increase of 58,699 from 2017.

2018 Assessment Roll

Every year we deliver an assessment roll to municipalities and the Province of Ontario to support the calculation of property and education taxes.

While 2018 is not a province-wide Assessment Update year, we continue to review properties and update property information on a regular basis to reflect changes that have occurred throughout the year in order to return an accurate assessment roll annually.

In November, we mailed more than 800,000 Property Assessment Notices to property owners reflecting changes in assessment that have taken place over the last year.

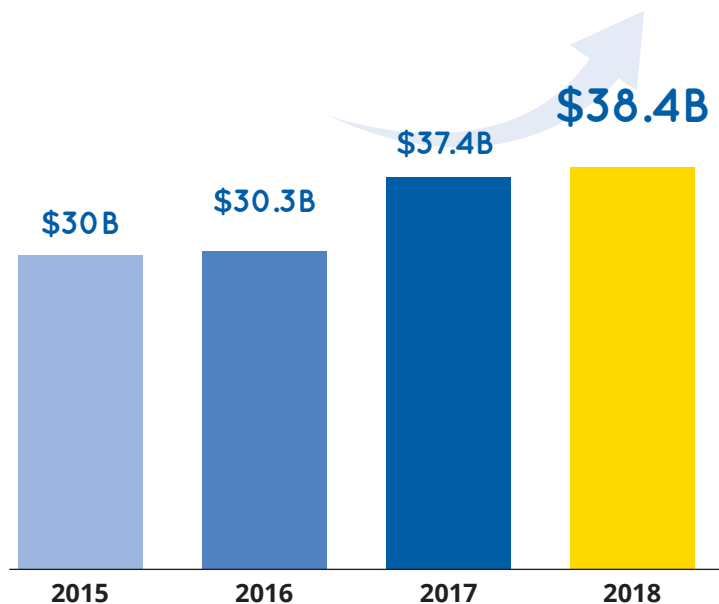


New Assessment

In 2018, we captured **\$38.4 billion** in new assessment.

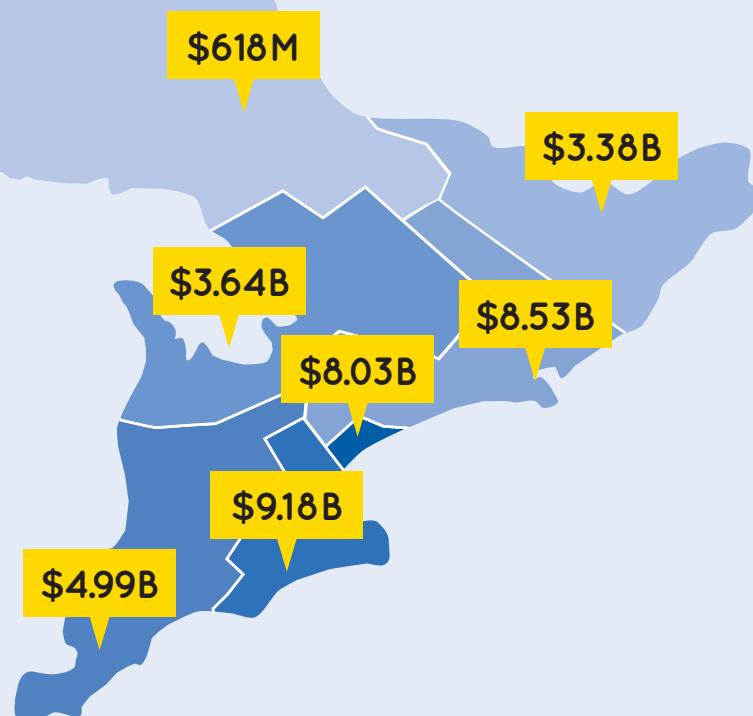
New assessment refers to new construction and/or additions to existing property that have not been assessed by MPAC and it is a key source of revenue for municipalities. Year over year, the assessment base continues to grow for our municipalities.

In 2018, MPAC assessed approximately 44,000 new residential units, 2,000 new commercial buildings and 70 new industrial units across Ontario. Almost 70% of this new assessment was in the Greater Golden Horseshoe.



\$38.4 Billion

Added in new assessment



Indicators of Assessment Quality

Requests for Reconsideration (RfR) and appeals are key indicators of assessment quality and property owners' acceptance of their assessment.

The chart shows the number of RfRs and appeals that were completed in each calendar year, regardless of the assessment roll(s) in question. In many cases when an appeal is complete, it addresses multiple tax years.

2018 MILESTONES



Over **209,300** sales investigations were completed



25,228 RfRs completed



53.9% of RfRs received a change resulting in a **0.05%** reduction to the assessment base

Legislated Valuation Date	JANUARY 1, 2012						JANUARY 1, 2016			
	2014		2015		2016		2017		2018	
Property Tax Year	Properties	Reduction	Properties	Reduction	Properties	Reduction	Properties	Reduction	Properties	Reduction
Requests for Reconsideration	33,867	\$2.02B	29,331	\$1.4B	41,003	\$1.93B	78,293	\$4.28B	25,228	\$1.27B
Appeals	23,038	\$6.97B	38,532	\$12.1B	45,960	\$17.89B	24,106	\$17.74B	17,978	\$5.26B
TOTAL	56,905	\$8.99B	51,212	\$13.5B	86,963	\$19.83B	102,399	\$22.02B	43,206	\$6.53B
Percentage of all Properties	1.14%		1.0%		1.70%		1.98%		0.83%	
Percentage of Total Investment		0.41%		0.60%		0.87%		0.91%		0.25%

*Every property taxpayer in the province received an updated property assessment from MPAC in 2016. The subsequent RfRs and ARB appeals for the 2018 property tax year were submitted based on these province-wide Assessment Updates. In between province-wide updates, MPAC sends Notices to property taxpayers to reflect changes within the four-year assessment cycle.

Enumeration

The work done in support of the 2018 municipal and school board elections exemplifies our commitment to improving the products and services delivered to stakeholders and **demonstrates the progress made to transform relationships into partnerships.**

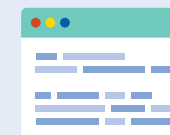
Throughout the year, we partnered with a variety of stakeholders using all available resources to ensure the Preliminary List of Electors was as up-to-date and accurate as possible.

Promotional materials were shared with our municipal and school board partners to build awareness of voterlookup.ca. MPAC, Elections Canada and Elections Ontario engaged in three-way cross-promotion of each level of government's online elector services. We launched an extensive social media campaign targeted at first time voters, millennials, tenants, retirees and professionals. Voterlookup.ca inserts were also included in over 70,000 Property Assessment Notices and shared at property inspections from May to August.

In 2018 we launched voterlookup.ca, an online self-service enumeration tool where potential electors could confirm and/or update their information.

IMPROVING ENUMERATION DATA

More than **235,500** voterlookup.ca searches/confirmations, including over **45,400** elector updates.



Over **700,000** changes through data-matching with the National Register of Electors and Permanent Register of Electors for Ontario.



More than **511,000** address updates applied as per Canada Post standards



Over **833,700** duplicate elector names suppressed



Over **176,000** deceased persons suppressed based on the Ministry of Government Services data.



Strengthening Relationships

We provide more than just assessments. We also provide a range of services and opportunities to help municipalities and property owners understand their assessments.

ENHANCING THE MUNICIPAL EXPERIENCE

Since its launch, Municipal Connect has become the primary source of assessment-related information. With added functionality and access to assessment products and people data, Municipal Connect is a one-stop shop for all municipalities in Ontario.



At the end of our first year, MPAC is happy to report that we have met **91% of all service levels**

SERVICE LEVEL AGREEMENT

The Service Level Agreement (SLA) is a two-way promise that clearly outlines our accountability framework and partnership with municipalities.

The agreement was implemented in 2017, and the end of 2018 marked a full year of measuring against our service levels.

In 2018, we also launched the SLA Reporting Tool in Municipal Connect to offer an at-a-glance snapshot to guide discussions around SLA objectives, help improve service delivery and promote shared accountability.

At the end of our first year, MPAC is happy to report that we have met 91% of all service levels and worked closely with municipalities to resolve issues when service levels were not met.



3,000
visits per month on
Municipal Connect



88%
of municipalities
accessed the SLA
Reporting Tool



409
municipal
training sessions
were held in 2018



6,177
total users on
Municipal Connect
since its launch
in 2016

INDUSTRY AND MUNICIPAL LIAISON GROUPS

Our liaison groups bring municipalities, key industry representatives and MPAC together, setting the foundation for greater engagement and partnership.

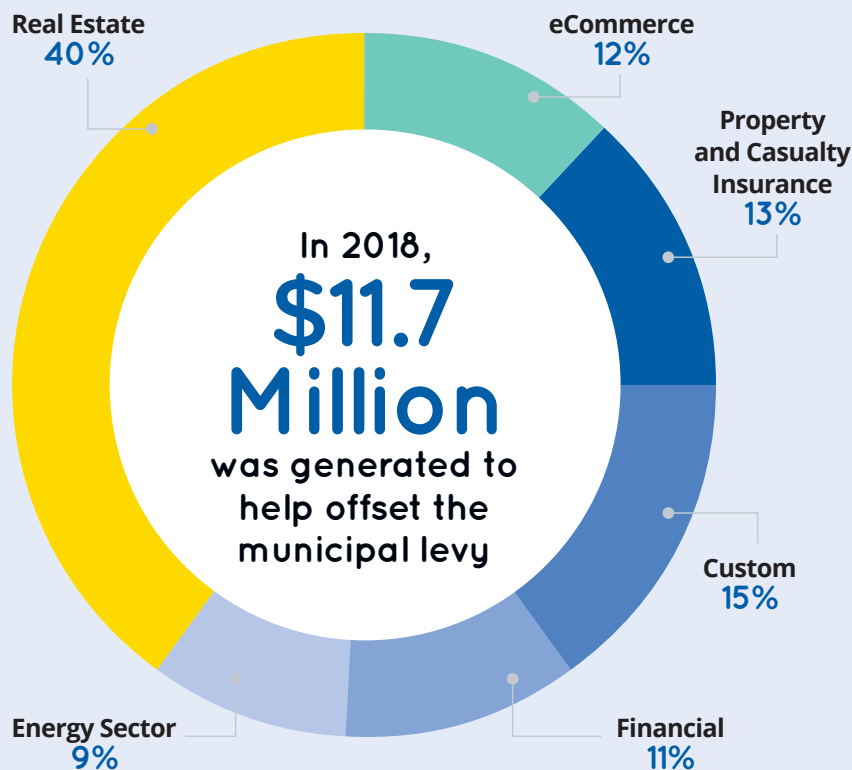
Our approach helps facilitate open and ongoing discussions about specific issues of interest pertaining to property assessment in Ontario.

Each meeting includes dialogue about topics of common interest that help improve assessment update activities, products and services, as well as policy and legislative changes. We continue to partner with municipalities and industry groups to deliver value and improved service to all of our stakeholders.



Business Development

The data we collect from our assessments helps more than just property owners and municipalities. It's also used by banks, insurance companies, the real estate industry and other jurisdictions across Canada. **The revenue generated from this line of business, helps offset municipal funding.**



Since 2001, more than **\$100 million** in revenue has been generated, reducing costs for assessment services to municipalities across Ontario.

First Nations: Property assessment from the ground up

In 2016, MPAC partnered with the Chippewas of Kettle and Stony Point First Nation and the First Nations Tax Commission (FNTC) to build a property assessment and taxation system from the ground up – a first for Ontario. Powered by MPAC’s proprietary, cloud-based valuation engine known as VaaS (Valuation as a Service) and the hands-on support of our assessment experts, **the delivery of a first-ever assessment roll to an Ontario First Nation marked an important milestone for the local community and for MPAC.**

NEW PARTNERSHIPS IN 2018

Based on the success of Kettle and Stony Point and continued work with the FNTC, we were offered the opportunity to expand our valuation services, under fee-for-service agreements, to other communities including, Wasauksing First Nation and the Chippewas of Georgina Island First Nation.

BENEFITS BEYOND THE ROLL

Similar to the rest of Ontario, these First Nations communities now have a revenue model that promotes the fair distribution of property taxes. Through property taxes, they have the ability to provide improved water and sewer services, fire and police protection, waste management, road and

lighting maintenance, and recreational and cultural facilities.

WHAT'S NEXT?

The successful delivery of a stable assessment roll to two more First Nations communities is an important achievement for Business Development. “It’s been an honour to work in partnership with the FNTC and the First Nations,” says Chris Fusco, Director of Real Estate and Strategic Accounts, Business Development. “The work being done on this project using VaaS is a catalyst for business development at MPAC – and our pursuit of new opportunities in other jurisdictions across Ontario.”



I am pleased to see more First Nations in Ontario reassert their tax jurisdiction. In that regard, there is no question that MPAC has played a significant role. By instilling confidence and reliability in property assessments, they have helped make the transition easier.

– Chief Commissioner **C.T. Manny Jules**, First Nations Tax Commission

Financial Highlights

STATEMENT OF FINANCIAL POSITION		
(in thousands of dollars)	2018	2017
ASSETS		
Current Assets	19,802	25,663
Non-Current Assets	98,490	87,185
TOTAL ASSETS	118,292	112,848
LIABILITIES		
Current Liabilities	27,401	26,068
Non-Current Liabilities	36,741	38,788
TOTAL LIABILITIES	64,142	64,856
NET ASSETS		
Unrestricted Funds	5,272	6,230
Reserve Funds	38,268	29,773
Invested in Capital and Intangible Assets	10,610	11,989
TOTAL NET ASSETS	54,150	47,992
TOTAL LIABILITIES AND NET ASSETS	118,292	112,848

Financial Highlights

STATEMENT OF OPERATIONS		
(in thousands of dollars)	2018	2017
REVENUE		
Municipal	206,573	201,240
Other Income	18,750	20,289
Interest and Dividend Income	4,062	2,267
TOTAL REVENUE	229,385	223,796
EXPENSES		
Salaries and Benefits	173,647	163,188
Professional Services	14,167	15,181
Information Technology	11,464	10,168
Facilities	9,708	10,207
General and Administrative	6,798	7,131
Amortization of Capital and Intangible Assets	4,131	5,638
Royalties	3,220	6,594
Gain on Disposal of Capital Assets	(484)	(49)
TOTAL EXPENSES	222,651	218,058
Excess of Revenue Over Expenses for the Year Before Changes in Fair Value of Investments	6,734	5,738
Changes in Fair Value of Investments	(4,435)	946
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FOR THE YEAR	2,299	6,684

STATEMENT OF CHANGES IN NET ASSETS		
(in thousands of dollars)	2018	2017
Net Assets - Beginning of Year	47,992	45,179
Excess of Revenue Over Expenses for the Year	2,299	6,684
Net Actuarial Gain (Loss) on Employee Future Benefits	3,859	(3,871)
NET ASSETS - END OF YEAR	54,150	47,992

NOTES FOR THE FINANCIAL SUMMARY

It is suggested the financial highlights be reviewed along with the 2018 Audited Financial Statements and Notes to the Statements, which have received an unqualified opinion from MPAC's external auditors. The financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations.

Reserve Funds

The Reserve Funds consist of the Board Appropriated Working Fund, Reserve for Enumeration, and the Reserve for the Assessment Update.

The Board Appropriated Working Fund is set aside by the Board of Directors of MPAC, in accordance with MPAC's

reserve strategy for contingencies and funding for identified one-time expenditures. The Reserve for Enumeration was established to fund costs associated with the preparation of Preliminary List of Electors for municipal and school board elections. The Corporation will draw down the balance as expenses are incurred.

The Reserve for the Assessment Update was established to fund the costs associated with the Assessment Update. The Corporation contributes amounts to these reserves annually. The Reserve for the Assessment Update will draw down on the balance as expenses are incurred. The next province-wide Assessment Update will occur in 2020.

Corporate focus, local effort

We are committed to building communities across Ontario and giving back through both environmental and social responsibility initiatives. From green buildings and eco-friendly vehicles to fundraising and community involvement, MPAC's assessment professionals are dedicated to making a positive difference in the communities where we live and work.

IN 2018, MPAC EMPLOYEES:

Raised over **\$14,000** and collected over **10,000** items for donation to food banks across the province.



Through Jeans Day collections, local office donations and more, we sponsored local initiatives across Ontario resulting in over **\$12,500** raised for various community-based causes and charities.

“

In 2018, we raised over **\$14,000** and collected **10,000** items for food bank donations.



WE ARE ALL ONE TEAM #HumboldtStrong

MPAC joined thousands across the country to participate in **Jersey Day** on April 12, 2018. Employees across the province hosted potluck lunches and collected over \$700 in donations in support of the victims and families impacted by the tragedy in Humboldt, Saskatchewan.

Environmental Responsibility

REDUCING OUR CARBON FOOTPRINT

Diverting waste: We work with partners on environmentally-responsible decommissioning projects and paper shredding programs that help save landfill space and preserve valuable resources. In 2018, MPAC securely shredded and recycled **57,534 kilos** of paper, saving:

- close to **144,000** Kilowatt hours of electricity
- **1,064** trees
- **242** cubic metres of landfill space

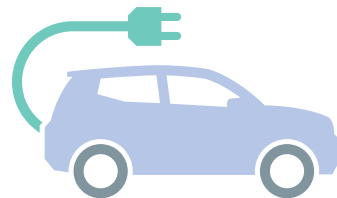


Reducing waste: We continue to transform our business processes to focus on waste reduction and environmental performance. This year, we introduced a centralized waste program to our Pickering office which will also be implemented in all of our other new office spaces that we are converting to **Workplace 2.0**.

DRIVING TOWARDS A CLEANER FUTURE

➔ **196** fuel-efficient vehicles with **35** additional hybrid vehicles added to our fleet in 2018.

➔ For the **sixth consecutive year** MPAC was recognized for providing greener commuting options to employees. In 2018, we received the Smart Commute Workplace Gold designation.



➔ **LOOKING AHEAD:** Hybrid vehicles will comprise **55%** of our corporate vehicle fleet by **December 2019**.



Employees hit the streets for a quick spring cleanup in communities across the province. The team in Thunder Bay (pictured) collected eight bags of garbage and one bag of recycling in only 20 minutes!

Since 2012, 30% of office space has been converted to **Workplace 2.0**. In 2018, our Trenton office was converted to align with federal Workplace 2.0 standards:

- flexible workspaces
- mobile technology
- better use of space
- sustainable design principles

and adoption of alternate work arrangements, MPAC continues to be a leader in providing flexible workspaces.

Benefits:

- improved employee engagement
- increased productivity
- optimized real estate footprint

MPAC's **Facilities Renewal Plan** remains on track through ongoing review of space requirements across the province. We continue to uncover opportunities to reduce costs while improving service delivery. The nature of work is changing and through new space design, mobile technology

In 2018, we realized over **3,956 square feet** in space-savings

Total number of MPAC locations converted to Workplace 2.0 Standards: **13**

Executive Management Group

Nicole McNeill

President and
Chief Administrative Officer

Carmelo Lipsi, M.I.M.A.

Vice-President,
Valuation & Customer Relations
and Chief Operating Officer

Greg Martino, M.I.M.A.

Vice-President, Valuation &
Assessment Standards and
Chief Valuation and Standards Officer

Carla Y. Nell, A.I.M.A.

Vice-President,
Municipal & Stakeholder Relations

Mary Meffe

Vice-President, Corporate & Information
Services and Chief Financial Officer

Don Leblond

Vice-President and
Chief Strategy Officer,
Governance and Strategy

Linda Hall

Vice-President,
Strategic Communications
& Marketing

Rose McLean, M.I.M.A.

Vice-President, Legal,
Policy & Compliance

Sujit Jagdev

Vice-President and Chief Information
and Technology Officer

Lucy Foster

Executive Director,
Board Governance

Antoni Wisniowski

President,
Business Development

Lee Taylor

Vice-President,
Canadian Business Development

Zahir Manek

Vice-President,
International Business Development



CUSTOMER CONTACT CENTRE

Toll Free 1 866 296-6722
TTY 1 877 889-6722
Monday to Friday – 8 a.m. to 5 p.m.

HEAD OFFICE

1340 Pickering Parkway, Suite 101
Pickering, ON L1V 0C4
905 837-6200
Toll Free 1 877 635-6722

ONLINE

mpac.ca
aboutmyproperty.ca
propertyline.ca



If you have accessibility needs,
please let our representatives
know how we can assist you.

MPAC OFFICES

Barrie

65 Cedar Pointe Drive, Unit 800
Barrie ON L4N 5R7

Brockville

108 Waltham Road, Unit A
PO Box 280
Brockville ON K6V 5V5

Cornwall

705 Cotton Mill Street, Unit 112
Cornwall ON K6H 7K7

Dryden

40 Earl Avenue
Dryden ON P8N 1X5

Durham

1340 Pickering Parkway,
Suite 101
Pickering ON L1V 0C4

Fort Frances

281 Second Street East, Suite C
Fort Frances ON P9A 1M7

Hamilton

659 Upper James Street,
Suite 201
Hamilton ON L9C 5R8

Kenora

60 14th St North, Suite 204
Kenora ON P9N 4M9

Kingston

644 Dalton Avenue
Kingston ON K7M 8N7

Kitchener

4271 King Street East,
Suite 100
Kitchener ON N2P 2E9

London

Westmount Shopping Centre
Upper Level, Unit 252
785 Wonderland Road South
London ON N6K 1M6

Mississauga

6745 Century Avenue, Suite 1
Mississauga ON L5N 8C9

Muskoka-Parry Sound

1100A Muskoka Road South
Unit 2, Gravenhurst ON P1P 1K9

North Bay

1500 Fisher Street, Suite 205
North Bay ON P1B 2H3

Ottawa

1420 Blair Place, Suite 800
Ottawa, ON K1J 9L8

Owen Sound

945 3rd Avenue East, Suite 212
Owen Sound ON N4K 2K8

Pembroke

141 Lake Street
Pembroke ON K8A 5L8

Peterborough

1477 Lansdowne Street West
Peterborough ON K9J 7M3

Richmond Hill

100 Via Renzo Drive, Suite 302
Richmond Hill ON L4S 0B8

Sarnia

1401 Michigan Avenue, Unit 1
Sarnia ON N7S 0B1

Sault Ste. Marie

428 Pim Street
Sault Ste. Marie ON P6B 2V1

Sudbury

1730 Regent Street, Suite 1
Sudbury ON P3E 3Z8

Thunder Bay

1001 William Street
PO Box 10578 Station P
Thunder Bay ON P7B 6T9

Timmins

11 Rea Street North
Timmins ON P4N 4Z5

Toronto

5775 Yonge Street, Suite 1500
Toronto ON M2M 4J1

Trenton

17468 Hwy-2
Trenton ON K8V 5P7

Windsor-Essex

1695 Manning Road, Unit 195
Tecumseh ON N8N 2L9



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



**TO: MAYOR AND MEMBERS OF COUNCIL
MAY 13, 2019**

**FROM: TOM BOWDEN
MANAGER OF RECREATION SERVICES**

**SUBJECT: REPORT RAC 2019-009 BEING A REPORT ON THE
PROCUREMENT OF A MID SIZE PICKUP TRUCK FOR
RECREATION SERVICES**

RECOMMENDATION

THAT Report RAC 2019-009 being a report on the 2019 procurement of a pickup truck for the Recreation Services be received;

AND FURTHER THAT the Council of the Township of Wellington North award the supply of the 2019 pickup truck to Leslie Motors at a net cost of \$32,078.00;

AND FURTHER THAT the \$2,078.00 difference between the net purchase price and the 2019 approved capital budget of \$30,000 be funded from the savings on the purchase of the departments front mount lawn mower.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

An advertisement for the Township's "request for quotation" (RFQ 2019-001) was published on the Township Website and included a pick-up truck for the Recreation Services of the Operations Department.

Arthur Chrysler, Trillium Ford Lincoln of Shelburne, Reliable Ford of Fergus and Leslie Motors of Harriston took and responded to the Township's RFQ.

All four dealerships provided pricing on gasoline V8 engine pick-up trucks. Leslie Motors was the lowest cost submission for a mid size quad cab pickup truck.

The truck was approved in the Township's 2019 Budget for \$30,000. Delivery date is eight weeks from our order date.

The following RFQ's were evaluated and received:

Arthur Chrysler (option 1) \$37,182.00

Arthur Chrysler (option 2) \$32,373.00

Leslie Motors \$31,028.00

Reliable Ford \$32,302.00

Trillium Ford \$31,385.00

The options that were selected include:

1. Tow package \$400.00
2. Stainless steel step bar \$650.00

All submissions meet the specifications set out by the Recreation Services and have similar warranties. Staff would like to proceed with the purchase of the 2019 Ford 150 pickup truck from Leslie Motors.

FINANCIAL CONSIDERATIONS

The budgeted estimate for purchase of the truck was \$30,000.00 within the approved 2019 capital budget. An additional \$2078.00 will be required.

The Recreation Service department will be under budget on the purchase of front mount lawn mower by approximately \$7,000.00. The department would like to use this saving to off set the overage on the 2019 pickup truck.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

X Yes No N/A

Which pillars does this report support?

X Community Growth Plan Human Resource Plan
 Brand and Identity Strategic Partnerships
 X Community Service Review Corporate Communication Plan
 Positive Healthy Work Environment

Fleet purchases that are aligned with the Township's Fleet Management Policy ensure that staff have the appropriate equipment to meet community servicing expectations.

PREPARED BY:

RECOMMENDED BY:

Tom Bowden

**TOM BOWDEN
MANAGER OF RECREATION SERVICES**



TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF MAY 13, 2019

FROM: MICHAEL GIVENS, CAO

**SUBJECT: REPORT CAO 2019-001 - PROVINCIAL MODERNIZATION,
EFFICIENCY GRANT**

RECOMMENDATION

THAT Report CAO 2019-001 being a report on Provincial Modernization, Efficiency Grant be received for information;

AND FURTHER THAT following approval by all member municipal Councils, the County Chief Administrative Officer and member municipal Chief Administrative Officers engage a consultant for the preparation of a municipal services review as outlined in this Report;

AND FURTHER THAT the Chief Administrative Officers report on the progress made to their respective Councils;

AND FURTHER THAT two (2) joint meetings of the member Municipal Councils and the County of Wellington Council be held in a central location at Centre Wellington's Fergus recreational facility;

AND FURTHER THAT the County of Wellington act as Treasurer for the municipal services review project;

AND FURTHER THAT the Township transfer \$25,000 of the Provincial Modernization, Efficiency Grant funds to the County of Wellington for the municipal services review project;

AND FURTHER THAT the Township set aside the balance of the Provincial Modernization, Efficiency Grant funds in the Council Community and Contingency Discretionary Reserve for costs associated with the implementation of the approved

municipal services review recommendations and other Wellington North initiatives identified by Township staff.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- N/A

BACKGROUND

In 1998, the County commenced the implementation of the Kitchen-Armstrong Report, which restructured the 21 municipalities and re-aligned several municipal services and responsibilities. The resulting structure is what the County and its municipalities still operate within (with some minor modifications). The Kitchen-Armstrong Report was completed over the course of two months and built on the work of the County Restructuring Committee.

The strength of the Kitchen-Armstrong Report and the success of its implementation came from it being a locally driven initiative. Unlike other jurisdictions, where change was reluctantly embraced, the Wellington study was inspired by the Province's encouragement of fewer municipalities and politicians, but was led, supported and promoted by prominent local and County Councillors.

Provincial Modernization, Efficiency Grant

On March 20th the Minister of Municipal Affairs and Housing, the Honourable Steve Clark sent letters to the heads of 405 municipalities advising of a one-time distribution of funds (\$200M) to assist, "small and rural municipalities' efforts to become more efficient and reduce expenditure growth in the longer term." The Township of Wellington North is to receive \$618,175, Wellington County is to receive \$725,000; in total, the County and its seven municipalities will receive over \$4.9M.

In his letter, Minister Clark indicated that the grant is unconditional, and, "it is intended to help modernize service delivery and reduce future costs through investments in projects such as: service delivery reviews, development of shared services agreements and capital investments." This falls in line with the Province's expectation stated in the opening paragraph of the Minister's letter that, "the province has undertaken a line-by-line review of our own expenditures, and we have been clear that we expect our partners, including municipalities, to take steps to become more efficient as well."

On Friday, March 22nd the Chief Administrative Officers' (CAOs) of the County had its quarterly meeting, and the recent announcement of funding was discussed. The consensus was, given the current climate of re-organization, change and review, that the County and its municipalities need to consider how to best respond to the Minister's challenge as expressed in his March 20th correspondence. The CAOs had a follow-up meeting on April 8th to discuss the local landscape of services, and agreements in order

to develop a recommended course of action which can be applied County-wide, and put before each Council for review (and approval).

Given the current review of the Regions and two Counties, it seems prudent to recommend action to address the Provincial expectation of reviewing our systems to find cost saving efficiencies. To make best use of staff time and the grant funding, and to provide an objective, third party review, it is recommended that an outside firm be engaged to perform the service review work and make cost saving suggestions for local service delivery and operation.

The CAOs concurred that:

- the County will contribute \$175,000 to the study and each of the seven municipalities will contribute \$25,000, for a total project budget of \$350,000;
- an RFP or RFI process will be used to select a consultant, using the County's purchasing process and policies;
- the steering committee selecting the consultant and facilitating their work will be comprised of the CAOs;
- emphasis will be placed on the consultant's capacity for financial analysis and demonstrated municipal experience;
- municipal services will be reviewed with respect to being shared through agreement, uploaded or downloaded, extended or eliminated;
- omitted services will be those uploaded following the Kitchen-Armstrong review (i.e. waste management, policing, and library) and Provincially mandated services (i.e. Housing, childcare, welfare and long term care);
- the consultant will be required to interview all CAOs, all managers directing specific services, and the seven Mayors;
- the consultant will attend two joint meetings of all Wellington Councils – the first to outline the review's work plan, and the second to deliver the report and recommendations;
- the service review should be considered the first phase of the process, the second phase being the implementation of approved service changes;
- the need for additional phases may be identified through the consultant's review;
- stakeholders may be involved during the implementation phase in order to refine results; and,
- completion of the review and finalization of recommendations will be scheduled for consideration during 2020 budget processes (Fall of 2019).

The County's Administration, Finance and Human Resources Committee discussed this report on Tuesday April 26th and recommended the following:

"That the CAO's report "Provincial Modernization Grant" be received with the following amendments;

1. *That the County assign \$175,000 to the review;*
2. *That the local municipalities be requested to assign \$25,000 each to the review;*
3. *That an RFP for the efficiency review be developed by County staff, shared for input with the local CAO's and returned to the AF and HR Committee at its May meeting."*

Township staff will also be encouraged to consider local projects that can be implemented to provide modern, efficient service delivery through the use of technology, partnerships, shared services arrangements or other well thought out measures.

FINANCIAL CONSIDERATIONS

The Township of Wellington North received \$618,175 from the Province of Ontario. The \$25,000 contribution to the County-wide Shared Services Study will leave \$593,175 remaining. It is recommended that these funds be placed in a reserve and used to help fund identified recommendations regarding county-wide shared services and other modernization, efficiency initiatives identified by Township staff.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

- Yes
- No
- N/A

Which pillars does this report support?

- Community Growth Plan
- Community Service Review
- Human Resource Plan
- Corporate Communication Plan
- Brand and Identity
- Positive Healthy Work Environment
- Strategic Partnerships

The County of Wellington and all seven Wellington local municipal CAO's met to discuss the provincial funding in March and April and have agreed to work together on implementation. Working with our partners and embracing ideas championed by our staff the Township will make well informed decisions to modernize service delivery while improving efficiency and implementing technology.

PREPARED BY:	RECOMMENDED BY:
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Michael Givens

Michael Givens, CAO

MICHAEL GIVENS CAO	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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**Wellington North Power Inc.**

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Phone: 519.323.1710 Fax: 519.323.2425

www.wellingtonnorthpower.com

E-mail: wnp@wellingtonnorthpower.com
ESA # 7012854

April 24th 2019

Mayor Andrew Lennox and Members of Council
Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON N0G 2E0

Dear Mayor Lennox and Members of Municipal Council:

Re: Wellington North Power Inc. - 2019 Annual Shareholder Meeting

The Board of Directors and employees of Wellington North Power Inc. invite you to the Annual Shareholder Meeting on Tuesday May 28th 2019 at 6:00 p.m. in the Plume Room at the Mount Forest & District Sports Complex at 850 Princess Street in Mount Forest.

All Members of the Township of Wellington North and Township of Southgate Council are invited to attend and at least three (3) members of the majority shareholder, the Township of Wellington, are required to form a quorum.

One representative of each of the respective Council will be appointed to act as Scrutineers for the meeting to pass resolutions on behalf of the Corporation. Senior municipal management staff members are also welcome to attend the meeting.

Please forward names of people who will be attending as representatives of the Township of Wellington North. A Shareholder package will be forwarded to representatives directly for review prior to the Annual Shareholder Meeting.

Should you have any questions please do not hesitate to contact me.

Yours truly,


Jim Klujber
CEO / President

Wellington North Power Inc.

Phone: 519-323-1710

E-mail: jklujber@wellingtonnorthpower.com



Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region Source Protection Committee Approves First Progress Report

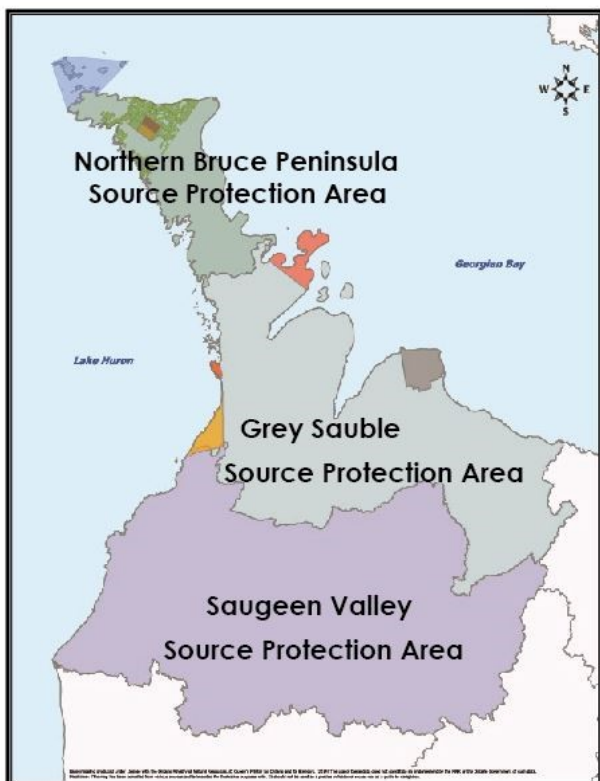
The Source Protection Committee (SPC) has approved this source protection region's first annual progress report to the Province of Ontario. This progress report documents the achievements we have made together to implement source protection plan policies that add protection to local municipal drinking water sources. You may download this report at home.waterprotection.ca

The first annual progress report was submitted to the province May 1, 2019. It covers the Source Protection activities completed between July 2016 to December 2018, with a deadline of July 2021 to achieve full implementation of the plan's policies. We extend sincere thanks to staff and partner agencies who contributed to the report, and for their ongoing support for this program. Highlights of the report include:

- 60% of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan (SPP) policies that address significant drinking water threats have been fully implemented.
- Municipalities with vulnerable areas where significant drinking water threat policies apply have processes in place to ensure that their day-to-day planning decisions conform with the SPP policies. 95% of these municipalities have amended, or are in the process of amending their Official Plan to conform with the SPP policies.
- There are 313 on-site sewage systems (septic systems), in this source protection region that are in the most vulnerable areas around municipal wells and subject to the mandatory re-inspection program. 97% of these systems have been inspected in accordance with Ontario Building Code.
- There are 152 drinking water protection zone signs that have been installed in the source protection region. The signs are installed on roads near municipal wells to alert citizens and emergency services that their actions in these zones can have an impact on a municipal drinking water source.
- Over 100 risk management plans (RMPs) have been established in this source protection region.

"The Committee has spent more than 11 years developing the Source Protection Plan and its policies. Now, to see them being implemented is rewarding," said Committee Chair Bill Twaddle. "Seeing the annual progress report results and knowing that we are all doing our part to protect our region's drinking water sources confirms why we got involved in this committee."

"The great progress to-date on source protection plan implementation was made possible with the strong support and direct involvement of municipalities, agricultural and industry sectors, as well as other environmental and health-related stakeholder groups. It is important to note that there is an ongoing need for financial and stakeholder support and to not lose focus as the program approaches full implementation. While the number of remaining policies to be fully implemented is decreasing, the effort to address all significant threat policies will likely increase over the next couple of years as we approach the established implementation deadlines," Source Protection Committee for Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region.



Source protection plan policies address 21 activities (such as fuel or chemical storage; among others) that can pose a significant threat to municipal drinking water sources in certain circumstances (for example, in certain quantities and in the most vulnerable locations such as municipal wellhead protection areas).

Source Protection Committee Guiding Principles

We value:

- *Comprehensive, science-based research*
- *Recognizing and engaging all members of the community as valued stakeholders*
- *Informed decision-making through communication, education and responsiveness to community enquiries*
- *Being open and transparent*
- *Sustainable and long-term decision making*

To find out more, please visit your local source protection region website at home.waterprotection.ca or phone Program Manager Carl Seider at 519-470-3000.

Thank you for all you do to keep our local municipal drinking water sources safe and clean.

DRINKING
WATER

SOURCE
PROTECTION

Our Actions Matter

Grand River Conservation Authority

Report number: GM-03-19-35
Date: March 22, 2019
To: Members of the Grand River Conservation Authority
Subject: Achieving Provincial Priorities for Reducing Regulatory Burden

Recommendation:

THAT Report Number GM-03-19-35 - Achieving Provincial Priorities for Reducing Regulatory Burden be received as information,

AND THAT Grand River Conservation Authority endorse the three key solutions developed by the Conservation Ontario working group: improve client service and accountability; increase speed of approvals; and, reduce “red tape” and regulatory burden.

Summary:

The province has identified a need to improve housing supply. In response to recent provincial initiatives such as the Housing Strategy and Made in Ontario Environment Plan, Conservation Ontario (CO) has established a working group to identify opportunities to improve the review and approval processes that affect housing development. The working group has developed three key solutions: improve client service and accountability; increase speed of approvals; and, reduce “red tape” and regulatory burden.

Grand River Conservation Authority (GRCA) has a longstanding practice to work with municipalities and the development industry to achieve improvements in the land use planning and GRCA permit review and approval process. Staff will participate on the Conservation Ontario Working Group and Review and Approvals Taskforce with other stakeholders to identify and implement additional improvements.

Report:

The province is seeking to streamline planning and development approvals to facilitate an increase the housing supply. Conservation Authorities participate in the review of Planning Act applications and permits from the Conservation Authority are required for some development in areas where there are natural hazards.

GRCA Streamlining Examples

The Grand River Conservation Authority is committed to continuing our evaluation and implementation of streamlining initiatives in the review process. Past examples of streamlining include:

- Development Industry Consultation – Over 18 years ago, the GRCA established a liaison committee with watershed Home Builders Associations. This committee meets approximately 4 times/year to identify and resolve process issues and share information. We have jointly developed technical review checklists and guidance documents for planning and permit applications. Currently the

membership includes Home Builder Association representatives from Waterloo Region, Brant County, Brantford, Wellington County, City of Guelph and Haldimand County.

- Electronic Permit Process - the GRCA has developed an online permit application process and the mapping that identifies areas that require a permit is available to the public through the GRCA website and is available for download to the development industry at no charge.
- Conservation Authority Roles and Permit Approval Timelines - In 2007 Conservation Ontario, GRCA and other CAs participated with the Ontario Home Builders Association (OHBA) and the Building Industry and Land Development Association (BILD) along with municipalities, the province and other stakeholders as members of the Conservation Authority Liaison Committee (CALC). In 2010, the Ministry of Natural Resources and Forestry (MNR) and Ministry of Municipal Affairs and Housing (MMAH) approved the Policies and Procedures for Conservation Authority Plan Review and Permitting Activities that would form part of MNR's Policies and Procedures Manual. In accordance with the recommendations in this document the GRCA permit policies, guidelines and fee schedule are available on the website to ensure transparency and outline expectations to stakeholders. The GRCA has a high level of conformance with the CALC approval timelines for permits. An evaluation of 2018 information indicates GRCA permit approval timelines were achieved 99% of the time. At this time, the GRCA does not track the review time for Planning Act applications.

Future GRCA Streamlining Initiatives

Staff are currently reviewing opportunities to further streamline GRCA permits for many of the activities that occur in the area adjacent to wetlands (e.g. low risk permits between 30m-120m from a wetland). A future report to the Board will provide information on this review and provide an update on the GRCA permit approval timelines.

Conservation Authority Mandate

The Conservation Ontario working group discussed clarifying and restating our mandate as supported by the recent update to the *Conservation Authorities Act (2017)* and as described in the province's *Made in Ontario Environment Plan*:

“The core mandate of conservation authorities is to undertake watershed-based programs to protect people and property from flooding and other natural hazards, and to conserve natural resources for economic, social and environmental benefits”.

As federal and provincial governments restrict their activities more to policy related activities there is a gap in capacity to address local environmental issues. Conservation Authorities provide the ‘on the ground’ resources and work with applicants and municipalities at the local scale to protect and manage natural resources. The early identification of issues and appropriate mitigation measures, and monitoring helps communities to be able to respond to climate change and increase their resiliency.

The following excerpt from a Conservation Ontario briefing note to the province identifies that:

“Conservation authorities are a cost-effective mechanism for the Province and municipalities for the delivery of objectives under the Provincial Policy Statement (PPS)

- In addition to acting as a commenting agency on behalf of the Province with regard to natural hazards, conservation authorities also act as regulators. Conservation Authorities also provide technical advisory services for municipalities in the review of planning applications, and, as source protection authorities under the Clean Water Act supporting policy implementation.
- Conservation Authorities ensure that applicants and municipal planning authorities are aware of regulations and requirements as well as assist in the coordination of applications under the Planning Act and the Conservation Authorities Act. The focus is to eliminate unnecessary delay or duplication in the process as it relates to protecting public health and safety from natural hazards, now and into the future.
- Conservation Authorities, through the provision of advice from watershed-based science, enable municipalities to cost effectively consider in their decision-making other PPS considerations such as ‘wise use and management of resources and stormwater.’

Proposed Streamlining Conservation Authority Activities

Continuous improvement is a guiding principle and the GRCA has a role to play in examining our processes for plan review and permitting. GRCA staff will work with Conservation Ontario and other stakeholders such as municipalities, development industry, AMO and provincial ministries on the initiatives outlined below.

The CO working group has been evaluating ways that CAs can streamline approval activities and “reduce red tape” in order to help the province address the lack of housing supply. It is recognized that we need to identify the outcomes that the province and municipalities need and review and modify processes to ensure the best solutions.

The CO working group developed the following three key solutions that staff will work on with the development and construction community and municipalities. Through these activities other specific concerns may also be identified to be addressed.

1. Improve Client Service and Accountability
 - Provide client service training and establish client service standards implementing activities such as one point of contact for applications, and template guidelines for policies, processes, and, CA/Municipal MOUs that have clear deadlines for the different plan review services.
 - CA commitments to timely approvals will be reported on annually.
 - Initially, focus efforts on conservation authorities with high growth areas (GGHG/GTA and other parts of the province) where housing supply is needed immediately.
2. Increase speed of approvals
 - Assess current application review/approval timelines, identifying problem areas where timelines are not being met and developing solutions to meet timelines.
 - Establish timelines that match the complexity of development applications (e.g. simple and complete applications can be processed more quickly).
3. Reduce “red tape” and regulatory burden
 - Examine where conservation authorities can improve or change our processes to speed up or simplify permitting in hazard areas.

- Explore additional legislative or regulatory amendments to achieve increased housing supply and decreased approval timeframes.

Work Underway Among Conservation Authorities

Some of these activities have been implemented or started by CAs. The GRCA participates on the CO Section 28 Regulations Committee meeting that has focused their efforts over the past six months to identify potential streamlining options that can be implemented immediately for CA permits.

The GRCA has service delivery standards that outline expectations of staff. Through this process we will participate in the development of a customer service charter for staff and for clients. There is always more we can do and the GRCA is committed to ensuring that we deliver our mandate while working with clients efficiently and effectively. GRCA will participate in the key actions identified by the CO working group and develop additional actions based on internal discussion and through consultation with our stakeholders.

Financial implications:

N/A

Other department considerations:

Efficiencies in the planning and permit process will benefit the Resource Planning, Natural Heritage and Engineering programs.

Prepared by:

Nancy Davy
Director of Resource Planning

Approved by:

Joe Farwell
Chief Administrative Officer

Grand River Conservation Authority

Report number: GM-04-19-39
Date: April 26, 2019
To: Members of the Grand River Conservation Authority
Subject: Proposed Amendment to Conservation Authorities Regulations for Development Permits (ERO Posting #013-4992)

Recommendation:

THAT Report Number GM-04-19-39 – Proposed Amendment to Conservation Authorities Regulations for Development Permits (ERO Posting #013-4992) be received as information, AND THAT Grand River Conservation Authority Report GM-04-19-39 be submitted to the Province through the Environmental Registry.

Summary:

On April 5, 2019, the Province posted a proposal for “Focusing conservation authority development permits on the protection of people and property”. This proposal would create one new regulation for all conservation authorities and it will replace 36 existing individual Conservation Authority regulations under Section 28 of the Conservation Authorities Act.

The province has noted that Conservation Authority regulations are a critical component of Ontario’s approach to reducing risks posed by flooding and other natural hazards and strengthening Ontario’s resiliency to extreme weather events. This renewed focus on natural hazards has been included in the Made-in-Ontario Environment Plan. It is proposed that a consistent regulation and approaches for conservation authority permits will support faster approvals while ensuring there are no impacts on natural hazards and public safety. The proposal includes exemptions for some low risk activities and other initiatives which will result in less costly approvals and allow conservation authority staff to focus on more complex applications to provide faster approvals.

Report:

On April 5, 2019, the Province posted a *Proposed Amendment to Conservation Authorities Regulations for Development Permits* to create one regulation for all Conservation Authorities for development and alteration permits for natural hazards and public safety (ERO# 013-4992). The province has stated that the proposed regulation will make rules for development in hazardous areas more consistent to support faster, more predictable and less costly approvals for the business sector. The proposal includes some local flexibility on regulation streamlining based on differences in risks posed by flooding and other natural hazards. The closing date for comments on the proposal is May 21, 2019.

As noted in the province’s proposal “Prohibited activities set out in Section 28 of the *Conservation Authorities Act* as amended by Schedule 4 of the *Building Better Communities and Conserving Watersheds Act*, 2017 include:

- Development in areas related to natural hazards such as floodplains, shorelines, wetlands and hazardous lands (i.e. lands that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock); and

- Interference with or alterations to a watercourse or wetland.”

The Ministry of Natural Resources and Forestry (MNRF) is proposing to create a regulation further defining the ability of a conservation authority to regulate prohibited development and other activities for impacts to the control of flooding and other natural hazards.

The Ministry proposals and Grand River Conservation Authority (GRCA) responses are included below:

1. Update definitions for key regulatory terms to better align with other provincial policy, including: “wetland”, “watercourse” and “pollution”;

GRCA response:

- GRCA supports this proposal. Conservation Authorities through Conservation Ontario have encouraged the province to define these terms in relation to natural hazards to provide clarity and minimize variation across the province. In order to achieve a consistent interpretation of these terms and to assist in future legal matters that may challenge these definitions, the MNRF should also consider providing supporting documentation in the future e.g. fact sheets or implementation guidelines.
2. Defining undefined terms including: “interference” and “conservation of land” as consistent with the natural hazard management intent of the regulation;

GRCA response:

- GRCA supports this proposal. These terms are integral to the implementation of a new regulation and the evaluation of an activity that requires a permit. Definitions for these terms and future implementation guidelines or fact sheets would provide clarity for conservation authorities, applicants and legal matters.

A portion of the Conservation Authorities Act (CAA) is not proclaimed at this time. The province has indicated that it is proposing to proclaim sections of the CAA following the approval of the proposed Regulation. This includes: “S28.1 (1) An authority may issue a permit to a person to engage in an activity specified in the permit that would otherwise be prohibited by section 28, if, in the opinion of the authority, ... (b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.”

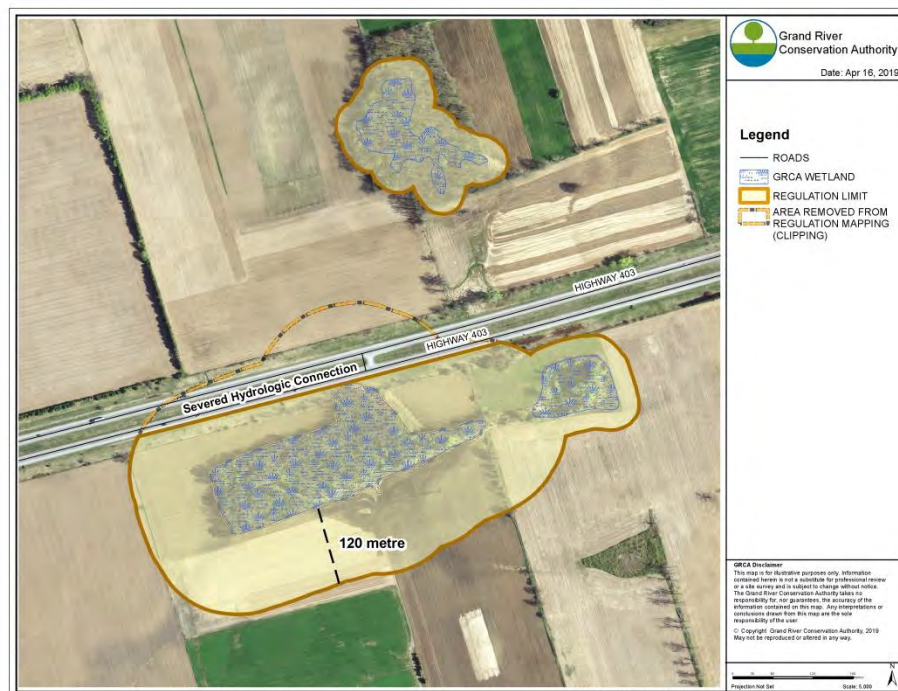
- GRCA requests that the province also provide guidance on the interpretation and implementation of this clause to assist in the review of permit applications where this test may apply. Factors that may be considered include, but are not limited to:
 - safe ingress and egress of people and vehicles during a flood event
 - health and safety of emergency responders entering flood waters
 - floodproofing requirements
 - damage to structures on the site or to other landowners (offsite impacts)
 - future costs to protect property or manage risk to people and property due to climate change
3. Reduce regulatory restrictions between 30m and 120m of a wetland and where a hydrological connection has been severed;

GRCA response:

- The GRCA supports the reduction of regulatory restrictions between 30m and 120m from a wetland for low risk activities that would not impact the hydrologic function or public safety. A GRCA assessment of 2017 permits found that 148 of 852 were located in the 30m -120m regulated area and many of these permits could be considered low risk activities. In this case, low risk would be considered as a project that would not have a substantial effect on the hydrologic function of the wetland. Examples include: sheds, barns, garages, replacement septic systems, small additions to single family dwellings etc.
- GRCA would be pleased to meet with the province to define low risk activities that may be considered appropriate for the regulated area 30m-120m from a wetland. It's important to note that there are activities that should not be considered low risk activities such as large scale excess soil/fill placement and grading activities, major infrastructure (e.g. roads, servicing or utility corridor).
- It is unclear what is meant by “where a hydrological connection has been severed”. GRCA would support an interpretation of this statement as:
 - Inclusion of a clause in the regulation that allows a modification of the extent of the regulated area where significant linear/transportation infrastructure has limited the hydrologic connection between the wetland on one side of the linear feature and ‘non-wetland’ on the other side e.g. where a wetland goes up to a provincial or municipal road and the other side of the road is a farm field.

GRCA regulation mapping currently includes this approach for areas where there is a road within 120m of a wetland. It is a practice we call ‘clipping’. It has reduced the regulated area shown on GRCA mapping by over 8,700 hectares (watershed wide). It would be beneficial to have this practice enabled in the Regulation and future policy guidance provided to outline criteria for its use. GRCA would be pleased to participate in the development of future policy or implementation guidance on this practice. An example of a clipped map is shown below.

Example: 120 Metre Regulation Limit is Not Mapped Across a Road



4. Exempt low-risk development activities from requiring a permit including certain alterations and repairs to existing municipal drains subject to the *Drainage Act* provided they are undertaken in accordance with the *Drainage Act* and *Conservation Authorities Act Protocol*;

GRCA response:

- The GRCA supports the inclusion of this provision to enable the explicit exemption of some low risk activities. In some regulated areas, there are low risk activities that currently require a permit that could be considered for exemption. GRCA policies currently include activities of this nature that occur outside of a wetland or some hazard areas such as minor landscaping or grading, replacement of service connections, small non-habitable accessory structures e.g. shed. The proposed exemption and other initiatives outlined in this proposal will result in less costly approvals and will also allow conservation authority staff to focus on more complex applications and provide faster approvals. GRCA would be pleased to work with MNRF and other stakeholders to review activities that may be included for exemption.
 - GRCA is also supportive of including the low risk activities outlined in the *Drainage Act* and *Conservation Authorities Act* protocol. Since this protocol was developed in 2008 and approved by the province 6 years ago, a review of the protocol may be warranted.
5. Allow conservation authorities to further exempt low-risk development activities from requiring a permit provided in accordance with conservation authority policies;

GRCA response:

- GRCA supports this initiative to allow individual conservation authorities to identify low risk activities in limited parts of natural hazard areas where there is current technical information and mapping. Exemption of low risk activities includes two options: outright exemption and a permit by rule system. Permit by rule is used in other provincial legislation where the applicant agrees to a specific set of rules before they start a specific regulated activity in a defined area. The applicant may be required to register their activity with the GRCA and inspections may be required.

The MNRF should consider the requirements that will need to be in place for the implementation of this provision such as regulation maps that are current and a regular maintenance process is in place. Provincial investment in updating components of the natural hazard maps may be necessary e.g. floodplain and wetland mapping. Current and reliable maps are a key part of the successful implementation of this option so the public can use the conservation authority regulation maps to identify where an exemption may or may not be applicable and avoid enforcement issues. GRCA regulation policies would need to be updated and approved by the Board in order to be clear on the type of activities and what type of an exemption may apply.

The GRCA has invested significant resources over many years to develop regulation mapping and associated metadata that is available to the public. This link connects you to the GRCA regulation mapping:

<https://www.grandriver.ca/en/Planning-Development/Map-Your-Property.aspx>

- GRCA has been investigating the option of an e-permit process that may be used for a streamlined permit approval or a permit by rule option if this provision is included in a future regulation.

6. Require conservation authorities to develop, consult on, make publicly available and periodically review internal policies that guide permitting decisions;

GRCA response:

- GRCA supports this proposal. GRCA permit policies approved by the Board have been in place since 2008. A consultation process has been implemented for these policies and subsequent updates. These policies are public documents and are posted on the GRCA website at <https://www.grandriver.ca/en/Planning-Development/Policies-and-guidelines.aspx>.

7. Require conservation authorities to notify the public of changes to mapped regulated areas such as floodplains or wetland boundaries; and

GRCA response:

- GRCA supports this proposal. Notification may be provided to the public in several ways. Where the GRCA is leading a comprehensive update such as a watershed wide or subwatershed study, a process similar to municipal comprehensive studies is used including: broad public notification through local print media, online media, website postings, public meetings and reports presented at the GRCA board meeting which is open to the public.
- Where a municipality is undertaking a land use planning approval such as a secondary or community plan or environmental assessment and new or updated natural hazard mapping is available, the GRCA considers the public to be notified of these changes through the municipal consultation process. This avoids duplicate public processes.
- Many updates to mapping are the result of site specific planning or permit applications and the landowner is notified as part of the process. These are considered minor housekeeping updates and are undertaken from time to time. Since effected parties are involved and aware of the changes, additional public notification is not undertaken.
- Guidance on acceptable public notification processes would be helpful to outline options available to conservation authorities. The guidelines should consider factors such as the scale and scope of changes, alternative public notification opportunities to avoid duplication as well as the size of the watershed for comprehensive update.

8. Require conservation authorities to establish, monitor and report on service delivery standards including requirements and timelines for determination of complete applications and timelines for permit decisions.

GRCA response:

- GRCA supports this proposal. Since 2010 GRCA has been monitoring performance for permit approvals using the MNR guidelines which include: 21 days to determine if an application is complete application and a decision within 30 days for minor applications or within the 90 days for major applications. The GRCA has reported the permit approval statistics to the development industry at the quarterly Home Builder's and GRCA Liaison Committee meetings. In the past, this committee has established checklists and guidelines that have focused the efforts of the development industry and CA staff on providing timely and clear pre-consultation criteria to encourage complete and thorough technical submissions. This effort to address complete applications and complex issues at the beginning of the land use planning or permit process has resulted in the GRCA achieving a very high compliance rate with MNR guidelines for permit approvals. A summary of GRCA permit approvals timelines from 2013 to 2018 is provided in Table 1 and Chart 1.

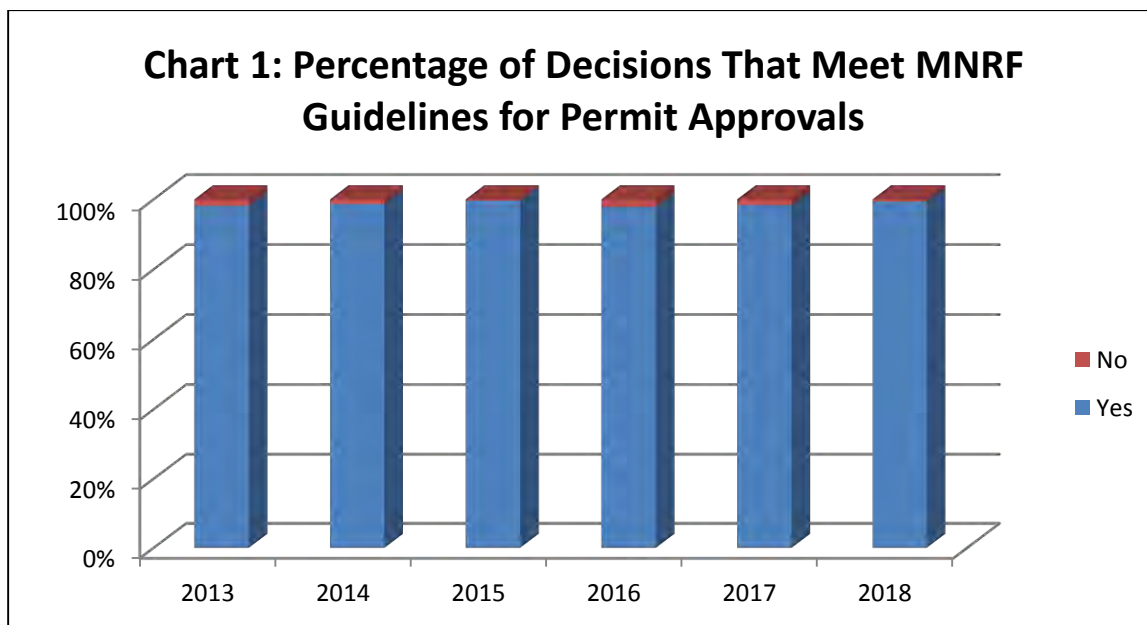
- Although the GRCA is able to achieve success in meeting the provincial timelines, there are opportunities to improve the complete application process and improve the quality of technical submissions and achieve faster approvals. Technical guidelines and checklists are used for this purpose. GRCA would support an update to the 2002 Provincial Natural Hazard Guideline including new information to address climate change.

Table 1: GRCA Permit Decisions within MNRF Guidelines (April 2019)

Year	# of Permits	Permits approved within timeline	Permits not approved within Timeline	% No	% Yes
2013	751	737	14	1.90%	98.14%
2014	665	656	9	1.37%	98.65%
2015	771	768	3	0.39%	99.61%
2016	827	809	18	2.22%	97.82%
2017	885	870	15	1.72%	98.31%
2018	853	839	5	0.72%	98.36% *

*8 applications still in process

Chart 1: Percentage of Decisions That Meet MNRF Guidelines for Permit Approvals



- Once a Regulation is established, the province is also proposing to bring into force un-proclaimed sections of the *Conservation Authorities Act* associated with conservation authority permitting decisions and regulatory enforcement.

GRCA response:

- The GRCA supports proclaiming S.28 and S.30 of the Conservation Authorities Act. These sections of the Act outline the conservation authority regulation of areas where GRCA has jurisdiction i.e. natural hazards and enforcement and offences. The Act was updated to include modern approaches to the compliance and enforcement requirements including the ability to use tools such as a 'Stop

Order' for work started without approval. There are also substantial increases in fines that may be a deterrent to illegal activities.

GRCA would be pleased to meet with the Province and other stakeholders to provide input to the content of the regulation and policy and guideline proposals related to natural hazards.

Financial implications:

The extent of financial impact of this proposal is unknown at this time. If approved, some activities that currently require permit from the GRCA may be exempt or subject to a permit by rule process with a reduced fee. The effect on revenue from application fees and expenses related to permit activities will need to be evaluated when the text of a new regulation is provided by the Province.

Other department considerations:

Resource planning, natural heritage, engineering and information systems programs support the GRCA permit process and may be affected by this proposal.

Prepared by:

Nancy Davy
Director of Resource Management

Approved by:

Joe Farwell, P.Eng
Chief Administrative Officer

Grand River Conservation Authority

Report number: GM-04-19-41
Date: April 26, 2019
To: Members of the Grand River Conservation Authority
Subject: Environmental Registry Posting 013-5018: Modernizing Conservation Authority Operations

Recommendation:

THAT Report GM-04-19-41 – Environmental Registry Posting 013-5018: Modernizing Conservation Authority Operations be received as information,

AND THAT Grand River Conservation Authority Report GM-04-19-41 be submitted to the Province through the Environmental Registry.

Summary:

The province is proposing to introduce amendments to the Conservation Authorities Act, which if passed, would help conservation authorities focus and deliver on our core mandate, and to improve governance.

Report:

This report provides an overview of the changes proposed by the province under the Environmental Registry Posting 013-5018: Modernizing Conservation Authority Operations. Five points are included in the summary of proposed changes in EBR posting 013-5018.

The Province is proposing to make amendments to the *Conservation Authorities Act*, an Act introduced in 1946 that would, if passed:

1. Clearly define the core mandatory programs and services provided by conservation authorities to be, natural hazard protection and management, conservation and management of conservation authority lands, drinking water source protection (as prescribed under the *Clean Water Act*), and protection of the Lake Simcoe watershed (as prescribed under the *Lake Simcoe Protection Act*)

GRCA Response: The GRCA supports the province's intent to clearly define core mandatory programs and services provided by conservation authorities. A number of GRCA programs are linked together to provide optimum cost savings. Specific comments on the four core areas identified by the Province include:

- Natural hazard protection and management: conservation authorities undertake watershed-based programs to protect people and property from flooding and other natural hazards, and GRCA recognizes hazard management as a

provincially mandated program. The Grand River watershed has many communities located on the banks of its rivers and streams. Well-developed flood forecasting and warning systems are vital to the safety and security of watershed communities. In addition, those communities rely on a series of dams and dikes for protection during flood emergencies. Emergency response plans and water management plans help municipalities and conservation authorities jointly prepare for climate change. Having these plans in place assists the Province in achieving outcomes in the Made In Ontario Environment Plan by being prepared for climate change and keeping people safe. Regulations to limit new development in floodplains and other natural hazard areas are an important part of reducing longer term risk of flooding. Municipalities depend on conservation authorities to provide technical information to support development of municipal emergency preparedness plans. Many other GRCA programs support and enhance the natural hazard program. Tree planting, restoring natural areas, and conservation services programs are examples of conservation authority activities that improve the landscape and make the watershed more resilient to the variations in rainfall and snow melt patterns that result from climate change.

- Conservation and management of conservation authority lands: GRCA supports the management of conservation authority land being identified as a core mandate. GRCA operates eleven conservation areas where user fees are collected to help cover operating costs. Staff members from the conservation areas are assigned to operate the flood control reservoirs, leading to cost efficiencies in both core program areas. The GRCA owns approximately 20,000 hectares. In addition to fee-supported conservation areas, several parcels of land were purchased for hazard mitigation or environmental protection. With population growth in the watershed, there is additional pressure on these lands. User conflicts arise, and resources are required to prepare and implement management plans for these lands.
- Drinking water source protection (as prescribed under the Clean Water Act): As the lead source protection authority for the Lake Erie source protection region the GRCA has completed source protection plans for the region. While many of the major municipalities in Ontario get their drinking water from the Great Lakes, the Grand River watershed is unique, in that the majority of the water supply comes from groundwater, with a significant portion coming from groundwater recharge systems that rely on water from the Grand or Eramosa Rivers. The Region of Waterloo draws about 25% of its water supply from the Grand River and the City of Brantford and Six Nations draws their entire water supply from the Grand River. Rural Water Quality and Waste Water Optimization Programs play an important role, along with the water management plan, to maintain or improve water quality in the Grand River. These programs help the Province achieve goals of the source water protection program and should be included as core programs that protect source water.

- Protection of the Lake Simcoe watershed (as prescribed under the Lake Simcoe Protection Act) does not impact GRCA.
2. Increase transparency in how conservation authorities levy municipalities for mandatory and non-mandatory programs and services. Update the *Conservation Authorities Act* an Act introduced in 1946, to conform with modern transparency standards by ensuring that municipalities and conservation authorities review levies for non-core programs after a certain period of time (e.g., 4 to 8 years)

GRCA Response: Increasing transparency and clarity in how conservation authorities levy municipalities for mandatory and non-mandatory programs and services is an important step in ensuring a continuing collaborative working relationship between conservation authorities and municipalities.

A clear definition of core mandatory programs versus non-mandatory programs will be needed to ensure transparency standards are met.

GRCA supports the province's intent to update the Conservation Authorities Act to conform to modern transparency standards by ensuring that municipalities and conservation authorities review levies for non-core programs after a certain period of time. A 4 to 8 year review period is acceptable.

3. Establish a transition period (e.g. 18 to 24 months) and process for conservation authorities and municipalities to enter into agreements for the delivery of non-mandatory programs and services and meet these transparency standards.

GRCA Response: GRCA supports a transition period of 18 to 24 months, as it would allow conservation authorities and municipalities to enter into agreements for the delivery of non-mandatory programs and services and meet the proposed transparency standards

Additional clarification required regarding entering into agreements for the delivery of non-mandatory programs. It also needs to be determined how these agreements impact the current municipal levy approval and apportionment processes.

4. Enable the Minister to appoint an investigator to investigate or undertake an audit and report on a conservation authority

GRCA Response: GRCA supports regulations that would enable the Minister to appoint an investigator to investigate or undertake an audit and report on a conservation authority

5. Clarify that the duty of conservation authority board members is to act in the best interest of the conservation authority, similar to not-for profit organizations.

GRCA Response: GRCA supports regulations that would clarify that the duty of conservation authority board members is to act in the best interest of the conservation authority, similar to not-for profit organizations.

In addition, the province is proposing to proclaim un-proclaimed provisions of the *Conservation Authorities Act* related to:

- fees for programs and services
- transparency and accountability
- approval of projects with provincial grants
- recovery of capital costs and operating expenses from municipalities (municipal levies)
- regulation of areas over which conservation authorities have jurisdiction (e.g., development permitting)
- enforcement and offences
- additional regulations

GRCA supports the province's intent to proclaim these un-proclaimed provisions of the Act, as it would promote consistency among conservation authorities, and clarity for the public we serve.

Municipal Levy Issues: This environmental registry posting includes issues related to establishing municipal levy. In summary, GRCA desires clarification regarding:

- definition of core versus non-core programs
- entering into agreements for non-mandatory programs.
- definitions for capital costs versus operating and maintenance costs.
- apportionment of levy among municipalities.

Conservation Authority Mandate

The Made in Ontario Environment Plan includes the following statement about the core role of conservation authorities: Work in collaboration with municipalities and stakeholders to ensure that conservation authorities focus and deliver on their core mandate of protecting people and property from flooding and other natural hazards, and conserving natural resources.

In addition to the core mandate, GRCA undertakes watershed-based programs that provide a wide range of benefits to watershed residents. Conservation Authority programs and services protect water, provide green spaces and build watershed resilience. This investment helps us to avoid future costs around challenges such as flood damages, business disruptions and public health issues. We rely on clean and sustainable water, breathable air, green spaces, healthy soils, forests, wetlands and a rich mix of wildlife, birds and fish for drinking water, food, fuel, industry, public health and many other uses. Being in nature restores people and helps them to stay active and healthy.

Financial implications:

Following this Environmental Registry posting GRCA received notice from the Ministry of Natural Resources and Forestry that the Section 39 operating grant would be reduced by \$421,385 (48%), from \$871,073 to \$449,688. A copy of this notification dated April 12, 2019 is included as correspondence in the April 26, 2019 board package. This funding reduction is also being reflected as a forecast adjustment in the Financial Summary dated April 26, 2019.

Prepared by:

Joe Farwell, P.Eng.
Chief Administrative Officer

TO: Members, Maitland Valley Conservation Authority
FROM: Phil Beard, General Manager-Secretary-Treasurer
DATE: April 18, 2019

SUBJECT: Proposed Amendments to the Conservation Authorities Act
Proposed Amendments to Development Regulations
Reduction in Provincial Natural Hazards Management Grant

PURPOSE:

To outline the Provincial Government's proposed amendments to the Conservation Authorities Act and Section 28, Development Regulation.

To outline the reduction in MVCA's Provincial Transfer Payment for Natural Hazards Management Programs for 2019.

BACKGROUND:

On Wednesday, April 3, at 5:00pm all conservation authorities received an email from the Ministry of Environment, Conservation and Parks, inviting us to a webinar on the Government of Ontario's proposal to "Modernize Conservation Authority Operations" on April 4th at 2:00pm.

The teleconference was co-led by the Honourable Rod Phillips, Minister of Environment, Conservation and Parks and the Honourable John Yakabuski, Minister of Natural Resources and Forestry. They both read through prepared statements regarding the proposed changes to the Conservation Authorities Act and then had staff from MECP and MNRF provide an overview of the proposed legislative changes.

On Friday, April 12, 2019 MVCA was advised that funding for MVCA natural hazard management programs would be reduced from \$70,556 to \$36,424.25 for 2019.

PROPOSED CHANGES TO THE CONSERVATION AUTHORITIES ACT:

The Conservation Authorities Act, an Act introduced in 1946, enables programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario. Under the Act, 36 conservation authorities were created at the request of municipalities. They are governed by municipally appointed representatives to deliver local resource management programs at a watershed scale for both provincial and municipal interests. The initial focus of conservation authorities was to prevent flooding, erosion, drought, and deforestation through improved land, water and forestry management practices.

As extreme weather, particularly heavy rains and flooding becomes more frequent due to climate change, the core frontline role that conservation authorities play in our communities is becoming increasingly important. Since the 1940s when the Act was established, the programs and services delivered by conservation authorities have expanded. Conservation authorities are the second largest landowners in Ontario, next to the Province; collectively they own and manage 146,000 hectares of land in Ontario.

SUMMARY OF PROPOSED CHANGES:

The Provincial Government is proposing to make amendments to the Conservation Authorities Act, an Act introduced in 1946 that would, if passed:

- clearly define the core mandatory programs and services provided by conservation authorities to be, natural hazard protection and management, conservation and management of conservation authority lands, drinking water source protection (as prescribed under the Clean Water Act), and protection of the Lake Simcoe watershed (as prescribed under the Lake Simcoe Protection Act)
- increase transparency in how conservation authorities levy municipalities for mandatory and non-mandatory programs and services. Update the Conservation Authorities Act an Act introduced in 1946, to conform with modern transparency standards by ensuring that municipalities and conservation authorities review levies for non-core programs after a certain period of time (e.g., 4 to 8 years)
- establish a transition period (e.g. 18 to 24 months) and process for conservation authorities and municipalities to enter into agreements for the delivery of non-mandatory programs and services and meet these transparency standards
- enable the Minister to appoint an investigator to investigate or undertake an audit and report on a conservation authority
- clarify that the duty of conservation authority board members is to act in the best interest of the conservation authority, similar to not-for profit organizations.

The Provincial Government is also proposing to proclaim un-proclaimed provisions of the Act related to:

- fees for programs and services
- transparency and accountability
- approval of projects with provincial grants
- recovery of capital costs and operating expenses from municipalities (municipal levies)
- regulation of areas over which conservation authorities have jurisdiction (e.g., development permitting)
- enforcement and offences
- Additional regulations.

Proposed Changes to Conservation Authority Development, Interference with Wetlands and Alteration to Waterways Regulations:

Prohibited activities set out in Section 28 of the Conservation Authorities Act as amended by Schedule 4 of the Building Better Communities and Conserving Watersheds Act, 2017 include:

- Development in areas related to natural hazards such as floodplains, shorelines, wetlands and hazardous lands (i.e. lands that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock); and
- Interference with or alterations to a watercourse or wetland.

The Ministry is proposing to create a regulation further defining the ability of a conservation authority to regulate prohibited development and other activities for impacts to the control of flooding and other natural hazards.

This regulation would replace Ontario Regulation 97/04 which governs the content of conservation authority regulations under the current Section 28(1) of the Act, as well as all existing conservation authority regulations (O.Reg. 42/06, O.Reg. 146-148, O.Reg. 150-153, O.Reg. 155-172, O.Reg. 174-182, and O.Reg.).

Consolidating and harmonizing the existing 36 individual conservation authority-approved regulations into one Minister of Natural Resources and Forestry approved regulation will help to ensure consistency in requirements across all conservation authorities while still allowing for local flexibility based on differences in risks posed by flooding and other natural hazards.

For the purposes of this regulation the Ministry is also proposing to:

- Update definitions for key regulatory terms to better align with other provincial policy, including: “wetland”, “watercourse” and “pollution”;
- Defining undefined terms including: “interference” and “conservation of land” as consistent with the natural hazard management intent of the regulation;
- Reduce regulatory restrictions between 30m and 120m of a wetland and where a hydrological connection has been severed;

- Exempt low-risk development activities from requiring a permit including certain alterations and repairs to existing municipal drains subject to the Drainage Act provided they are undertaken in accordance with the Drainage Act and Conservation Authorities Act Protocol;
- Allow conservation authorities to further exempt low-risk development activities from requiring a permit provided in accordance with conservation authority policies;
- Require conservation authorities to develop, consult on, make publicly available and periodically review internal policies that guide permitting decisions;
- Require conservation authorities to notify the public of changes to mapped regulated areas such as floodplains or wetland boundaries; and
- Require conservation authorities to establish, monitor and report on service delivery standards including requirements and timelines for determination of complete applications and timelines for permit decisions.

These regulations are a critical component of Ontario's approach to reducing risks posed by flooding and other natural hazards and strengthening Ontario's resiliency to extreme weather events.

Ensuring conservation authority permitting decisions focus and deliver on their core mandate of protecting people and property from flooding and other natural hazards is part of the government's Made-in-Ontario Environment Plan to help communities and families prepare and respond to climate change. The proposed changes will also provide the business sector with a clear and consistent regulatory environment in which to operate and will help to make approval processes faster, more predictable and less costly.

As more extreme weather events occur that threaten our homes, businesses and infrastructure, it's important to ensure conservation authorities deliver on their core mandate for protecting people and property from flooding and other natural hazards. Improving the efficiency and effectiveness of these regulations is critical component of this government's strategy for strengthening Ontario's resiliency to extreme weather events.

Once established, the province is also proposing to bring into force un-proclaimed sections of the Conservation Authorities Act associated with conservation authority permitting decisions and regulatory enforcement.

CONSULTATION PERIOD:

The Province is asking for comments on the proposed amendment to the Conservation Authorities Act to be submitted to the Ministry of Environment, Conservation and Parks by May 21, 2019. Comments on the proposed changes to conservation authority regulations are to be submitted to MNRF by May 21, 2019.

Conservation Ontario will be coordinating comments on the proposed changes on behalf of all conservation authorities.

SUMMARY:

The proposed mandatory programs don't reflect the extent of conservation work that is needed across the watershed. The most obvious deficiency is watershed stewardship services. One of the primary reasons that conservation authorities were founded was to work with municipalities and watershed residents to conserve water and related land resources.

Watershed Stewardship services should be considered as a mandatory service, especially in the Maitland watershed where almost 80% of the watershed is used for agriculture. A major priority of MVCA has been to work with landowners to help them keep soil and nutrients on the land and out of municipal drains, rivers and Lake Huron.

Drinking Water Source Protection has been funded by the Province since it was established in 2006. The Province is proposing that this service would now be a mandatory service that conservation authorities would have to levy their municipalities for.

On February 7, 2019, MVCA, ABCA, SVCA and GSCA met with Minister Phillips and Minister Thompson, we stressed the need for conservation authorities to be able to deliver stewardship services in our respective watersheds. We also outlined how successful Healthy Lake Huron has been working for the past nine years. This partnership is led by MECP and OMAFRA and includes the Federal Government, five Conservation Authorities and three Counties all working together to improve water quality in Lake Huron. The Provincial Government doesn't have the resources to deal with these issues on their own.

The proposed amendments to conservation authorities' development, interference and alteration to waterways regulations do not appear to be as impactful. MVCA has refined the focus of our review of applications so that we can focus on those proposals that could have the greatest impact on flood plains, river valleys, shorelines, dynamic beaches, wetlands and watercourses. We also are required to ensure that development proposals will not affect public safety.

MVCA has restricted its planning comments on development and land use planning proposals to natural hazards (flood plains, river valleys, wetlands, shorelines) from a public safety perspective and drinking water source protection.

Media Release

Provincial Transfer Payments to Conservation Authorities for Flood Management Reduced by Half

NEWMARKET, April 12, 2019 Provincial funding for critical conservation authority programs that warn people about flooding and protect property from costly damages has been reduced by half as a result of the 2019 Ontario Budget.

Using a watershed-based approach, conservation authorities (CAs) deliver effective and cost efficient flood management programs across the province, partnering for many years with the Province, municipalities and others. Prior to this reduction a total of \$7.4 million in provincial funding was shared across the 36 CAs towards this work.

“The impacts of these reductions will vary from CA to CA, however, they will all be felt immediately, particularly in smaller and more rural conservation authorities.” said Kim Gavine, General Manager of Conservation Ontario.

Gavine explained that cutting natural hazards funding is particularly problematic right now in light of the fact that – like everywhere else – Ontario is experiencing stronger and more frequent flood events as a result of climate change impacts.

Conservation Authorities have a variety of responsibilities around flood management in Ontario. These include:

- Forecast flooding and issue warnings
- Monitor streamflow, rainfall and snow packs
- Floodplain mapping
- Manage and operate \$2.7 billion in flood infrastructure such as dams and dykes
- Provide planning support and advice to the Province, municipalities and the federal government to minimize flood impacts
- Regulate development activities in floodplains
- Contribute to municipal emergency planning and preparedness activities as well as recovery activities
- Inform and educate the public about flooding
- Protect, restore and rehabilitate natural cover that contributes to reducing the impacts of flooding

For more Information:

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MEDIA RELEASE

Proposed Changes to Conservation Authorities Act and Funding Cuts Will Impact Maitland Conservation Services

April 25, 2019

The provincial government is proposing changes to the Conservation Authorities Act that could profoundly impact Maitland Conservation's services and activities. The proposed changes include defining the core mandatory programs and services provided by Conservation Authorities to be:

- natural hazard protection and management which encompasses Maitland Conservation's Flood and Erosion Safety Services
- conservation and management of Conservation Authority lands
- Drinking Water Source Protection

This would mean that Maitland Conservation could only levy member municipalities for these mandatory services. The remainder of the Conservation Authority's services, including watershed stewardship initiatives, would be considered non-mandatory. It would be up to the discretion of each municipality as to whether or not they support these activities.

Maitland Conservation's Members have expressed concern that the proposed mandatory programs do not reflect the extent of conservation work that is needed across the Maitland and Nine Mile River watersheds. In particular they are disappointed that stewardship services have not been included as a mandatory service. One of the primary reasons for the formation of Conservation Authorities was so municipalities and residents could work together on a watershed basis to conserve water and related land resources such as floodplains, river valleys and wetlands.

80 % of the Maitland and Nine Mile watersheds are used for agriculture. Maitland Conservation is working with landowners and municipalities to help keep soil and nutrients on the land and out of drains, rivers and Lake Huron. The Conservation Authority currently offers a range of stewardship services to landowners including providing support for windbreaks, living snow fences, rural stormwater management, grassed waterways, stream buffers and cover crops. These types of stewardship projects are critical for protecting both soil health and water quality. There is over 470,000 acres of prime agricultural land in the Maitland and Nine Mile River watersheds valued at close to \$4.7 billion. The Conservation Authority's stewardship work focusses on protecting this resource for the future.

The Drinking Water Source Protection Program was established by the provincial government under the Clean Water Act. The program focusses on ensuring drinking water is protected in multiple ways. This means protecting sources of municipal drinking water such as wells, lakes and rivers. Since it was established in 2006, the program has been funded by the province. The province is now proposing that it become a mandatory service that Conservation Authorities will have to levy their municipalities for. This will place an additional burden on municipalities.

In addition to the changes to the Conservation Authorities Act, Maitland Conservation is also dealing with a 48% reduction in its transfer payment from the Ministry of Natural Resources and Forestry (MNRF). The Conservation Authority receives an annual grant of \$70,556 from the

Province. This amount has been frozen since 1998. The grant is supposed to cover the Province's share of MNR support for Flood and Erosion Safety Services. These services include flood forecasting and warning to municipalities, flood emergency planning support to municipalities and preventative maintenance for flood and erosion control infrastructure in Listowel and Goderich. The Conservation Authority has been notified by the Province that this grant will be reduced to \$36,464 for 2019.

In Maitland Conservation's area of jurisdiction there are several thousand residents that work and live in flood prone areas. These areas have \$176 million worth of assessment, spread over 15 communities. In addition, it is estimated that \$366 million worth of land and development along the Lake Huron shoreline is at risk from bluff collapse, gully erosion or shoreline erosion.

Maitland Conservation has a network of stream and precipitation gauges to maintain that are strategically spread out across the Maitland and Nine Mile River watersheds. This equipment and associated software is valued at approximately \$500,000.

David Turton, Chair of Maitland Conservation, contends that Flood and Erosion Safety Services need to be strengthened. "Locally we are experiencing more intense rainfall events and more frequent flooding as a result of climate change impacts," said Turton. "The grant we have been receiving for Flood and Erosion Safety Services has not changed in 20 years. We have been extraordinarily frugal over the years but to provide the level of services that are needed to protect life and property we need an investment in flood and erosion safety services, not a reduction," said Turton.

Conservation Authorities were originally developed to be a partnership between the Province and municipalities to conserve watershed resources as well as to reduce the potential for loss of life, property damage and social disruption from flooding and erosion.

The proposed changes to the Conservation Authorities Act can be viewed at <https://ero.ontario.ca/notice/013-5018> Comments on the proposed changes may be submitted until May 20, 2019.

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For information please contact:

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519-335-3557 ext. 231

or

David Turton, Chair
dpturton@wightman.ca

Ontario
Provincial
Police

Police
provinciale
de l'Ontario



Municipal Policing Bureau
Bureau des services policiers des municipalités

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File number/Référence: 612-10

May 01, 2019

Mayor/Reeve and Clerk/CAO/Treasurer,

First, I would like to congratulate all recently elected officials and wish you great success in your new roles.

2018 has been a year of substantial accomplishments such as the transitioning of another two municipalities to the Ontario Provincial Police (OPP), multiple contract renewals, and countless presentations to municipal councils throughout the province. OPP Municipal Policing Bureau staff will strive to make great progress to continue to build municipal relationships through excellent communication, contract and financial management.

As some of you may know, the government appointed Commissioner Thomas Carrique as the 15th OPP Commissioner to lead the police service in its 110 year history. Following the announcement of his appointment, Commissioner Carrique stated he is extremely grateful for and deeply honoured by the confidence placed in him by the provincial government and the Ministry of the Solicitor General to serve alongside the dedicated and professional members of the OPP, in a leadership role. We are all looking forward to strengthen our relationship with the municipalities the OPP polices under Commissioner Carrique's leadership.

The *Comprehensive Ontario Police Services Act, 2019*, received Royal Assent on March 26, 2019. Other than Special Investigation Unit modernization section, all other sections have not yet been proclaimed into force. This act creates the *Community Safety and Policing Act, 2019 (CSPA)*, which will come into force on a date that has not yet been determined by government. Relevant regulations to the CSPA are currently being written. This will eventually lead to the legislation coming into force. When this new legislation comes into force, the current *Police Services Act, 1990, (PSA)* will be repealed. Until then, the PSA remains in force. We will keep you informed on this progression.

Recently, you or staff members of your municipality have been contacted by our members to build awareness of the resources available to you, such as our webpage www.opp.ca/billingmodel materials, and offer to answer any of the questions you may have on the billing model and present to your municipalities, if necessary. Thank you for your feedback.

In an effort to bring our communication to the next level, our bureau announced the implementation of the ePost mailing system. Your municipality will be sent instructions to set-up up to three ePost user accounts (Mayor/ Reeve, CAO/Clerk, PSB Chair (if applicable)) to allow for more efficient and innovative distribution of the annual billing statements and other correspondence. The ePost system is run by Canada Post and is official and legal mail. This system has been operated by Canada Post for 19 years, and has

been adopted throughout the country by numerous municipalities and various pension and pay organizations. The intention is to provide timely and reliable information to our hundreds of municipalities and avoid the unreliable nature of the current mailing system.

I would like to welcome your views or any comments you may have to enhance our communication and invite you to ask questions of myself or any member of the OPP Municipal Policing Bureau through email at OPP.MunicipalPolicing@opp.ca or by phone at (705) 329-6200.

Sincerely



M.M. (Marc) Bedard
Superintendent
Commander,
Municipal Policing Bureau

Email OPP.MunicipalPolicing@opp.ca

Twitter @OPP_Mun_Pol

/nv

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 047-19

**BEING A BY-LAW TO ESTABLISH THE FEES AND CHARGES
FOR RECREATION SERVICES PROVIDED BY THE
MUNICIPALITY AND TO REPEAL BY-LAW 021-18 AND
AMENDING BY-LAWS 100-18 AND 021-19**

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:**

1. **THAT** the fees and charges for recreation services are established as shown in the Schedules attached hereto and forming part of this By-law:

Schedule "A" - Arthur and Area Community Centre
Schedule "B" - Mount Forest & District Sports Complex
Schedule "C" - Recreation Other Rates
Schedule "D" - Aquatic Programs
2. **THAT** the effective date of the fees and charges is January 1, 2020.
3. **THAT** all fees and charges will be subject to applicable taxes [including but not limited to, Provincial Sales Tax (P.S.T.), Goods and Services Tax (G.S.T.) and Harmonized Sales Tax (H.S.T.).
4. That unpaid fees and charges imposed pursuant to this by-law are subject to an interest rate of one and one-half percent per month.
5. **THAT** all charges payable under this by-law including taxes, interest and collection costs constitute a debt of the person or persons charged and if unpaid, where permissible, shall be added to the tax roll for any property in the Township of Wellington North owned by such person or persons and may be collected in the same manner as taxes, in accordance with Section 398 *Municipal Act*, 2001 S.O. Chapter 25 as amended.

6. **THAT** this by-law shall be known as the "Recreation Fees and Charges By-law".
7. **THAT** this by-law shall come into force on January 1, 2020.
8. **THAT** By-law 021-18 and amending By-laws 100-18 and 021-19, being a by-law to establish the fees and charges for recreation services provided by the municipality be repealed on January 1, 2020.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 13thTH DAY OF MAY, 2019.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SCHEDULE "A"

ARTHUR & AREA C.C. - 158 Domville St.	2020 Rate	HOLIDAY RATE
LOWER HALL		
Stag & Doe	\$857.25	\$1,028.75
Friday to Sunday	\$651.25	\$781.50
Wedding Set Up (Friday 8:30am to 4pm)	\$156.00	
Monday to Thursday	\$365.25	\$438.25
Hourly Rates (Special Events Min. 3 Hours)	\$64.50	\$77.50
Tournament Rates (Minor Sports)	\$258.00	\$309.50
UPPER HALL		
Stag & Doe	\$388.25	\$466.00
Friday to Sunday	\$295.50	\$354.50
Monday to Thursday	\$212.25	\$254.75
Hourly Rates (Special Events Min. 3 Hrs)	\$39.50	\$47.50
Tournament Rates (Minor Sports)	\$212.25	\$254.75
Local User Groups (Meeting Space)	\$0.00	
PAVILION		
1/2 Day Event	\$128.00	\$153.50
One day event (8am - 12am)	\$229.00	\$274.75
Hourly Rate – Minimum of 3 Hours	\$34.50	\$41.50
Camping (Special Events Only) Daily Rate	\$34.50	\$41.50
BALL DIAMONDS		
Local Minor Ball per Game – No Lights	\$38.50	\$46.25
Adult Rates per Game – No Lights	\$47.00	\$56.50
Local Evening Tournament (serviced)	\$99.00	\$118.75
Tournaments per Day	\$151.00	\$181.25
Tournaments per Day (SERVICED)	\$221.50	\$265.75
Lights per Game	\$15.25	\$18.25
ARENA FLOOR		
Minor Sports per Hour	\$51.50	\$61.75
Local Adults per Hour	\$63.50	\$75.25
Non Prime - Mon. - Thurs.	\$492.25	\$590.75
Prime – Fri - Sun	\$701.25	\$841.50
Non Resident per Hour	\$70.75	\$85.00
ARENA ICE		
Minor Sports per Hour	\$112.50	\$135.00
Local Adults per Hour	\$132.50	\$159.00
Non Residents per Hour	\$154.00	\$184.75
Non Prime - Monday to Friday 7am - 3pm	\$112.50	\$135.00
School Rates	\$54.50	

SCHEDULE "B"

MOUNT FOREST C.C. 850 Princess St.	2020 Rate	HOLIDAY RATE
COMMUNITY HALL		
Stag & Does	\$857.25	\$1,028.75
Friday to Sunday	\$651.25	\$781.50
Wedding Set Up (Friday 8:30am to 4pm)	\$156.00	
Monday to Thursday	\$365.25	\$438.25
Hourly Rates (Special Events Min. 3 Hours)	\$64.50	\$77.50
Tournament Rates (Minor Sports)	\$258.00	\$309.50
Lions Club Bingo	\$191.50	\$229.75
Seniors Club/Hour, Shuffleboard & Karate	\$18.00	\$21.50
Blood Doner Clinic	\$182.00	\$215.80
PLUME ROOM		
Plume Room	\$229.00	\$274.75
LEISURE HALLS (Lower & Upper)		
Leisure Halls (Lower & Upper)	\$229.00	\$274.75
Leisure Halls & Plume Room – Hourly	\$39.50	\$47.50
MEETING ROOM		
Local User Groups (when staff available)	\$0.00	
All Others Rented by Hour	\$34.50	\$41.50
Day Rate (4 Hr Charge when facility open)	\$137.75	\$165.25
MURPHY'S PARK (If reserved)		
Murphy's Park (If reserved)	\$39.50	\$47.50
CORK STREET PAVILLION/CONCESSION (Accessible Washroom)		
One Day Event	\$229.00	\$274.75
Hourly Rate	\$34.50	\$41.50
SOCCER FIELDS		
Soccer Fields (Per Game)	\$29.50	\$35.50
Seasonal Rate for Minor Soccer	\$6,624.00	
Lights On - Charge per Game	\$20.50	\$24.50

BALL DIAMONDS		
Local Minor Ball per Game – No Lights	\$38.50	\$46.25
Adult Rates per Game – No Lights	\$47.00	\$56.50
1/2 Day Tournament (serviced)	\$99.00	\$118.75
Tournaments per Day	\$151.00	\$181.25
Tournaments per Day (serviced)	\$221.50	\$265.75
Lights per Game	\$15.25	\$18.25
ARENA FLOOR		
Minor Sports per Hour	\$51.50	\$61.75
Local Adults per Hour	\$63.50	\$76.25
Non Prime: Mon-Thurs	\$492.50	\$591.00
Prime: Fri - Sun	\$701.25	\$841.50
Non Resident per Hour	\$70.75	\$85.00
ICE TIME		
Minor Sports per Hour	\$112.50	\$135.00
Local Adults per Hour	\$132.50	\$159.00
Out of Town per Hour	\$154.00	\$184.75
Non Prime - Monday to Friday 7am - 3pm	\$112.50	\$135.00
School Rates	\$54.50	
Summer Ice	\$164.25	\$197.00
STORAGE SPACE		
Outdoor	\$250.75	
Large	\$316.25	
JR. C – Club Room	\$622.25	

SCHEDULE "C"

RECREATION OTHER RATES	2020 Rate
CONN PAVILION	
Day Rate	\$81.00
DAMASCUS HALL	
Day Rate	\$88.50
CORKAGE	
7 oz Plastic Cup	\$0.13
14 oz Plastic Cup	\$0.18
Bag of Ice	\$3.60
2L Bottle of Pop	\$3.60
Wrist Bands	\$0.28
WALL & BOARD ADVERTISING	
Score Clock	\$415.25
Arthur Wall Advertising per 4'x8' Ad & 4'X4'	\$256.00
Board Advertising per 4'x8' Ad & 4'x6' (w/Lexan)	\$623.25
Board Advertising per 4'x8' Ad & 4'x6' (No Lexan)	\$381.75
Walking Track Advertising (43" x 72")	\$662.75
Board Ad @ Both Arenas (w/Lexan)	\$1,132.00
Board Ad @ Both Arenas (No Lexan)	\$670.00
SKATING & WALKING TRACK	
Public Skating (Includes HST)	\$3.00
Adult & Tot Skating (Includes HST)	\$3.00
Seniors Skating (Includes HST)	\$3.00
Family Skate Pass(Includes HST)	\$9.50
10 Visit Skate Pass - Individual (Includes HST)	\$24.00
10 Visit Skate Pass - Family (Includes HST)	\$86.00
Mount Forest Sports Complex Walking Track (1 Visit)	\$2.50
Mount Forest Sports Complex Walking Track (Monthly Pass)	\$16.00
WELLINGTON NORTH DAY CAMP PROGRAM	2020 Rate
DAY CAMP RATES	
Weekly Rate	\$140.00
Weekly Rate (2+ Children in the same Household)	\$125.00
Daily Rate	\$32.00

SCHEDULE D

ARTHUR & AREA AQUATIC CENTRE AND MOUNT FOREST LION ROY GRANT POOL	2020 Rate
LESSONS	
Parent & Tot 1; Parent & Tot 2; Parent & Tot 3	\$70.00
Preschool A	\$70.00
Preschool B	\$70.00
Preschool C	\$70.00
Beginner	\$70.00
Swimmer 1	\$70.00
Swimmer 2	\$70.00
Swimmer 3	\$70.00
Swimmer 4	\$70.00
Swimmer 5	\$76.00
Swimmer 6	\$76.00
Swimmer 7	\$76.00
Swimmer 8	\$76.00
Swimmer 9	\$76.00
Swimmer 10	\$76.00
Bronze Medallion & Emergency 1st Aid with CPR B	\$200.00
Bronze Cross with CPR C	\$175.00
1/2 Hour Private Lesson (5 Lessons)	\$120.00
1/2 Hour Private Lesson (10 Lessons)	\$200.00
1/2 Hour Semi-Private Lesson (5 Lessons)	\$100.00
1/2 Hour Semi-Private Lesson (10 Lessons)	\$160.00
Non Resident Fee	\$18.00
SWIM PROGRAMS	
Swim Team (Non Resident Fee Does Not Apply)	\$72.00
Aquafit (Includes HST)	\$4.50
Aquafit (8 Classes - Includes HST)	\$35.25
RENTALS	
Pool Rental (1 hour, 0-30 people, 2 Guards)	\$120.00
Pool Rental (1 hour, 31+ people, 3 Guards)	\$150.00
Pool Rental School Rate	\$60.00
GENERAL ADMISSION (HST Included)	
Individual (1 Visit)	\$4.00
Individual (20 Visit Pass)	\$70.00
Individual (Season Pass)	\$100.00
Family Pass (1 Visit)	\$14.00
Family Pass (20 Visit Pass)	\$210.00
Family Pass (Season Pass)	\$250.00

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 048-19

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH (PART LOT 6 RP61R-11110, PART 2 MOUNT FOREST WITH A CIVIC ADDRESS OF 221 BIRMINGHAM STREET WEST (1542444 ONTARIO INC.-ALETHA'S PLACE)

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Part Lots 6, RP61R-11110, Part 2, 211 Birmingham West, Mount Forest as shown on Schedule "A" attached to and forming part of this By-law from **Institutional (IN) to Institutional Exception (IN-59)**
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

32.59 Part Lots 6, RP61R- 11110, Part 2	IN-59	In addition to the uses currently permitted on the subject property, temporary overnight accommodation for a maximum of 5 youth shall be permitted. The temporary accommodation is permitted only as accessory to the existing New Growth Family Centre and Aletha's Place and in relation to the services provided therein. All legislated licencing and/or approvals that may be required for this use are obtained and maintained.
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 13TH DAY OF MAY 2019.

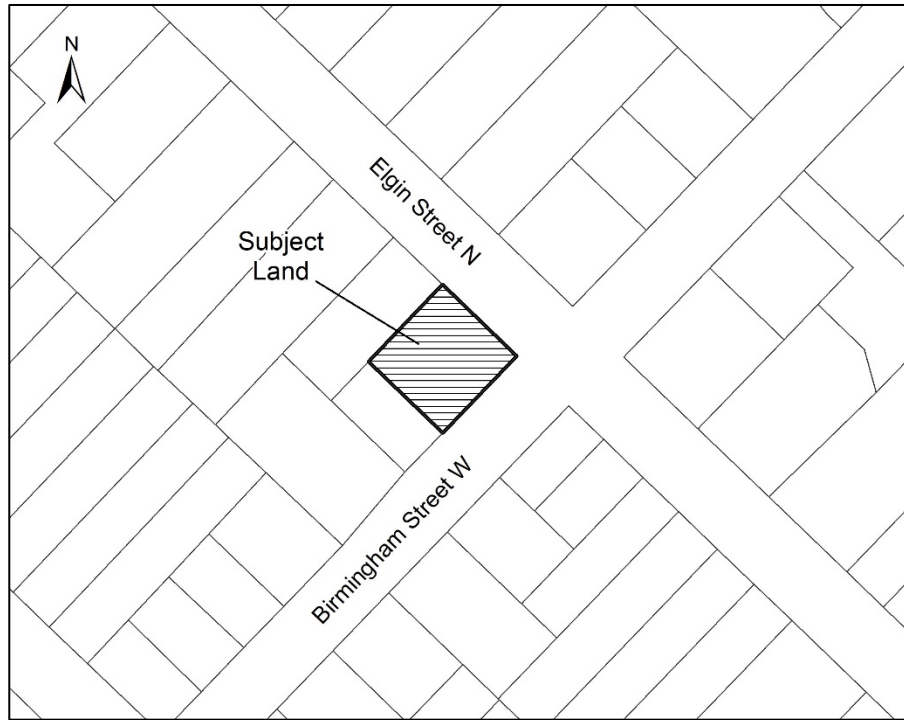
**_____
ANDREW LENNOX, MAYOR**

**_____
KARREN WALLACE, CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 048-19

SCHEDULE "A"



Rezone from **Institutional (IN)** to **Institutional Exception (IN-59)**

Passed this 13th day of May 2019

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER 048-19****Location of the Subject Lands**

The land subject to the proposed amendment is described as Part Lots 6, RP61R-11110, Part 2 and is Municipally known as 211 Birmingham Street West, Geographic Township of Arthur. The property is 866 m² (0.214 ac) in size.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject land to permit limited temporary overnight accommodations within the existing learning centre (Aletha's Place).



Preserving, promoting and developing Wellington North's unique cultural resources to build a vibrant community and a prosperous economy.

Our Cultural Moment this month celebrates The Wellington North Farmer's Market

Submitted by Wellington North Farmers Market Manager Harry Engel:

This is a true story about a dream that connected to a reality. The dream began the moment I stepped into the old Mount Forest Community Centre in Aug. of 2009. Victory Church had just occupied the building and I was standing there, alone on the arena floor, dreaming about what we could do with such an amazing place. My thoughts went to a time when I was a kid growing up in Woodstock and my parents would take me every Saturday morning to the local market. Maybe because I was young all the sights, sounds, and smells created a sort of excitement in the atmosphere, but my parents were also happy to be there. Every vendor seemed to be their friend as they would talk about local events and news and the latest political outrages I had no clue about. As I stood there in the arena I thought, we should start a farmer's market here. It was a great dream...

The thing I find about great dreams is convincing others they're great enough to bring to fulfillment. This is the "reality" part of this story. I had great childhood memories of going to the market, but no idea how to start one. This was probably my struggle in trying to convince others, I had no experience, it would cost money, and it would require a lot of work...volunteer work. In 2012 I contacted April Marshall, who had just been hired by the Township and she came to meet with me. April and I stood in the same place where I had the dream and she listened, I was excited, then she spoke those dreaded, politically correct words ... "Let me think about it". In 2013 I get a call from April "do you still want to start a farmers' market, I have a few vendors that are interested?" The dream came off the shelf that day and entered into reality. April helped begin this amazing relationship between The Township of Wellington North, Mount Forest Victory Church and the community.

Working together we have developed a growing market that is going into its sixth season. In the last five years I have witnessed our market become very much like the dream I had. It is a place for our predominantly agricultural area to shine by connecting with our community. A 2009 farmers' market survey showed "67 per cent of Ontario shoppers state that buying directly from a local farmer is extremely important." I know our market is providing this valuable service and so much more.

The Wellington North Farmers' Market is a testament to what can be accomplished by working together for a common purpose; to make our Township the very best it can be. We are thankful for the opportunity to be a part of this vision and we are committed to seeing this market continue well into the future.

Our sixth season begins on May 31st from 3:00pm - 6:30pm. and runs every Friday, rain or shine, until October 11th. (Thanksgiving weekend) Come check it out and experience all the wonderful products our market has to offer.



**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 050-19

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON MAY
13, 2019**

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS**:

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on May 13, 2019 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 13TH DAY OF MAY, 2019.**

**ANDREW LENNOX,
MAYOR**

**KARREN WALLACE,
CLERK**