



TOWNSHIP OF MELANCTHON

A G E N D A

Thursday, May 16, 2019 - 5:00 p.m.

1. **Call to Order**
2. **Announcements**
3. **Additions/Deletions/Approval of Agenda**
4. **Declaration of Pecuniary Interest and the General Nature Thereof**
5. **Approval of Draft Minutes - May 2, 2019**
6. **Business Arising from Minutes**
7. **Point of Privilege or Personal Privilege**
8. **Public Question Period** (Please visit our website under Agenda & Minutes for information on Public Question Period)
9. **Public Works**
 1. Letter from Strada Aggregates regarding road improvements to the 4th Line being deferred to 2020
 2. Other
10. **Planning**
 1. Applications to Permit
 2. Report from Chris Jones - ZBA Application for Lot 20, Concession 4 NE
 3. Other
11. **Police Services Board**
 1. Email from Kerstin Vroom - Mulmur Motion for Community Safety and Well-Being Plan - Joint Advisory Board
12. **County Council Update**
13. **Correspondence**

*** Items for Information Purposes**

1. Township of Essa Resolution Requesting Support for Essa Public Library Board Initiative
2. Invitation to join David Tilson, MP & Team Appreciation Evening to thank residents of Dufferin-Caledon for their support
3. Email from Adam Hicks regarding Mulmur - Aggregate Motion
4. Email from Adam Hicks regarding Mulmur - Library Motion
5. Nottawasaga Valley Conservation Authority Integrated Watershed Management Plan
6. Email from Fred Simpson being a letter from The Town of Mono Mayor to the Minister of Finance regarding the Ontario Municipal Partnership Fund
7. Email from Nancy Neale, Watson & Associates regarding Proposed Changes to the Development Act - Bill 108
8. Letter from OPP regarding future communications from OPP
9. NVCA - Provincial Funding Cuts and Proposed Legislative Changes for Conservation Authorities
10. R.J. Burnside for Drainage Superintendent Services January to March 2019
11. Update from Ontario Good Roads Association regarding combining conferences with Rural Ontario Municipal Services
12. NVCA Board Meeting Highlights April 26, 2019
13. Letter from Ministry of Tourism Culture and Sports regarding Budget Changes to Library Funding

14. Email from Jeff Holmes - Annual Water Sampling Report for Redickville
15. Email from Doreen Still regarding Modernizing Conservation Authority Operations
16. MPAC 2018 Annual Report
17. Mulmur-Melancthon Fire Department Chief's Year End Report 2018
18. Email from Steve Clark regarding Ontario's Housing Supply Action Plan
19. Environmental Registry - Excess soil regulatory proposal and amendments to Record of Site Condition (Brownfields) Regulation

*** Items for Council Action**

1. Email from Michelle Hargrave, Dufferin County - Request for nominees for Dufferin County's Appointment to the Niagara Escarpment Commission

14. General Business

1. New/Other Business/Addition(s)
 1. Email from Raymond Pidzamecky - Concerns regarding 10 Ashlea Lane, Bretton Estates
 2. Sylvia Jones, MPP - Delegation - Special Meeting - Wednesday, May 22, 2019 - 9:30 a.m. - Update topics, if any

15. Delegations

1. **5:20 p.m.** - Public Meeting for Proposed Zoning By-law Amendment on 278547 6th Line N.E. - Part of Lot 30, Concession 7 N.E. - Levi Martin
2. **5:30 p.m.** - Public Meeting - Draft Property Standards By-law

16. Closed Session (if required)

17. Third Reading of By-laws (if required)

18. Notice of Motion

19. Confirmation By-law

20. Adjournment and Date of Next Meeting - Thursday June 6, 2019 - 5:00 p.m.

21. On Sites

- | |
|---|
| <ol style="list-style-type: none">1. Parking Lot beside the Horning's Mills Community Hall - 4:00 p.m. - Paving with funds received from the Main Street Revitalization Fund |
|---|

22. Correspondence on File at the Clerk's Office



30 Floral Parkway
Concord, Ontario
L4K 4R1

PHONE (905) 738 2200

May 06, 2019

Melancthon Council
157101 Highway 10
Menlacthon, Ontario
L9V 2E6

Re: Strada Aggregates Melancthon Road Improvement

Hello Council,

We (Strada Aggregates Inc.) are drafting this letter in regards to the road improvement on the 4th Line and County Road 17.

The road improvement was scheduled to take place this year however after a recent site inspection we feel that the road is still in very good condition and are asking Council if we could defer the re-surfacing until year 2020.

We acknowledge that the road improvement was part of our Township agreement and are committed to adhering to the specific requirements.

This request is essentially a one year deferral and if granted by Council we (Strada Aggregates Inc.) will perform the necessary construction in year 2020.

Best Regards

A handwritten signature in black ink, appearing to read "G. C. Horan", with a long horizontal line extending to the right.

Grant C. Horan
Controller

PW # 1
MAY 16 2019

**APPLICATIONS TO PERMIT FOR APPROVAL
May 16, 2019 COUNCIL MEETING**

PROPERTY OWNER	PROPERTY DESCRIPTION	TYPE OF STRUCTURE	DOLLAR VALUE	D.C.'s	COMMENTS
Alan Galbraith/Barb Babineau Applicant: Stellar Advertising	503069 Highway 89 Part lot 7, Conc 7 SW	Billboard	\$5,500	YES	
Meyercroft Farms LTD Applicant: Adam Meyers	118141 2nd Line SW Part lot 253-255, Conc 2 SW	Wet Grain Bins	\$38,000	NO	
Jason Cooney	237 Main Street Plan 34A, Lot 30 E/S Main	Second Floor Bathroom	\$25,000	NO	
David Frey - Ridgeside Inc Applicant: Aaron Bauman	318417 8th Line NE Lot 29, Conc 9 NE	Agricultural Storage	\$110,000	NO	

PLAN # 1
MAY 16 2019

• Municipal Planning Services Ltd. •

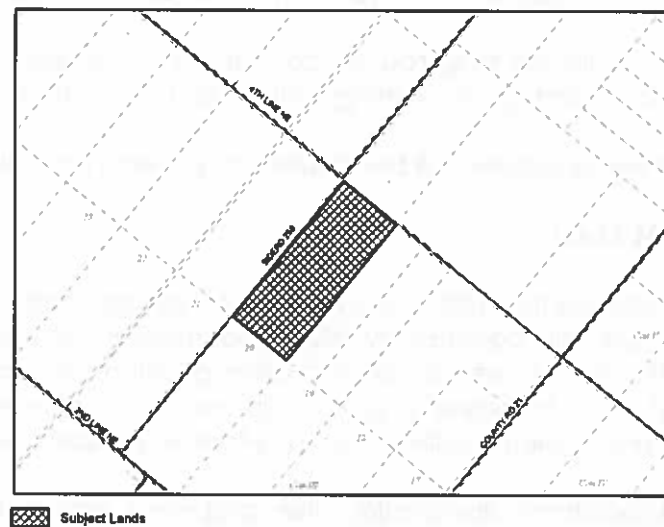
MEMORANDUM

To: Mayor White and Members of Council
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: May 9, 2019
Re: Application for ZBA – Lot 20, Concession 4 N.E. (Tripp/Serbin)

1.0 BACKGROUND

The Township has received an application for a zoning by-law amendment for lands owned by Brenda Serbin and Robin Tripp. The subject lands are located in Lot 20, Concession 4, N.E. and have a lot area of 40 hectares (100 acres), and a lot frontage of approximately 1,320 metres (4,330 feet) on the 4th Line as well as approximately 300 metres (1,000 feet) on the 250 Sideroad. The location of the subject land is shown in Figure 1:

Figure 1 – Location of Subject Lands



The subject lands are utilized as a farm for crop production by others and buildings on-site include the applicant's residence, an airplane hangar and a recently constructed storage building with a floor area of 278.7 m² (3,000 ft²).

The purpose of the application is to request zoning approval to permit the holding of special events, such as weddings, as an on-farm use in the new storage building.

• Municipal Planning Services Ltd. •

Chris D. Jones BES, MCIP, RPP
51 Churchill Drive, Unit 1
Barrie, Ontario
(705) 725-8133

PLAN #2
MAY 16 2019

2.0 INFORMATION PROVIDED BY THE APPLICANT

The applicant has provided a summary of some of the operational aspects of the proposed business, which have been summarized below:

- The special event business would be an accessory use to the farm and would not remove active agricultural land from production;
- The facility will be accessible in accordance with the Ontario Accessibility Act;
- Renters will be required to hold general liability insurance to protect the owner from liability;
- Food service and preparation would not be provided by the owner/manager. Renters would be responsible to retain a catering service as well as a liquor license if required for the event;
- Access and parking would be accommodated from an existing access off the 250 Sideroad;
- The business would operate May to October and would be available any day of the week;
- Anticipated maximum occupancy/attendance would be 150 people;
- Clients would be required to contract the delivery and removal of portable washrooms and hand washing stations for an event; and,
- The renters or caterer will be required to provide potable water for the event.

3.0 OFFICIAL PLAN

The subject lands are located in the Agricultural designation of the Official Plan and the lands are also partially covered by the Environmental Conservation overlay. It appears the basis of the Environmental Conservation designation was a local wetland as per Schedule D of the Plan, however given that the lands have been drained and are now used for crop production, it is likely that any former wetland feature no longer exists.

Under the Agricultural designation the proposed use is reflective of an on-farm diversified use, which is permitted and is defined in the Official Plan as:

"uses that are secondary to the principal agricultural use of the property, are limited in area, and include but are not limited to, home occupations, home industries, on-farm business uses, agri-tourism uses, and uses that produce value

• Municipal Planning Services Ltd. •

Chris D. Jones BES, MCIP, RPP
51 Churchill Drive, Unit 1
Barrie, Ontario
(705) 725-8133

added agricultural products."

The policies relative to on-farm diversified uses, as articulated in Section 5.2.3 of the Plan, are paraphrased below:

- On-farm diversified use may be commercial in nature and must be secondary to the principle agricultural use, operated by the farmer, not located in the dwelling and limited in area;
- The on-farm diversified use must be compatible with and shall not hinder surrounding agricultural operations;
- Zoning regulation shall be used to ensure the use is secondary and properly sited and regulated on the farm;
- Site plan control may also be utilized;
- On-farm diversified uses may be subject to restrictions on hours of operation; and,
- Once established, a separate lot is not permitted to be created for an on-farm diversified use.

4.0 ZONING BY-LAW

The Township's Zoning By-law currently defines, permits and regulates on-farm diversified uses, however neither the definition nor the range of permitted uses appropriately addresses the proposed use. On this basis, a zoning by-law amendment would be required to establish the proposed use in a site-specific manner.

5.0 ANALYSIS

I have had an opportunity to meet with the applicants for the purpose of a pre-consultation discussion and I have also reviewed the operational information that has been submitted. I also had an opportunity to see the farm property on March 21, 2019 and am of the opinion that special events could be accommodated on the site and in the new building in a compatible manner, although it may be prudent to complete an MDS calculation from the farm located to the west of the proposed special event business.

In my opinion, the establishment of such a facility in conjunction with the agricultural use of the applicant's land would be appropriate and in keeping with the development policies for on-farm diversified uses.

• Municipal Planning Services Ltd. •

Chris D. Jones BES, MCIP, RPP
51 Churchill Drive, Unit 1
Barrie, Ontario
(705) 725-8133

Through discussions with the applicant, we have informed them that a prior special events business was approved in the Township on the basis of a three-year temporary use in accordance with Section 39 of the Planning Act. The temporary use provides a reasonable time frame to establish the business and confirm if the proposed business would be sustainable and compatible in the proposed location. A temporary use would also provide the Township with an opportunity to monitor the business from an operational perspective. The applicant has considered this option but has indicated they would prefer to zone the lands in a permanent manner. Council may discuss the merits of temporary vs. permanent zoning at the time they consider making a decision on the application. At this time it is recommended that the application be declared complete so staff may proceed with the scheduling of the public meeting to allow for public consultation on the proposal.

6.0 RECOMMENDATION

Should Council be satisfied that the application is complete and in general conformity with the Township's Official Plan, the following recommendations are provided:

- a) That this report be received; and,
- b) That the application submitted by Brenda Serbin and Robin Tripp to establish a special event business as an on-farm diversified use be declared complete and staff be requested to schedule a public meeting in accordance with the Planning Act.

Respectfully Submitted,



Chris D. Jones MCIP, RPP

• Municipal Planning Services Ltd. •

Chris D. Jones BES, MCIP, RPP
51 Churchill Drive, Unit 1
Barrie, Ontario
(705) 725-8133

Denise Holmes

From: Kerstin Vroom <kvroom@mulmur.ca>
Sent: Thursday, May 2, 2019 12:25 PM
To: Denise Holmes; 'Susan Stone'; 'Mark Early'; 'Jane M. Wilson, Grand Valley'; 'Jennifer Willoughby'; 'Susan Greatrix'
Cc: Ken Cufaro
Subject: Mulmur Motion Community Safety and Well-Being Plan - Joint Advisory Board

Hello Everyone!

At yesterday's meeting, Mulmur Council passed the following motion:

THAT WHEREAS; the Province of Ontario has mandated through the recent changes to the Police Services Act, Part IX, the creation and implementation of a Community Safety and Well-Being Plan (CSWB) by each local municipality;

AND WHEREAS; Section 4 (1) of the legislation states that the responsibility to prepare and adopt a CSWB plan applies to lower-tier municipalities and that municipalities have the discretion and flexibility to develop joint plans with surrounding municipalities;

AND WHEREAS, at the Joint Police Services Board meeting held on April 02, 2019, it was agreed by the members of the local OPP Police Services Boards to create a Joint Advisory Board, composed of one representative from each of the local municipalities in Dufferin County, for the creation and completion of said plan;

NOW THEREFORE, be it resolved that the Council of the Township of Mulmur appoints Councillor Ken Cufaro as its representative to a CSWB Joint Advisory Board.

Carried.

Kindest Regards,
Kerstin

Kerstin Vroom, CMO CMM I | Clerk
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 223 | Fax 705-466-2922 | kvroom@mulmur.ca



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From: kvroom@mulmur.ca

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May 9, 2019

All Ontario Municipalities

Dear Mayor and Council:

Re: Township of Essa Request for Support - Resolution No. CW097-2019
Re: Support of Essa Public Library Board Initiative

Please be advised that at its meeting of May 1, 2019, Council of the Township of Essa passed the following motion in respect of support of the Essa Public Library Board:.

Resolution No: CW097-2019 Moved by: White Seconded by: Sander

WHEREAS the Ontario Library Service North and Southern Ontario Library Service provide the support for interlibrary loans, staff and board training, bulk purchasing, collaborative programming, technological supports, shared electronic book collections and shared catalogue databases; and WHEREAS Township of Essa Council supports the Essa Public Library Board in their initiative to circulate a petition seeking support for the Ontario Public Library Board in their request for the reinstatement of funding to the Ontario Library Service (North and South) agencies to, at a minimum, 2017-18 funding levels, in order for these agencies to continue their day-to-day support of Ontario Public Library Services, and to continue to maintain base funding for Ontario Public Libraries;

NOW THEREFORE BE IT RESOLVED THAT this resolution be forwarded to the office of MPP Simcoe-Grey Jim Wilson, AMO, County of Simcoe Council, and all Simcoe County municipalities for their support.

---Carried---

Council has further requested that letters of support be sent directly to the Township of Essa, and that the attached petition be made available to the public.

Sincerely,

Lisa Lehr, CMO
Clerk

cc. MPP Simcoe-Grey, Jim Wilson
AMO
All Simcoe County Municipalities

WFO# 1
MAY 16 2019

WHEREAS, according to the Statement of Public Library Funding dated Thursday, April 18, 2019 by the Minister of Tourism, Culture and Sport, the Honourable Michael Tibollo, we appreciate that base funding for public libraries will be maintained, we call into question the statement that the Ontario Library Service agencies “have no involvement in day-to-day operations of Ontario’s public libraries”;

WHEREAS we question how involved the agencies need to be in order to be considered crucial for the day-to-day operations of all provincial libraries, but even more specifically for small, northern and rural libraries;

WHEREAS value for money and respect for taxpayer dollars are the umbrella under which the agencies operate – allowing libraries to share resources and expertise in an efficient and cost-effective manner – while also allowing them to best serve their individual communities;

When completed, please forward to:

Espanola Public Library, 245 Avery Drive, Espanola ON P5E 1S4

- for the reinstatement of funding to the Ontario Library Service (North and South) agencies to at minimum, the 2017 - 2018 funding levels, in order for these agencies to continue the day-to-day support of Ontario Public Library Services;
- to continue to maintain base funding for Ontario Public Libraries.

[illegible]



David Tilson, MP & Team

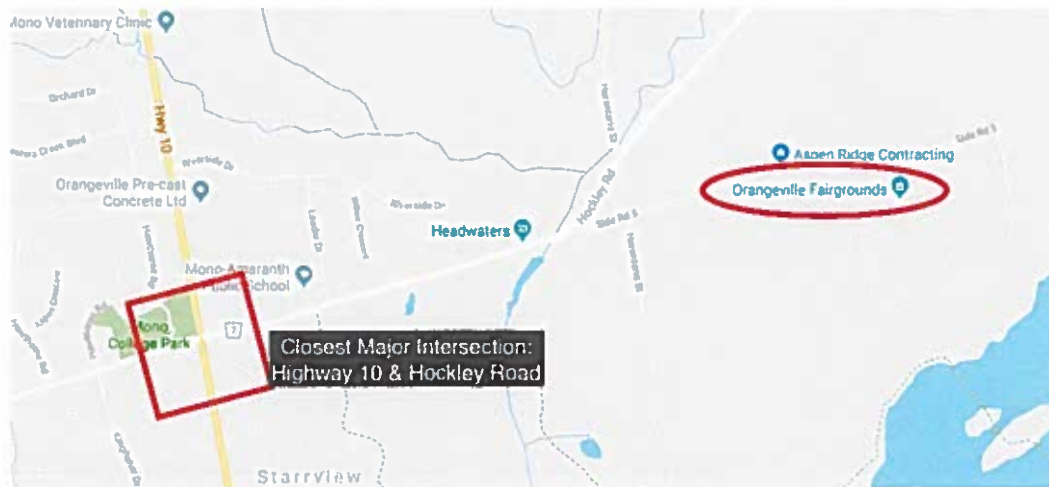


Appreciation Evening

*Join David & his team to thank the residents of
Dufferin-Caledon for their support.*

**Thursday June 13th 2019
7-9pm**

Orangeville (Fairgrounds) Agricultural Centre
247090 Side Road 5
Mono, ON L9W 6K5



Light refreshments will be served.

*David & his team look forward to celebrating
15 years as your Member of Parliament.*

Everyone Welcome!

Denise Holmes

From: Denise Holmes <dholmes@melancthontownship.ca>
Sent: Thursday, May 9, 2019 3:50 PM
To: 'Denise Holmes'
Subject: FW: Mulmur - Aggregate Motion

From: Adam Hicks [mailto:ahicks@mulmur.ca]
Sent: Wednesday, May 8, 2019 3:37 PM
Subject: Mulmur - Aggregate Motion

Hello,

The Township of Mulmur passed the following motion at the Council meeting on May 1, 2019.

Deputy Mayor Hawkins requested a recorded vote on the following motion:

Motion #78-19 Hawkins-Clark: THAT The Township of Mulmur recognizes the importance of aggregate extraction and the proper management of aggregate resources, including recycling aggregates;

AND WHEREAS, Mulmur owns and operates a gravel pit;

AND WHEREAS, the inappropriate extraction of aggregate can impact host communities, including, but not limited to: risk to surface and underground water supplies stress placed on local infrastructure; road safety; air and noise pollution; loss of farmland; encroachment on residential communities; interference with natural heritage systems;

AND WHEREAS, the Ontario Government commenced a detailed review of the Aggregate Resources Act in 2016;

AND WHEREAS, the Ministry of Natural Resources hosted a summit on Aggregate Reform on March 29, 2019, and did not include municipal government as stakeholders;

AND WHEREAS, the Township supports the recommendations to allow policy interpretation for accessing material under Road Allowances;

NOW THEREFORE BE IT RESOLVED THAT:

- 1) The Township of Mulmur hereby requests the following:
 - a) the Provincial Government provide for municipal representation at future meetings related to the Aggregate Reform;
 - b) Municipalities be provided authority to regulate hours of operation and haul routes within municipal boundaries;
 - c) If the Provincial level is accepted as a single level for applications, Municipalities be provided a process through which to provide comments on aggregate extraction activities proposed within or in the vicinity of their boundaries;
 - d) The comments on "Cutting the Red Tape" provided by the Ontario Sand and Gravel Association be evaluated from the perspective of the local host community and ensure that there are mechanisms/processes in place to address impacts.
 - e) That land unavailable for extraction due to changes on the rules to endangered and threatened species and other policies within the Natural Heritage System continue to be protected.

Shirley Boxem - yea
Patricia Clark - yea
Ken Cufaro - yea

Earl Hawkins - yea
Janet Horner - yea
Carried.

Have a nice day,

Adam Hicks | Administrative Assistant

Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8

Phone 705-466-3341 ext. 234 | Fax 705-466-2922 | ahicks@mulmur.ca



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Denise Holmes

From: Denise Holmes <dholmes@melancthontownship.ca>
Sent: Thursday, May 9, 2019 3:49 PM
To: 'Denise Holmes'
Subject: FW: Mulmur Library Motion

From: Adam Hicks [mailto:ahicks@mulmur.ca]
Sent: Wednesday, May 8, 2019 3:37 PM
Subject: Mulmur Library Motion

Hello,

The Township of Mulmur passed the following motion at the Council meeting on May 1, 2019.

Motion #83-19 Boxem-Cufaro: WHEREAS, Mulmur Township Council considers public libraries as a vital service to community well-being especially in a rural community such as ours;
AND WHEREAS, public libraries offer much needed support to the very vulnerable members of our society - the children, the seniors, recent immigrants, and the low-income citizens;
AND WHEREAS, the Provincial Government has cut the budget for Ontario Library Services by 50%;
AND WHEREAS, this funding will end the Interlibrary Loan Service to libraries;
AND WHEREAS, due to limited resources available to some libraries, the Interlibrary Loan Service is of great importance to its patrons;
NOW THEREFORE, Mulmur Township Council respectfully requests that the Province reconsiders the 50% budget cut for Ontario Library Services and finds some other means to fund necessary library services.
Carried.

Have a nice day,

Adam Hicks | Administrative Assistant
Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8
Phone 705-466-3341 ext. 234 | Fax 705-466-2922 | ahicks@mulmur.ca



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Denise Holmes

From: Maria Campbell <mcampbell@nvca.on.ca>
Sent: Wednesday, May 8, 2019 11:45 AM
To: Aisha Chiandet, Severn Sound Environmental; Allan Tyler Base Borden; Allen Benson, Dillion Consulting ; Allen Morrison, SMCDsB; Andy Owens, South Simcoe Streams Network; Andy VanNiekerk, NSSCIA; Bernard Pope, Ontario Farmland Preservation ; Bill French NVCA; Bill Thompson, LSRCA; Bryan Pellerin ; Carl LAesparance, Severn Soudn Environmental ; Carolyn Mach, Dufferin Stewardship Network; Chris Evans ; Chris Hyde, MOE Conservation and Parks ; Chris Jones (chris_mplanningservices@rogers.com); Cllr Donna Jebb; Cllr Keith White; Colin Elliot Simcoe Federation of Agriculture ; David McLaughlin, Ducks Unlimited; David Sweetman, ED GeorgianBay Forever; David Trotman (planning@townofmono.com); Derek Witlib, Oro; Don Kerr, Blue Mountain Watershed Trust ; Doug Herron (planningmanager@wasagabeach.com); Dr. Ben Longstaff, LSRCA; Ellen Cottrell, WD Potatoe; Emerson Ross; Gaelen Pierce. Town of Innisfil ; Gail Ardiel Twon of Blue Mountains; Gail Little, Township of Amaranth and Dufferin Federation of Agriculture; Gary Christie, Nottawasaga Steelheaders; George Powell, Blue Mountain WaterShed Trust; Greg Marek, County of Simcoe ; Hugh Simpson, Grey county Federation of Agriculture ; Ian Payne, National Farmers Union ; Jace McLaughlin; Jackie Tschekalin (jtschekalin@adjtos.ca); Jennifer SHarpe SMCDsB; Jenny Li (jli@dufferincounty.ca); Jess Wright, Nottawasaga Steelheaders; Jessica Kukac, SCDSB; Jim Moss, Town of Shelburn ; Jim Partridge, Simcoe County Federation of Agri; John Morrison, SFCA; John Priamo, SCS Consulting ; John Velick Town of Collingwood ; Judy Rhodes-Munk; Jules Fabios, ED Potato ; Karen Kivilanti SMDHU; Kathy Suggitt (kathy.suggitt@barrie.ca); Leah Emms, Ontario Federation of Agriculture ; Maggie Couran, AWARE Simcoe; Marc McKeown, WD Potatoe; Marc Plewes, Grey Sauble Conservation; Maria Benjaminis, Essa Healthy Community Networks; Mark VanOostrum; Meidan Leiderman, OAK Ridges Moraine; Morgan Levison, SMDHU; Natasha Birch, Town of Collingwood; Nathan Wukasch; Nick Ainley, Township of Clearview; Randy Scherzer (randy.scherzer@grey.ca); Richard Rogers, Nottawasaga Steelheaders; Rick Baldry, Georgian Triangle Anglers ; Rick Vanderzag; Rob Best, Headwaters Committee - Mono ; Rob Roy - Angus; Robert Waing, Nottawasaga Watershed Improvement Project (N-WIP) Steering Committee ; ROn Watkin, Township of Essa; Sandy Clee, SCDSB; Silvia Pedrozzi, South Simcoe Streams Network; Steven Barber, Ministry of Municipal Affairs and Housing ; Ted Vandenhurk; Terry Edward, City of Barrie ; Tina Schankula, Ontario Federation of Agri; Tracey Atkinson (tatkinson@mulmur.ca); Trevor Houghton, Town of Collingwood ; Vicki Reyonlds; WD Potatoe; Will Haywood, Cole Engineering ; Blaine Parkin; Colleen Healey (chealey@essatownship.on.ca); Deneysel Morrissey, CAO; Denise Holmes, CAO/Clerk; Fareed Amin, CAO; Gagan Sandhu, CAO; Geoff McKnight, CAO; George Vadeboncoeur, CAO; Jason Raynar, CAO; Mark Early, CAO; Michael Prowse, CAO; Rob Adams, CAO; Robert Brindley, CAO; Robin Dunn, CAO; Shawn Everitt, Interim CAO; Steve Sage, CAO; Susan M. Stone, CAO/Clerk-Treasurer; Barrie Zickers; Danny Rogers; David Parks; Debbie Anderson; djohnson@newtecumseth.ca; Drew Brookes; Garry McCartney; Greg MacNaughtan; Greg Miller; Kim Cunningham; Mike Giles; Nick Ippolito; Scott Mcleod; Tim Murawsky; William Wong
Subject: NVCA IWMP Draft For Review
Attachments: NVCA_IWMP_Draft_for_Review_May_2019.pdf

Good Morning,

First, we would like to thank you for participating in the consultation process for the development of NVCA's integrated watershed management plan (IWMP). The project consultants (Ecosystem Recovery Inc.) have reviewed the long list of 200+ strategies that were suggested during the consultation process and created a short-list of prioritized strategies. These strategies have been incorporated into the draft IWMP and we are looking for your input on the draft IWMP.

We are pleased to advise that a draft Integrated Watershed Management Plan is available on website at: <https://www.nvca.on.ca/planning-permits/integrated-watershed-management> for your review and comment. We respectfully request that you provide your input on the draft document by May 22, 2019.

Thank you again for your continued participation in this process and as always, feel free contact our office if you have any questions or concerns.

Regards,



Chris Hibberd, MCIP, RPP | Director, Watershed Management Services

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 229 | F 705-424-2115
c.hibberd@nvca.on.ca | nvca.on.ca

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Nottawasaga Valley Conservation Authority

Integrated Watershed Management Plan

WORKING DRAFT

May 2019



ALTERNATIVE FORMATS

If you require this document in an alternative format, please contact Maria Campbell at mcampbell@nvca.on.ca or 705-424-1479 ext. 222.

ACKNOWLEDGEMENT

We would like to acknowledge the contributions of all those who participated in the development of the Nottawasaga Valley Conservation Authority Watershed Integrated Watershed Management Plan.

Funding for the 2019 IWMP was provided by the Federation of Canadian Municipalities (FCM) Municipal Climate Implementation Fund with additional in-kind contributions from the NVCA and its 18 municipal partners.

About this Report

Authors: This report was prepared by the consultant team in conjunction with NVCA staff and input from multiple stakeholders.

Consultant Team: Ecosystem Recovery - Wolfgang Wolter, Project Manager; Mariëtte Pushkar, Geomorphologist; Adam Spargo, Water Resource Specialist; Julia Howett, Fluvial Specialist; Arcadis - Brian Hindley, Fisheries Biologist, Environmental Studies Specialist; Green Analytics - Jeff Wilson, Natural Capital and Asset Management; Jennifer Lawrence & Associates - Jennifer Lawrence, Stakeholder Engagement and Policy Planning; North-South Environmental - Sarah Mainguy, Terrestrial/Natural Heritage Specialist

NVCA Technical Team: Doug Hevenor, Chief Administrative Officer; Chris Hibberd, Director, Watershed Management Services; Byron Wesson, Director, Conservation Services; Sheryl Flannagan, Director, Corporate Services; Fred Dobbs, Manager, Stewardship Services; Hendrik Amo, Manager GIS/IT; Heather Kepran, Communications Coordinator; Ryan Post, Senior Hydrogeologist; Mark Hartley, Senior Engineer; Ian Ockenden, Watershed Monitoring Specialist; Peter Alm, Water Resource Engineer; Emma Perry, Planner

Cover Image: <<TBC>>

Alternative Formats: If you require this document in an alternative format, please contact NVCA at 705-424-1479 or admin@nvca.on.ca

May 2019

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EXECUTIVE SUMMARY

The Nottawasaga Valley watershed contains a mosaic of woodlands, wetlands, valleys and river systems situated amongst agricultural, rural and urban land uses. The headwaters of the Nottawasaga Valley watershed are in the forested landscapes associated with the Niagara Escarpment to the west, Oak Ridges Moraine to the south and the Oro Moraine/Simcoe Uplands to the east.

The watershed's natural resources provide numerous ecosystem services to those who live, work and play in the watershed. Maintaining and enhancing these natural resources will be critical in ensuring that the features, and the ecosystem services that they provide, are resilient to climate change and the impacts of urban growth. This will require an integrated approach that brings together stakeholders from all aspects of the watershed to develop and implement strategies that achieve a sustainable and resilient system. Integrated Watershed Management is the process of managing human activities and natural resources on a watershed basis considering social, economic and environmental factors to manage watershed resources sustainably.

This Integrated Watershed Management Plan (IWMP) was guided by a Technical Advisory Team composed of Nottawasaga Valley Conservation Authority (NVCA) staff and developed through the participation and collaboration of a wide variety of stakeholders including federal, provincial and municipal government, the agricultural community, the development industry, environmental organizations and residents. This Plan is intended to inspire those who live, work and play in the Nottawasaga Valley watershed to appreciate and engage in actions to maintain and enhance the natural resources within the watershed. Through existing partnerships and new collaborations, the framework outlined in this Plan will guide watershed management efforts to maintain and enhance the watershed's natural heritage resources.

This IWMP provides strategies to address the following key issues:

- water quality and quantity;
- flood and erosion management;
- resilient biodiversity and habitats;
- sustainable economic and recreation opportunities;
- improved quality of life and neighbourhood desirability; and
- ability of the watershed to adapt to stressors such as climate change and urban growth.

This IWMP identifies the agencies and stakeholders that will need to work collaboratively to implement the recommended strategies. Once implemented, the strategies will need to be monitored, reported on, and updated to adapt to changing land use, new or increasing stressors, new information and/or different management approaches. This adaptive management approach will allow this IWMP to be a living document that can be revisited and updated to adapt to the changing needs of the watershed.

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1 INTRODUCTION

INTEGRATED WATERSHED MANAGEMENT

Water resources and natural heritage management are complex and inter-related processes that often extend across geopolitical boundaries. Such complex and inter-connected issues are best addressed through an integrated approach that brings together stakeholders to develop and drive solutions that achieve lasting change. Integrated Watershed Management is the process of managing human activities and natural resources on a watershed basis considering social, economic and environmental issues to manage watershed resources sustainably (Conservation Ontario, 2010).

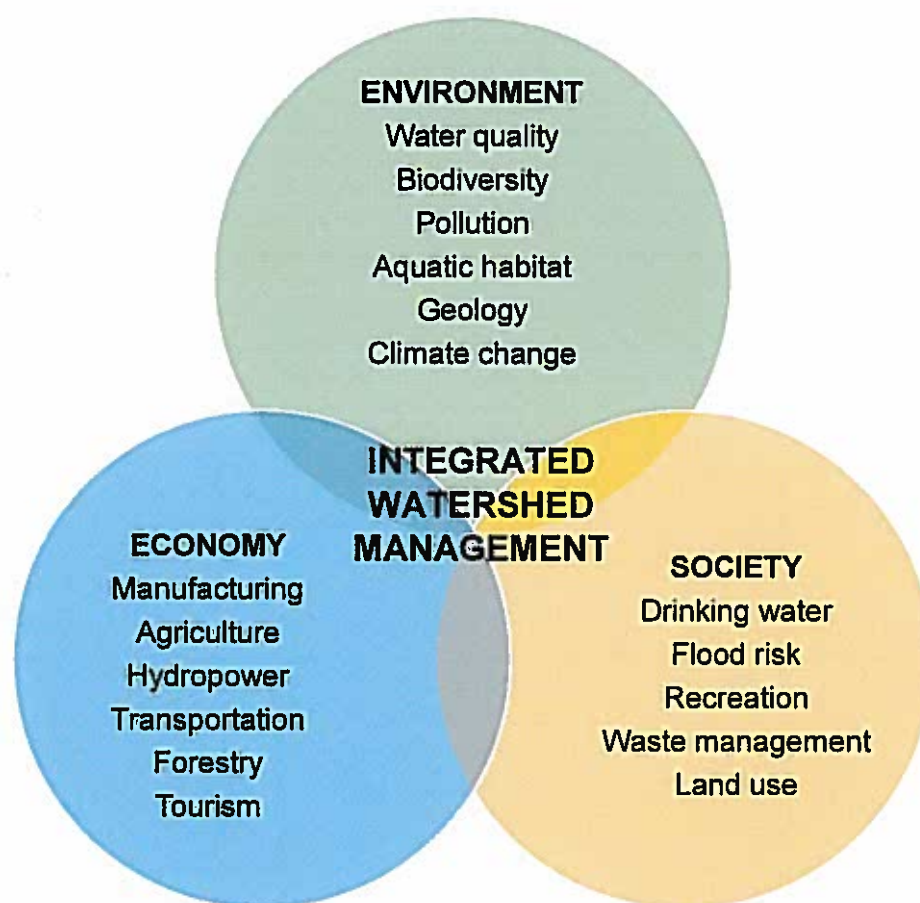


Figure 1: IWMP considers and supports the environment, economy and society

The Nottawasaga Valley Conservation Authority (NVCA) completed its first Integrated Watershed Management Plan (IWMP) in 1996 and successfully implemented many of the recommendations over the past 20 years. We now have the opportunity to plan for the next 20 years and build upon the progress made towards the sustainable

management of the Nottawasaga Valley watershed resources. Identifying issues that are currently placing pressure on watershed resources is critical and needs to be further considered in light of the impact of climate change and continued urban growth. This Plan will ensure our watershed managers and decision-makers have the tools to make informed decisions that will protect our valuable water resources for the benefit and enjoyment of generations to come.

GOALS AND OBJECTIVES OF THE PLAN

This IWMP is the cornerstone for effective and sustainable management and use of the natural resources within the Nottawasaga Valley watershed. The goal of the Plan is to:

- Provide NVCA and their watershed partners with a 20-year framework that coordinates and directs current and future policy decisions related to watershed planning including natural heritage and water resource conservation, natural hazard management, climate change, biodiversity and resilience planning.

This goal is achieved through the following objectives:

- Develop a thorough understanding of watershed characteristics;
- Undertake stakeholder engagement and foster an on-going relationship with stakeholders;
- Provide recommendations related to the key issues in the context of anticipated climate change and future urban growth; and,
- Establish a long-term implementation, monitoring, reporting and review program that allows the Plan to adapt to unforeseen stressors and changes in the socio-political landscape.

THE WATERSHED

Water and other natural heritage resources are vital in the support of a sustainable and resilient economy and natural environment, and for the health and well-being of people. The inter-relationship between these elements is best seen at the watershed level. Fundamental to the success of this IWMP is the recognition of the substantial natural heritage resources of the watershed: landforms, waterbodies, water, land, fisheries, vegetation, wildlife and the fact that the true value of these resources extends well beyond the boundaries of the watershed.

What is a Watershed?

A watershed is an area of land that catches rain and snow and drains or seeps into a marsh, stream, river, lake or groundwater.

(Conservation Ontario)



Figure 2: Cross-section of a watershed (from Conservation Ontario)

THE NOTTAWASAGA VALLEY WATERSHED

The Nottawasaga Valley watershed is situated in south Central Ontario and drains northward to Nottawasaga Bay. The watershed is approximately 3,700 km² which includes the Nottawasaga River watershed and a small portion of the Severn Sound watershed. Collectively the area is referred to as the Nottawasaga Valley watershed and extends across the Counties of Simcoe, Dufferin, and Grey and includes 18 lower-tier municipalities. Approximately 197,800 people live in the Nottawasaga Valley watershed and rely on the critical water and natural resources it provides.



Figure 3: Nottawasaga Valley watershed municipal boundaries



2 PLANNING PROCESS

The IWMP process is one of understanding, collaboration, implementation and continued improvement. This Plan is intended to provide long term (~ 20 year) planning direction with regular review and update (~ every 5 years).



Figure 4: Integrated management process

The foundation of this Plan is a thorough understanding of, and appreciation for, the Nottawasaga Valley watershed from each of the environmental, social and economic perspectives. A vast array of community interests had a voice in identifying the key issues impacting the watershed's resources and in recommending strategies to address the most significant issues and watershed stressors. Regular monitoring and reporting on implemented strategies, will guide future updates to this Plan. This adaptive approach will facilitate a resilient system that can respond and adapt to future impacts related to urban growth, climate change and other unforeseen stressors.

GENERAL APPROACH AND METHODS

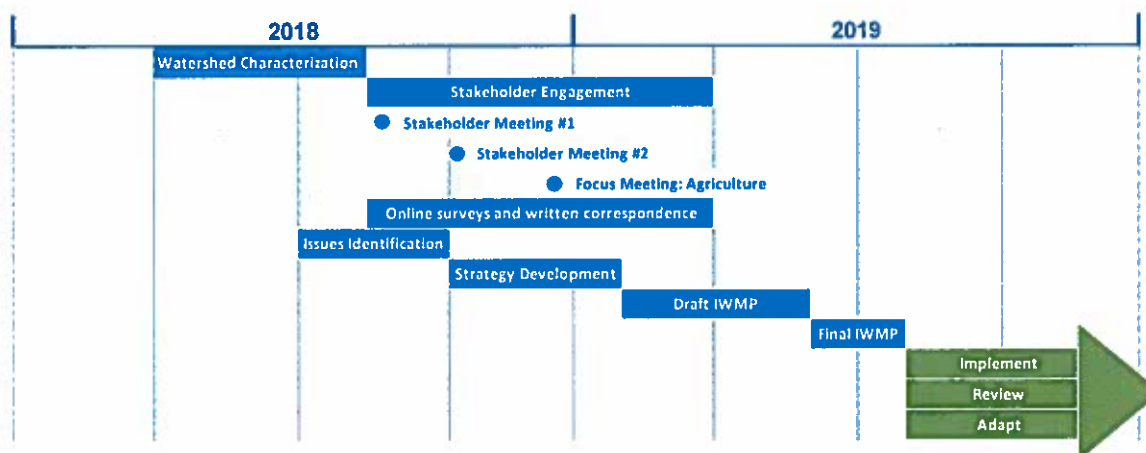


Figure 5: Plan development process

Understanding of the Watershed

A detailed review of background documents was completed by the consultant team. The review brought together the considerable efforts achieved by the NVCA's Watershed Reporting and the 1996 IWMP. This was reinforced and enhanced by the local insight and knowledge contributed by watershed stakeholders and local technical experts. The work was summarized in the Nottawasaga Valley Watershed Characterization Report (ERI, 2018).

Stakeholder and Public Engagement

The IWMP process was guided by a Technical Advisory Team composed of NVCA staff. The Technical Advisory Team provided review and input on draft reports and offered valuable information related to the unique attributes of the Nottawasaga Valley watershed as well as their own observations related to watershed issues and stressors.

This IWMP was developed through the participation and collaboration of a wide variety of stakeholders including federal, provincial and municipal government, the agricultural community, adjacent conservation authorities, environmental organizations, the development industry and residents. Engagement took place through in-person stakeholder meetings, focus group meetings and online surveys. Input received from these engagement activities assisted in identifying watershed issues and formed the basis for the strategies that are recommended in this Plan. [Appendix A](#) provides a record of the stakeholders that participated in the IWMP process.

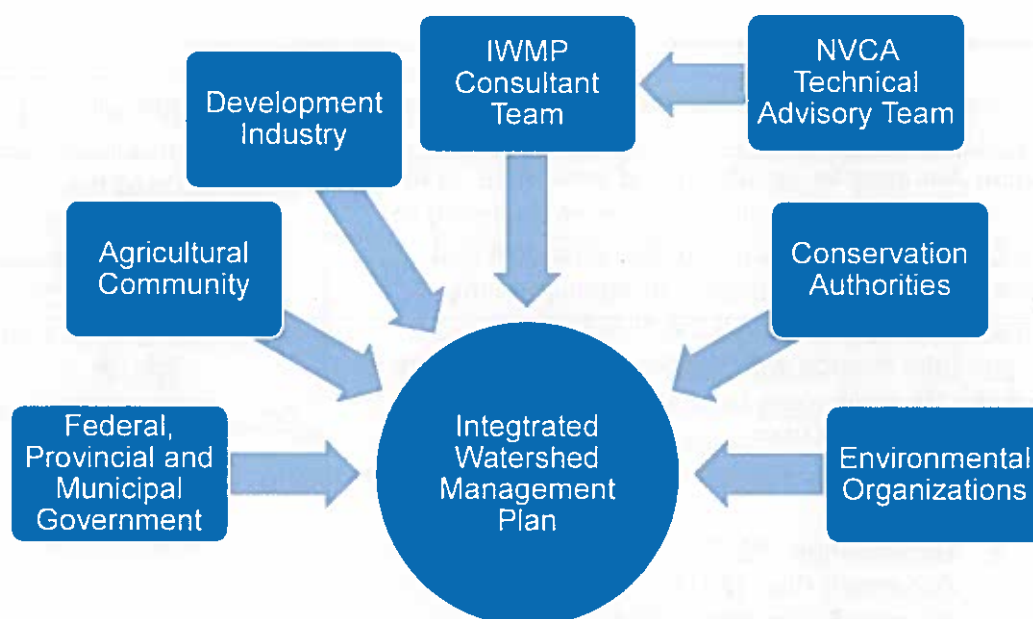


Figure 6: Stakeholders involved in the planning process

IWMP Strategies

Based on the watershed characterization, the following key issues and stressors within the Nottawasaga Valley watershed were identified:

- water quality and quantity
- flooding
- erosion
- stormwater management
- natural heritage
- policy and protocols

Through the stakeholder engagement process strategies were developed to address the key issues and stressors and to guide the sustainable management of the natural resources within the Nottawasaga Valley watershed.

Implementation Plan

A path forward is critical to ensure the Plan's goal is achieved. The recommended strategies represent the management priorities **for maintaining and enhancing the watershed to protect the natural resources and provide resiliency to stressors such as climate change and urban growth**. The Implementation Strategy will need to include direction on reporting and review required under the adaptive management approach.

PLANNING FRAMEWORK

This Plan was prepared in accordance with Section 20 of the Conservation Authorities Act which enables a Conservation Authority to "establish and undertake, in the area over which it has jurisdiction, a program designed to further the conservation, restoration, development and management of natural resources." In addition to the Conservation Authorities Act and the NVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation (Ontario Regulation 172/06), the IWMP also addresses the requirements of multiple provincial policies and legislation including:

This IWMP will support member municipalities in responding to the climate change requirements in the Provincial Policy Statement (PPS 2014) and the Growth Plan (2017).

- ❑ Growth Plan (2017);
- ❑ Greenbelt Plan (2017);
- ❑ Niagara Escarpment Plan (2017);
- ❑ Oak Ridges Moraine Conservation Plan (2017);
- ❑ Provincial Policy Statement (2014); and,
- ❑ Municipal Official Plans.

This Plan will support member municipalities in responding to the climate change requirements in the Provincial Policy Statement (PPS 2014) and the Growth Plan (2017) and will also help implement the watershed management components now required under the Growth Plan (2017).

Further to the above Plans and policies, the IWMP also aligns with the NVCA's Strategic Goals:

❖ **Protect, Enhance and Restore**

- a. Protect life and property from hazards
- b. Protect, enhance and restore watershed health and promote sustainable development

❖ **Learn and Discover**

- a. Promote the watershed and NVCA
- b. Seek new knowledge and share information

❖ **Connect**

- a. Connect people with the watershed
- b. Lead, partner and collaborate

GUIDING PRINCIPLES

This IWMP process, from development to implementation, is guided by the following mission, vision and values statements established through the stakeholder engagement process.

Our Mission

Working together to deliver innovative, integrated watershed management that is responsive to the environmental, economic and social sustainability of the Nottawasaga Valley watershed.

Our Vision

A sustainable watershed that is resilient to the effects of climate change, urban growth and other stressors and provides for healthy and prosperous people and communities.

What We Value

- An abundance of clean water, clean air and fertile soils that provide for healthy people and ecosystems.
- Natural heritage systems and the ecosystem services they provide, particularly as they support resilience to the effects of a changing climate.
- Unique landforms and waterways including the Georgian Bay coastline, Niagara Escarpment, Minesing Wetlands and others that give our watershed a unique sense of place.
- Quality recreational opportunities that our hills, forests, meadows, wetlands, waterways and coastline provide for residents and tourists alike.
- A wealth of resources within the capacity of our watershed to provide for thriving communities, successful economies and sustainable agriculture, now and in the future.



3 OVERVIEW OF THE WATERSHED

The overview of Nottawasaga Valley watershed conditions was developed through a review of background documents, and the local insight and knowledge contributed by watershed stakeholders and local technical experts. This section of the report provides a brief summary of the watershed characterization. For more details, please refer to the Nottawasaga Valley Watershed Characterization Report (ERI, 2018).

NATURAL ENVIRONMENT

Unique Physiography

The Nottawasaga Valley watershed is defined by its unique physiographic landscape which is best described as a bowl-like formation. The 'rim' or topographic highs of the bowl are defined by important geologic features, including the Niagara Escarpment in the west, the Oak Ridges Moraine in the south, and the Simcoe Uplands and Oro Moraine in the east. The centre of the bowl includes the Simcoe Lowlands. The watershed's unique combination of physiographic regions results in an intricate system of streams, rivers and lakes that are home to unique terrestrial habitat and vegetation communities.

Nottawasaga River

The headwaters for the Nottawasaga River and its tributaries originate from the Oro and Oak Ridges Moraines and the Niagara Escarpment. These areas, which are predominantly forest and wetland, provide cold water contributions to headwater streams, making them some of the healthiest streams for aquatic habitat in southern Ontario. The Nottawasaga River and the 5,330 km of streams, rivers, lakes and wetlands within the NVCA valley are the heartbeat of this vibrant ecosystem.

Surface Water Quality

The headwaters, with their extensive forest and wetland cover, support the highest surface water quality within the Nottawasaga Valley watershed. As water flows downstream along the Nottawasaga River and its tributaries, the quality begins to deteriorate as runoff from urban and agricultural areas brings nutrients (phosphorous and nitrogen) and sediment to the system. The reduced water quality impacts aquatic habitat.

Groundwater

The four aquifers of the Nottawasaga Valley watershed provide water for human consumption, irrigation, recreation and industrial uses both within, and beyond, the watershed boundaries. Recharge occurs in the Oak Ridge Moraines, the Niagara

Escarpment and the Simcoe Uplands and Lowlands. Protecting and persevering these recharge areas is critical in sustaining this integral resource.

Protected Species

The Nottawasaga River supports the largest spawning population of Lake Sturgeon (a threatened species) in southern Ontario south of the Canadian Shield. Forty Species at Risk (SAR), including plants, insects, reptiles and birds, have been identified within the Nottawasaga Valley watershed. A large proportion of these species are associated with wetland habitats; emphasizing the importance of wetland protection. The watershed also offers abundant habitat for a wide diversity of species of Special Concern including the fish such as Northern Brook Lamprey and Silver Lamprey, reptiles such as Snapping Turtle, birds such as the iconic Wood Thrush and many plant species. Maintaining this habitat helps ensure that species of Special Concern do not become further threatened.

Species of Special Concern are still relatively abundant, but vulnerable to ongoing threats that could put them at risk. Maintaining the Nottawasaga Valley habitat will "keep common species common", one of the cornerstones of biodiversity conservation.

Nottawasaga Valley Watershed's Unique Environment

The Nottawasaga Valley watershed is unique in southern Ontario due to its relatively large proportion of undeveloped and natural areas. These natural areas support a high diversity of plants, amphibians, reptiles and bird species. Significant features include:

- the Minesing Wetlands;
- Wasaga Beach Provincial Park and adjacent wetland and forest habitats;
- the Niagara Escarpment;
- Extensive forest cover and forest interior within the watershed's headwaters;
- the Oak Ridges Moraine; and
- the Nottawasaga Bay's extensive natural beaches and dunes.

ECONOMIC ENVIRONMENT

The Nottawasaga Valley watershed is home to a resource-based economy, with industries such as agriculture, aggregate extraction, and tourism and recreation. The agricultural sector is the dominant land use type within the watershed, with row crops, livestock and pastures, and sod farming. In addition to agriculture, the watershed supports a strong tourism and recreation industry that provides a wide variety of activities and attractions. Larger attractions within the Nottawasaga Valley watershed include Wasaga Beach and the Blue Mountain Resort. The economy is tied to, and

dependant on, the quality and extent of natural capital. Protecting and enhancing the watershed's natural capital resources will lead to a more resilient economy.

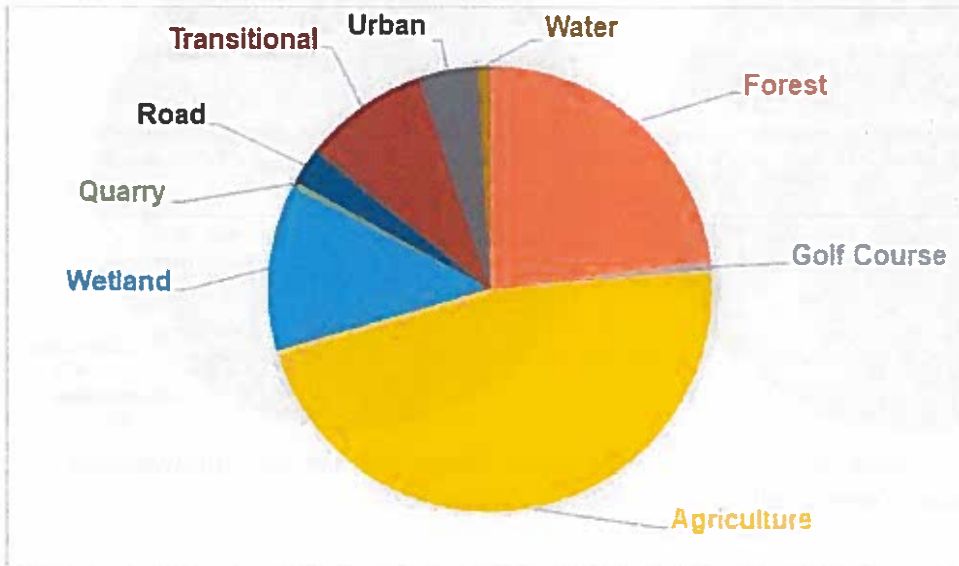


Figure 7: Land uses within the Nottawasaga Valley Watershed

SOCIAL ENVIRONMENT

Recreation

Nature recreation is one of the most tangible ways in which we can directly derive benefit from the natural environment. The Nottawasaga Valley watershed is a well-known hotspot for recreation and tourism in Ontario. Four season recreational opportunities within the watershed include beach activities, hunting and fishing, canoeing and kayaking, mountain biking, hiking, and winter-based sports such as skiing and snowmobiling. The vast opportunities for recreation can be largely attributed to the natural capital throughout the watershed.

Water Supply

The Nottawasaga Valley watershed provides a supply of water that is used for drinking and other residential uses, industrial and manufacturing processes, irrigation for crops and recreation.

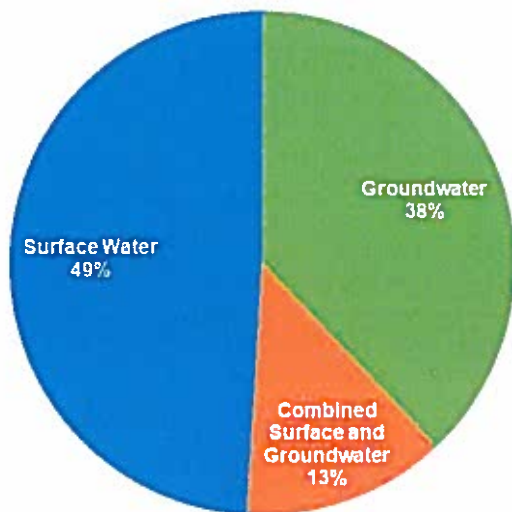


Figure 8: Water Sources in the Nottawasaga Valley Watershed

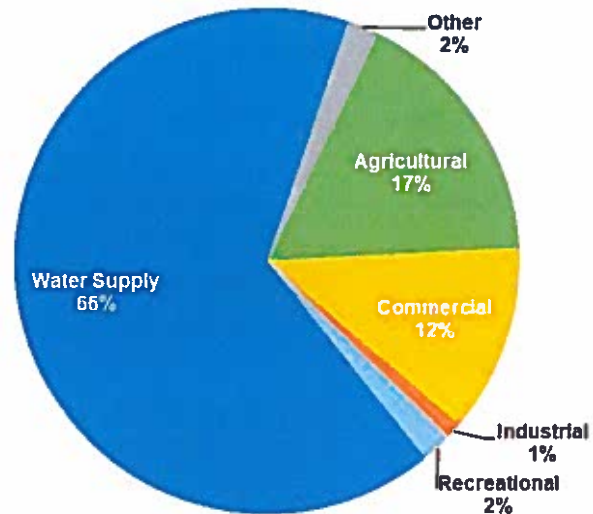


Figure 9: Water Uses in the Nottawasaga Valley Watershed

GROWTH AND DEVELOPMENT

The Growth Plan (2017) forecasts growth and population targets for municipalities within the Plan Area, which includes lands within the Nottawasaga Valley watershed. With an existing watershed population of 197,844, substantial population increases are expected in New Tecumseth, Collingwood and Innisfil based on the Growth Plan forecasts. Urban development is also expected to continue around Midhurst, Wasaga Beach, Barrie, and Bradford/West Gwillimbury. Continued growth and development within the watershed requires evaluation and management to protect and manage infrastructure, transportation corridors, natural heritage, natural hazards and public service facilities.

NATURAL CAPITAL

The concept of natural capital recognizes the natural environment as an asset that is of value to environmental, social and economic systems. The benefits provided by natural capital are called Ecosystem Services which sustain municipalities and support agriculture, tourism, recreation and quality of life within the watershed. The extent and quality of the Nottawasaga Valley watershed's natural capital assets is among the best in south-central Ontario.

Ecosystem Services

The goods and services provided to people by nature. Examples include food, water, clean air, flood control, recreation, and tourism.

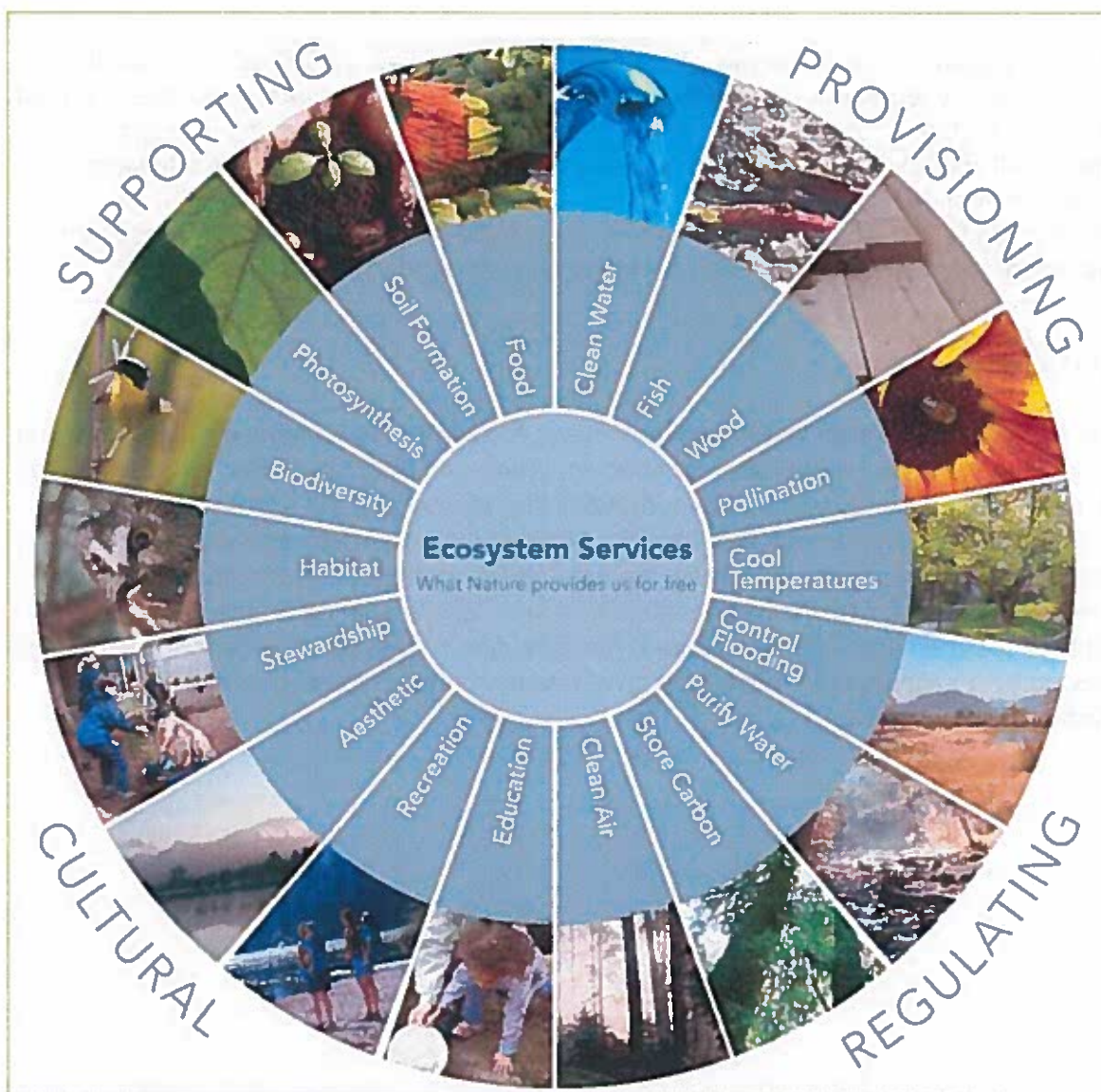


Figure 10: Examples of Ecosystem Services within the Nottawasaga Valley watershed (source <http://www.defendislandforests.ca/natural-capital/>)

CLIMATE CHANGE

In 2016, NVCA's Board of Directors approved the development of a Climate Change Strategy and Action Plan with the following vision (NVCA, 2016):

"NVCA's Climate Change Strategy and Action Plan will support global, federal and provincial goals by focusing on our watershed to support climate change adaption and mitigation."

Detailed historic climate analysis of the Nottawasaga Valley watershed identified that average yearly temperatures and total annual precipitation have increased over the past 40 years. NVCA recognizes that climate change is happening now, and its negative effects will impact the environment, social and economic aspects of the Nottawasaga Valley watershed. Several strategies were developed to address climate change adaption and mitigation within the Nottawasaga Valley watershed that are consistent with integrated watershed management and relevant to this IWMP.

SUMMARY

The Nottawasaga Valley watershed is home to abundant natural heritage resources that support diverse natural habitats and species, urban and rural land uses, and provide for an array of outdoor recreational opportunities that promote health and well-being. This diverse natural environment also fuels the largely resource-driven economy of the watershed. Sustaining the economy depends on the management of natural resources. The cumulative impact of urban development and climate change on the natural heritage features and functions, natural hazards, and the residents within the watershed need to be anticipated to enable proactive management, adaptation and mitigation efforts, where possible.



4 STRATEGIES AND OBJECTIVES

This section identifies the strategies developed through stakeholder consultation to address the six key issues facing the Nottawasaga Valley watershed.



For each issue, an overview is provided to explain the significance of that issue to the Nottawasaga Valley watershed. The strategic goal to address the issue is then stated followed by the anticipated outcomes and specific actions to be implemented. The issues and strategies are provided in greater detail in the Watershed Issues and Strategy Development Report (ERI January 2019).

List of Acronyms

MECP – Ministry of Environment, Conservation and Parks

MMAH – Ministry of Municipal Affairs and Housing

MNRF – Ministry of Natural Resources and Forestry

MTO – Ministry of Transportation Ontario

OMAFRA – Ontario Ministry of Agriculture, Food and Rural Affairs



WATER QUALITY & QUANTITY

Overview

Surface water quality in the Nottawasaga Valley watershed is good in the headwaters where forests and wetlands predominate. Degraded conditions have been observed in areas of urban and intensive rural land use. While groundwater is generally considered to be of good quality, reduced water quality has been observed in some groundwater wells.

Drought conditions currently occur in the Nottawasaga Valley watershed; this is expected to increase in frequency in the future due to climate change. Groundwater volumes are expected to decrease as a result of high groundwater extraction rates to support municipal drinking water supplies and industrial use. Increased impervious areas (roads, parking lots, buildings) will also reduce groundwater recharge rates and available groundwater supply throughout the watershed.

Future urban development and economic activities, along with climate change, will continue to alter the quality and quantity of the water resource system if mitigation measures are not proactively identified and implemented.

Stressors

Water Quality and Quantity Stressors

- Urban runoff
- Water taking
- Erosion of creeks and channels
- Vegetation loss and reduced infiltration
- Wetland loss
- Climate Change
- Algae growth
- Online ponds and weirs
- Septic systems
- Airborne contaminants

Strategic Goal

Protect and enhance water quality and quantity of groundwater systems, headwater streams and restore degraded creeks, rivers and lakes.

Outcome 1: Surface and ground water quality is maintained or enhanced to meet or exceed Provincial Water Quality Objectives, Ontario Drinking Water Standards and/or to meet Fisheries Management Plan objectives

	Strategic Directions	Partners	Implementation Considerations
WQ 1	Promote water quality and natural heritage protection and enhancement through agricultural best management practices/stewardship.	NVCA OMAFRA Local Agricultural Federation	✓ Continue on-going collaboration with agricultural community through stewardship programs.
WQ2	Implement effective nutrient management plans and salt management plans to reduce potential for surface and ground water impacts.	NVCA OMAFRA Municipalities Local Agricultural Federations	✓ Encourage municipalities to investigate and implement alternatives to salt for winter road maintenance.
WQ3	Implement erosion mitigation programs for identified priority subwatersheds.	NVCA Municipalities	✓ Complete erosion study to identify priority sites. ✓ Develop a suite of natural channel and low impact erosion protection alternatives.
WQ4	Complete an erosion and sediment management plan that identifies potential sources and impacts and guides erosion control efforts to reduce instream suspended sediment levels.	NVCA Municipalities	✓ Complete a comprehensive study to identify erosion, transport and sedimentation processes and define priority management actions.

	Strategic Directions	Partners	Implementation Considerations
WQ 5	Advance the development and implementation of innovative erosion control practices on development sites.	NVCA Municipalities MECP	<ul style="list-style-type: none"> ✓ Communicate and educate developers to existing regulations and provincial guideline documents. ✓ Incorporate conditions into Planning Act approvals.
WQ 6	Complete urban development-related monitoring.	NVCA Municipalities Development Community	<ul style="list-style-type: none"> ✓ Incorporate conditions into Planning Act approvals.

Outcome 2: The supply of surface and ground water is secured and, where necessary, replenished to meet human, ecological, and economic needs.

	Strategic Directions	Partners	Implementation Considerations
WQ 7	Continue to implement a coordinated approach to drought management	NVCA MNRF Municipalities Landowners	<ul style="list-style-type: none"> ✓ Implement recommendations on drought management from NVCA's Climate Change Strategy.
WQ8	Maintain pre-development recharge rates, with emphasis on significant and ecologically significant groundwater recharge areas and significant surface water contributing areas.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Education and communication programming to demonstrate LID technologies, water budget models for municipalities and developers. ✓ Require water balance analysis as part of Planning Act approvals.

	Strategic Directions	Partners	Implementation Considerations
WQ 9	Improve understanding of groundwater/surface water interactions and from that, develop a water balance model as a water management tool.	NVCA Municipalities	✓ Undertake a comprehensive study to improve understanding of ground/surface water interactions and incorporate findings into a more comprehensive water balance model for use by municipalities/ developers.



FLOODING

Overview

It is estimated that over \$1 billion in property and more than 33,000 people within the Nottawasaga Valley watershed are at risk due to flooding and erosion hazards. Flood hazard mapping is incomplete or outdated for many areas of the Nottawasaga Valley watershed. Loss of woodlands and wetlands to urban development increases runoff and peak flows that cause flooding. Climate change is predicted to bring more intense storms and longer periods of drought which will exacerbate flood risk.

Stressors

Flooding Stressors

- Loss of headwater drainage features and channel length
- Lack of stormwater management
- Vegetation loss and reduced infiltration and evapotranspiration
- Climate change

Strategic Goal

Identify and understand flood risks within the Nottawasaga Valley watershed to establish accurate urban development limits and provide flood forecasting and warning to protect existing development within flood hazard areas.

Outcome 1: Flooding is identified to inform warning protocols and proactive flood management is achieved through the planning and regulatory approvals process.

	Strategic Directions	Partners	Implementation Considerations
FL1	Establish updated floodplain mapping to better assess and understand flood risk and identify flood prone areas, particularly in response to climate change trends.	NVCA MNRF Municipalities	<ul style="list-style-type: none"> ✓ Update floodplain mapping where it is incomplete or outdated. ✓ Support of information systems (GIS) to undertake mapping updates. ✓ Continue to develop understanding impact of climate change on the IDF curves and establish protocols for implementation into floodplain mapping studies and flood protection.
FL2	Continue to advance flood monitoring and warning systems to increase accuracy and timeliness.	NVCA MNRF Conservation Authorities	<ul style="list-style-type: none"> ✓ Continue flow gauge monitoring. ✓ Review and update flood forecasting models to reflect climate change impacts. ✓ Review the effectiveness of existing surface water monitoring networks in establishing understanding of flood conditions and flood risk.
FL3	Continue to protect natural heritage features that provide water quantity control in flood prone catchments.		<ul style="list-style-type: none"> ✓ Identify and protect wetland features that provide water storage within flood prone catchments. ✓ Continue to protect headwater catchments that reduce runoff in flood prone catchments. ✓ Identify areas for source control within urban development boundaries.



EROSION

Overview

Altered surface water flow regimes and increased channel base flow caused by urban development leads to erosion that is in excess of natural processes. Urban development that occurred prior to the mid-1980s replaced portions of the surface drainage network with a subsurface pipe system that has contributed to downstream flood and risk. Riparian vegetation clearing for urban and agricultural land uses weakens channel banks, causes bank instability and increased erosion hazard. Climate change driven impacts on precipitation patterns are expected to further increase erosion hazard.

Stressors

Erosion Stressors

- Altered surface water regimes
- Urbanization and increase in runoff
- Vegetation clearing along channel banks
- Weight and vibration along top of bank
- Climate change

Strategic Goal

Identify and reduce erosion risk to protect water quality and aquatic habitat, and to reduce loss of agricultural lands and private property.

Outcome 1: Erosion hazard is defined, and proactive natural hazard management is achieved at the individual site and regional scale through the planning and regulatory approvals process.

	Strategic Directions	Partners	Implementation Considerations
ER 1	Examine and inspect erosion processes and their relationship with erosion hazard mapping.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Complete a comprehensive study to identify erosion, transport and sedimentation processes and define priority management actions. ✓ Implement source controls in stormwater management, for all new development and retrofit existing development where feasible/necessary, using a treatment train approach as required by Provincial guidelines.
ER2	Identify opportunities for natural channel design approaches to mitigate erosion risk.	NVCA Municipalities Conservation Authorities	<ul style="list-style-type: none"> ✓ Complete erosion study to identify priority sites. ✓ Develop a suite of natural channel and low impact erosion protection alternatives.



STORMWATER MANAGEMENT

Overview

Stormwater management is not known to have been implemented until the mid-1980s, resulting in uncontrolled runoff from urban areas discharging into the rivers and creeks of the Nottawasaga Valley watershed. Existing developed areas with little to no stormwater management controls continue to discharge poor quality water and contribute to erosion and flood risk. Traditional stormwater management ponds do not address water balance by maintaining pre-development runoff volumes. This leads to increased channel base flow and erosion. Low Impact Development (LID) can be used to improve source controls and support traditional stormwater management.

What is LID?

Low Impact Development (LID) uses "green infrastructure" such as infiltration basins, engineered wetlands, and rain gardens that improves quality and reduces stormwater runoff normally directed to support traditional storm

Stressors

Stormwater Management Stressors

- Lack of stormwater management in historic developed areas
- Loss of property and risk to life due to uncontrolled flows resulting in erosion and flooding
- Degrade aquatic habitat from nutrient and sediment loading

Strategic Goal

Implement and enhance stormwater management using a treatment train approach that improves water quality, water quantity, erosion and water balance in existing and future urban areas.

Outcome 1: Stormwater management is required for new developed areas and land uses. Stormwater management is enhanced in existing developed areas where feasible.

	Strategic Directions	Partners	Implementation Considerations
SM1	Advance the development and implementation of Low Impact Development (LID) practices.	NVCA Municipalities MECP Development Community	<ul style="list-style-type: none"> ✓ Undertake LID pilot programs to provide stormwater management controls within existing developed areas. ✓ Determine opportunities and constraints for LID application through subwatershed studies. ✓ Utilize the planning process to require LID practices, where appropriate, in new developments as part of a treatment train approach
SM2	Inventory catchment areas lacking, or requiring upgraded, stormwater management facilities and implement appropriate retrofit measures.	NVCA Municipalities MECP	<ul style="list-style-type: none"> ✓ Undertake and review stormwater management compliance monitoring. ✓ Develop consistent stormwater management monitoring requirements across municipalities through conditions of approval in the planning process.
SM3	Ensure consistent application of stormwater management practices across jurisdictional (municipal) boundaries, on a watershed/subwatershed basis.	NVCA Municipalities MECP	<ul style="list-style-type: none"> ✓ Review and update municipal design standards to include best management practices for stormwater management. ✓ Coordinate stormwater management requirements between watershed municipalities.

	Strategic Directions	Partners	Implementation Considerations
SM4	Create natural features (i.e., man-made wetlands) that can store surface runoff; where possible, locate and design these features to add to overall wetland biodiversity.	NVCA Municipalities Development Community Local Agricultural Federations	<ul style="list-style-type: none"> ✓ Inventory publicly owned lands with opportunities for wetland restoration through topographic and spatial analysis. ✓ Explore opportunities for wetland creation through the planning process. ✓ Continue to assess wetland health and diversity through Watershed Report Cards.
SM5	Protect natural wetland storage areas.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Develop policies that protect wetlands that contribute to stormwater management.



NATURAL HERITAGE

Overview

The extensive and diverse natural heritage that supports provincially and regionally rare species within the Nottawasaga Valley watershed is extraordinary in southern Ontario. The watershed's natural heritage includes internationally recognized features such as the Minesing Wetlands, the Niagara Escarpment and Wasaga Beach.

Loss of biodiversity and a decline in some threatened species is occurring throughout the watershed due to isolation by urban development, disruption of surface and ground water and recreational use. Current land use management practices have the potential to cause further deterioration and loss of natural resources if proactive mitigation measures are not implemented.

Deterioration or loss of aquatic habitat, and a decline in certain fish species has occurred along most rivers and creeks due to degraded stream health and altered channel conditions.

Stressors

Natural Heritage Features Stressors	<ul style="list-style-type: none"> • Nutrient and contaminant inputs to wetlands • Urban and rural development and expansion • Loss of connectivity between features • Change in water sources to features • Non-native invasive species • Climate change
Aquatic Habitat Stressors	<ul style="list-style-type: none"> • Fish barriers • Urban and rural development and expansion • Degraded water quality and increased sedimentation • Change in channel bank vegetation • Dredging, straightening or piping channels • Climate change

Strategic Goal

Maintain, enhance, and protect a regenerative natural heritage system, consisting of wetlands, woodlands, valleylands, beaches, dunes, marshes, and other natural areas, that is resilient to climate change and the impacts of urban and rural development and

that contributes to reversal of historical impacts, where feasible. This includes maintaining and enhancing the natural features of Wasaga Beach Provincial Park, Minesing Wetlands, the Niagara Escarpment and other significant features.

Outcome 1: The proportion of each subwatershed covered by natural heritage features is maintained and, where possible, enhanced.

	Strategic Directions	Partners	Implementation Considerations
NH1	Implement strategies for protecting/enhancing forest, wetland, dunes and their critical function zones in each subwatershed.	NVCA Municipalities Development Community Local Agricultural Federations	<ul style="list-style-type: none"> ✓ Improve understanding of critical function zone adjacent to wetlands. ✓ Seek opportunities for private / public partnerships in natural heritage protection and enhancement.
NH2	Protect and enhance forest cover with emphasis on areas of significant hydrological and high groundwater recharge.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Identify lands with opportunities to restore or enhance forest cover within areas of significant hydrologic functions and high groundwater recharge.
NH3	Implement the recommendations from the NVCA's Minesing management plans and reports.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Continue to acquire and protect lands in the Minesing Wetlands Complex as identified in NVCA's Land Acquisition Strategy.
NH4	Utilize NVCA's Ecological Net Gains policy to enhance and create natural heritage features where applicable and appropriate.	NVCA Municipalities Development Community	<ul style="list-style-type: none"> ✓ Promote the NVCA's Ecological Net Gains policy. ✓ Identify opportunities for site-specific ecological offsetting. ✓ Implement as a condition of approval of planning applications

	Strategic Directions	Partners	Implementation Considerations
NH5	Promote natural heritage features and functions as a natural capital asset.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Account for, manage and maintain natural heritage as municipal assets to recognize their benefits associated with climate change mitigation, carbon sequestration, flood and erosion prevention, recreation and tourism, and health and well-being. ✓ Build on the NVCA watershed's natural capital assessment to quantify the natural resources needed to maintain, or enhance, the existing ecosystem services.

Outcome 2: Aquatic habitat quality, extent, and connectivity is maintained and restored.

	Strategic Directions	Partners	Implementation Considerations
NH6	Implement a subwatershed-based program to improve the health and function of municipal drains for aquatic life and for agriculture uses.	NVCA Municipalities Agricultural community	<ul style="list-style-type: none"> ✓ Continue on-going collaboration with agricultural community through stewardship programs.
NH7	Manage water taking permits on a subwatershed basis to maintain instream flow/level requirements for aquatic life and ensure sustainable water supplies.	MECP NVCA Municipalities Local Agricultural Federations Development community	<ul style="list-style-type: none"> ✓ Protect existing function by creating offline ponds to facilitate water taking. ✓ Assess future water taking demands through population forecasts.

	Strategic Directions	Partners	Implementation Considerations
NH8	Improve water quality and aquatic habitat through instream and stream corridor restoration best management practices.	NVCA Municipalities Landowners Development community	<ul style="list-style-type: none">✓ Continue to develop habitat restoration strategies for specific aquatic species (e.g., core fish, migrating fish, (Rainbow Trout, Brown Trout, Chinook Salmon, Walleye), Resident Brook Trout, Species at Risk (Lake Sturgeon).✓ Continue to develop habitat restoration strategies for all watercourses / lakes.✓ Implement as a condition of approval for planning applications

Outcome 3: Natural heritage habitat connectivity (including connectivity between individual patches and connectivity between ground- and surface-water, aquatic and terrestrial systems) is maintained and restored.

	Strategic Directions	Partners	Implementation Considerations
NH9	Incorporate measures to reduce road mortality of wildlife species where opportunities arise as a result of proposed road construction and road improvements.	NVCA Municipalities MTO MNRF Development Community	<ul style="list-style-type: none"> ✓ Promote wildlife protection measures in planning policies for road rehabilitation and widening projects. ✓ Environmental Assessments or Environmental Impact Assessments to identify areas with need for wildlife protection.
NH10	Continue to implement measures to mitigate the effects of invasive species on natural heritage features.	NVCA Municipalities Local Agricultural Federations Development community	<ul style="list-style-type: none"> ✓ Inventory invasive species. ✓ Develop Invasive Species Management focusing on protected features, transportation corridors, and natural heritage features. ✓ Require the preparation and implementation of Invasive Species Management Plan as a condition of approval for planning applications, where appropriate.
NH11	Support stewardship initiatives regarding best management practices for managing grassland, thicket, and dune habitats.	NVCA Municipalities Local Agricultural Federations Landowners	<ul style="list-style-type: none"> ✓ Continue on-going collaboration with agricultural community through stewardship programs. ✓ Enhance partnerships across Federal, Provincial and Municipal jurisdictions.
NH12	Identify the hydrological functions and features that are most important in maintaining wetlands.	NVCA MNRF	<ul style="list-style-type: none"> ✓ Review historic changes in hydrological functions and features and how these have impacted wetland loss. ✓ Minimize wetland loss within the watershed through conditions of approval for planning applications, implementation of NVCA regulation and, where appropriate, use of offsetting. ✓ Increase stewardship of the wetland's hydrological setting and features.

	Strategic Directions	Partners	Implementation Considerations
NH13	Enhance local fisheries through continued implementation of the NVCA's Fisheries Habitat Management Plan.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Identify healthy fish communities and sensitive fish species/ habitats to be monitored as barometers of watershed health. ✓ Protect groundwater recharge areas to mitigate altered thermal regimes.
NH14	Support the development of natural heritage systems on municipal, subwatershed and watershed basis.	NVCA Municipalities MMAH	<ul style="list-style-type: none"> ✓ Create Official Plan policies and Zoning By-Laws that identify and protect natural heritage features, functions and their associated natural heritage system as required through Provincial Plans and policy. ✓ Implement the policies and zoning by-law requirements through review of planning applications
NH15	Establish a policy for evaluated (PSW and non-PSW) and unevaluated wetlands. Evaluate unevaluated wetlands as well as those with existing, but dated, evaluations.	NVCA Municipalities MNR	<ul style="list-style-type: none"> ✓ Continue to update wetland inventories. ✓ Require the evaluation of wetlands through subwatershed studies, environmental assessments and the planning process. ✓ Enhance partnerships with provincial agencies.
NH16	Encourage municipalities to acquire natural heritage and natural hazard lands through the subdivision approval process in urban areas.	NVCA Municipalities Development Community	<ul style="list-style-type: none"> ✓ Identify target areas for acquisition.



POLICY AND PROTOCOLS

Overview

The Province has established specific requirements related to natural resource protection through several Provincial Plans and policies. Local planning instruments, such as Official Plans and Zoning By-Laws, are required to be consistent with these Provincial Plans. As a result, the local planning tools are some of the most important vehicles for the implementation of natural heritage and natural hazard policy. Conservation Authority regulations, which manage development and site alteration within natural hazard lands, are also important vehicles for the implementation of natural resource hazard management. In order for many of the recommendations within this IWMP to come to fruition, it will be necessary for the strategies and actions to be reflected in local planning and regulatory approval requirements.

Stressors

Planning and Protocols Stressors

- Timely implementation of provincial and regional policies
- Appropriate planning of future development and growth areas
- Coordination of planning tools across 18 lower-tier municipalities
- Provincial and federal funding sources
- Uncertainty related to future climate conditions

Strategic Goal

Identify and implement planning and policy tools at the local level that proactively and collaboratively address current and anticipated future impacts to natural heritage and natural hazard features and functions from climate change, and urban and rural development.

Outcome 1: To support and enable a coordinated and integrated approach to watershed management that mitigates the potential cumulative impacts of development and climate change on the natural heritage system and incorporates natural hazard management to provide for the creation of more resilient communities.

	Strategic Directions	Partners	Implementation Considerations
PP1	Develop and implement subwatershed plans.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Prepare subwatershed studies to inform natural heritage and natural hazard management, servicing and urban growth needs as part of Municipal Comprehensive Reviews. ✓ Implement the recommendations of subwatershed studies through Secondary Plan and/or Official Plan policy and the planning approval process
PP2	Provide local governments with assistance in incorporating environmental policy statements and guidelines (including the IWMP), into their planning documents.	NVCA Municipalities MECP MNRF	<ul style="list-style-type: none"> ✓ Continue to update local planning instruments (Official Plans, Zoning By-Laws) to be consistent with Provincial Plans and policies. ✓ Explore opportunities to incorporate recommendations within the IWMP into local planning instruments. ✓ Ensure minimum design standards account for future uncertainty in climate change impacts.
PP3	Implement NVCA's Climate Change Action Plan and Strategy.	NVCA Municipalities	<ul style="list-style-type: none"> ✓ Implement the actions in collaboration with municipal partners and other watershed stakeholders.



5

IMPLEMENTATION

Strong and collaborative partnerships will be necessary to ensure the successful implementation of this IWMP. The stakeholders that came together are clearly engaged and committed to the enhancement of the health and resiliency of the Nottawasaga Valley watershed. Through the stakeholder engagement process, areas of common interest were discovered amongst the participants leading to the potential for new and exciting collaborations.

While much can be achieved through municipal, agency and regulatory support, a strategic shift to more sustainable use of land and water clearly cannot be achieved without landowner participation. The recommended management strategies encourage continued improvements in land use practices on agricultural, urban, and urbanizing lands, to place greater emphasis on reducing contamination of surface waters, and on protecting /enhancing the health of aquatic and terrestrial communities throughout the watershed. While the success of strategy implementation will be clear for those issues where there are already established targets (e.g., water quality), measures of success for other strategies will need to be established, based on consideration of specific subwatershed characteristics.

PARTNERSHIPS

As outlined throughout this IWMP, addressing complex and inter-related issues within the natural, economic and social environments requires collaboration and partnerships between watershed stakeholders. Each strategy will require a unique partnership mix, including funding and technical resources, to implement.

During the creation of this IWMP, stakeholders noted that many of the strategies, or components of strategies, are already the responsibility of specific agencies. The NVCA recognizes this and the intent of each strategy is not to duplicate efforts but to coordinate the efforts of all stakeholders under the "umbrella" of an integrated plan. Such integration will ensure not only that there is no duplication of effort, but also that nothing is missed. This Plan looks to identify synergies and joint opportunities among the various stakeholders and their programs.

Partnerships to implement the recommendations in this Plan will come in many different forms and will include funding, technical support, policy creation, communication and monitoring resources.

MONITORING

As each of the strategies is implemented through action plans, a monitoring component will be required to track success and to identify whether any modifications are required to achieve the desired outcome. An Implementation Strategy will need to identify who is

responsible for tracking the implementation of each strategy, the monitoring requirements to evaluate success and the process whereby new actions can be identified to address emerging issues. It will be important to periodically report on the successes, and challenges, of implementation. This reporting process will serve to provide a check on the status of implementation as well as provide an opportunity to re-engage and energize the stakeholders. An Implementation Strategy should also identify a protocol for documenting and reporting the implementation status of the strategies.

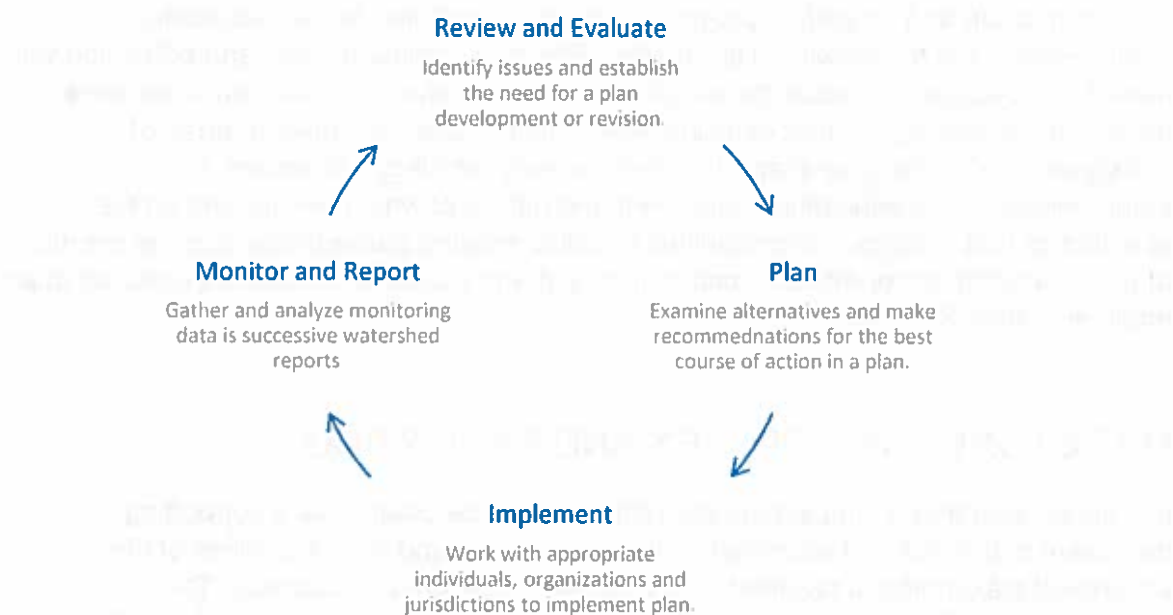


Figure 11: Adaptive approach to watershed management

Existing NVCA monitoring programs, such as precipitation, surface and ground water quantity and quality, fish and fish habitat and benthic monitoring will need to continue and / or be enhanced to track the success of many of the strategies identified in this Plan. Monitoring of erosion, stream morphology, and terrestrial habitats will need to be added to the monitoring program. New programs will also need to be created to track the success of strategies related to policy creation and the implementation of new / better technologies.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

The monitoring will rely heavily on data management which will necessitate new and improved data collection, data analysis and data sharing. Capacity is needed to evaluate natural resources and environmental change in a strategic planning context.

Geographic Information Systems (GIS) use analysis functions and models to understand the linkages between multiple data sets and assess the benefit of policy decisions. Adequate funding and support for Geographic Information Systems (GIS) and collaboration between agencies will be key to the successful monitoring and tracking of strategy implementation and outcomes.

COMMUNICATION AND EDUCATION

Communication and education programming are closely tied to the successful implementation of the individual strategies. Effective communication and education will need to be designed to reach the target audience and should be tailored to optimize uptake of the strategy as part of its implementation. Given the diverse array of management strategies and target audiences, each strategy will require a communication and education component, the nature of which will depend on the specifics of that strategy. Opportunities to utilize existing partnerships and the creation of new partnerships for effective communication and education should be explored in an Implementation Strategy.

MILESTONES, SCHEDULES AND REPORTING

It is anticipated that an Implementation Strategy will be created as a supporting document to this Plan. It will clearly outline the role(s) and responsibilities of the watershed stakeholders, required resources and measures of success. The Implementation Strategy should build upon the management strategy tables in Section 4 to provide further direction in terms of specific actions, resources, timelines and monitoring requirements.

The cost of undertaking some of these recommended strategies are significant but are expected to be implemented over a multi-year timeframe (10 - 20 years). While there will be a cost to implementing the strategies, if the current and future impacts are allowed to continue unchecked, the cost of not implementing the strategies will be much higher. Additional costs could include increased infrastructure repairs due to damage caused by increased frequency of flooding and erosion, loss of life and/or property, reduced agricultural capacity, loss of tourism revenue and increased health care costs.

NEXT STEPS

The creation of this Plan is the result of a collaborative engagement that built upon the watershed characterization to identify issues facing the Nottawasaga Valley watershed and strategy development process to address these issues. The strategies that have

been identified, if implemented, are expected to result in a watershed that is healthy, more resilient to climate change and urban development and continues to support the critical ecosystem services that our communities rely upon.

This Plan is intended to be a living document that will be assessed on a regular basis and updated as necessary to adapt to the results and findings of the monitoring program and to address emerging issues. Regular monitoring and reporting will assist in keeping stakeholders engaged and may result in opportunities for new partnerships and collaborations.

References

SUPPORTING DOCUMENTS

The content of this Plan is supported by two documents that were prepared to characterize the watershed and to identify issues and management strategies. These two documents provide detail and supporting information for this Plan, and also document the stakeholder engagement process:

- Nottawasaga Valley Conservation Authority: Integrated Watershed Management Plan - Watershed Characterization Report (June, 2018). Prepared by Ecosystem Recovery, Arcadis, Green Analytics, Jennifer Lawrence & Associates, and North-South Environmental.
- Nottawasaga Valley Conservation Authority: Integrated Watershed Management Plan – Watershed Issues and Strategy Development (January 2019). Prepared by Ecosystem Recovery, Arcadis, Green Analytics, Jennifer Lawrence & Associates, and North-South Environmental.

REFERENCES

Conservation Ontario 2010. Overview of Integrated Watershed Management in Ontario.

NVCA. 2016 (December 16). NVCA Climate Change Strategy and Action Plan 2016-2018 Milestone 2 – Research.

Appendices

APPENDIX A: LIST OF PARTICIPANTS

The creation of this IWMP would not have been possible without the participation of stakeholders from across the watershed. The following is a list of agencies and organizations that participated in the engagement sessions to assist in identifying issues, strategies and measures for implementation.

Agency / Organization	Sector
Christian Farmers Federation of Ontario	Agriculture
Dufferin Federation of Agriculture	Agriculture
Grey County Federation of Agriculture	Agriculture
National Farmers Union	Agriculture
North Simcoe Crop Improvement Association	Agriculture
Ontario Farmland Preservation	Agriculture
Ontario Federation of Agriculture	Agriculture
Simcoe County Federation of Agriculture	Agriculture
WD Potato	Agriculture
Grey Sauble Conservation Authority	Conservation Authority
Lake Simcoe Region Conservation Authority	Conservation Authority
Nottawasaga Valley Conservation Authority	Conservation Authority
Cole Engineering	Development
Dillon Consulting	Development
DunnCap	Development
SCS Consulting	Development
Simcoe County District School Board	Education
Simcoe Muskoka Catholic School Board	Education
AWARE Simcoe	Environment and Natural Heritage
Blue Mountain Watershed Trust	Environment and Natural Heritage
Ducks Unlimited Canada	Environment and Natural Heritage
Dufferin Simcoe Land Stewardship Network	Environment and Natural Heritage
Essa Healthy Communities Network	Environment and Natural Heritage
Georgian Bay Forever	Environment and Natural Heritage
Georgian Triangle Anglers Association	Environment and Natural Heritage
Headwaters Streams Committee - Mono	Environment and Natural Heritage

Agency / Organization	Sector
Nature Barrie	Environment and Natural Heritage
Nottawasaga Steelheaders	Environment and Natural Heritage
Nottawasaga Watershed Improvement Project Steering Committee	Environment and Natural Heritage
Oak Ridges Moraine Land Trust	Environment and Natural Heritage
Severn Sound Environmental Association	Environment and Natural Heritage
South Simcoe Streams Network	Environment and Natural Heritage
Township of Springwater	Government, Municipal
CF Base Borden	Government, Municipal
City of Barrie	Government, Municipal
County of Dufferin	Government, Municipal
County of Grey	Government, Municipal
County of Simcoe	Government, Municipal
Town of Collingwood	Government, Municipal
Town of Innisfil	Government, Municipal
Town of Mono	Government, Municipal
Town of New Tecumseth	Government, Municipal
Town of Shelburne	Government, Municipal
Town of the Blue Mountains	Government, Municipal
Town of Wasaga Beach	Government, Municipal
Township of Adjala-Tosorontio	Government, Municipal
Township of Amaranth	Government, Municipal
Township of Clearview	Government, Municipal
Township of Essa	Government, Municipal
Township of Melancthon	Government, Municipal
Township of Mulmur	Government, Municipal
Township of Oro-Medonte	Government, Municipal
Ministry of Environment, Conservation and Parks	Government, Provincial
Ministry of Municipal Affairs and Housing	Government, Provincial
Niagara Escarpment Commission	Government, Provincial
Simcoe Muskoka District Health Unit	Public Health

List of Invited Participants

In addition to the list of attendees, the following groups were invited to participate, but were unable to take part.

<<LIST TO BE ADDED>>

Denise Holmes

From: Fred Simpson <fred.simpson@townofmono.com>
Sent: Wednesday, May 8, 2019 11:03 AM
To: amcto@amcto.com
Cc: Susan Greatrix; Pamela Hillock; Denise Holmes; Susan Stone; Kerstin Vroom; Jennifer Willoughby; Jane Wilson; Council
Subject: Maintaining OMPF
Attachments: Minister of Finance - Maintaining OMPF.pdf

Attached is a letter from the Mayor of the Town of Mono, to the Minister of Finance and copied to Sylvia Jones, MPP Dufferin-Caledon and all Ontario municipalities.

The letter expresses the Town of Mono's concerns pertaining to possible reductions to the OMPF and requesting that the Province engage municipalities in meaningful dialogue regarding the future of this program.

Fred Simpson
Deputy Clerk
Town of Mono
519.941.3599, 234



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May 2, 2019

Hon. Victor Fedeli
Minister of Finance
Frost Bldg S 7th Flr, 7 Queen's Park Cres
Toronto, ON M7A 1Y7

Dear Mr. Fedeli:

Re: Ontario Municipal Partnership Fund (OMPF)

The Ontario Municipal Partnership Fund (OMPF) is the Province's main general assistance grant to municipalities. The program, that primarily supports northern and rural municipalities, is a critical component of the provincial-municipal fiscal relationship. Since 2012, grant allocations have decreased from \$598M to \$505M in 2019.

The government has committed to consult with municipalities in 2019 regarding the future of the OMPF. The goal of this review is to ensure that the program remains sustainable and focused on the northern and rural municipalities that need this funding the most. Reductions in the funding have a significant impact on municipal finances, with the loss of revenue typically being made up through increased tax levies. This has the potential of adversely affecting housing affordability in the affected municipalities and is contrary to the Province's stated goal of improving housing affordability.

The Town of Mono recommends that the OMPF be maintained at not less than its current funding level.

I look forward to an earnest dialogue with the Province that recognizes the importance to municipalities of maintaining this program and the potential impact that reductions to funding will have.

Regards,

TOWN OF MONO

Laura Ryan
Mayor

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347209 Mono Centre Road
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A copy of the Background Study and other materials, including draft by-laws are available on the Boards' websites:

<https://www.ugdsb.ca/board/planning/education-development-charges-edcs/> or

<https://www.wellingtoncdsb.ca/BoardOffice/Corporate-Services-Dept/EDCs/Pages/default.aspx>

If you have any further questions or concerns, please do not hesitate to contact either Jennifer Passy (Jennifer.passy@ugdsb.on.ca 519-822-4420 X820) or Tracy McLennan (tracy.mclennan@wellingtoncdsb.ca (519) 821-4640 X229).

Jennifer Passy, BES, MCIP, RPP
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Denise Holmes

From: Nancy Neale <neale@watsonecon.ca>
Sent: Monday, May 6, 2019 2:21 PM
To: Denise Holmes; 'Wendy Atkinson'
Subject: Bill 108 Letter from Watson
Attachments: Bill 108 Letter.pdf

Hi,

Just wanted to make sure you guys get a copy a.s.a.p. of the letter we are sending out to all our DC clients regarding Bill 108.

Nancy Neale, PLE
Manager

neale@watsonecon.ca
Office: 905-272-3600 ext. 234
Mobile: 905-301-7235
Fax: 905-272-3602

watsonecon.ca



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May 6, 2019

To Our Development Charge Clients:

Re: Proposed Changes to the Development Charges Act

The letter is to advise that on May 2, 2019, the Province introduced Bill 108 which proposes changes to the *Development Charges Act, 1997* (D.C.A.). The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill has been given first reading and is expected to be debated over the coming months.

The Act proposes that any development charge (D.C.) by-laws passed after May 2, 2019 will be affected by these proposed changes. Any by-laws that were passed prior to this date will remain in effect until the by-law either is repealed or expires. A summary of the proposed changes to the D.C.A. is provided below.

Changes to Eligible Services – The Bill will remove "soft services" from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the *Planning Act*. Eligible services that will remain under the D.C.A. are as follows:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Stormwater drainage and control services;
- Services related to a highway as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be;
- Electrical power services;
- Policing services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

Waste Diversion – The Bill will remove the mandatory 10% deduction for this service.

Payment in Installments Over Six Years – The Bill proposes that rental housing, non-profit housing and commercial/industrial/institutional developments pay their D.C.s in six equal annual payments commencing the date of issuance of an occupancy permit or occupancy of the building, whichever is earlier. The municipality may elect to charge interest (at a prescribed rate) for each payment, commencing the date of the first



payment. If payments are not made, interest may continue to be charged and may be added to the property and collected as taxes.

When D.C. Amount is Determined – The Bill proposes that the D.C. amount for all developments proceeding by site plan or requiring a zoning amendment shall be determined based on the D.C. charge in effect on the day of the application for site plan or zoning amendment. If the development is not proceeding via these planning approvals, then the amount is determined at the earlier of the date of issuance of a building permit or occupancy.

Soft Services to be Included in a New Community Benefit Charge Under the Planning Act – It is proposed that a municipality may, by by-law, impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that (a) identifies the facilities, services and matters that will be funded with community benefits charges; and (b) complies with any prescribed requirements.
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date.
- The valuation date is the day before building permit issuance.
- Valuations will be based on appraised value of land. Various requirements are set out in this regard.
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account.
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year.
- Requirements for annual reporting shall be prescribed.
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.

Remarks

The proposed legislative changes noted above will require a more detailed review to consider the impact to the D.C. and *Planning Act* matters including methodology, collection policies and transition policies. As we have done in the past, our firm will be engaging with legal advisors to further consider the full implications of the Bill and potential Regulations. We will be providing a submission on the Bill to the Province on behalf of our D.C. clients. A few direct comments are made at this time for consideration of the reader, as follows:



Payment in Installments Over Six Years

- The delay in receiving the D.C. revenue will impact the D.C. cashflow. As most of these "hard services" must be provided in advance of development occurring, it will require increased debt borrowing. Added debt interest will have upward pressure on the D.C. quantum.
- As the proposed changes to the Act are to facilitate the Province's housing agenda, it is unclear why these installment payments are to be provided to commercial, industrial and institutional developments.
- The requirement to manage multiple-year collections for each building permit issued for each rental housing, non-profit housing and commercial/industrial/institutional development building permit will cause a tremendous administrative burden on municipalities. This will add to staffing requirements and be reflected in higher planning and building permit fees.

When D.C. Amount is Determined

- Locking in the D.C. rates well in advance of the building permit issuance would produce a shortfall in D.C. revenue, as the chargeable rates will not reflect the current rate as of the time the development proceeds to be built.
- There should be a time limit on how long the development takes to move from site plan approval, or zoning change, to the issuance of a building permit. There is no financial incentive for the development to move quickly to building permit. This may induce speculation to change the land use and then market the lands. (Note: There is an opportunity for a time limit to be prescribed by regulation; however, there are a number of references currently in the D.C.A. that "the Minister may prescribe" which have not been acted upon.)

Soft Services to be Included in a New Community Benefit Charge Under the *Planning Act*

- More information is needed, as there are several key items to be included as part of the regulations. That is, what items are to be included in the community benefits charge strategy and what percentage of the "value of land" is to be eligible for collection?
- Depending on what is to be included in the community benefits charge strategy, this may be undertaken at a similar time as the D.C. background study. As noted, however, it is unclear as to the prescribed items to be included along with the process required to adopt the strategy and the by-law.
- Concern is raised regarding what prescribed percentage of the land value will be allocated for the charge. If the same percentage is provided for all Ontario, then a single-family lot in Toronto valued at \$2 million will yield 20 times the revenue of a \$100,000 lot in eastern Ontario. Given that building costs for the same



facilities may only vary by, say, 15%, the community benefits charge could yield nominal funds to pay for required services for municipalities outside the G.T.A.

- It is unclear how the community benefits charge will be implemented in a two-tier municipal system. Given that both the upper and lower tiers will have needs, there is no guidance on how the percentage of the land value will be allocated, or how the process for allocating this would occur. Obviously, land values will vary significantly in urban vs. semi-urban communities (e.g. in York Region, land value in Markham is significantly higher than in Georgina), so the upper-tier needs may only take, say, 30% of the allotted value in the urban areas but 75%-90% of the allotted semi-urban or rural values.
- Given the need for appraisals and the ability of the applicant to challenge the appraisal, a charging system based on land values will be extremely cumbersome and expensive. It is unclear how appraisal costs are recovered, and the appraisals may become a significant cost on each individual property.

We trust that the above information is helpful. For those clients who are in the midst of a background study process, we would be pleased to further discuss this with you and Council shortly. For our other clients, we would be pleased to arrange a time to discuss this further. As noted above, we will be providing further feedback to the Province during this legislative process.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Gary D. Scandlan, BA, PLE
Director

Andrew Grunda, MBA, CPA, CMA
Principal

Ontario
Provincial
Police

Police
provinciale
de l'Ontario



Municipal Policing Bureau
Bureau des services policiers des municipalités

777 Memorial Ave.
Orillia ON L3V 7V3

777, ave Memorial
Orillia (ON) L3V 7V3

Tel: (705) 329-6200

Fax: (705) 330-4191

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

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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](https://twitter.com/OPP_Mun_Pol)

/nv



**Nottawasaga Valley
Conservation Authority**

Date: May 6, 2019

To: Clerk, CAOs and Members of Council for the Municipalities of:
Adjala-Tosorontio, Amaranth, Barrie, The Blue Mountains,
Bradford West Gwillimbury, Clearview Collingwood, Essa,
Grey Highlands, Innisfil, Melancthon, Mono, Mulmur,
New Tecumseth, Oro-Medonte, Shelburne, Springwater, and
Wasaga Beach

**Re: Provincial Funding Cuts and Proposed Legislative Changes for
Conservation Authorities**

As you may be aware, conservation authorities across Ontario, including the Nottawasaga Valley Conservation Authority (NVCA), recently received notification of a 50 percent cut in provincial funding to our flood management programs. A week later, the Province announced the elimination of its support for Forests Ontario's 50 Million Tree Program. This program was the largest funding source for NVCA's robust forestry program. Also eliminated were summer staffing programs on which we rely for monitoring and conservation services support.

Concurrently, the Province is undertaking consultations on two legislative changes related to conservation authorities. These changes look to "modernize conservation authority operations" and "focus conservation authority development permits on the protection of people and property." The proposed changes would define conservation authorities' core mandate and services, and put in place measures intended to increase transparency, consistency and governance.

The attached background document provides more information on both the funding cuts and the proposed legislative changes. **We encourage you to review the information, particularly as the funding cuts and legislative changes may impact NVCA's 2020 levy request and services the authority offers to your municipality and its residents.**

We would welcome an opportunity to discuss this matter with you individually or before council. Please feel free to contact Doug Hevenor, NVCA's CAO (dhevenor@nvca.on.ca or 705-424-1479), to arrange a time to speak, or with any questions or concerns you may have.

Sincerely,



George Watson
Chair, NVCA, and Councillor for the Town of Wasaga Beach

cc:

- NVCA Board of Directors:
 - Councillor Keith White, Township of Essa (Vice-Chair, NVCA)
 - Councillor Donna Jebb, Town of New Tecumseth (Second Vice-Chair, NVCA)
 - Deputy Mayor Bob Meadows, Township of Adjala-Tosorontio
 - Councillor Gail Little, Township of Amaranth
 - Councillor Gary Harvey, City of Barrie
 - Councillor Andrea Matrosovs, Town of the Blue Mountains
 - Councillor Raj Sandhu, Town of Bradford West Gwillimbury
 - Councillor Thom Paterson, Township of Clearview
 - Councillor Mariane Mcleod, Town of Collingwood
 - Councillor Dane Nielsen, Municipality of Grey Highlands
 - Councillor Rob Nicol, Town of Innisfil
 - Councillor Margaret Mercer, Township of Melancthon
 - Councillor Fred Nix, Town of Mono
 - Councillor Shirley Boxem, Township of Mulmur
 - Councillor Cathy Keane, Township of Oro-Medonte
 - Councillor Walter Benotto, Town of Shelburne
 - Mayor Don Allen, Township of Springwater
- Mr. Darren White, Warden, County of Dufferin
- Ms. Pam Hillock, Clerk County of Dufferin
- Mr. Selwyn Hicks, Warden, County of Grey
- Ms. Sharon Vokes, Clerk, County of Grey
- Mr. George Cornell, Warden, County of Simcoe
- Mr. John Daly, Clerk, County of Simcoe
- Ms. Kim Gavine, General Manager, Conservation Ontario
- Ms. Sonya Skinner, CAO, Grey Sauble Conservation Authority
- Mr. Mike Walters, CAO, Lake Simcoe Region Conservation Authority

Attachment.



Provincial Funding Cuts and Proposed Legislative Changes for Conservation Authorities

Prepared by the Nottawasaga Valley Conservation Authority (NVCA) – May 2, 2019

Background

On Friday, April 12, 2019, the Province informed conservation authorities of a 50% reduction to provincial natural hazard transfer payments. This cut to NVCA flood management program took effect immediately.

A week later, the Province announced it had ended all future support for the 50 Million Tree Program. This program, operated by Forests Ontario, provided Ontario landowners with seedlings at a subsidized cost. The 50 Million Tree Program is the largest funding source for NVCA's forestry program.

In addition, two provincial consultations on conservation authorities were posted in April on the Environmental Registry. These consultations are looking at:

- a) Focusing Conservation Authority Development Permits on the Protection of People and Property (ERO # 013-4992)

A regulation is being proposed that outlines how conservation authorities permit development and other activities for impacts to natural hazards and public safety. "The proposed regulation will make rules for development in hazardous areas more consistent to support faster, more predictable and less costly approvals."

- b) Modernizing Conservation Authority Operations – *Conservation Authorities Act* (ERO # 013-5018)

This proposal introduces amendments to the *Conservation Authorities Act* to focus and deliver on the core mandate of the authorities, and to improve governance. Among other activities this consultation will "clearly define the core mandatory programs and services provided by conservation authorities, to be natural hazard protection and management, conservation and management of conservation lands, drinking water source protection (as prescribed by the *Clean Water Act*), and protection of the Lake Simcoe watershed."

This consultation will look at how conservation authorities levy municipalities,

and the process for conservation authority/municipal agreements for the delivery of non-mandatory programs and services.

Note that the *Conservation Authorities Act* was amended in 2017 following an extensive, multi-year, public consultation.

Implications of Funding Cuts Announced to Date

Flood Program Funding Cuts

The provincial government halved the funding NVCA received for warning people about flooding and protecting property from damage, while stating that it is re-focusing conservation authorities on this core mandate.

- Impact for NVCA - \$91K reduction in funding
- While NVCA is seeking ways to reduce costs and source alternative funding, it is likely that the program will run a deficit in 2019. If the entire \$91,000 was to be added to the municipal levy in 2020, this would amount to a 3.7% increase.

Why does this matter?

- As a conservation authority, NVCA's mandate is to undertake watershed-based programs that protect people and property from flooding and other natural hazards.
- Our flood program uses an integrated approach that focusses on preventing and reducing flood risks. We do this in two ways – through planning/regulation, and through flood monitoring/warning.
- NVCA plays a front-line role in monitoring our watershed for flood risk and in issuing flood warning messages. To do this, we maintain a network of stream gauges, monitor weather conditions and survey the winter snowpack.
 - NVCA maintains flood control structures such as dams and dikes.
 - NVCA contributes to municipal emergency planning and preparedness activities.
- Cuts come at a time when climate change is increasing the frequency and risks from flooding and other weather-related natural disasters. Flooding is the most common natural disaster in Canada, and the costs associated with flooding are rising.
- The costs of avoiding or minimizing one modest municipal and provincial emergency management operation would fund proactive flood planning and prediction for years and reduce the insurance premiums paid by homeowners.

50 Million Tree Program Funding Cuts

The provincial government eliminated all funding for the 50 Million Tree Program. This program offset the cost to private landowners to plant trees on the property, which mitigate climate change, slow runoff and erosion, and support clean water for all residents. Through the program, NVCA planted close to 1.7 million trees since its inception in 2008.

- Impact for NVCA – \$250K reduction in funding
- The 2019 planting will take place as NVCA access to this critical program remains. Funding for 2020 and beyond is uncertain at this time.

Why does this matter?

- Tree planting is a simple way to make a positive impact on the environment and an effective way to mitigate climate change. Growing trees absorb CO₂ and store it in the wood.
- Tree planting and other conservation services provide for “green infrastructure” to mitigate flooding, erosion and other natural hazards. Trees are planted as living snow fences (to reduce winter road closures) and alongside streams to improve water quality.

Other Cuts – Summer Students

Provincial funding for two summer staff to assist with water quality monitoring and stewardship has been eliminated. Further, the Ontario Federation of Anglers and Hunters (OFAH) lost funding for their invasive species summer student program. NVCA was host to an OFAH student each summer.

- Impact for NVCA – \$15K reduction in funding for staffing

Why does this matter?

- NVCA collects water quality data (surface and groundwater) in support of projects and programs to protect and enhance water quality and aquatic habitats. This scientific data allows local, provincial and federal decision-makers to make informed judgements on planning and policy matters.
- Stewardship – the work of protecting and enhancing our natural environment – benefits all of us with better water quality, recreational opportunities (like fishing), and overall quality of life.
- Much of the “boots on the ground” work of monitoring and stewardship is done during the short summer season. Summer staff allow NVCA to conduct this work in a very cost efficient manner.

We need your support to keep doing this important work

- Talk to or write your local MPP and/or contact the Premier.
- Submit your input online to the Environmental Registry of Ontario consultations #013-5018 and #013-4992 (ero.ontario.ca). Comments are due by May 20, 2019.
- Share your concerns with the Association of Municipalities of Ontario.
- Communicate these challenges broadly when out in the community.

For more information

Doug Hevenor, CAO – 705-424-1479 ext. 225 or dhevenor@nvca.on.ca



April 23, 2019

Via: Mail

Ms. Wendy Atkinson
Treasurer / Deputy Clerk
Township of Melancthon
157101 Highway NO. 10
Melancthon ON L9V 2E6

Dear Wendy:

Re: Drainage Superintendent Services
File No.: D-ME-SUP
Project No.: MSO019743.2019

As we are into the second quarter of the business year, we would appreciate updating our account for Professional Services. The enclosed invoice covers the time period from January 1, 2019 through March 29, 2019.

The work undertaken during this period includes the following:

January 2019

- Received Contractor's invoice for completed cleanout work on Dickson Drain. Review and verify invoice and by letter authorize invoice for payment.
- Received notice from trapper that traps have been removed and dams breached on McCue Drain. Discuss trapper's compensation with County representative.
- Request from Department of Fisheries and Oceans regarding on-site investigations of completed drain maintenance regarding compliance. Email to DFO representative regarding timing for assistance with investigation.
- Preparation and attendance at Council meeting to review additional costs incurred during maintenance work on the Amos Drain.
- Completion of the "Application for Grant on Costs of Employing a Drainage Superintendent" for the 2018 calendar year. Forward to Clerk for submission to Ontario Ministry of Agriculture, Food and Rural Affairs.

February 2019

- Completion of the "Grant Allocation Request Form – Fiscal Year 2019/20" for Ontario Ministry of Agriculture, Food and Rural Affairs and upload to "Grants Ontario" web site for Township staff.
- Assist staff with preparation of assessment schedule and levying by-law for completed cleanout of the Amos Drain.

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March 2019

- Forward all pertinent material for completed Amos Drain maintenance work and general discussion with Treasurer regarding the above.
- Prepare draft "Maintenance Grant Application" for completed maintenance work done in 2018 for submission to Ontario Ministry of Agriculture, Food and Rural Affairs.
- Request from OMAFRA regarding questions pertaining to the 2017 "Maintenance Grant Application". Review drain files and forward the requested information to them.

As you are aware, the cost of employing a Drainage Superintendent is eligible for a 50% grant. The Ministry has requested that the grant application be submitted yearly. As such, the application will be completed for you at year's end.

Should you have any questions, or if we can be of any further assistance, please call.

Yours truly,

R.J. Burnside & Associates Limited

Drainage Superintendent



T.M. Pridham, P.Eng.
Drainage Engineer
TMP:sp

Enclosure(s) Invoice No. MSO019743.2019-1

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.

019743.2019 WAtkinson Drainage Sup Services Q1 190416
23/04/2019 2:57 PM



R.J. Burnside & Associates Limited
15 Townline
Orangeville, ON L9W 3R4
Phone: (519) 941-5331 Fax: (519) 941-7721
www.rjburnside.com

Township of Melancthon
157101 Highway 10
Melancthon, ON L9V 2E6

April 22, 2019
Invoice No: MSO019743.2019 - 1

Project MSO019743.2019 RJB File: D-ME-SUP-2019
Professional Services through March 29, 2019

	Hours	Amount	
Senior Engineer I			
Pridham, Thomas	18.50		
Tech I			
Bergsma, Gavin	6.50		
Tech IV			
Uderstadt, Gerd	15.00		
Project Support III			
Linton, Kelly	1.50		
Totals	41.50		
Total Labour			5,703.50
Travel - Mileage		77.48	
Misc Reimbursable Expense		16.71	
Total Reimbursables		94.19	94.19
HST #885871228	13.00 % of 5,797.69	753.70	
Total Tax		753.70	753.70
Total Amount Due in CDN Funds			<u><u>\$6,551.39</u></u>

Billings to Date

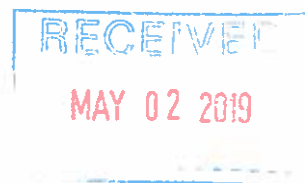
	Current	Previously	Billed to Date
Labor	5,703.50	0.00	5,703.50
Expense	94.19	0.00	94.19
Tax	753.70	0.00	753.70
Totals	6,551.39	0.00	6,551.39

Please reference your billing client number when making payments via direct deposit or electronic transfer.

Billing Client Number: 61

Project Manager: Thomas Pridham

Payment terms are net 30 days. Late payments are subject to a penalty of 1% per month (12% annually).



April 29, 2019

Township of Melancthon
157101 Highway 10
Melancthon, ON L9V 2E6

Attention: Darren White
Mayor

Dear Mayor White:

At the 2019 Ontario Good Roads Association conference a resolution was passed at the Annual General Meeting requesting that OGRA approach the Rural Ontario Municipal Association to establish a working relationship to organize an annual Combined Conference.

I sent a letter to ROMA Chair, Allan Thompson on February 28, 2019. A copy of the letter and resolution are attached. OGRA has now received a response from ROMA stating that they are not prepared to enter into discussions with OGRA. The response from ROMA is also attached.

The OGRA Board of Directors fully understands why Ontario municipalities are better served by ROMA's and OGRA's collaboration in delivering a conference. OGRA feels that our collective members benefit financially. By extension the municipal sector sees the strength of having its representative organizations working together.

OGRA remains prepared to have discussions with ROMA concerning recombining our conferences however if our shared members want to see a return to one combined event, they must also have those discussions directly with ROMA.

OGRA knows that as an organization our best and most meaningful work is still ahead of us and we look forward to the challenge of providing exceptional value to our members.

Yours truly,

Rick Kester,
President

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RECEIVED

MAY 02 2019

February 28, 2019

Rural Ontario Municipal Association
200 University Avenue
Suite 801
Toronto, ON M5H 3C6

Attention: Allan Thompson, Chair

Dear Allan:

It was very nice talking with you at our 125th Ontario Good Roads Association Conference. As you may be aware at the OGRA Annual General Meeting a resolution was tabled by Mayor Steve Salonin, Municipality of Markstay-Warren. In his covering email he stated the resolution was approved by the "area mayors". The Municipality of Markstay-Warren is located just east of Sudbury.

A copy of the full resolution is attached. The operative clause reads as follows:

THEREFORE BE IT RESOLVED that the OGRA Board approach the ROMA Board to establish a working relationship to organizing an Annual ROMA/OGRA Combined conference.

The resolution was put to the floor at the AGM. Two delegates spoke in support and the resolution was passed.

Members of our OGRA Board would like to arrange to meet with you and your colleagues on ROMA to explore this issue further in order to achieve a new agreement for a combined conference to better serve each of our members.

Please let us know when you would be available to discuss this further.

Yours truly,

Rick A. Kester,
President

Resolution

WHEREAS since the separation of the ROMA / OGRA annual combined conference in 2017 attending both events separately are becoming costly and unattainable to smaller communities.

AND WHEREAS the previous combined ROMA / OGRA Annual Conference provided the opportunity of member municipalities to participate and benefit from both organizations in an efficient and cost-effective manner to better serve their constituents.

THEREFORE BE IT RESOLVED that the OGRA Board approach the ROMA Board to establish a working relationship to organizing an Annual ROMA/OGRA Combined conference.



Mr. Rick A. Kester
President
Ontario Good Roads Association
1525 Cornwall Road, Unit 22
Oakville ON L6J 0B2

March 22, 2019

Dear Mr. Kester:

Re: OGRA resolution on the working relationship between OGRA and ROMA.

Thank you for your letter of February 28, 2019, and the attached OGRA resolution.

The resolution was the subject of considerable discussion at a recent meeting of the ROMA Board. On Behalf of the ROMA Board, let me begin by saying the intention of the resolution is fully and greatly appreciated. We believe it reflects a long and productive working relationship between our organizations in the service of our respective constituencies. The Board welcomes the opportunity to work collaboratively with OGRA in areas of shared interest and common purpose, and we look forward to those discussions in the future.

The decision in 2016 by the ROMA Board to offer its own conference, in the service of Ontario's rural municipalities, was not taken lightly. It followed many meetings on how a renewed partnership might be established. The final decision reflected the ROMA Board's commitment and responsibility to ensure that the unique needs and voices of rural Ontario are clearly, fully, and powerfully expressed. ROMA is a political organization and its objectives include public policy advocacy for the entire spectrum of municipal services delivered by rural municipal governments. That breadth of issues, and the political nature of ROMA's relationship with the Government of Ontario, are now reflected in our conference programming.

The ROMA conferences in 2017, 2018 and 2019 have allowed ROMA to better meet the needs of its constituents and have strengthened ROMA's influence and ability to advocate on behalf of the municipalities it serves. The ROMA Board believes it has a responsibility to maintain this momentum.

Consequently, the Board is not prepared to enter into discussions with OGRA for the purpose of combining our respective conferences at this time.

Thank you again for your letter. Please accept the ROMA Board's best wishes for the continued success of OGRA.

Yours truly,

A handwritten signature in black ink, appearing to read 'Allan Thompson', with a long horizontal flourish extending to the right.

Allan Thompson
Chair, ROMA

cc. ROMA Board



NVCA Board Meeting Highlights April 26, 2019

Board Educational Session: May 24, 2019

Next Meeting: June 28, 2019, Tiffin Centre for Conservation, Utopia

For the full meeting agenda including documents and reports, visit nvca.on.ca/about/boardofdirectors

NVCA receives clean audit for 2018

At the meeting, the board received the 2018 NVCA audited financial statements as presented by KPMG LLP Chartered Accountants. The financial statements are available online at nvca.on.ca/about/PlansFinancials.

Healthy Waters Program actively seeking new funding sources

The board received an update on funding for NVCA's Healthy Waters Program. This program undertakes strategic water quality improvement, habitat restoration and stream health enhancement projects, working in partnership with landowners, community groups, corporate sponsors, municipal members and other levels of government.

Sixty-five percent of the Healthy Waters Program funding comes from external sources. With limited government grants available in 2019, staff have been actively pursuing other sources of revenue, including corporate partnerships, to continue this important conservation work. During the first quarter of 2019, staff submitted funding applications seeking over \$1.5 million in support.

Source Water Protection Plan progress report released

The board also met as the Nottawasaga Valley Source Protection Authority (NVSPA). The NVSPA is one of three source protection authorities for the South Georgian Bay Lake Simcoe Source Protection Region and is

authorized to act under Ontario's *Clean Water Act*.

Source water is untreated water from streams, lakes, rivers or underground aquifers that municipalities use for drinking water supply.

Source water protection looks to stop contaminants from getting into sources of drinking water — lakes, rivers and underground aquifers — and preventing overuse of these water resources.

As this was the first meeting of the NVSPA since the new NVCA board of directors was established in January 2019, the meeting began with an overview of the source protection program, presented by Bill Thompson, manager of integrated watershed management, Lake Simcoe Region Conservation Authority.

The NVSPA received an update from Lynn Dollin, chair of the Source Protection Committee, and a presentation by Ryan Post, NVCA's senior hydrogeologist, on the 2018 annual progress report for the implementation of regional source protection plan.

In brief

During their meeting, the board also:

- received an update on the first quarter financials
- approved procedural changes for having items pulled from the consent agenda
- discussed the authority's response to the recent Provincial funding cuts to NVCA's flood management program and Forests Ontario's 50 Million Tree Program (the major funding source for NVCA's forestry program)

Future Meetings and Events

For more information on these events, please visit the [NVCA website](http://www.nvca.on.ca).

Family Nature Days – Wilderness Survival

Friday, May 3, 10:00 am - 3:00 pm
Tiffin Centre for Conservation, Utopia

NVCA Arbour Day Tree Sale

Saturday, May 11, 8:00 am – 12:00 pm
Tiffin Centre for Conservation, Utopia

Friends of Minesing Wetlands

Spring Paddle

Saturday, May 11, 8:30 am – 2:30 pm
Minesing Wetlands Conservation Area

Dufferin Simcoe Land Stewardship

Network Tree Identification Walk

Saturday, May 24, 10:00 am – 12:00 pm
Little Tract, Dufferin County Forest, Mansfield

Family Nature Days – Predator and Prey

Friday, May 31, 10:00 am - 3:00 pm
Tiffin Centre for Conservation, Utopia

Community Volunteer Tree Plants

In addition to planting events with dedicated volunteer groups such as school classes, NVCA and our partner organizations South Simcoe Streams Network (SSSN) and Nature Conservancy of Canada are hosting the following community volunteer tree plants.

- Saturday, May 4, 9:00 am – 12:00 pm
Adjala-Tosorontio
- Saturday, May 4, 9:00 am – 12:00 pm
New Tecumseth (Tottenham)
- Saturday, May 4, 9:00 am – 12:00 pm
Springwater (Edenvale Conservation Area)
- Sunday, May 5, 9:00 am - 12:00 pm
Innisfil (SSSN plant in Lake Simcoe Watershed)
- Saturday, May 11, 9:00 am – 12:00 pm
Bradford West Gwillimbury (SSSN plant in Lake Simcoe Watershed)
- Thursday, May 16, 9:30 am – 1:00 pm
Dunsmore Park, Barrie
- Sunday, May 26, 9:00 – 12:00 pm
Adjala-Tosorontio

Additional dates may be added throughout the season.

**Ministry of Tourism,
Culture and Sport**

Minister

6th Floor
438 University Avenue
Toronto, ON M5G 2K8
Tel: 416 326-9326

**Ministère du Tourisme,
de la Culture et du Sport**

Ministre

6^e étage
438, avenue University
Toronto (Ontario) M5G 2K8
Tél : 416 326-9326



Dear Library Management:

Re: Budget changes to SOLS and OLS-N

I am writing to clarify recent changes to library funding.

Our government is committed to protecting what matters most. As a result, the Ministry of Tourism, Culture and Sport is maintaining base funding for libraries at \$25M for 2019/2020.

At the same time, library service boards have been advised of a reduction to their 2019/2020 budget to the Southern Ontario Library Service (SOLS) and the Ontario Library Services North (OLS-N). As you know, these funding recipients have a responsibility to increase coordination and cooperation among public library boards, to deliver services and programs including training and development, and provide support for First Nations libraries.

The library services made a decision to discontinue the inter-library loan service following the updated budget allocation to SOLS and OLS-N.

We were disappointed by that decision, and Ontarians have spoken: they are disappointed with the decision by SOLS and OLS-N. The current inter-library service program is very inefficient – it is administered by 12 vans physically criss-crossing the province at a cost of \$1.3M per year. The goal of the service can be preserved by using mail, at less than 25% of the existing cost.

In an age where consumers routinely receive products by post and courier, this would be a common-sense step to modernizing service delivery while reducing program cost. Adopting a mail-and-courier approach to inter-library loans is a decision for the library service boards to make, and we hope they will make it.

I want to assure you our government firmly believes in the work that you do. From the very beginning of this process, we have offered to work with SOLS and OLS-N to ensure core programs and services are maintained. That's what it means to modernize government, respect the taxpayer, and protect what matters most to Ontario families.

.../2

INFO#13
MAY 16 2019

-2-

I invite you to submit your ideas to my team at any time about how we can make Ontario's library system a leader in accessibility, innovation, and responsible management.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Tibollo". The signature is fluid and cursive, with the first name "Michael" being more legible than the last name "Tibollo".

Michael Tibollo
Minister of Tourism, Culture and Sport

Denise Holmes

From: Jeff Holmes <jeff@holmesagro.com>
Sent: Monday, April 29, 2019 2:17 PM
To: 'Denise Holmes'
Cc: Greg Hodgins; Eric, Morissette (Eric.Morissette@lacoop.coop)
Subject: FW: Annual water sampling report for Redickville
Attachments: Annual Groundwater Sampling Report for Holmes Agro Redickville Site 2019-04-29.pdf

Good Afternoon Denise , Attached is the ground water Report of our Redickville location.

The consultant has recommended based on the results that we would be fine to sample every 3 years
What process would we need to do to make this change. ?

Would a letter from the company be enough with a recommendation ?

Hope all is well

Jeff
Jeff Holmes
Manager
Holmes Agro
519 940 1387

Total Control Panel

[Login](#)

To: dholmes@melanctontownship.ca [Remove](#) this sender from my allow list
From: jeff@holmesagro.com

You received this message because the sender is on your allow list.

April 26, 2019

Mr. Jeff Holmes, Manager
Holmes Agro
473088 Cty Road 11, North of Hwy 9
PO Box 218
Orangeville, ON
L9W 2Z6

Dear Mr. Holmes,

**Annual Groundwater Sampling Program
517641 County Rd 124
Melancthon, Ontario**

This report presents the results of an Annual Groundwater Sampling Program (AGSP) recently completed for a property located at West Part of Lot 20, Concession 1, O.S., Melancthon, Ontario. The assessed area (referred to herein as the 'Site') is shown on Figure 1, appended. Authorization to proceed with this sampling program was provided by Mr. Jeff Holmes with a signed confirmation letter, dated March 19, 2019.

This Site is an irregular shaped parcel of land currently developed as a facility that is used for retail sales of fertilizer and other related farm crop input supplies. The Site is approximately 0.8 hectares and is owned by Holmes Agro.

The Site is situated in an area of rural commercial use. Based on the agreement between Township of Melancthon and Holmes Agro, the annual groundwater sampling program is required for due diligence purposes.

Terms of Reference

The purpose of the AGSP was to assess the groundwater quality and conditions at selected monitoring well locations at the Site.

La Coop fédérée (LCF) Terms of Reference for this assignment were limited to groundwater quality at the selected monitoring well locations. The current sampling was conducted according to:

- the agreement between Township of Melancthon Holmes Agro; and
- the Holmes Environmental Management Program (Establishment of A Crop Input Center in Melancthon Township: responses to comments, 2014) submitted to the Corporation of the Township of Melancthon in 2014.

Work Program and Methodology

The field work for the AGSP was carried out on April 11, 2019. Prior to purging and sampling, groundwater levels were first measured in three (3) selected monitoring wells, using a water level meter. For groundwater sampling, approximately three well volumes were removed from each monitoring well to remove stagnant water which was not expected to be representative of conditions in the formation due to exposure to the relatively oxidizing environment and to ensure the samples to be representative of true formation waters. A multi-parameter meter was used to monitor temperature, electrical conductivity, pH, dissolved oxygen and ORP values of the purged water. The field measurements were used to aid in determining groundwater stabilization prior to sampling. Prior to sampling, all field measurements had stabilized.

Groundwater samples were collected directly into laboratory supplied sample containers pre-inoculated with any necessary preservatives. Dedicated (one pair per sample), disposable nitrile gloves were used throughout the proceedings. Samples were place in a cooler and stored on ice until delivered to the analytical laboratory.

The groundwater samples were analyzed for the selected parameters at outlined in the following table:

Sample ID	Chemical Analyses*
Drinking Water Well (DW)	Fertilizer compounds: Nitrate, Nitrite, Ammonia, Total Kjeldahl Nitrogen (TKN), Phosphate, Total Phosphorous
BH10-118	Fertilizer compounds: Nitrate, Nitrite, Ammonia, Total Kjeldahl Nitrogen (TKN), Phosphate, Total Phosphorous
BH10-120	Fertilizer compounds: Nitrate, Nitrite, Ammonia, Total Kjeldahl Nitrogen (TKN), Phosphate, Total Phosphorous
BH11-122 II	Fertilizer compounds: Nitrate, Nitrite, Ammonia, Total Kjeldahl Nitrogen (TKN), Phosphate, Total Phosphorous

*Based on the document submitted to Melancton Township: Establishment of A Crop Input Center in Melancton Township: responses to comments (2014)

DUP is a blind duplicate of DW for analysis of fertilizer-related parameters.

All groundwater samples were submitted for chemical analysis to AGAT Laboratories Limited (AGAT), a Canadian Association for Laboratory Accreditation Inc. (CALA) accredited laboratory in Mississauga, Ontario. The chemical analyses conducted by AGAT were in accordance with the O.Reg. 153/04 Protocol for Analytical Methods used in the Assessment of Properties under PartXV.1 of the Environmental Protection Act dated March 9, 2004, amended as of January 1, 2014.

Field Measurements and Observations

Water level measurements were recorded in the monitoring wells on April 11, 2019. A summary of the groundwater level data measured is summarized in the table below:

Monitor ID	Date Monitored	Measured Water Level 2019 (metres below ground surface)	Measured Water Level 2017* (metres below ground surface)	Ground Surface Elevation **(masl)	Groundwater Elevation 2019 (masl)	Approx. Depth of Well 2019 (metres below ground surface)
BH10-118	11/04/2019	8.11	8.06	510.38	502.27	12.85
BH10-120	11/04/2019	7.57	7.16	511.37	503.80	12.87
BH11-122 II	11/04/2019	9.22	8.89	511.66	502.44	10.51

masl – meter above sea level

* use the data provided in LCF Annual Groundwater Sampling Report for Redickville Site, 2017

** use the data provided in Peritus Decommissioning Report, 2014

Based on the site observations and water level measurements, the depth to the groundwater table underlying the Site is between 7.57m to 9.22m below grade. According to onsite groundwater level measurements and a Phase I ESA prepared by Environmental Department at La Coop fédérée, regional groundwater flow is inferred to have a component to the southeast direction towards Pine River (see Figure 1).

The subject property and adjacent properties are reported not to be serviced with municipal water supply, and to rely upon private water supply wells as their source of potable water. Based on the information collected onsite, the water retrieved from this well is not used as a source of drinking water but used in washrooms and for the loading of sprayers.

Applicable Site Condition Standards

In Ontario, the environmental quality of soil and groundwater at sites is evaluated against Site Condition Standards (SCS) defined in the document entitled "Soil,

Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act dated April 15, 2011 (the "EPA Standards").

A potable water well was observed at the Site. At the time of the Site investigation the water supply was being used except for drinking water. Given that the Site is not connected to a municipal water supply, it is likely that the surrounding properties use groundwater for potable water.

There are no SCS values for fertilizer compounds: Nitrate, Nitrite, Ammonia, Total Kjeldahl Nitrogen (TKN), Phosphate, and Total Phosphorous. Results were compared to the Maximum Acceptable Concentrations (MAC) of the Ontario Drinking Water Quality Standards (ODWQS) which are protective of human health.

Groundwater Quality

Laboratory certificates of analysis are included in Appendix A. The groundwater quality beneath the Site has been evaluated with respect to the ODWQS.

The measured concentrations of Nitrite and Phosphate in the tested samples were below the methods detection limit. The highest levels of ammonia, TKN and Total Phosphorous are 0.05mg/L, 0.34 mg/L and 0.09 mg/L, respectively.

Measured concentrations of nitrate in sample BH10-118 and BH10-120 exceed the ODWQS.

The following is a summary of nitrate concentrations from 2014 to 2019:

Sample ID	Analyte	Units	ODWQS	Concentration (sampled on April 11, 2019)	Concentration (sampled on April 12, 2017)*	Concentration (sampled on April 20, 2016)**	Concentration in January 2014***
BH10-118	Nitrate as N	mg/L	10	10.3	10.6	10.8	18.1

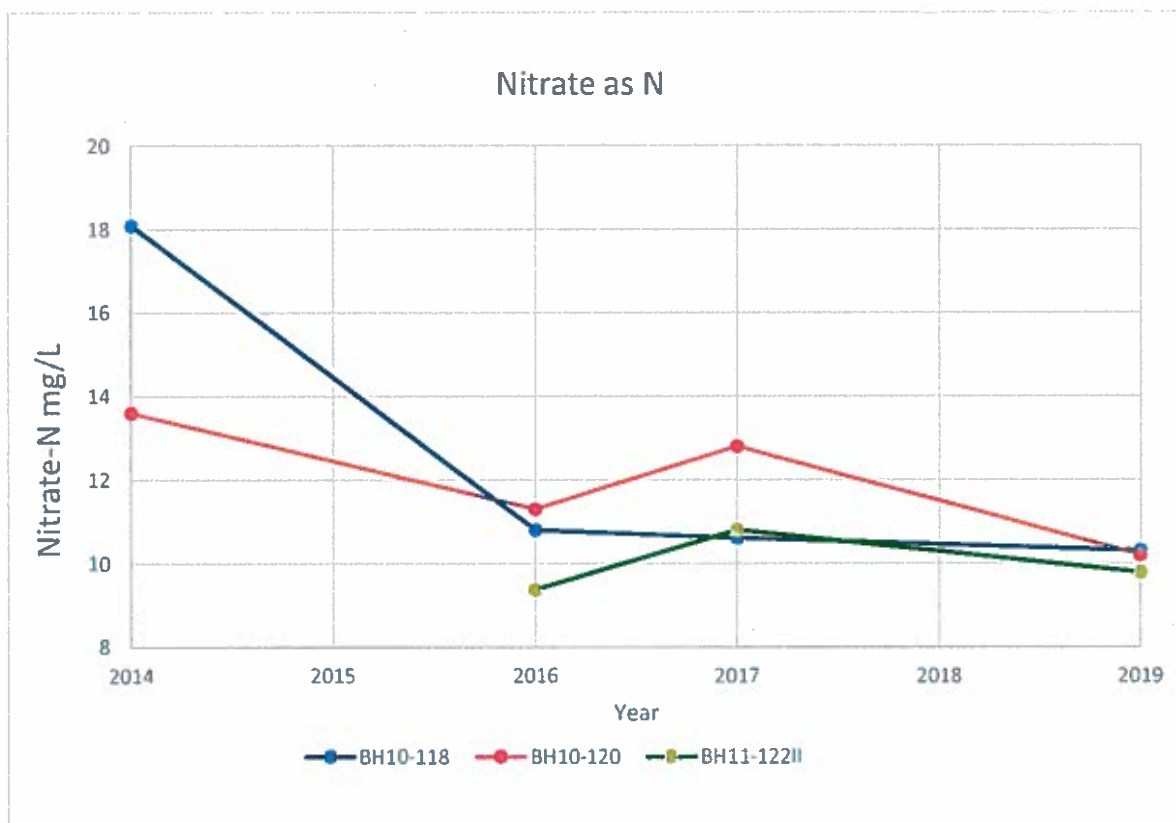
BH10-120	Nitrate as N	mg/L	10	10.2	12.8	11.3	13.6
BH11-122II	Nitrate as N	mg/L	10	9.78	10.8	9.37	N/A

* Use data provided in LCF Annual Groundwater Sampling Report, 2017

** Use data provided in LCF Environmental Baseline Study, 2016

*** Use data provided in LVM Phase II ESA Report, 2014

Graphical plots of the concentrations of nitrate over time for three monitoring wells that were analyzed are presented below.



Conclusions

Based on the results of the groundwater sampling and laboratory analytical programs, the following conclusions regarding the environmental site conditions were offered:

- The results of the groundwater monitoring indicate that groundwater table at monitoring wells in April 2019 varied between 7.57m and 9.22m below ground surface, slightly lower than groundwater levels measured in April 2017 ranging from 7.16m to 8.89m and in April 2016 ranging from 7.25m to 8.86m below ground surface. The groundwater level fluctuation is influenced by various factors, for example, change in snow-melting, precipitation, temperature, use of groundwater, etc.
- Based on the limited measured groundwater elevations, the overburden groundwater flow direction is inferred to be in a southeastern direction in spring 2019.
- All groundwater samples were submitted to the laboratory for the analysis of nutrients package (Nitrate, Nitrite, Ammonia, Total Kjeldahl Nitrogen, Phosphate, and Total Phosphorous). Nitrate was detected in all four groundwater samples (DW, BH10-118, BH10-120 and BH11-122II) submitted for laboratory analysis with reported concentrations of 4.81 mg/L, 10.3 mg/L, 10.2 mg/L and 9.78 mg/L, respectively, two of which above the ODWQS of 10 mg/L.
- Based on the results of the annual sampling program completed at the Site, a comparison of the April 2019 reported concentrations of nitrate at BH10-118, BH10-120 and BH11-122II to the previous sampling event in 2017 generally indicates a decreasing trend in all three monitoring wells.
- Compared the 2019 nitrate concentrations at BH10-118, BH10-120 and BH11-122II to previous results reported in 2016 LCF Baseline Study and 2014 LVM Phase II report, the nitrate levels in the groundwater have decreased at the Site. The exception would be at monitoring well BH11-122II,

where, an increase in nitrate concentrations was observed in 2019 compared to previous results from 2016.

- Although the concentrations of nitrate at BH10-118 and BH10-120 is slightly above the ODWQS, there has been a decrease in the concentration of nitrate in groundwater at both wells where compared to the 2014, 2016 and 2017 results.
- For all three wells confounded, the graphical plots suggested the nitrate level in groundwater is decreasing at the Site.
- It is suggested that the nitrate concentration of 18.1 mg/L at BH10-118 from 2014 can continually be used as the baseline level of nitrate in the groundwater for future sampling programs.
- Based on the results of the current and historical groundwater sampling events in the years of 2014, 2016, 2017 and 2019, operations at the facility does not indicate any environmental impact to the quality of groundwater. Over the past five years, the Site has seen significant improvements in environmental management due to continuous efforts by Holmes Agro, which may lead to the decreasing trend for the nitrate level in groundwater.

We trust the information presented in this report is sufficient for your current requirements. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Lin Li, M.Sc., P.Geo.

Hydrogeologist, Environmental Advisor – Department of the Environment
Telephone: (905) 672-5700 Ext.: 314

La Coop fédérée, 2017. Annual Groundwater Sampling Report for Holmes Agro Redickville Site.

La Coop fédérée, 2016. Environmental Baseline Study 517641 County Rd 124, Melancthon, Ontario.

La Coop fédérée, 2014. Establishment of A Crop Input Center in Melancthon Township: responses to comments.

La Coop fédérée, January 2014. Phase I Environmental Site Assessment Report.

LVM, January 2014. Phase II Environmental Site Assessment Report.

Peritus, September 2014. Conover UST Decommissioning Report.

Enclosures

Figure 1 – Site plan and annual sampling program

Appendix A – AGAT Laboratories Limited - Certificate of Analysis

HOLMES AGRO

Figure 2
Annual Groundwater
sampling program
Restricted hydrogeology study and
environmental management program
517635-517641, County Road 124
Melancthon, Ontario, L9V 1V6

- Grass Area
- Bare Surface Area
- Building
- Former Building
- Property Limit
- Regulated Area
- Concrete Surface Area
- Leaching field
- Septic system
- Water well (lower aquifer)
- Monitoring well (upper aquifer)
- Elevator
- Inload screen
- Conveyor
- 9000 liters bulk pesticides
- Spreaders washings collecting pit
- Hydrocarbon tank
- Mixing lower scale-blender

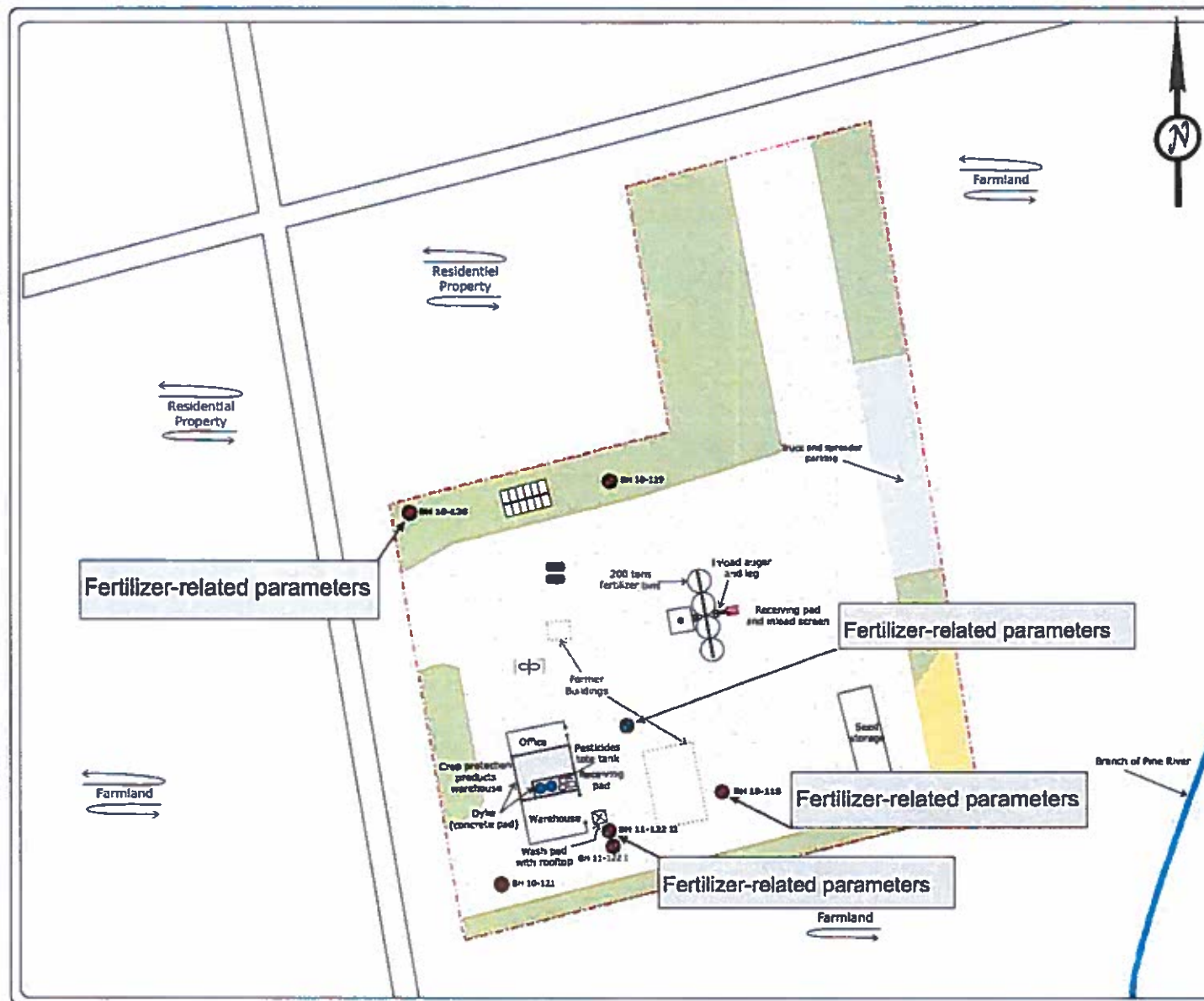
Drawn by: R. Varn-Lachapelle
Verified by: E. Monette, M.Sc. Env.
Date: December 2011
Source: CSA Phase 1 (2013), Permit (2011),
Rockville crop input center projected plan
Zoning: Agriculture

Approximate Scale
1:960



La Coop
Métairie

Environmental Department



CLIENT NAME: LA COOP FEDEREE
9001, BOUL. DE LACADIE BUREAU 200
MONTREAL, QC H4N 3H7
(514) 384-6450

ATTENTION TO: Lin Li

PROJECT: LCF-2978

AGAT WORK ORDER: 19T456240

WATER ANALYSIS REVIEWED BY: Parvathi Malemath, Data Reviewer

DATE REPORTED: Apr 24, 2019

PAGES (INCLUDING COVER): 5

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

***NOTES**

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.

AGAT Laboratories (V1)

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

*Results relate only to the items tested. Results apply to samples as received.
All reportable information as specified by ISO 17025:2017 is available from AGAT Laboratories upon request*



Certificate of Analysis

AGAT WORK ORDER: 19T456240

PROJECT: LCF-2978

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: LA COOP FEDEREE

SAMPLING SITE: Melansthon, ON

ATTENTION TO: Lin Li

SAMPLED BY: Lin Li

Inorganic Chemistry (water)

DATE RECEIVED: 2019-04-11

DATE REPORTED: 2019-04-24

Parameter	Unit	SAMPLE DESCRIPTION:		DW	DUP	BH10-118	BH10-120	BH11-122II	
		SAMPLE TYPE:		Water	Water	Water	Water	Water	
		DATE SAMPLED:		2019-04-11	2019-04-11	2019-04-11	2019-04-11	2019-04-11	
		G / S	RDL	129476	129549	129550	129551	RDL	129552
Nitrate as N	mg/L		0.10	4.81	4.78	10.3	10.2	0.25	9.78
Nitrite as N	mg/L		0.10	<0.10	<0.10	<0.10	<0.10	0.25	<0.25
Phosphate as P	mg/L		0.20	<0.20	<0.20	<0.20	<0.20	0.50	<0.50
Ammonia as N	mg/L		0.02	<0.02	<0.02	<0.02	0.05	0.02	<0.02
Total Phosphorus	mg/L		0.02	<0.02	<0.02	0.03	0.09	0.02	0.06
Total Kjeldahl Nitrogen	mg/L		0.10	<0.10	<0.10	<0.10	0.34	0.10	<0.10

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

129476-129552 Elevated RDLs indicate sample dilution prior to analyses in order to reduce matrix interference and to keep analytes within a calibration range of the instrument.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: LA COOP FEDEREE

PROJECT: LCF-2978

SAMPLING SITE: Melansthon, ON

AGAT WORK ORDER: 19T456240

ATTENTION TO: Lin Li

SAMPLED BY: Lin Li

Water Analysis

RPT Date: Apr 24, 2019

RPT Date: Apr 24, 2019			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Inorganic Chemistry (water)															
Nitrate as N	130687		0.36	0.37	NA	< 0.05	97%	90%	110%	104%	90%	110%	104%	80%	120%
Nitrite as N	130687		<0.25	<0.25	NA	< 0.05	NA	90%	110%	108%	90%	110%	111%	80%	120%
Phosphate as P	130687		21.4	21.7	1.2%	< 0.10	110%	90%	110%	100%	90%	110%	95%	80%	120%
Ammonia as N	133772		<0.02	<0.02	NA	< 0.02	100%	90%	110%	95%	90%	110%	86%	80%	120%
Total Phosphorus	128369		<0.02	<0.02	NA	< 0.02	100%	80%	120%	101%	90%	110%	100%	70%	130%
Total Kjeldahl Nitrogen	126376		19.8	20.1	1.5%	< 0.10	99%	80%	120%	99%	80%	120%	107%	70%	130%

Comments: NA signifies Not Applicable.

Duplicate Qualifier: For duplicates as the measured result approaches the Reporting Limit (RL), the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Certified By:



Method Summary

CLIENT NAME: LA COOP FEDEREE

PROJECT: LCF-2978

SAMPLING SITE: Melansthon, ON

AGAT WORK ORDER: 19T456240

ATTENTION TO: Lin Li

SAMPLED BY: Lin Li

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Nitrate as N	INOR-93-6004	SM 4110 B	ION CHROMATOGRAPH
Nitrite as N	INOR-93-6004	SM 4110 B	ION CHROMATOGRAPH
Phosphate as P	INOR-93-6004	SM 4110 B	ION CHROMATOGRAPH
Ammonia as N	INOR-93-6059	QuikChem 10-107-06-1-J & SM 4500 NH3-F	LACHAT FIA
Total Phosphorus	INOR-93-6057	QuikChem 10-115-01-3-A & SM 4500-P I	LACHAT FIA
Total Kjeldahl Nitrogen	INOR-93-6048	QuikChem 10-107-06-2-I & SM 4500-Norg D	LACHAT FIA

Denise Holmes

From: Doreen Still <dstill@townofgrandvalley.ca>
Sent: Monday, April 29, 2019 11:48 AM
To: Meghan Townsend; Susan Stone; 'Denise Holmes'; Cathy Conrad; 'dmilliner@town.southgate.on.ca'
Subject: FW: EBR Postings - Conservation Authorities
Attachments: GM-04-19-41 - ERO_Modernizing Conservation Authority Operations - CA Act....pdf;
GM-02-19-39 - Provincial ERO Proposal for Conservation Authority Permits....pdf;
GM-03-19-35 - Achieving Provincial Priorities for Reducing Regulatory Burden.pdf

FYI information for your Council from GRCA.

Regards

[cid:image001.png@01D29F2D.7A9C6420]

From: Fred Natolochny <fnatolochny@grandriver.ca>
Sent: April-29-19 10:55 AM
To: Mike Evers <mevers@haldimandcounty.on.ca>; Sarah Wilhelm <sarahw@wellington.ca>; Rob Trotter <rob.trotter@brant.ca>; Doreen Still <dstill@townofgrandvalley.ca>
Subject: FW: EBR Postings - Conservation Authorities

My apology if you have already received this, just back today so not sure who was sent a copy. Thought it may be of interest.

Wanted to let you know what we have as a response to the recent Provincial initiatives.

Doreen x6" would you please circulate to the Upper Grand Group. TY.

From: Beth Brown
Sent: April 25, 2019 2:27 PM
To: Fred Natolochny
Subject: FW: EBR Postings - Conservation Authorities

FYI

[Description: [cid:image001.png@01CD6B3C.6FE94220](#)]

Beth Brown | Supervisor of Resource Planning
Grand River Conservation Authority
400 Clyde Road, PO Box 729, Cambridge ON N1R 5W6
Tel: 519-621-2763 x 2307 | bbrown@grandriver.ca <<mailto:bbrown@grandriver.ca>>

From: Beth Brown
Sent: Thursday, April 25, 2019 2:24 PM

To: Jane Gurney (JGurney@regionofwaterloo.ca<mailto:JGurney@regionofwaterloo.ca>);
Barbara.Steiner@kitchener.ca<mailto:Barbara.Steiner@kitchener.ca>;
carrie.musselman@kitchener.ca<mailto:carrie.musselman@kitchener.ca>; April Souwand; Kathy Padgett
[PadgettK@cambridge.ca]; Robyn McMullen; Jeremy Vink; Andrew Martin; Geoff VanderBaaren
(gvanderbaaren@wellesley.ca<mailto:gvanderbaaren@wellesley.ca>); Michelle Schaeffe
Subject: EBR Postings - Conservation Authorities

Hello all:

As you may be aware, the Province has posted two proposals related to Conservation Authorities on the Environmental registry. The first proposal is titled: Focusing conservation authority development permits on the protection of people and property. The second proposal is titled: Modernizing conservation authority operations - Conservation Authorities Act.

<https://ero.ontario.ca/notice/013-4992>

<https://ero.ontario.ca/notice/013-5018>

For your information, I have attached two GRCA Board reports in response to the EBR postings. The current Environmental Registry postings are consistent with changes to the Conservation Authorities Act that was approved in 2017. Our CAO, Joe Farwell, has been serving on a Conservation Ontario Client Service and Streamlining Initiative Steering Committee. Similarly, our Director of Resource Management, Nancy Davy, is a member of a Task Group reviewing Section 28 and Planning Approvals processes. Both groups are working with the Province and other stakeholders to ensure efforts to streamline approvals do not compromise the natural environment, or increase the hazard to the public. The proposal on the conservation authority regulation (permit process) streamlining and efficiency options is generally in line with discussions some conservation authorities have been discussing since the Act was amended. The GRCA report outlines the concepts behind the general references that were included in the provincial posting. For the CA Regulation report, please that the GRCA has GIS mapping and online application tools that have been developed over several years. We believe the GRCA wetland mapping is fairly accurate so the proposed reduction in regulated activities between 30-120m to a wetland can be supported.

I have also attached a Board report presented last month in support of 3 key solutions developed by a Conservation Ontario working group to reduce regulatory burden. It outlines the GRCA commitment to working with municipalities, the province, the development industry and other stakeholders on efficiencies in the planning approval process. The work municipalities are already doing with GRCA in the Grand River watershed towards minimizing overlap in review, being clear on complete application requirements and improvements to technical submissions will assist in addressing the provincial focus on increasing housing.

If you have questions, please free to call me.

Sincerely,

[Description: [cid:image001.png@01CD6B3C.6FE94220](#)]

Beth Brown | Supervisor of Resource Planning
Grand River Conservation Authority
400 Clyde Road, PO Box 729, Cambridge ON N1R 5W6
Tel: 519-621-2763 x 2307 | bbrown@grandriver.ca<mailto:bbrown@grandriver.ca>

Total Control Panel

[Login](#)

To: dholmes@melancthontownship.ca

Message Score: 1

High (60): Pass

From: dstill@townofgrandvalley.ca

My Spam Blocking Level: High

Medium (75): Pass

Low (90): Pass

[Block](#) this sender

[Block](#) townofgrandvalley.ca

This message was delivered because the content filter score did not exceed your filter level.

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

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.”

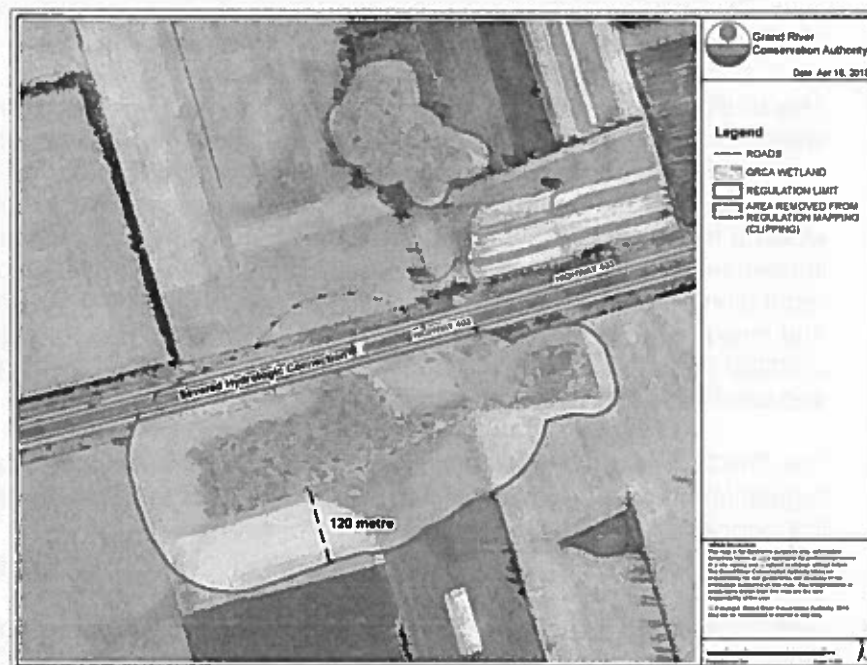
- GRCA requests that the province also provide guidance on the interpretation and implementation of this clause to assist in the review of permit applications where this test may apply. Factors that may be considered include, but are not limited to:
 - safe ingress and egress of people and vehicles during 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.

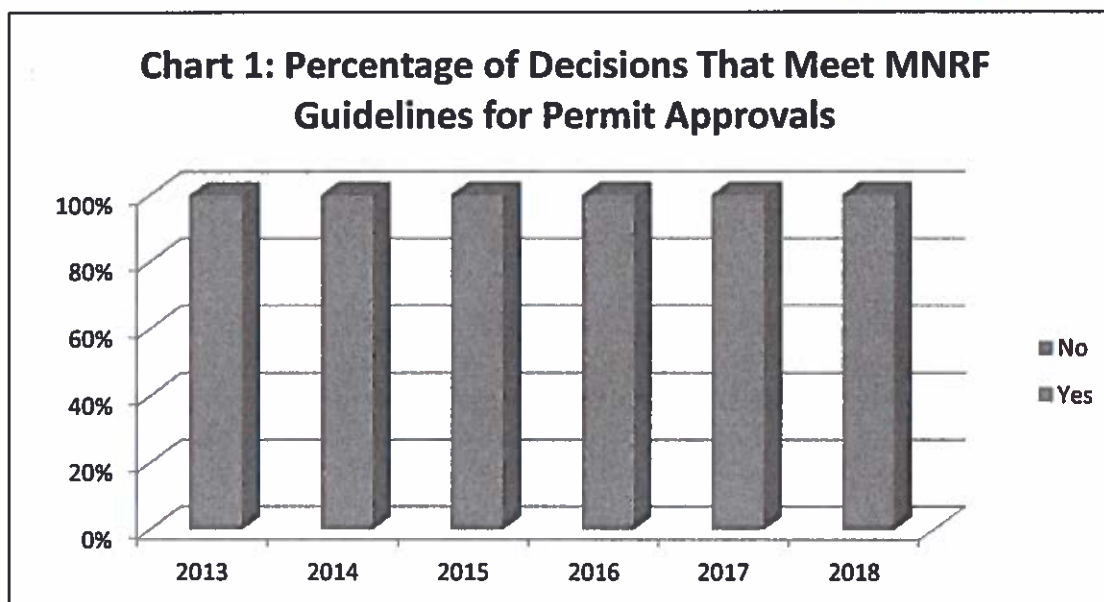
GRCA response:

- GRCA supports this proposal. Since 2010 GRCA has been monitoring performance for permit approvals using the MNRF 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 MNRF 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



- 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-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 in 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 (MNRF) 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 MNRF'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



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

April 30, 2019

To: Heads of Council
All Ontario Municipalities

From: Dan Mathieson
Chair, MPAC Board of Directors

Subject: 2018 Annual Report

The Municipal Property Assessment Corporation's (MPAC) 2018 Annual Report is available for your information.

This document has been prepared as required by the *Municipal Property Assessment Corporation Act*. The report is also being provided to the Premier, Minister of Finance, Members of Provincial Parliament and the Association of Municipalities of Ontario.

Our Annual Report provides an overview of our operational and financial performance over the year including highlights of our 2017-2020 Strategic Plan.

Should you have any questions regarding the report, please do not hesitate to contact me at 519 271-0250, extension 234 or Nicole McNeill, President and Chief Administrative Officer, at 905 837-6166.

If you would like a detailed copy of MPAC's Financial Statements for the Year Ended December 31, 2018, please contact Mary Meffe, Vice-President, Corporate and Information Services and Chief Financial Officer, at 289 539-0306.

Yours truly,

Dan Mathieson
Chair, MPAC Board of Directors

Attachment

Copy Municipal Chief Administrative Officers and Clerks
Nicole McNeill, President and Chief Administrative Officer, MPAC
Mary Meffe, Vice-President, Corporate and Information Services and Chief Financial Officer, MPAC

Office of the Chair c/o Municipal Property Assessment Corporation
1340 Pickering Parkway, Suite 101, Pickering, Ontario L1V 0C4
T: 519.271.0250 ext 236 F: 905.831.0040 www.mpac.ca

WFO#16
MAY 16 2019



2018 ANNUAL REPORT



MUNICIPAL
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**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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EXECUTIVE MANAGEMENT GROUP

CONTACT US



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.



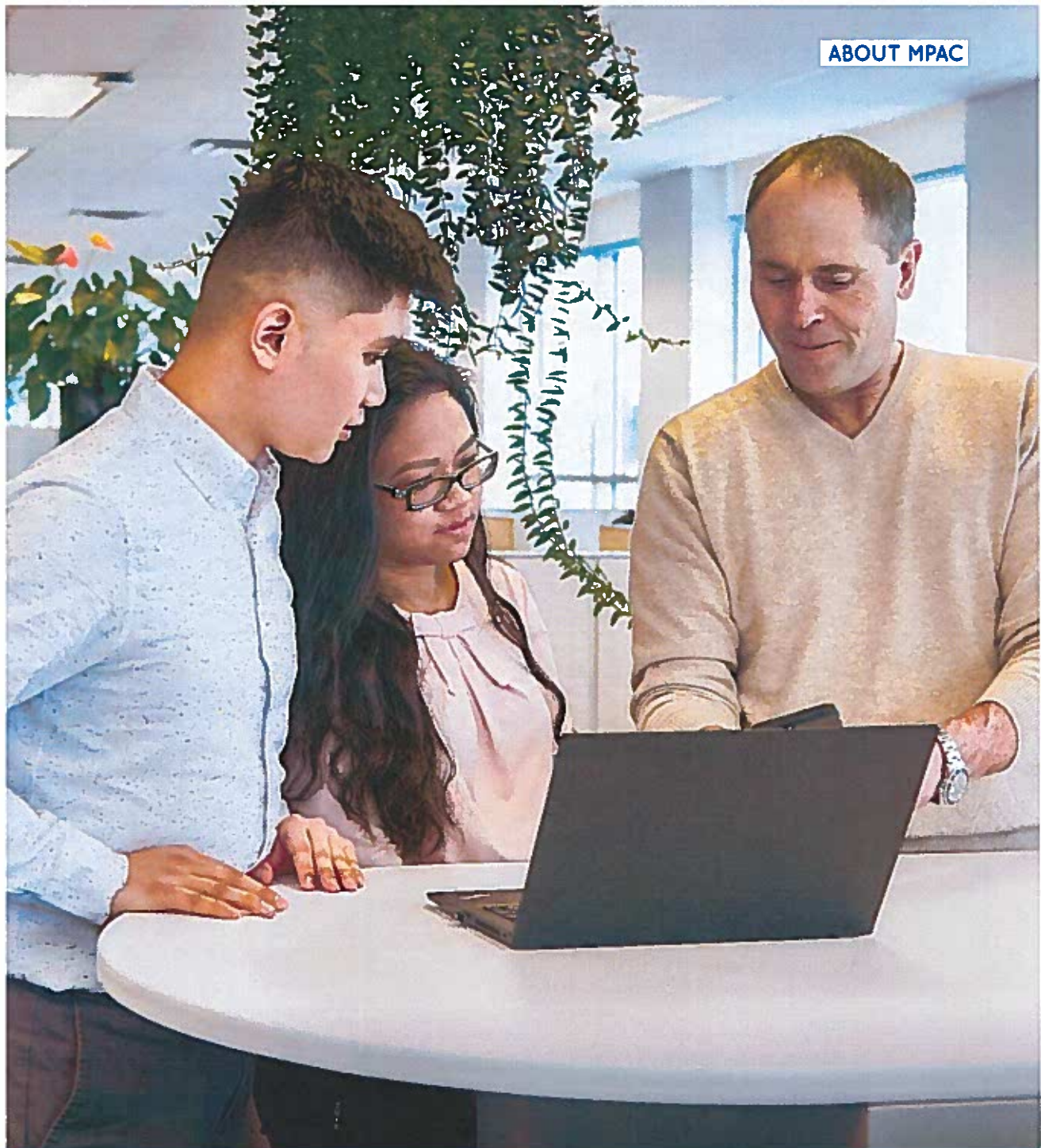
*Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.

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. Settingington
(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:



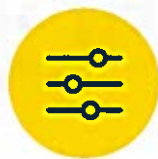
Invest in our core operations to deliver the new SLA. The jointly developed SLA establishes fair, meaningful and achievable performance standards for the assessment services that municipalities and taxpayers rely on most.



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

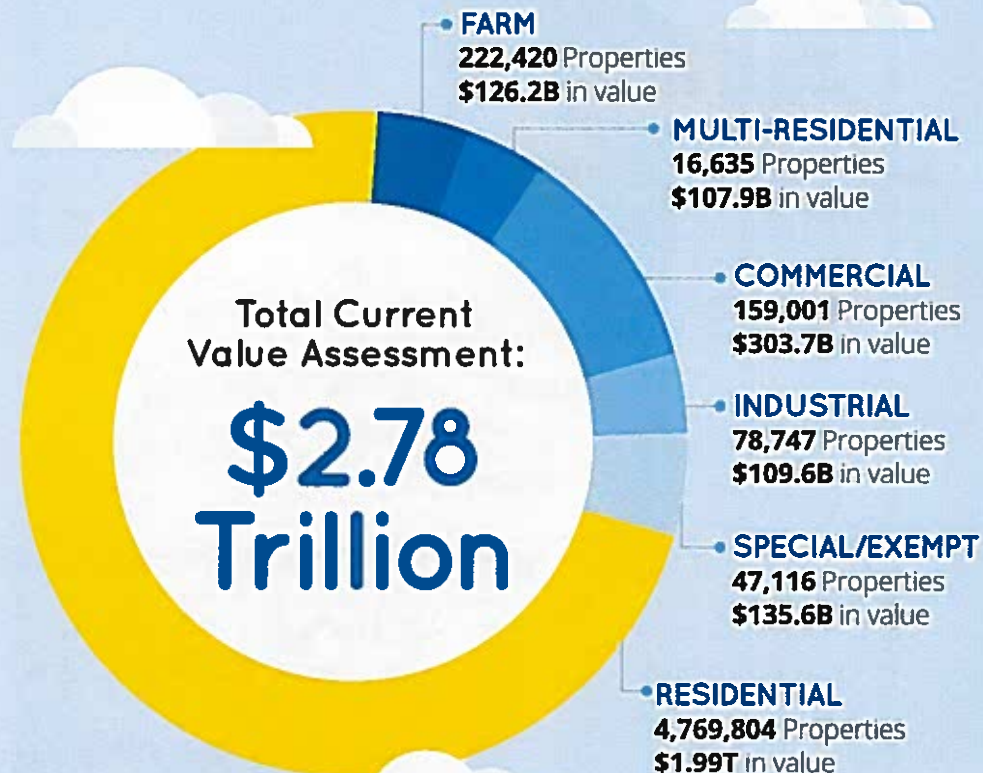
2018 Assessment Roll

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.

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

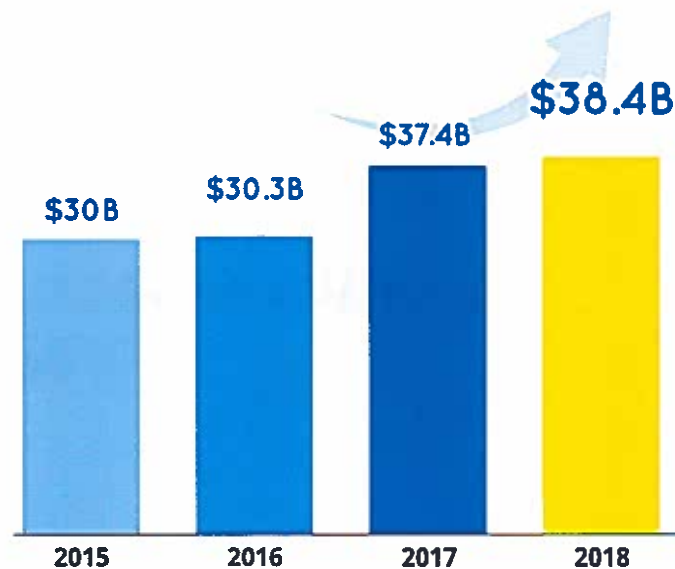


New Assessment

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

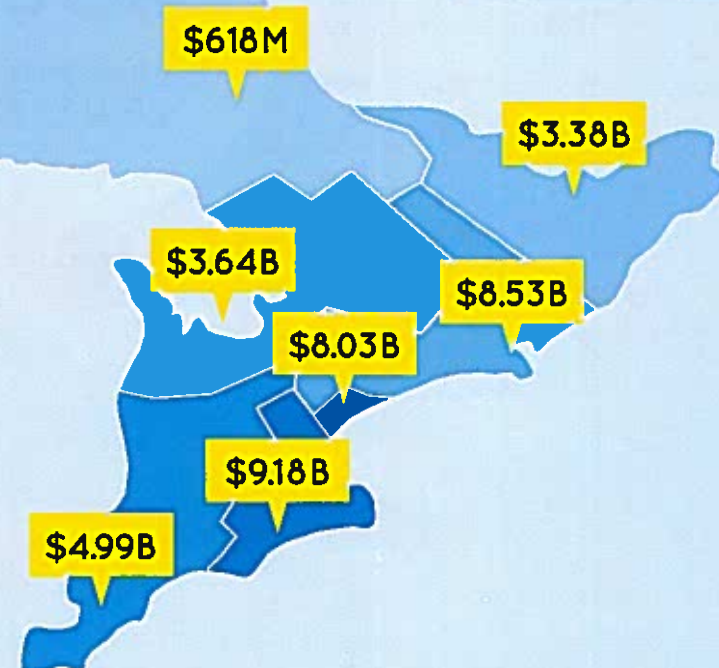
New assessment refers to new construction and/or additions to existing property that have not been assessed by MPAC and it is a key source of revenue for municipalities. Year over year, the assessment base continues to grow for our municipalities.

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			
Property Tax Year	2014		2015		2016		2017		2018	
	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.**

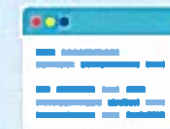
Throughout the year, we partnered with a variety of stakeholders using all available resources to ensure the Preliminary List of Electors was as up-to-date and accurate as possible.

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.

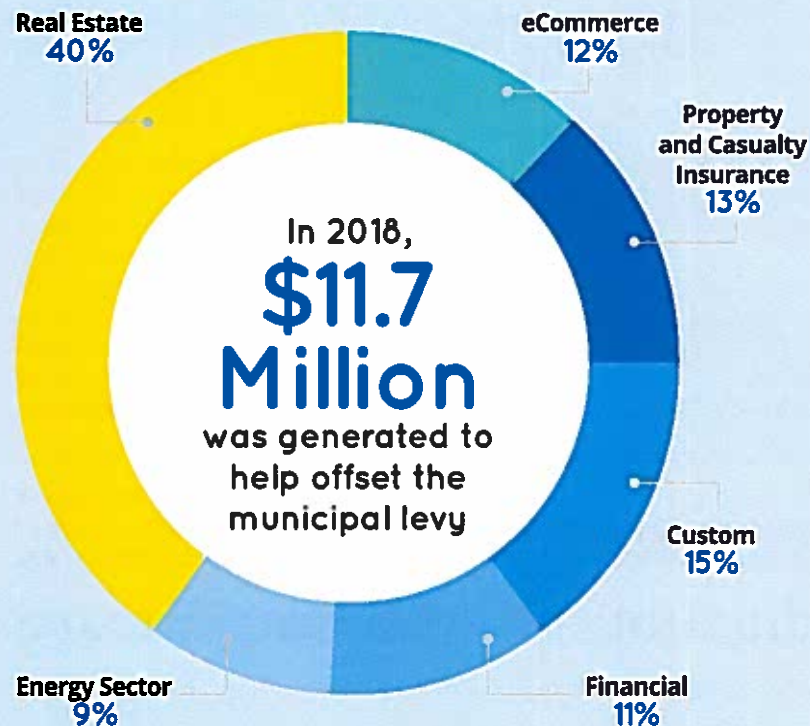
Our approach helps facilitate open and ongoing discussions about specific issues of interest pertaining to property assessment in Ontario.

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

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

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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
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Cornwall ON K6H 7K7

Dryden

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Durham

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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
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Ottawa

1420 Blair Place, Suite 800
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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
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Thunder Bay

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Toronto ON M2M 4J1

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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

Apr 29, 2019
on desk.

Mulmur-Melanchthon Fire Department

Chief's Year End Report

2018



PREPARED BY:
JIM CLAYTON
FIRE CHIEF
MULMUWMELANCTHON
February 4, 2019

INFO#17
MAY 16 2019

Mulmur / Melancthon Fire Department

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Add header													
Township	Call ID	Type of Call	Dispatch Time	Response Time	Time on Scene	Back in Service	Command	Number of Firefight	Number of Apparatus on Scene	Total Loss (Fire)	MTD billable	Billed	Comment
Mulmur	MUL 18-12-24	Medical	23:11	23:14	23:17	23:45	405 Jim Clayton	10	Squad 44				We responded to a Medical Call on the 2nd Line for a drug
Mulmur	MUL 18-12-08	MVC	6:47	6:54	7:04	7:28	405 Jim Clayton	12	Pumper 41 Rescue 42 Squad 44		\$0.00		We responded to County Rd. 21 for a car rolled over
Melancthon	MEL 18-12-17	Car Fire	12:38	12:40	12:44	13:50	407 Jon Reid	6	Squad 44				We responded to a reported of a Car Fire on County Rd. 124
MutualAid	MUL 18-12-03	Mutual Aid Clearview	4:16	4:27		4:40	405 Jim Clayton	8	Pumper 41 Tanker 43				We responded to Nantawasaga for a mutual aid call but were canceled on route
Mulmur	MUL 18-11-28	Medical	11:34	11:43	11:56	12:20	405 Jim Clayton	3	Squad 44				We responded to a medical call on the Mulmur/Tos Line, upon arrival our services were not required
Mulmur	MUL 18-11-21	Smoke Alarm / CO	19:10	19:21	19:22	19:43	410 Brendon Bogers	8	Pumper 41 Squad 44				We responded to a to a CO alarm on County Rd. 21 with no
Mulmur	MUL 18-11-17	Medical	17:50	17:58	18:10	18:30	413 Matt Waterfield	9	Squad 44				We responded to a medical call on the Mulmur/Tos Line, upon arrival our services were not required
Mulmur	MUL 18-11-13	Medical	9:44	9:56	10:00	10:25	405 Jim Clayton	4	Squad 44				We responded to a medical call on the Mulmur/Tos Line, upon arrival our services were not required
Mulmur	MUL 18-11-10	MVC	13:25	13:36	13:37	14:06	405 Jim Clayton	7	Squad 44				We responded to a MVC on County Rd. 21 there were no services required
Mulmur	MUL 18-11-09	Medical	0:00	15:44	15:48	16:22	410 Brendon Bogers	6	Squad 44				We responded to a reported structure fire on the Melancthon Ten Line it was a Controlled burn
Mulmur	MUL 18-11-08	Medical	16:14	16:23	16:35	17:03	405 Jim Clayton	3	Squad 44				We responded to a medical call on the Mulmur/Tos Line, upon arrival our services were not required
Mulmur	MUL 18-11-05	Fire	15:36	15:44	15:48	16:22	410 Brendon Bogers	6	Squad 44				We responded to a reported structure fire on the Melancthon Ten Line it was a Controlled burn
Mulmur	MUL 18-11-04	Smoke Alarm / CO	6:50	7:00	7:08	7:20	410 Brendon Bogers	4	Pumper 41 Rescue 42 Squad 44				We responded to the 30th Side Rd. for a Smoke Alarm it was equipment failure
Melancthon	MEL 18-10-25	Medical	5:54	5:58	6:10	6:30	410 Brendon Bogers	3	Rescue 42				We responded to 4th Line for a female with chest pains
Mulmur	MUL 18-10-19	MVC	12:56	13:01	13:06	14:20	410 Brendon Bogers	4	Squad 44		\$1,330.00	PIF	We responded to Airport Rd. for a motorcycle and car. 1 patient
Melancthon	MEL 18-10-19	Wires Down	22:23	22:30	22:46	23:16	405 Jim Clayton	10	Rescue 42 Squad 44				We responded to 4th line for a wires down
Melancthon	MEL 18-10-18	Medical	12:48	12:53	12:59	13:25	405 Jim Clayton	7	Squad 44				We responded to Melancthon Ten Line for a male with shortness of breath
Mulmur	MUL 18-10-11	Medical	11:58	12:05	12:09	12:40	407 Jon Reid	4	Squad 44				We responded to a medical call for a male whose foot was entrapped in a lawn equipment
Melancthon	MEL 18-10-12	MVC	19:21	19:28	19:31	20:20	413 Matt Waterfield	11	Rescue 42 Squad 44		\$0.00		We responded to City Rd. 124 for a 2 vehicle head on with 2 patients
Mulmur	MUL 18-10-01	Alarm	17:45	17:25	17:30	17:38	405 Jim Clayton	6	Squad 44				We responded to an alarm call on the City Rd. 21 and reset the alarm
Mulmur	MUL 18-09-29	Alarm	2:00	2:03	2:15	2:30	405 Jim Clayton	4	Squad 44				We responded to an alarm call on the 2nd line alarm taken off line for
Mulmur	MUL 18-09-29	Alarm	0:45	0:48	1:17	1:30	405 Jim Clayton	6	Squad 44				We responded to an alarm call on the 2nd line and reset the alarm
Mulmur	MUL 18-09-28	Alarm	18:40	18:45	18:55	19:13	405 Jim Clayton	7	Squad 44 Tanker 43				We responded to an alarm call on the 2nd line and reset the alarm
Melancthon	MEL 18-09-03	Car Fire	15:25	15:26	15:34	16:09	405 Jim Clayton	9	Tanker 43 Squad 44				We responded to 15th Side Rd. for a lawn tractor on fire

Mulmur	MUL 18-05-02	Medical	4:23	4:27	4:35	5:01	420 Jeff Merkle	4	Rescue 42				We responded to Honeywood for a female with chest pains
Mulmur	MUL 18-08-24	MVC	10:08	10:10	10:15	10:40	413 Matt Waterfield	4	Squad 44	\$0.00	Belknap		We responded to River Rd. for a MVC with personal injuries
Mulmur	MUL 18-08-19	MVC	13:50	13:56	14:00	14:25	405 Jim Clayton	5	Rescue 43 Squad 44				We responded to Airport Rd. for a MVC upon arrival our services were not required
Mulmur	MUL 18-08-18	Call Cancelled	12:52	12:53									We were called to respond to a MVC but call was cancelled
Mulmur	MUL 18-08-11	Medical	23:15	23:18	23:22	23:45	405 Jim Clayton	5	Squad 44				We responded to the Unicamp for a female having difficulty
Melancthon	MEL 18-08-10	Medical	11:12	11:20	11:33	11:57	413 Matt Waterfield	3	Squad 44				We responded to 4th Line for a for a patient having difficulty
Melancthon	MEL 18-08-04	Fire Grass / Bush	19:19	19:28	19:36	20:10	413 Matt Waterfield	5	Tanker 43 Squad 44				We responded to 4th Line for a grass fire - baling equipment had started the fire
Mulmur	MUL 18-08-04	Medical	17:00	17:02	17:10	17:51	407 Jon Reid	1	Car 2				We responded to a Medical call for an ATV driver with a severe
Mulmur	MUL 18-07-29	Medical	18:17	18:25	18:34	18:49	405 Jim Clayton	9	Squad 44				We responded to 4th Line East for a female having chest pains
Mulmur	MUL 18-07-28	Medical	13:45	13:48	14:00	14:20	405 Jim Clayton	3	Squad 44				We responded to Airport Rd. for a medical but our services were not required
Melancthon	MEL 18-07-28	MVC	22:20	22:22	22:28	0:00	405 Jim Clayton	7	Rescue 43 Squad 44	\$1,995.00	PF		We responded to County Rd. 21 and 124 for a MVC
Mulmur	MUL 18-07-24	Misc. Fire Call	16:41	16:51	16:52	18:13	413 Matt Waterfield	9	Squad 44				We responded to County Rd 21 for wire down
Mulmur	MUL 18-07-23	Medical	12:03	12:13	12:23	12:56	405 Jim Clayton	7	Squad 44				We responded to Center Rd. for elderly man having heart issues
Mulmur	MUL 18-07-20	Medical	13:43	13:45	13:50	14:45	405 Jim Clayton	4	Squad 44				We responded to Center Rd. for elderly man having heart issues
Mutual Aid	MEL 18-07-16	Mutual Aid Shelburne	21:09	21:09	21:15	4:20	405 Jim Clayton	15	Squad 44 Rescue 42 Tanker 43				We responded to a mutual aid call with Shelburne for a house fire
Mulmur	MUL 18-07-14	Medical	18:28	18:28	18:38	18:53	405 Jim Clayton	7	Squad 44				We responded to County Rd. 21 for a male having a heart attack
Mulmur	MUL 18-07-13	Medical	8:34	8:36	8:43	9:15	405 Jim Clayton	3	Squad 44				We responded to Center Rd for a possible heart attack
Mulmur	MUL 18-07-12	MVC	15:10	15:12	15:25	15:45	407 Jon Reid	1	Car 42				We responded to River Rd. for a 4X4 that were off the road
Mulmur	MUL 18-07-11	Alarm	19:59	20:09	20:21	20:57	420 Jeff Merkle	7	Squad 44				We responded to River Rd. for Alarm call
Melancthon	MEL 18-07-03	Medical	14:26	14:38	14:46	14:52	414 Scott Dawson	4	Squad 44				We responded to 15th Side Rd. for a male having seizures
Melancthon	MEL 18-06-27	Medical	18:41	18:40	18:48	19:12			Squad 44				We responded to River Rd. for a MVC
Mulmur	MUL 18-06-23	Medical	19:52	20:02	20:14	20:39	413 Matt Waterfield	8	Squad 44				We responded to 7th Line for a female L.O.C. Child Birth
Mulmur	MUL 18-06-17	Medical	17:04	17:14	17:25	17:28	413 Matt Waterfield	7	Squad 44				We responded to Airport Rd. for male having difficulty breathing
Mulmur	MUL 18-06-13	Misc. Fire Call	18:41	18:40	18:48	19:12	405 Jim Clayton	13	Squad 44				We responded to River Rd. for a MVC
Melancthon	MEL 18-06-03	MVC	7:35	7:45	7:50	10:00	407 Jon Reid	8	Rescue 42 Squad 44	\$3,990.00	PF		We responded to County Road 124 for an MVC
Mulmur	MUL 18-05-20	MVC	18:41	18:40	18:48	19:12	407 Jon Reid	7	Squad 44	\$665.00	PF		We responded to River Rd. for a MVC
Mulmur	MUL 18-05-13	Fire Grass / Bush	11:17	11:22	11:34	12:05	405 Jim Clayton	14	Pumper 41 Rescue 42 Tanker 43 Squad 44				We responded to the 4th Line for a grass fire -- Mulmur has billed
Mulmur	MUL 18-05-13	Medical	17:32	17:34	17:36	18:00	420 Jeff Merkle	7	Squad 44				We responded to the 15th Side Rd. for a female with a broken leg
Mulmur	MUL 18-05-11	Alarm	1:40	1:48	1:55	2:40	420 Jeff Merkle	5	Squad 44				We responded to the 2nd Line for an alarm call - this was a

Mulmur	MUL 18-05-09	Medical	19:17	19:20	19:35	19:51	405 Jim Clayton	7	Rescue				We responded to Hope Acres for a medical assist with Ambulance
Melancthon	MEL 18-05-08	Fire Grass / Bush	14:15	14:18	14:18	15:29	405 Jim Clayton	10	Pumper 41 Rescue 42 Tanker 43 Squad 44		\$0		We responded to the 3rd Line for a grass fire started by a cigarette - no fire
Melancthon	MEL 18-05-04	MVC	16:31	16:41	16:45	18:39	405 Jim Clayton	8	Pumper 41 Squad 44		\$3,780	PF	We responded to Cnty 124 for a transport trailer on its side
Mulmur	MUL 18-04-25	Medical	11:28	11:31	11:49	12:36	420 Jeff Merkley	3	Rescue 42				We responded to the 5th Line to assist Ambulance for a male that fell out of a tree
Mulmur	MUL 18-04-21	Mutual Aid Rosemont	18:38	18:46	19:01	20:18	413 Matt Waterfield	10	Rescue 42 Tanker 43 Squad 44				Mutual Aid for Rosemont for a structure fire on Airport Rd.
Mulmur	MUL 18-04-21	Medical	16:46	16:54	17:04	17:40	413 Matt Waterfield	7	Squad 44				We responded to Hope Acres for a medical assist with Ambulance
Melancthon	MEL 18-04-15	Medical	9:31	9:38	9:51	10:07	420 Jeff Merkley	3	Squad 44				We responded to the 4th Line for a male having difficulty breathing
Mulmur	MUL 18-04-14	Medical	3:45	3:55	4:06	4:45	407 Jon Reid	7	Rescue 42				We responded to the 4th Line for a male having difficulty breathing
Mulmur	MUL 18-04-11	Medical	19:52	19:53	20:05	20:52	405 Jim Clayton	9	Squad 44				We responded to the 4th Line East for a female unresponsive
	MUL 18-04-10	Medical	12:45				405 Jim Clayton	2					Call was cancelled before leaving the hall
Mulmur	MUL 18-04-02	Medical	9:13	9:22	9:28	9:56	405 Jim Clayton	5	Pumper 41				We responded to the 2nd Line for a female having chest pains
Melancthon	MEL 18-04-01	Misc. Fire Call	4:48	4:51	4:59	6:57	407 Jon Reid	8	Pumper 41 Rescue 42				We responded to 15 Side Rd. for vines down
Mulmur	MUL 18-03-31	Medical	10:20	10:21	10:30	10:52	405 Jim Clayton	8	Pumper 41				We responded to Hope Acres for a medical assist with Ambulance
Mulmur	MUL 18-03-26	Mutual Aid Shelburne	13:54	14:10	14:25	16:47	405 Jim Clayton	5	Rescue 42 Tanker 43				We responded to Mono for a Mutual Aid Grass Fire with
Mulmur	MUL 18-03-25	Fire Grass / Bush	14:05	14:23	14:31	15:04	405 Jim Clayton	13	Pumper 41 Rescue 42 Tanker 43				We responded to Cnty. Rd. 21 for a Grass Fire
Mulmur	MUL 18-03-22	Medical	15:29	15:40	15:52	16:10	405 Jim Clayton	4	Pumper 41				We responded to Hope Acres for a medical assist with Ambulance
Mulmur	MUL 18-03-19	Medical	19:54	19:55	20:07	20:57	413 Matt Waterfield	4	Rescue 42				We responded to Airport Rd. for a Male having shortness of breath
Mulmur	MUL 18-03-04	Medical	10:10	10:15	10:20	10:40	410 Brendon Rogers	8	Rescue 42				We responded to the Honeywood Arena for possible heart attack
Mulmur	MUL 18-02-28	Medical	10:57	11:01	11:12	11:45	405 Jim Clayton	3	Squad 44				We responded to River Rd. a possible heart attack
Mulmur	MUL 18-02-27	Medical	13:44	13:44	14:10	14:20	407 Jon Reid	4	Squad 44				We responded to 2nd Line W. Female Shortness of Breath
Melancthon	MEL 18-02-05	MVC	16:21	16:29	16:38	17:20	413 Matt Waterfield	9	Rescue 42 Squad 44		\$1,236	PF	We responded to Cnty. Rd. 124 for a MVC
Mulmur	MEL 18-02-17	Mutual Aid Dundalk	22:20	22:29	22:40	1:00	413 Matt Waterfield	11	Pumper 41 Rescue 42 Tanker 43				We responded to a Mutual Aid Call with Dundalk Fire for a Garage Fire
Mulmur	MEL 18-02-11	Mutual Aid Shelburne	0:51	0:59	1:20	11:00	413 Matt Waterfield	13	Pumper 41 Rescue 42 Tanker 43				We responded to a Mutual Aid Call with Shelburne Fire in Hornings Mills
Mulmur	MUL 18-02-10	Medical	19:19	19:32	19:55	20:25	406 Kary St. Clair	7	Squad 44				We responded to Hope Acres for a medical assist with Ambulance
Mulmur	MUL 18-02-09	Alarm	17:52	18:00	18:08	18:29	410 Brendon Rogers	5	Squad 44				We responded to the 2nd Line E for an Alarm Call
Mulmur	MUL 18-02-08	Alarm	18:02	18:19	18:32	19:51	410 Brendon Rogers	7	Squad 44				We responded to the 20th Side Rd. for an Alarm Call
Mulmur	MUL 18-02-03	Medical	9:54	10:06	10:10	10:40	410 Brendon Rogers	6	Squad 44				We responded to 2nd Line W. Female Shortness of Breath
Mulmur	MEL 18/01/29	Mutual Aid Shelburne	11:25	11:33	11:44	12:35	405 Jim Clayton	6	Pumper 41 Tanker 43				We responded to HWY 10 & Cnty Rd. 17 a Mutual Aid Call with Shelburne Fire

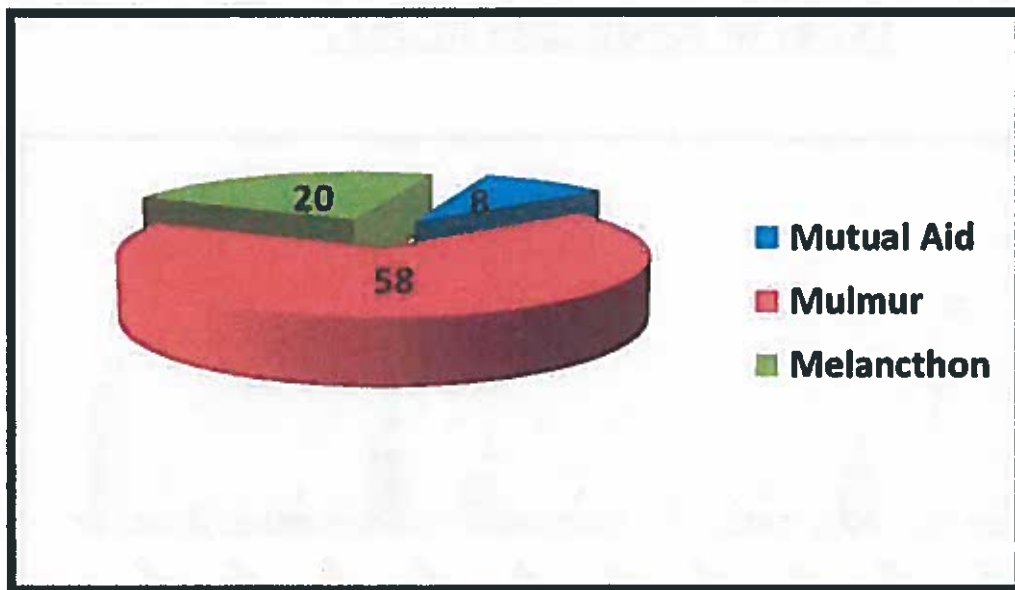
Mutual Aid	MEL 18-01-24	Mutual Aid Shelburne	14:53	14:59	15:15	16:46	410 Brendon Bogers	3	Tanker 43				We responded to a Mutual Aid Call with Shelburne Fire NIS
Mulmur	MUL 18-01-24	Smoke Alarm / CO	11:12	11:20	11:35	11:52	409 Sadie Holmes	3	Squad 44				We received a call to respond to 4th Line for a CO call with no
Melancthon	MEL 18-01-18	Smoke Alarm / CO	1:21	1:32	1:42	2:36	410 Brendon Bogers	5	Squad 44				We received a call to respond to Multi-Townline for a CO call with no symptoms
Mulmur	MUL 18-01-16	Medical VSA	23:03	23:10	23:24	23:54	409	4	Rescue 42 Squad 44				We responded to the 20 Side Rd. for a Male having a heart attack
Melancthon	MEL 18-01-15	Medical	21:12	21:24	21:35	21:51	407 Jon Reid	10	Squad 44				We responded to an assist Ambulance on the 4th Line
Melancthon	MEL 18-01-09	Car Fire	8:06	8:12	8:27	8:37	413 Matt Waterfield	7	Pumper 41 Tanker 43				We responded to a possible vehicle fire but when we arrived it was a control burn NIS
Total Calls		55										\$12,336.00	
Melancthon		20											
Mulmur		58											
Mutual Aid		8											

Fire Loss Per Township 2018

Fire Loss in Mulmur Township \$0.00

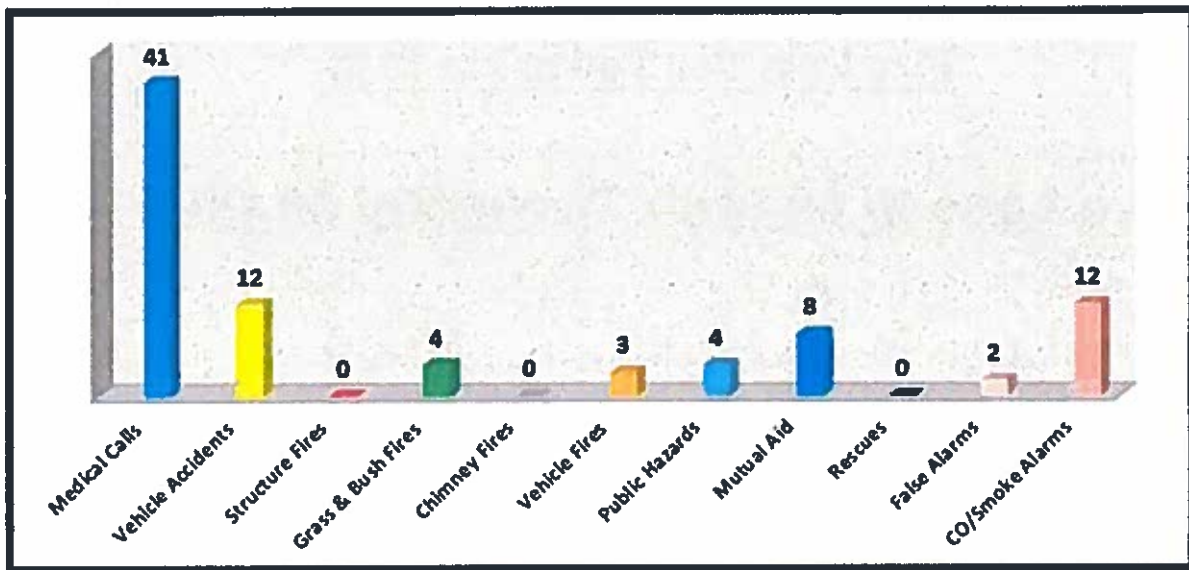
Fire Loss in Melancthon \$0.00

Response Locations for 2018

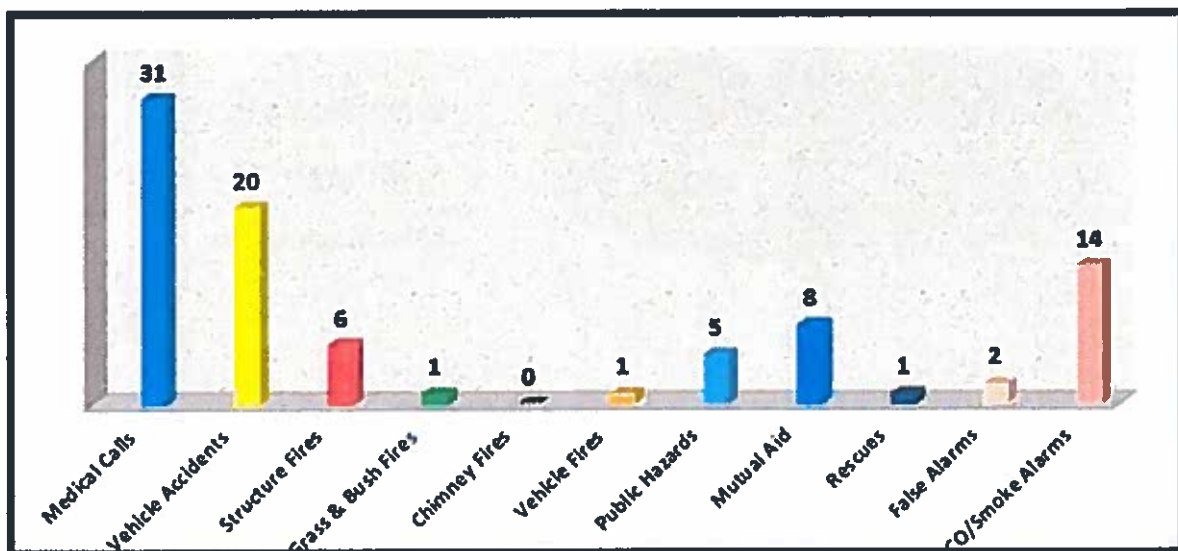


Total Calls 86

Types of Responses in 2018

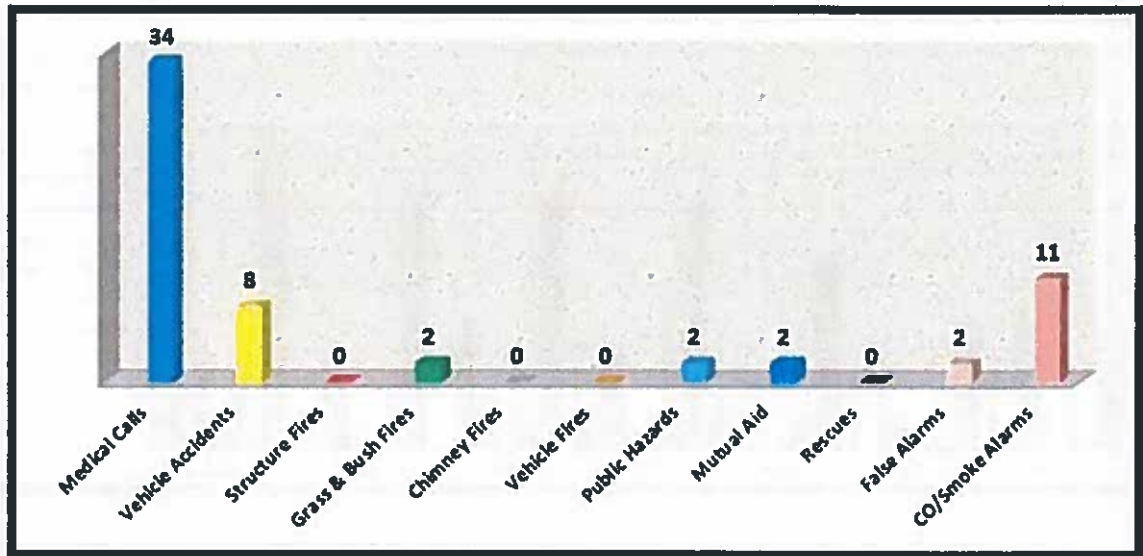


Types of Responses in 2017

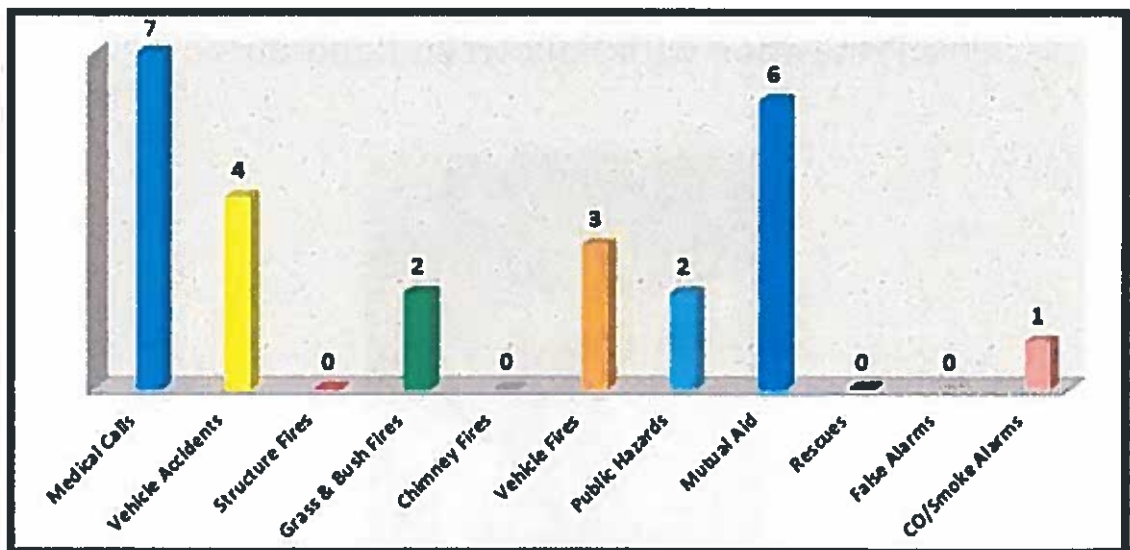


Types of Responses in 2018 by Township

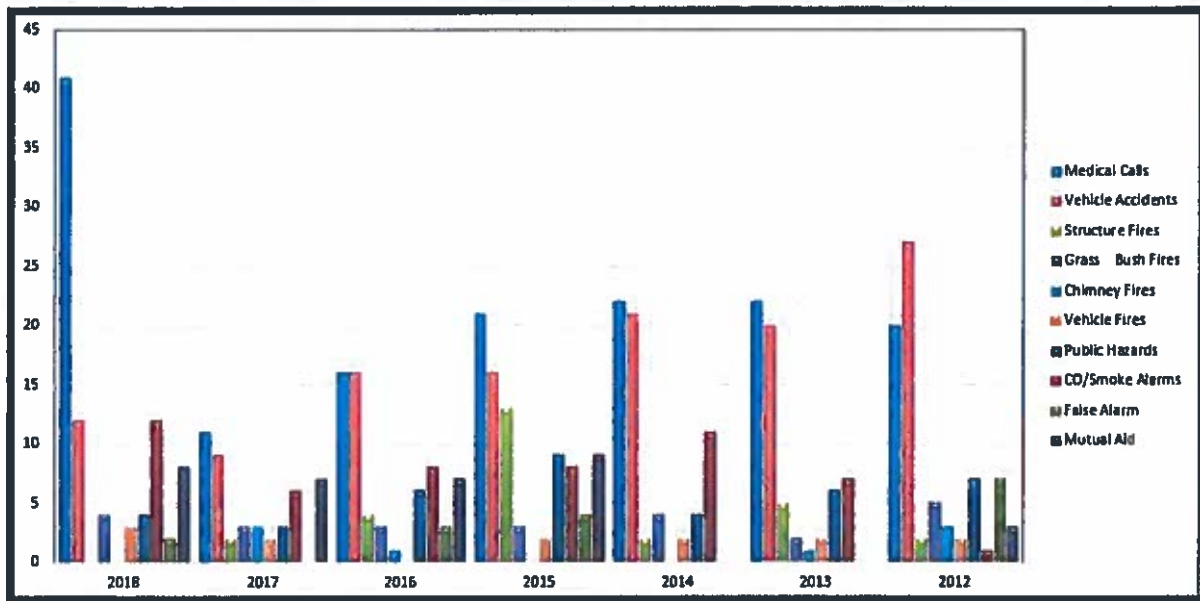
Mulmur Types of Calls



Melancthon Types of Calls



Call Comparison to Past Years



Fire Prevention with Halloween Hand-outs



Mulmur/Melancthon Fire Department Fire Inspections 2018

TYPES OF INSPECTIONS PERFORMED	NUMBER OF INSPECTIONS PERFORMED FOR THAT TYPE
Complaint Inspections	0
Request Inspections	0
Licensing Inspections	0
Routine / Regular Inspections	4
Information Inspections	1
New Construction Inspections	0
Re-inspections For Compliance	0
In Service Inspections (Suppression)	0
TOTAL NUMBER OF INSPECTIONS PERFORMED = 5	
TYPES OF OTHER ACTIVITIES PERFORMED	NUMBER OF TIMES ACTIVITY PERFORMED
Plan Review (New Construction)	0
Review of Annual Fire Protection System Inspection Reports (From Outside Agencies)	0
File Search Requests	0
Training Courses / Examinations / Symposiums Attended by Fire Prevention	0
Joint Health and Safety Committee Meetings and Inspections Attended by Fire Prevention	5
Smoke Alarm Program Enacted	2
Tapp C Program Enacted	0
Smoke Alarm Tickets Issued	0
Court Prosecutions for Fire Code Violations	0
TOTAL NUMBER OF TIMES THESE ACTIVITIES PERFORMED = 6	



Mulmur — Melancthon Fire Department Man-Hours

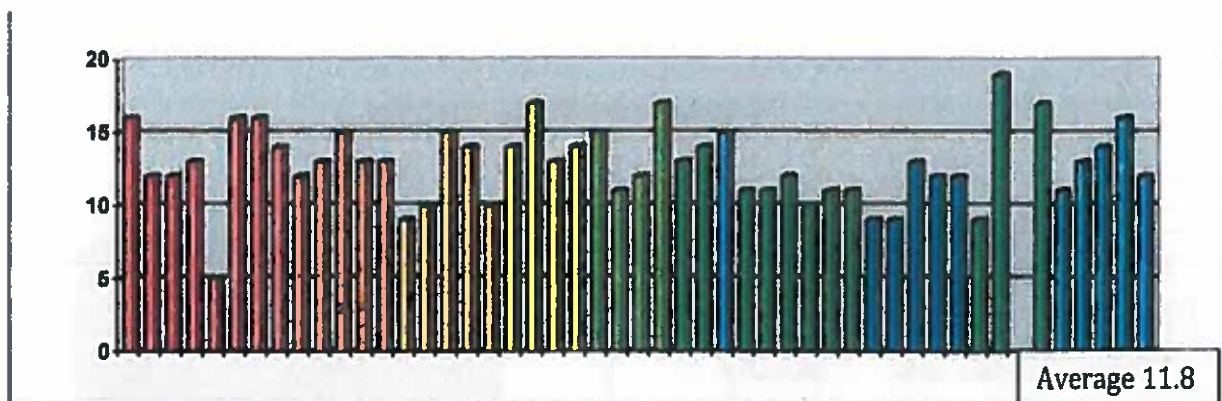
Man-Hours 2018



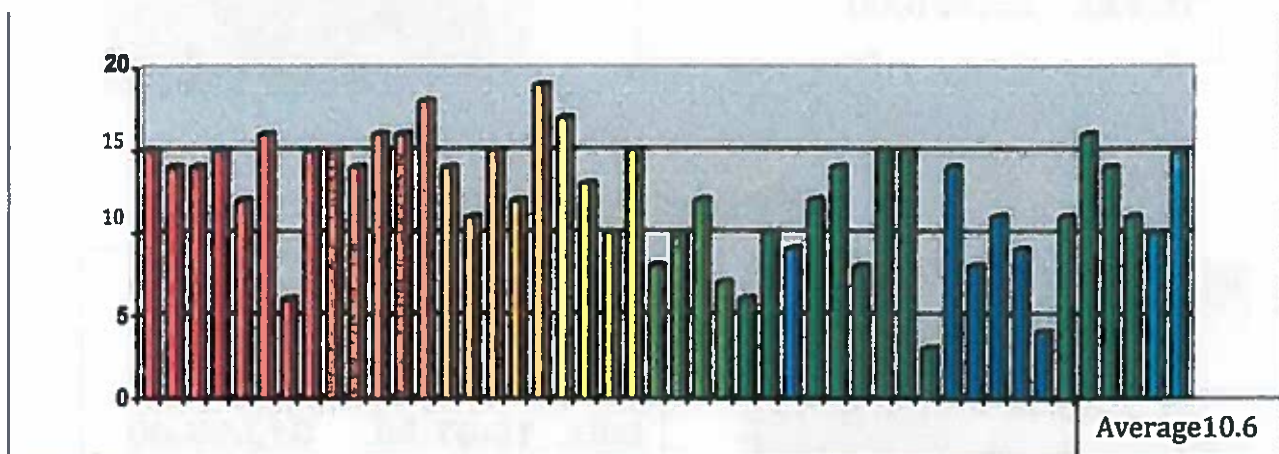
Man-Hours 2017



Weekly Practice Attendance 2018



Weekly Practice Attendance 2017



Live Fire Training House
on River Rd.



MTO Revenue 2018

Mulmur Township

MUL 18-05-20	\$665.00
MUL 18-06-03	\$3,990.00
MUL 18-08-24	\$0.00
MUL 18-10-19	\$1,330.00
MUL 18-11-10	\$0.00
MUL 18-12-08	\$0.00
TOTAL	\$5,985.00



Melanchthon Township



MEL 18-02-05	\$1,236.00
MEL 18-05-04	\$3,780.00
MEL 18-05-06	\$0.00
MEL 18-07-28	\$1,995.00
MEL 18-10-12	\$0.00
TOTAL	\$7,011.00

2018 MTO Revenue Total \$12,996.00

Mulmur Melancthon Fire Department Achievements for 2018

With NFPA Standards moving more into our yearly training we have been spending most of our training time upgrading our training standards to meet or exceed these levels. With assigned Captions to each apparatus the crews have been able to organize and maintain more control of the equipment and maintenance of these trucks. In 2018, we had 2 Firefighters hit milestone with their career. Captain Dana Prentice celebrated 42 Years with the department and Fire Chief Jim Clayton celebrated 30 Years. They received commendations from the Townships.

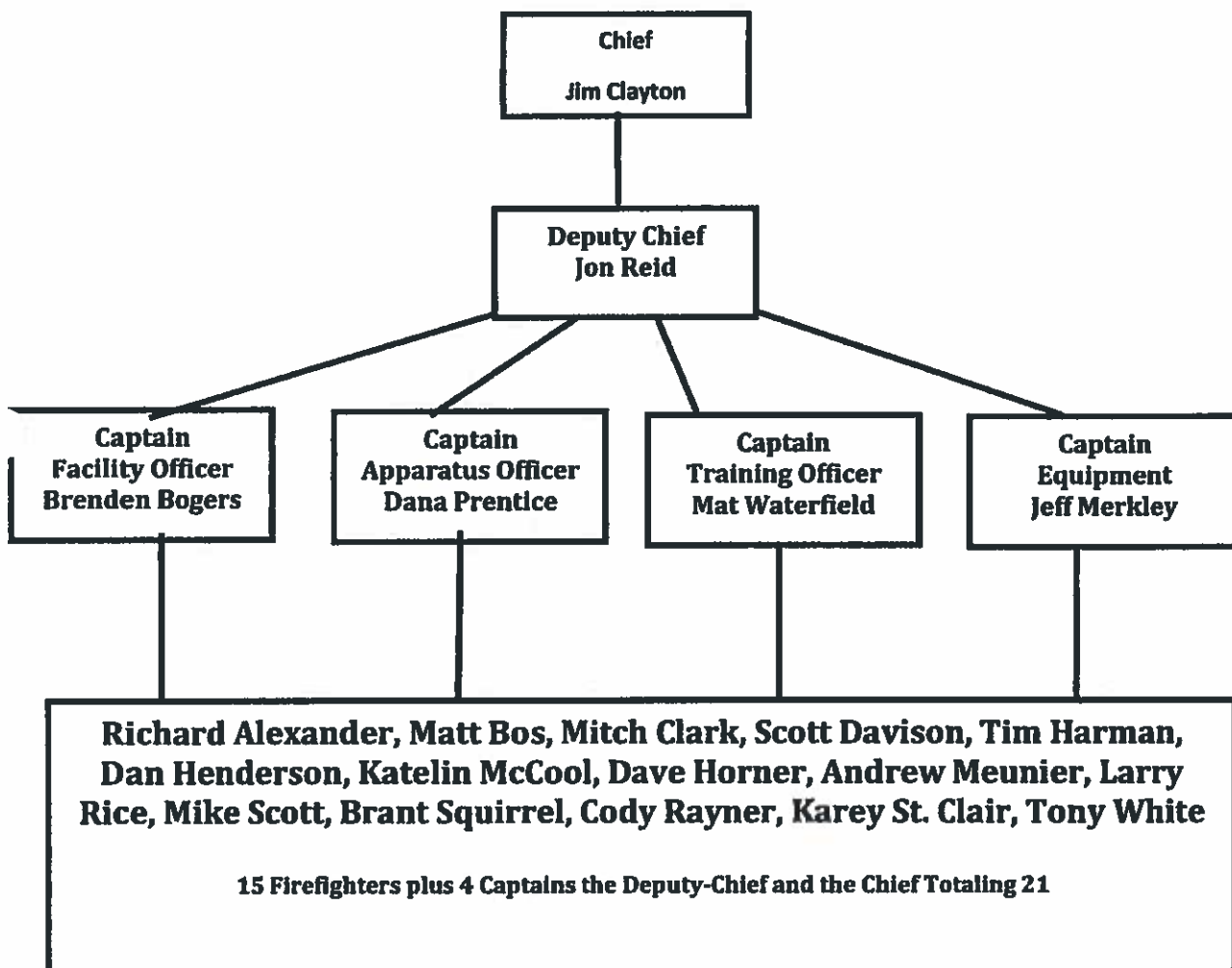


Honeywood Firefighters Association Achievements in 2018

The Association is always looking for new ways to raise money to support the Fire Department, as well as the community. We supported the Shelburne Fire Departments Christmas Wish, as well as the Horning Mills Easter Egg Hunt. We would like to thank Holmes Agro for the Spring Firefighters Lawn Fertilizer Sale. With this donation we were able to purchase equipment and supplies to support our Haz Mat program. We also held a Breakfast with Santa Clause to help boost our Christmas Tree sales.



Mulmur/Melancthon Fire Department Organization Chart for 2018



Denise Holmes

From: Denise Holmes <dholmes@melancthontownship.ca>
Sent: Thursday, May 9, 2019 4:23 PM
To: 'Denise Holmes'
Subject: FW: More Homes, More Choice: Ontario's Housing Supply Action Plan

From: Minister Steve Clark [mailto:mah@ontario.ca]
Sent: Thursday, May 2, 2019 4:13 PM
To: dholmes@melancthontownship.ca
Subject: More Homes, More Choice: Ontario's Housing Supply Action Plan

La version française suit.

Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel : 416 585-7000
Fax: 416 585-6470

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél : 416 585-7000
Téléc : 416 585-6470



19-002863

Dear Head of Council:

Ontario's Government for the People is committed to building more housing and bringing down costs for the people of Ontario. To help fulfill this commitment, we have developed a broad-based action plan to address the barriers getting in the way of new ownership and rental housing.

More Homes, More Choice (the action plan) outlines our government's plan to tackle Ontario's housing crisis, while encouraging our partners to do their part. We are taking steps to make it faster and easier for municipalities, non-profits and private firms to build the right types of housing in the right places, to meet the needs of people in every part of Ontario.

As part of the action plan, we are proposing changes that would streamline the complex development approvals process to remove unnecessary duplication and barriers, while making costs and timelines more predictable. We are also proposing changes that would make it easier to build certain types of priority housing such as second units.

On May 2, 2019, the government introduced Bill 108 (the bill), the proposed More Homes, More Choice Act, 2019, in the Ontario Legislature. While the bill contains initiatives from various ministries, I would like to share some details regarding initiatives led by the Ministry of Municipal

Planning Act

Schedule 12 of the bill proposes changes to the Planning Act that would help make the planning system more efficient and effective, increase housing supply in Ontario, and streamline planning approvals.

If passed, the proposed changes would:

- Streamline development approvals processes and facilitate faster decisions,
- Increase the certainty and predictability of the planning system,
- Support a range and mix of housing options, and boost housing supply,
- Make charges for community benefits more predictable, and
- Make other complementary amendments to implement the proposed reforms, including how the proposed changes would affect planning matters that are in-process.

Amendments to the Planning Act are also proposed to address concerns about the land use planning appeal system. Proposed changes would broaden the Local Planning Appeal Tribunal's jurisdiction over major land use planning matters (e.g., official plan amendments and zoning by-law amendments) and give the Tribunal the authority to make a final determination on appeals of these matters. The Ministry of the Attorney General is also proposing changes to the Local Planning Appeal Tribunal Act, 2017 to complement these changes (see Schedule 9 of the bill).

Development Charges Act

Schedule 3 of the bill proposes changes to the Development Charges Act that would make housing more attainable by reducing costs to build certain types of housing and would increase the certainty of costs to improve the likelihood of developers proceeding with cost sensitive projects, such as rental housing.

If passed, the proposed changes would:

- Make it easier for municipalities to recover costs for waste diversion,
- Increase the certainty of development costs in specific circumstances and for certain types of developments,
- Make housing more attainable by reducing costs to build certain types of homes, and
- Make other complementary amendments to implement the proposed reforms.

Further consultation on the Planning Act and Development Charges Act

We are interested in receiving any comments you may have on the proposed changes to the Planning Act and the Development Charges Act. Comments on these proposed measures can be made through the [Environmental Registry of Ontario](#) as follows:

- Planning Act: posting number 019-0016
- Development Charges Act: posting number 019-0017

The Environmental Registry postings provide additional details regarding the proposed changes.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

As an important part of **More Homes, More Choice**, I am also pleased to provide you with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, which addresses the needs of the region's growing population, its diversity, its people and its local priorities. A Place to Grow will come into effect on May 16, 2019.

As you know we recently consulted on proposed policy changes to make it faster and easier for municipalities in the region to plan for growth, increase housing supply, attract investment, and create and protect jobs. I would like to thank those who participated in the consultation process, and who contributed through their feedback to the development of the Plan.

It is anticipated that A Place to Grow will:

- Provide more flexibility for municipalities to respond to local needs,
- Increase housing supply at a faster rate,
- Attract new investments and jobs,
- Make the most of transit investments, and
- Protect important environmental and agricultural assets.

A Place to Grow reflects our trust in the ability of local governments to make decisions about how their communities grow, while the province maintains protections for the Greenbelt, agriculture, and natural heritage systems. One size doesn't fit all. We're supporting municipalities so they can respond to local needs and regional priorities.

In addition to sharing the new Plan with you today, I am also informing you that we are asking for further feedback on the transition regulation. Specifically, we are seeking feedback on specific planning matters that were submitted as part of the recent consultations and for which we would provide transitional rules. These matters were deemed to be far along in their process and as such are being considered for transition so as to not unduly disrupt ongoing planning matters that may be impacted by the policies in A Place to Grow. Changes to the transition regulation can be found on Ontario's Environmental Registry and Regulatory Registry for the next 30 days.

Provincially Significant Employment Zones (PSEZs)

The economy in the Greater Golden Horseshoe is not only a critical factor provincially but also across Canada in achieving economic success and viability. As such, ensuring that lands are available to support the creation of jobs and the attraction of investments is paramount to providing homes that people can afford near stable and reliable employment.

To achieve this, we have formally identified the 29 provincially significant employment zones that we consulted on for the purposes of providing enhanced protections to existing employment areas. While no zones were removed or added to the 29 provincially significant employment zones at this time, they have been revised to address any factual errors in the mapping based on municipal official plans already in effect. These zones can be viewed on our web portal.

With the technical adjustments made, we will now begin the process of reviewing Requests for Reconsideration. Through this process, my ministry will consider requests to reconsider lands within and outside of existing zones as well as requests to add new zones. We will assess requests based on a number of factors that include, but are not limited to, the local planning context, municipal support and provincial interest.

If you have questions about the zones, the Requests for Reconsideration process, or accessing mapping files you may contact ministry staff at growthplanning@ontario.ca.

Finally, we heard loud and clear throughout the recent consultation period that there was a desire for further discussions on the longer term vision for the provincially significant employment zones that would look at opportunities to support current and emerging industries. Notably, many expressed interest in utilizing zones to leverage economic development investments, programs and strategies both inside and outside of the Greater Golden Horseshoe.

Working with our partner ministries, we will be embarking on further public engagement in the coming months to explore the longer-term vision for provincially significant employment zones, along with potential opportunities to maximize the use of the zones as tools in investments, infrastructure planning and economic activity. Through these targeted engagement discussions, we will look to clearly articulate a framework for provincially significant employment zones that will position Ontario for more homes and better jobs.

If you have any questions and/or need further information on the upcoming engagement, or on any of the growth related matters, please feel free to contact Cordelia Clarke Julien, Assistant Deputy Minister, Ontario Growth Secretariat at cordelia.clarkejulien@ontario.ca or at (416) 325-5803.

Taken together, the actions outlined in **More Homes, More Choice** - including the proposed changes detailed above - will make it easier to build the right types of housing in the right places, make housing more affordable and help taxpayers keep more of their hard-earned dollars. Building more housing will make the province more attractive for employers and investors, proving that Ontario is truly Open for Business.

This action plan is complemented by our recently announced **Community Housing Renewal Strategy**, which will help sustain, repair and grow our community housing system. Together these two plans will ensure that all Ontarians can find a home that meets their needs.

At the same time, **More Homes, More Choice** underscores our commitment to maintain Ontario's vibrant agricultural sector and employment lands, protect sensitive areas like the Greenbelt, and preserve cultural heritage. Our plan will ensure that every community can build in response to local interests and demand while accommodating diverse needs.

Our government recognizes the key role that municipalities will play in implementing the action plan, and we know that you share our desire to bring more housing to the people of Ontario. I look forward to working with you as we implement **More Homes, More Choice**.

Sincerely,



Steve Clark
Minister

c:
Head of Planning
Chief Administrative Officer
Clerk

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Excess soil regulatory proposal and amendments to Record of Site Condition (Brownfields) Regulation

ERO (Environmental Registry of Ontario) number	013-5000
Notice type	Regulation
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal Updated
Proposal posted	May 1, 2019
Comment period	May 1, 2019 - May 31, 2019 (30 days) Open

We have updated the notice with a link to the proposed Bill.

May 3, 2019

This consultation closes at 11:59 p.m. on:

May 31, 2019

Proposal summary

We are proposing regulatory changes to the management of excess construction soil and brownfields redevelopment.

Proposal details

Description of the regulation

Ontario is proposing to introduce changes that will make it safer and easier for more excess soil to be reused locally.

We are proposing to clarify rules associated with managing and transporting excess soil, limit the amount of healthy soil being sent to landfill and lower greenhouse gas emissions from the sector, while continuing to ensure strong environmental protection.

The proposed excess soil regulation would clarify the requirements for the reuse of excess soil, providing clear, risk-based options for safe reuse. This will reduce cost and liability associated with the management of excess soil and divert more soil from landfill.

This will be achieved through a new excess soil regulation and consequential amendments to *O. Reg. (Ontario Regulation) 153/04 (Record of Site Condition Regulation)* and Regulation 347 (General - Waste Management) under the *Environmental Protection Act (EPA)*.

We are also introducing changes *O. Reg. (Ontario Regulation) 153/04* under the *EPA (Environmental Protection Act)* to clarify rules and remove unnecessary barriers to redevelopment and revitalization of historically contaminated lands.

The proposed amendments would address practical challenges and reduce barriers to redevelopment and revitalization of historically contaminated lands, putting vacant, prime land back to good use, while protecting human health and the environment.

Purpose of the regulations

Excess soil

We are delivering on our Made-in-Ontario Environment Plan commitment to protect our land by taking steps to properly manage local soil and brownfields, ensuring valuable resources don't go to waste, reducing the risk of contaminants and redeveloping and revitalizing brownfields.

Excess soil reuse is also a growing concern to the development community challenged with finding acceptable reuse locations, and to municipalities who are concerned about the quality of soil being deposited in their municipalities and that local landfill capacity is being reduced by soil disposal.

- Trucking excess soils 60-100km to landfill and other location, rather than greater reuse onsite and locally, creates significant costs and greenhouse gas concerns.
- Managing excess soils represents an estimated 14% of overall construction costs, with trucking and tipping fees being a large part of that cost.
- An [industry study \(https://www.ospe.on.ca/public/documents/advocacy/2016-excess-soil-management.pdf\)](https://www.ospe.on.ca/public/documents/advocacy/2016-excess-soil-management.pdf) has reported that projects that use excess soil management best practices for local soil reuse have reported an average cost savings of nine per cent.
- Municipalities have indicated significant cost savings from reuse of excess soils locally.

The proposal would increase opportunities for the appropriate and beneficial reuse of excess soil. This would:

- recognize excess soil as a resource;
- set clear rules to increase reuse opportunities and reduce soil relocation costs;
- reduce clean excess soil going to landfill as waste;
- lower greenhouse gas emissions associated with excess soil movement; and
- protect human health and the environment.

The proposal would clarify that a project leader is responsible for managing and relocating excess soil generated by the project. Relocation of soil would be based on the level of contaminants in the soil using flexible risk-based reuse standards.

The proposal would clarify when the waste designation applies to the movement and disposal of excess soil, replacing or simplifying waste-related approvals with regulatory rules for low risk soil management activities.

The proposal would improve transparency and accountability for generators, haulers and receivers of excess soil to address concerns about illegal relocation of soil. The proposal would improve the ability to take enforcement action against polluters who inappropriately deposit soil.

To better align with the proposed excess soil regulation, we are also proposing complementary and clarification amendments to *O. Reg. (Ontario Regulation) 153/04* and to Regulation 347, both made under the EPA (Environmental Protection Act), to clarify when Environmental Compliance Approvals (ECAs) are needed.

Brownfields redevelopment

We are also proposing amendments to *O. Reg. (Ontario Regulation) 153/04*. The proposed amendments would address practical challenges and remove unnecessary barriers to redevelopment and revitalization of contaminated lands. They aim to put prime land back to good use.

Amendments would remove requirements that are not needed to support good environmental outcomes related to the redevelopment of brownfield properties. These amendments reduce delays, provide more certainty, and increase the economic viability of brownfields projects. They would also encourage more redevelopment of brownfields while maintaining protection of human health and the environment.

Other information

This proposal builds on substantial input from stakeholders, including industry, municipalities, consultants, professional organizations, environmental non-profit and community groups and the public. Input has been considered in the development of this regulatory proposal.

Attached, for your comment, are the following:

- Proposed regulations (legal wording)
 - A new proposed On-Site and Excess Soil Management Regulation;
 - Complementary and burden reduction amendments to *O. Reg. (Ontario Regulation) 153/04* (Record of Site Condition); and

- Amendments to *O. Reg. (Ontario Regulation) 347 (Waste)*;
- A proposed document to be adopted by reference in the On-Site and Excess Soil Management Regulation titled "Rules for On-Site and Excess Soil Management."

Excess soil

Context

Excess soil is soil that has been dug up during activities that cannot be reused on the site where it was excavated and must be moved to another site.

As urban areas intensify, opportunities to reuse soil on-site become limited. Limited reuse results in excess soil needing to be transported away from the development sites for reuse or disposal. Excess soil reuse is a growing concern to the development community challenged with finding acceptable reuse locations. An estimated 25 million cubic meters of excess soil is generated in Ontario every year. Hauling and disposal are significant construction costs for infrastructure and development. Excess soil travels long distances (65 kilometers or more in many cases) for reuse or disposal, emitting large quantities of greenhouse gases.

Improper management of excess soil can negatively affect ground or surface water quality and/or quantity, natural areas, and agricultural lands and can be associated with local issues like noise, dust and truck traffic.

Currently, excess soil is often disposed of as waste, reducing local landfill capacity. Some of that soil could be reused.

The development of a new excess soil regulation supported by amendments to existing regulations including *O. Reg. (Ontario Regulation) 347* and *O. Reg. (Ontario Regulation) 153/04* made under the *Environmental Protection Act* supports key changes to excess soil management. Changes include:

- clarifying that excess soil is not a waste if appropriately and directly reused;
- development of flexible, risk-based reuse excess soil standards and soil characterization rules to provide greater clarity of environmental protection;
- removal of waste-related approvals for low risk soil management activities;
- improving safe and appropriate reuse of excess soil by requiring testing, tracking and registration of soil movements for larger and riskier generating and receiving sites;
- flexibility for soil reuse through a Beneficial Reuse Assessment Tool to develop site specific standards;
- landfill restrictions on deposit of clean soil (unless needed for cover).

Proposed On-Site and Excess Soil Management Regulation and related amendments to *O. Reg. (Ontario Regulation) 153/04* and *O. Reg. 3 (Ontario Regulation) 47*

The proposed regulation would set rules related to the relocation and reuse of excess soil. Excess soil leaving a project area would not be designated waste provided:

1. The quality and quantity of excess soil relocated is appropriate for the intended use based on referenced rules or other instruments;
2. The excess soil is being directly transported to a reuse site for final placement;

3. The operator of the reuse site has consented in writing to the deposit of the excess soil; and
4. The excess soil is dry and remains dry until it is finally placed.

Excess soil that has been relocated to a reuse site and is determined to not meet the above conditions would be designated as waste and appropriate actions could be required to meet these or other appropriate conditions. This waste designation could be applied to the excess soil for up to five years after the completion of the undertaking in which the soil was used, after which any concerns regarding the soil would be addressed using other provisions in the Environmental Protection Act to prevent adverse effects.

The proposed regulation would clarify when waste-related Environmental Compliance Approvals (ECAs) are not required. Generally, hauling of excess soil would not require a waste ECA (Environmental Compliance Approvals), but it would be subject to certain rules, including requiring a hauling record (could be electronic or paper) for all movements of excess soil. Soil that is excavated in a project area and is subject to certain types of passive processing (e.g. passive aeration) on site would not require a waste ECA (Environmental Compliance Approvals). It is also proposed that, so long as certain requirements are met, the project leader may store soil at a temporary soil storage site and undertake low risk soil management activities (e.g. (for example) size-based sorting and passive aeration) without requiring a waste ECA (Environmental Compliance Approvals).

It is proposed that, subject to some exceptions, project leaders of certain projects generating excess soil would be required to conduct excess soil management actions before any excess soil leaves the project area. These actions would be required if the project area has never been used for an industrial use or other specified commercial uses; the primary purpose of the project is to remediate contaminated land; or the project is located inside a settlement area and involves more than 2,000m³ of excess soil leaving the project area. Some actions are not required in some other circumstances, including if less than 100m³ of excess soil is taken directly to a waste disposal site, if the excess soil must be removed for emergency purposes, if the excavation of excess soil is necessary for the maintenance of infrastructure, or if excess soil is being reused in a similar or less sensitive use.

Undertaking excess soil management actions would involve certain requirements, including in some cases characterizing the soil to determine the concentrations of contaminants in the soil. It would also include identifying appropriate receiving sites and tracking excess soil movements. Key actions would be required to be registered on a public registry. Excess soil characterization must be prepared or supervised by a qualified person and implemented by the project leader.

The proposal would also restrict the deposit of clean soil at landfill sites, unless needed for cover.

We are proposing complementary amendments to *O. Reg. (Ontario Regulation), 153/04*. These proposed amendments seek to align the requirements in *O. Reg. (Ontario Regulation), 153/04* for soil being taken to Record of Site Condition or phase two properties, with the new rules for excess soil being proposed in the On-Site and Excess Soil Management Regulation.

It is proposed that O. Reg. (Ontario Regulation), 347 be amended to clarify that excess soil is not part of the definition of "inert fill". It would also clarify operational requirements to support exemptions from ECA (Environmental Compliance Approvals) requirements for certain excess soil-related activities.

It is proposed that the regulatory proposal be phased in over time.

- Excess soil provisions related to more flexible reuse rules and waste designation and approvals would come into effect in January 2020.
- Aspects of the excess soil regulation related to sound soil management planning (e.g., (for example) sampling, tracking and registration) would come into effect no later than January 2021.
- Restrictions on landfilling would come into effect in January 2022 allowing time to ensure alternate reuse approaches are available as needed.

Rules for On-Site and Excess Soil Management

This document would be incorporated by reference into the excess soil regulation. It would contain the rules related to the following key elements:

- An assessment of past uses, sampling and analysis plan, excess soil characterization;
- Requirements for excess soil tracking systems;
- Destination assessment and identification;
- Declarations required of the project leader and qualified person; and
- Applicable soil quality standards and related reuse rules.

Beneficial Reuse Assessment Tool (BRAT)

We are proposing alternative rules and approaches to develop site specific standards at a reuse site. As with the standards contained in the Rules for On-Site and Excess Soil Management document, these alternative rules aim to promote greater reuse of excess soil and the protection of human health and the environment.

The BRAT (Beneficial Reuse Assessment Tool) has been developed by the MECP (Ministry of the Environment, Conservation and Parks) to allow a qualified person to generate site specific standards in a streamlined way using a spreadsheet model. This model is similar to the Modified Generic Risk Assessment approach utilized in O. Reg (Ontario Regulation), 153/04.

Site specific standards developed using other risk assessments (or in certain situations developed using the BRAT (Beneficial Reuse Assessment Tool)) may also be recognized through a legal instrument.

Brownfields redevelopment

Context

Brownfields are undeveloped or previously developed properties that may be contaminated. They are usually former industrial or commercial properties that may be underutilized, derelict or vacant. A Record of Site Condition summarizes the environmental condition of a property, based on the completion of environmental site assessments,

and supports brownfields redevelopment.

Under *O. Reg. (Ontario Regulation) 153/04*, a Record of Site Condition must be filed on the Ministry's public registry if there is a change in property use from an industrial, commercial or community use to a more sensitive use, such as residential, institutional, agricultural, or parkland.

Amendments to *O. Reg. (Ontario Regulation) 153/04 (Record of Site Condition)*

The Ministry is proposing amendments to *O. Reg. (Ontario Regulation) 153/04* to reduce delays, enhance clarity and provide more certainty to support development project timelines. These amendments would increase the economic viability of brownfields projects and encourage more redevelopment of brownfield properties.

The proposed amendments include reduced requirements to fully delineate contaminants (i.e. additional sampling) for properties going through the Risk Assessment process when contamination is already well understood. The amendments would also provide flexibility on meeting standards where exceedances are caused by the use of a substance for safety under conditions of snow and ice, discharges of treated drinking water, and the presence of fill that matches local background levels.

Other proposed amendments would remove the requirement for a Record of Site Condition for specific low risk redevelopment situations, including converting:

- Low-rise commercial buildings to mixed-use residential with commercial on main floor;
- Temporary roads in construction areas to residential;
- Indoor places of worship to residential; and
- Industrial or commercial to indoor agriculture in or on the same building.

O. Reg. (Ontario Regulation) 153/04 amendments would come into effect immediately upon filing, enabling some in-progress projects to benefit from the changes.

Other public consultation opportunities

MECP (Ministry of the Environment, Conservation and Parks) will meet with excess soil key stakeholder organizations to discuss the proposal and will post the proposal on the regulatory registry.

Regulatory impact statement

Excess soil

The regulatory proposal would impact those in the construction and development industry involved with the movement of excess soil, as well as reuse sites that receive excess soil, soil processing sites/soil banks and haulers who transport excess soil. The implementation of the proposal is expected to result in overall cost savings for industry members, and generate economic, social and environmental benefits for the province.

Three types of costs are anticipated from implementing the regulatory proposal for industry members: (a) administrative costs, (b) operating costs, and (c) cost savings.

Administrative costs are anticipated for industry members to better manage and track information regarding soil movements and to achieve greater transparency and public assurance that soil is managed appropriately. Administrative costs are expected to be incurred by industry members, mainly for projects that excavate 2,000 m³ or more of soil, including cost of time spent understanding the regulatory proposal, costs of record keeping, and costs of time spent on the Registry inputting required information.

Operating costs are also anticipated for certain types of projects. The proposed regulation would require key excess soil planning components to be completed, some of which require oversight by a Qualified Person (professional engineer or professional geoscientist). Compliance costs are related to requirements for past uses assessments, soil sampling and characterization, soil movement tracking, excess soil destination reports, and Qualified Person oversight.

By implementing the proposal, industry members are expected to incur cost savings. Excess soil management is a large portion of overall costs of development, including trucking and tipping fees. The anticipated cost savings for construction projects are due to a reduction in landfilling needs and transportation needs to haul excess soil to landfills or other distant sites. Avoided costs include tipping fees at soil processing or disposal (landfilling) sites, fuel savings due to the shorter distances travelled, and the savings in truck and driver costs. Overall industry members are expected to generate significant net cost savings once all costs are considered.

Economic, social and environmental benefits are also expected to be achieved if this proposal is implemented. The proposal would encourage efficiency in the construction industry through the beneficial reuse of soil resources and the reduction of waste, potentially lowering construction costs for new residential, commercial and other types of construction.

Enabling local beneficial reuse and reducing long-distance transport and disposal to landfills is expected to reduce risks and adverse impacts on affected communities near landfill sites and along hauling routes. These include environmental and health impacts from water and soil contamination, erosion, drainage impacts, dust and noise pollution, truck traffic and road damage.

Shorter transport distances are also expected to reduce greenhouse gas emissions and air pollution, which can affect agricultural productivity, human health, property values, and ecosystems.

The ministry would be pleased to receive additional information or assessments on anticipated costs and cost savings. If provided, please try to explain how your further assessments were derived.

Brownfields redevelopment

The proposed amendments to *O. Reg. (Ontario Regulation) 153/04* would positively impact property owners or businesses involved in the redevelopment of brownfield properties that are filing a Record of Site Condition on the Ministry's Environmental Site Registry. Filing a Record of Site Condition requires the oversight of a Qualified Person (professional engineer or professional geoscientist).

The proposed amendments would reduce requirements to fully delineate contaminants for properties undergoing a Risk Assessment where further sampling is unnecessary to achieve good environmental outcomes. This provides some flexibility based on an acceptable rationale provided by a Qualified Person to the ministry. It is anticipated that this will lower costs associated with unnecessary sampling and remove delays in the Record of Site Condition and redevelopment process.

The proposed amendments would also enhance exemptions to meeting standards in specific circumstances by providing Qualified Persons increased judgement on contaminants that exceed ministry standards while maintaining appropriate levels of environmental protection. It is anticipated that this will lower costs associated with unnecessary environmental site assessment work and remove delays in the Record of Site Condition and redevelopment process.

The proposed amendments will also remove Record of Site Condition requirements for specific low risk redevelopment situations. It is anticipated that removal of the Record of Site Condition requirement will provide cost savings for business and property owners and support them in moving forward with their redevelopment projects.

There will be a marginal administrative cost for Qualified Persons to become familiar with the regulatory amendments and gain clarity on how the ministry expects them to be applied. The Ministry will be providing outreach that aligns with the filing of the regulatory amendments to efficiently communicate Ministry expectations and minimize the cost to Qualified Persons. The Ministry will also be publishing updated guidance that includes further clarity on the proposed amendments.

Overall, the proposed amendments to *O. Reg. (Ontario Regulation)*. 153/04 are anticipated to provide cost savings for property owners and developers. This will encourage more brownfields redevelopment by increasing the economic viability of redevelopment projects. Removing barriers to brownfields redevelopment supports increasing the housing supply and community regeneration through creating certainty in construction planning and timelines and reducing redevelopment costs.

Please see **Bill 108, More Homes, More Choice Act, 2019** (<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ola.org%2Fen%2Flegislative-business%2Fbills%2Fparliament-42%2Fsession-1%2Fbill-108&data=02%7C01%7CPujan.Shrestha%40ontario.ca%7Cc499b7b4925740ed86b408d6cfe216d0%7Cddc1229ac2a4b97b78a0e5cacb5865c%7C0%7C0%7C636924968265932242&sdata=L7UiZILD4pbvfnxcK6CdS05xO0W7SEdgPpPfQJNazCs%3D&reserved=0>) for proposed legislation.

Supporting materials

Related files

Proposed On-Site and Excess Soil Management Regulation (<https://prod-environmental-registry.s3.amazonaws.com/2019-05/SOIL%20REG%20ENGLISH.pdf>)
pdf (Portable Document Format file) 408 KB

Proposed Rules for On-Site and Excess Soil Management (<https://prod-environmental-registry.s3.amazonaws.com/2019-05/SOIL%20RULES.pdf>)
pdf (Portable Document Format file) 1.81 MB

Proposed Amendments to O. Reg. 153/04 (Brownfields) (<https://prod-environmental-registry.s3.amazonaws.com/2019-05/RSC%20REG.pdf>)
pdf (Portable Document Format file) 130.86 KB

Proposed Amendments to Regulation 347 (Waste) (<https://prod-environmental-registry.s3.amazonaws.com/2019-05/347%20WASTE.pdf>)
pdf (Portable Document Format file) 204.91 KB

Proposed Beneficial Reuse Assessment Tool (https://prod-environmental-registry.s3.amazonaws.com/2019-05/BRAT%20ENGLISH_0.xlsx)
xlsx (Microsoft Excel Open XML Spreadsheet file) 16.66 MB

Related links

Bill 108, More Homes, More Choice Act, 2019 (<https://www.ola.org/en/legislative-business/bills/parliament-42/session-1/bill-108>)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Environmental Policy Branch

40 St. Clair Avenue West

10th floor

Toronto, ON

M4V 1M2

Canada

416-314-6383

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

Submit by mail

Sanjay Coelho

Environmental Policy Branch

40 St Clair Avenue West

Floor 10

Toronto, ON

M4V1M2

Canada

Connect with us

Contact

Sanjay Coelho

416-326-5107

sanjay.coelho@ontario.ca

Denise Holmes

From: Michelle Hargrave <mhargrave@dufferincounty.ca>
Sent: Friday, May 10, 2019 2:10 PM
To: Denise Holmes; Fred Simpson; Jane Wilson (jwilson@townofgrandvalley.ca); Jennifer Willoughby; Kerstin Vroom; Mark Early; mtownsend (mtownsend@townofgrandvalley.ca); Sue Stone; Susan Greatrix
Cc: Michelle Dunne
Subject: Dufferin County's Appointment to the NEC
Attachments: 2019-04-16 Letter to Dufferin County re Appointment of new Commissioner to the NEC.pdf

Good Afternoon,

At yesterday's regular meeting of County Council, the attached correspondence from the Niagara Escarpment Commission was presented. Council has requested the correspondence be circulated to all local municipalities for names to be put forward for consideration to be Dufferin County's representative to sit on the Niagara Escarpment Commission. A minimum of three nominees must be sent to the Lieutenant Governor for consideration.

Please submit your nominee to Michelle Hargrave (mhargrave@dufferincounty.ca) no later than June 5, 2019, including their resume or biography.

Thank you,
Michelle Hargrave

Michelle Hargrave | Administrative Support Specialist | Corporate Services
County of Dufferin | Phone: 519-941-2816 Ext. 2506 | mhargrave@dufferincounty.ca | 55 Zina Street,
Orangeville, ON L9W 1E5

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Niagara Escarpment Commission

232 Guelph St.
Georgetown, ON L7G 4B1
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Fax: 905-873-7452
www.escarpment.org

Commission de l'escarpement du Niagara

232, rue Guelph
Georgetown ON L7G 4B1
No de tel. 905-877-5191
Télécopieur 905-873-7452
www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

April 12, 2019

Sonya Pritchard, Chief Administrative Officer
County of Dufferin
55 Zina Street
Orangeville, Ontario L9W 1E5

Dear Ms. Pritchard:

I am writing to advise that the Ontario Government is requesting that the County of Dufferin put forward the names of at least three individuals whom you wish to be considered for appointment by the Lieutenant Governor in Council to the Niagara Escarpment Commission (NEC) upon expiry of the appointment of your current representative, Janet Horner, on December 1, 2019.

The submission of candidates' names, from municipalities that lie in whole or in part of the Niagara Escarpment Planning Area, is provided for under the *Niagara Escarpment Planning and Development Act*. The Act states that candidates for Commissioners from municipalities must be either elected officials or persons employed by such a municipality (upper tier or lower tier).

The Niagara Escarpment Commission plays an integral role in the protection and maintenance of the Niagara Escarpment. I am confident that the list of submitted candidates will match the high standard of previous submissions from your municipality.

Niagara Escarpment Commissioners are entitled to a \$472 per diem for each meeting day and a further half-day per diem for meeting preparation. In addition, Commissioners are entitled to travel costs, currently 40 cents per kilometre, and normal out-of-pocket expenses.

The new candidates on your list will have to be reviewed by and apply for appointment as a Commissioner through the Public Appointments Secretariat (PAS). The candidates will be required to set up an account on the PAS website <https://www.ontario.ca/page/public-appointments>. The website provides information on the process of selection and how to apply for a public appointment. The PAS can be contacted at 416-327-2640 or toll free at 1-855-825-3422 should you have any questions.

.../2

To ensure continuity of representation for your municipality on the Niagara Escarpment Commission, a response with the list of names and contact information for consideration would be appreciated by May 17, 2019. Kindly send a copy to the Minister at:

Hon. John Yakabuski
Minister of Natural Resources and Forestry
Whitney Block
6th Floor, Room 6630
99 Wellesley Street West
Toronto, ON M7A 1W3

A copy should also be sent to:

Public Appointments Secretariat
Room 2440, Whitney Block
99 Wellesley St. West
Toronto, ON M7A 1W4

The Commission would also appreciate receiving a copy of the response.

Thank you for your attention to this matter. Should there be questions, please contact Debbie Ramsay, Manager, at (905) 877-6172 or e-mail Debbie.Ramsay@ontario.ca.

The Minister's Office and/or the Public Appointments Secretariat may contact the municipality and/or the candidates once the names have been provided to them.

Best Regards,



R.F (Russ) Powers
Chair

- c. Hon. John Yakabuski, Minister, Natural Resources and Forestry (MNRF)
Bill Thornton, Deputy Minister, MNRF
Ala Boyd, Director, Natural Resources Conservation Policy Branch, MNRF
John Dungavell, Manager, Natural Resources Conservation Policy Branch,
Natural Heritage Section, MNRF
Rob Pineo, Niagara Escarpment Program Team Lead, Natural Resources
Conservation Policy Branch, Natural Heritage Section, MNRF
Public Appointments Secretariat
David Ayotte, Director, Niagara Escarpment Commission
Debbie Ramsay, Manager, Niagara Escarpment Commission

Denise Holmes

From: Raymond Pidzamecky [REDACTED]
Sent: Thursday, May 2, 2019 1:10 PM
To: dwhite@melancthontownship.ca; Denise Holmes
Cc: dbesley@melancthontownship.ca; whannon@melancthontownship.ca; mmercerc@melancthontownship.ca; dthwaites@melancthontownship.ca
Subject: Issues with septic system, swale, planned retaining wall and drainage
Attachments: Water at back of house.JPG; IMG_1030.PNG; IMG_1035_LI.jpg; IMG_1032_LI.jpg; County of Dufferin Septic System A.pdf; Inspection.pdf; Lot 15 survey.pdf; Lot 15-topo retaining wall.pdf; Letter to town from Gord Feniak.pdf

Good afternoon Mayor White / Denise Holmes and Council:

First, we want to thank Mayor White for meeting with Raymond to hear some of our concerns. Next, we would like to begin this email with a couple of questions:

1. Who was responsible for inspecting the following at 10 Ashlea Lane Melancthon L9V 3M9 in order to monitor progress, ensure compliance with all safety and government regulations, building codes and lot plan requirements: septic location and installation, grading of the swale, backyard drainage and the driveway retaining wall?
2. Who was responsible for enforcement and compliance?

Regardless, the retaining wall by our driveway did not meet the plan specifications or construction standards. The installed retaining wall also fell far short of the required length as outlined on the survey completed by VanHarten (attached). Approximately half the length. The retaining wall deficiencies were brought to the attention of Burnside several times. Ultimately, we paid to remove the sub-standard work which also presented safety concerns. Once completed correctly it cost \$13,000, the lower of 3 quotes. This was completed prior to any decisions for possible remuneration from the town. Burnside was the acting representative to the town.

Although the construction of our house was an ongoing project, no 'officials' informed us that the septic system might be in the wrong location and that the slope of the swale may have been incorrect. **It was reasonable to assume that the slope of the swale was acceptable, although questionable, since the septic system was already installed beside the swale and approved by the county (see attachments).** In addition, it should be mentioned that the occupancy certificate was issued on Dec 19/16 (see attachment).

In July 2017, we requested Glenn Clarke examine the work the developer had contracted to be done to the swale. We had requested examination because of the developer's track record and that on previous occasions we had already expressed other concerns. Upon Glenn's examination, this was the first time someone mentioned this, he stated that the septic tank location and swale slope were incorrect.

What resulted next was Glenn giving us two options:

1. Move the septic system or

2. Sign off

In fact, there was a third option (see attached letter sent to the township from Burnside on March 18/19) **that was never discussed or presented to us...** a retaining wall. This in fact was a more appropriate recommendation based on the soil composition and other factors. We have no idea why this was not presented to us or discussed.

Furthermore, the impression Glenn gave us was that if we did not sign off, we would have to pay for the moving of the Septic bed and resulting work that this would necessitate around the swale. So, under duress, we agreed to sign off on the work, still unsure of our rights and responsibilities, but not to indemnify anyone.

Shortly afterwards there was a collapse of the swale wall in one area. We have attached a picture of where that drainage historically occurs. As a result of the letter Burnside sent to the township, we pursued further investigation regarding the issues.

Let us first say that we are not an engineer or building inspector. Yet as untrained as we might be, in the matters of house building and related services, we discovered that the whole swale area to be comprised of sandy loam. Its' constitution of which would quite probably cause future collapses and or erosion without the proper steps being taken.

Secondly, Raymond spoke to the following person at the County of Dufferin Building Department regarding septic location and install:

Lindsay Toman | Administrative Support Specialist | Building Department

County of Dufferin | Phone: 519-941-2816 ext 2706 | ltoman@dufferincounty.ca | 55 Zina Street, Orangeville, ON L9W 1E5

Raymond also spoke to the supervisor and one of the inspectors. We have attached the **Septic System as Build Drawing** provided to us by the County dated Nov 15/16...one month prior to occupancy. There appears to be a huge discrepancy between Van Harten's survey and the County drawing and actual installation of the septic system.

There are also drainage issues at the back of our house. We have included a picture. Even before we moved into our house, we expressed concerns to the town about the property grading. We have a quote for work at the back of the house to remedy our drainage issues. Approximately \$25,000.

We reviewed the information in this email with our lawyer who has clearly informed us that we are not responsible for the issues surrounding the swale, septic, backyard drainage and retaining wall. Our lawyer has recommended that we first try to find a solution to all this that is amenable to all parties. That is what we are trying to do.

Although we take exception to Burnside's recollection of events, we think it would be more productive if we made 'informed' recommendations:

1. We still agree to accept compensation in the amount of \$5,000 for the driveway retaining wall.

2. The swale requires a gabion cage of approximately 14 feet wide. We have a quote of \$16,000. We would be prepared to accept the installation of the cage, not the cost, by anyone you deem to do good workmanship or the contractor we secured a quote from. Not the developer Wayne Biles.
3. The backyard drainage is being addressed by way of retaining wall. We have a quote of \$25,000. We can discuss this further.

In summary, we feel that whoever was responsible for compliance regarding the issues, 'dropped the ball' and we were erroneously left with the impression this was all our responsibility. We did not feel we were supported in our concerns and that crucial information was withheld from us. Aside from the issues we have presented in this email it is our respectful opinion that the town initiate a fact-finding order to determine how this all happened with a view to prevent this fiasco from occurring again.

We hope that after you review this email and its attachments, you will help us move forward on these outstanding issues.

Sincerely

Raymond Pidzamecky/Tonia Robb

10 Ashlea Lane

Melancthon, On

L9V 3M9

message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.

Total Control Panel

[Login](#)

To: dholmes@melancthontownship.ca

Message Score: 15

High (60): Pass

From: [REDACTED]

My Spam Blocking Level: High

Medium (75): Pass

Low (90): Pass

[Block](#) this sender

[Block](#) gmail.com

This message was delivered because the content filter score did not exceed your filter level.

From: Gord Feniak
Sent: Monday, March 18, 2019 3:01 PM
To: Holmes ()
Subject: RE: Grading deposit

Hi - I have reviewed all of our file information on this issue and my understanding is as follows:

June 22, 2016- On behalf of the Township, Burnside approved the proposed grading plan for Lot 15. The drainage between lots 15 & 16 was addressed in a swale that was proposed to run at 1%. This is lower than the typical standard of 2%, but would generally be found to be acceptable, particularly in treed areas where a more rigorous approach to the standards would require more tree removal. The swale was proposed to have steep side slopes, but they were not steeper than the conventional standard of 3:1.

July 4, 2017 – Glenn Clarke visited the site and saw that the grading was not at all representative of the approved plan. The side slopes were much steeper than the design and had been covered with river stone. Although Glenn knew that the revision was not conventional, Raymond preferred this solution and appeared willing to take on the additional maintenance that would be required.

July 13, 2017- Raymond send an email indicating that he and his neighbour would be willing to sign off on responsibility for the grading, because re-grading the site in accordance with the approved plan would require him to relocate his septic tank.

July 18, 2017- Glenn Clarke sent an email to the Township, outlining the options. The basic choices were to relocate the septic and build according to plan; to look at options such as retaining walls to improve the slope without impacting the septic system; or to accept the grading as is along with a sign -off from the owners of both 15 & 16.

July 20, 2017- Council agreed to allow the grading to remain as is with sign off from homeowners.

August 10, 2017- Homeowners indicated they would not sign waiver due to erosion that had recently occurred on the riverstone. They wanted repairs undertaken prior to signing off. This was confirmed in subsequent discussions with Raymond on November 30, 2017 and April 11, 2018.

July 29, 2018- Raymond personally revised/repared the river stone area to stabilize it.

July 31, 2018 - Burnside notified the developer that the Township would be taking over the restoration of lot grading on specific lots which included Lot 15. The work was subsequently detailed in an email of August 20, 2018 and included a payment of \$5,300 for the retaining wall and also a budget amount of \$2,000 to correct the grading deficiencies that were preventing the owners from signing their waivers. The work was completed with the next few months.

December 3, 2018- Raymond informed us that his lawyer had recommended he not sign the waiver. As a result, we have not authorized the payment of \$5,300 which was conditional on the

sign off. The river stone is impeding drainage from lot 16 due to ice and snow build up. This was not unexpected in our opinion and is the reason that grading plans are not usually approved with such designs.

Where do we go from here? The agreement to deviate from the approved site plan was clearly conditional on the signing of a waiver. If that is no longer available as an option, then we would revert once again to the grading plan as originally approved. This will require the following:

- a. Raymond will have to re-locate his septic system. We will await confirmation from the Building Dept that this has been completed.
- b. The Township has drawn \$,2000 from the developer's securities in order to fix a maintenance problem that will become redundant if the swale is reconstructed. Since the sole purpose of this expenditure was to obtain sign off from the homeowners, which became unsuccessful, the developer will not be expected to pay for restoration of the swale in addition to the work completed last fall. (Said another way, if we'd known the homeowners were not going to sign off back in 2017 when the condition was created, the developer's money would have been used directly to restore the swale to the location shown on the approved plan and as a result the developer should not be required to pay twice.) The repair cost of \$2,000 plus \$20% engineering should be deducted from the retaining wall payment to Raymond(reduce \$5,300 to \$2,900) and credited to the developer.
- c. We can put the developer on notice that he is responsible for the cost of re-building the swale after item (a) is completed.

Please let me know if further discussion is required.....gf

Gord Feniak

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 Direct: +1 519-938-3076

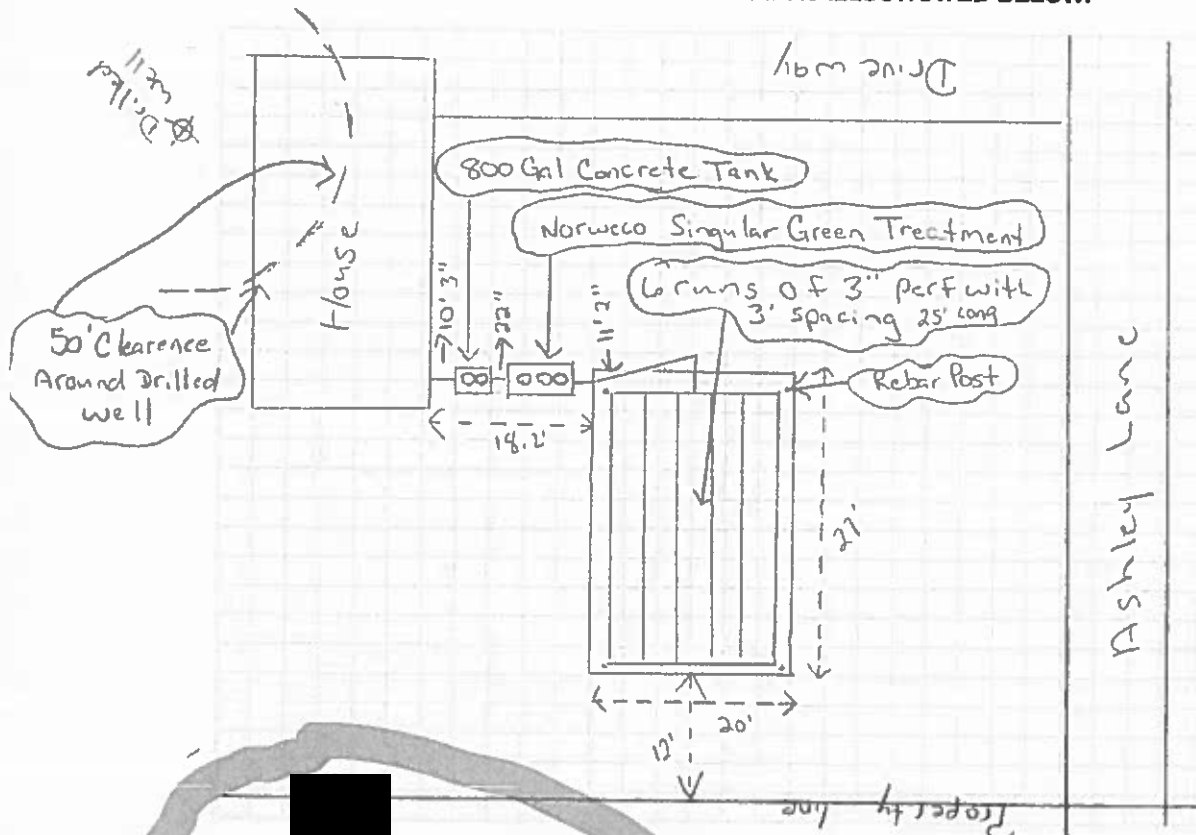


COUNTY OF DUFFERIN SEPTIC SYSTEM - AS BUILT DRAWING



MUNICIPALITY <i>McLanthon</i>	LOT <i>15</i>	CONCESSION <i>1</i>	PLAN <i>7M-48</i>	SUB LOT
INSPECTION DATE <i>Nbv 15/16</i>	PERMIT NUMBER <i>A-022-16-04745</i>	EMERGENCY NUMBER <i>10 Ashlea Lane</i>		
OWNER <i>892371 Ont. Inc.</i>		INSTALLER <i>Dennis Collins 1-2-3 Septic N' Const. Services</i>		
TANK CONSTRUCTION <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Other	TANK CAPACITY <i>800 Gal</i>	SEPTIC TANK MANUFACTURER <i>ORC</i>		
LEACHING BED TILE LENGTH <i>25'</i>	DISTRIBUTION PIPE MFR.	FILTER BED AREA & DIMENSIONS <i>20' X 27'</i>		
NUMBER OF TILE RUNS <i>6</i>	FED BY: <input checked="" type="checkbox"/> Gravity <input type="checkbox"/> Pump <input type="checkbox"/> Siphon	TREATMENT UNIT MFR. & TYPE/ MODEL <i>960-500</i> <i>Singular Green Treatment</i>		

LOCATION: SYSTEM COMPONENTS INSTALLED AS ILLUSTRATED BELOW:



Approved by (Inspector's Signature)

the undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario building code.

Required unless de
the building code
Dennis Collins
1-2-3 Septic N' Const. Services BCIN 18231 Date: Nov 15/16
CIN 15264

1-2-3 Septic N' Const. Services
473550 County Rd. 11
Amaranth Ont., L9W 0R3



BUILDING DEPARTMENT

55 Zina Street, Orangeville, ON L9W 1E5
Phone: 519-941-2362 Fax: 519-941-4565

INSPECTION REPORT

INSPECTIONS REQUIRED :

Footings Weepers Framing Insulation Plumbing Septic Final Occupancy Other

INSPECTION DATE: DEC 19, 2016 MUNICIPALITY: MEWANCTON

LOT: 15 PLAN/CONCESSION: 7M-48

CIVIC ADDRESS: 10 ASHLEA LANE

PHONE NUMBER: _____ OWNER: 892371 ONT. LTD.

BUILDING TYPE: DWELLING

COMMENTS :

- OCCUPANCY GRANTED.
- ALL LIFE SAFETY ISSUES COMPLY WITH CODE.
- BASEMENT UNFINISHED INCL. BATH.
- CALL FOR FINAL.
- GRADING.
- SEWAGE SYSTEM IS COMPLETE WITH ALARM ON EXTERIOR.


BUILDING OFFICIAL

14184
B.C.I.N.

Rev MAG 03/2013



CERTIFICATE OF COMPLETION AND POSSESSION/ WARRANTY CERTIFICATE

(FOR FREEHOLD AND CONDOMINIUM UNITS)

THE VENDOR SHALL:

1. Complete this form with accurate information, including the final purchase price. (Failure to do so may have adverse consequences for the Vendor's licence); and
2. Deliver a signed copy of this document to the homeowner on or before the Pre-Delivery Inspection date.

HOME ENROLMENT NO.

2104801

COMMON ELEMENT NO.

(If applicable)

VENDOR'S NAME:

GP CARPENTRY INC.

VENDOR REF. NO.

41176

VENDOR'S ADDRESS:

705494 County Road 21 MELANCTHON L9V 2A4

BUILDER'S NAME (If
different from Vendor)

BUILDER REF. NO.

BUILDER'S ADDRESS:

HOME ADDRESS (Please correct as required):

10

Ashlea Lane

NUMBER

STREET NAME

CONDO SUITE NO.

(If applicable)

MELANCTHON

L9V2A4

CITY/TOWN

POSTAL CODE

LEGAL DESCRIPTION (Please correct as required):

13

7M-48

2 os

MELANCTHON,
TOWNSHIP

LOT OR UNIT/LEVEL

PLAN

BLOCK

CONCESSION

LOCAL MUNICIPALITY (Where building permit
was issued)

FINAL PURCHASE PRICE:

(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)

REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land):

NAME(S): Raymond Pidzamecky

EMAIL:

(Tarion and the Vendor will use this email address to send important information regarding the warranty.)



Tarion Warranty Corporation

5160 Yonge Street, 12th Floor
Toronto, ON M2N 6L9

Warranty Information

Go to www.tarion.com to (i) access your Homeowner Information Package - a guide to your new home warranty; and (ii) register for MyHome - Tarion's online service for homeowners.

VENDOR/BUILDER REF. NO.

41176

ENROLMENT NO.

2104801

WARRANTY START DATE:

Dec/19/2016

HOME ADDRESS:

10 Ashlea Lane MELANCTHON L9V2A4

VENDOR/BUILDER AFTER

Greg Patton

SALES SERVICE CONTACT:

The Vendor confirms that (i) the home is completed for possession; and (ii) the section 13 warranties under the Ontario New Home Warranties Plan Act apply to the home commencing on the Warranty Start Date (Date of Possession) noted above. Unfinished work and/or surface defects in work and materials (not accepted by the owner(s)) are set out in the accompanying Pre-Delivery Inspection Form.

The Vendor hereby confirms the accuracy
of the information noted in this document

AUTHORIZED SIGNATORY

DATE

DEC. 19, 2016

GP CARPENTRY INC PRE DELIVERY INSPECTION

LIST BELOW ANY ITEMS THAT ARE DEEMED MISSING OR DAMAGED PRIOR TO MOVING IN TO HOME.
CHECK ALL WINDOWS AND DOORS FOR OPERATION AND ALL MECHANICAL EQUIPMENT FOR
EFFICIENCY. MAKE SURE TO NOTE ANY PROBLEMS THAT OCCUR UPON INSPECTION.

VENDOR / BUILDER HOME ADDRESS INFORMATION:

GP CARPENTRY INC.

705494 COUNTY ROAD 21 MELANCTHON, ONTARIO L9V 2A4

519-270-6200

greg@gp-carpentry.com

DATE OF POSSESSION: DECEMBER 20, 2016

VENDOR/BUILDER REFERENCE #: 41176

LOT: 15

MUNICIPALITY: MELANCTHON, ONTARIO

HOME ADDRESS: 10 ASHLEA LANE MELANCTHON, ONTARIO

VENDOR BUILDER NAME: GP CARPENTRY INC.

THIS SECTION SHOULD BE COMPLETED AND SIGNED BY ALL PERSONS WHO ARE SHOWN AS
PURCHASERS ON THE APPLICATION FOR THE HOME, OR BY THEIR DESIGNATE.

I / WE HAVE INSPECTED THE HOME AND AGREE THAT THE DESCRIPTIONS OF THE ITEMS LISTED ON THIS
FORM ARE ACCURATE.

PURCHASER'S NAME (PRINT)

PURCHASER'S SIGNATURE

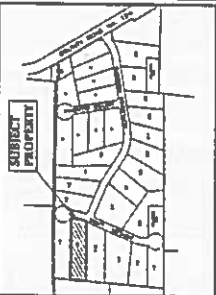
PURCHASER'S NAME (PRINT)

PURCHASER'S SIGNATURE

DESIGNATE'S NAME

DESIGNATE'S SIGNATURE

KEYMAP



LEGEND

- SUBJECT ADJACENT ROAD
- SUBJECT ADJACENT RAIL
- TRAILING RICH SOIL
- PLAIN GRADE
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- SLOPE
- DIRECTION OF FLOW
- BUILDING ENVELOPE
- SEE DWP LANE
- HIGH POINT

ZONING: SMALL ESTATE RESIDENTIAL (R21-1) ZONE

REQUIRED

- MINIMUM LOT AREA = 0.42 ha
- MINIMUM LOT FRONTAGE = 20m
- MINIMUM LOT DEPTH = 10m
- MINIMUM LOT WIDTH = 10m
- MINIMUM LOT AREA = 0.42 ha
- MINIMUM LOT FRONTAGE = 20m
- MINIMUM LOT DEPTH = 10m
- MINIMUM LOT WIDTH = 10m
- MINIMUM LOT AREA = 0.42 ha
- MINIMUM LOT FRONTAGE = 20m
- MINIMUM LOT DEPTH = 10m
- MINIMUM LOT WIDTH = 10m

BENCHMARK

ALL ELEVATIONS ARE IN METRES AND ARE REFERENCED TO THE MEAN SEA LEVEL DATUM. ELEVATIONS ARE GIVEN TO THE CENTRE OF GRAVITY.

SITE PLAN ALL OF LOT 15 PLAN 74-48 TOWNSHIP OF MELANCTHON COUNTY OF DUFFERIN PROJECT No. 20763-12

SCALE 1 : 400
VAN HARTEN SURVEYING INC.

NOTES:

- 1. SITE DESIGN BY GRADES
- 2. PRIOR TO ANY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO OBTAIN EXACT LOCATION OF ALL UTILITIES.
- 3. EXISTING AND PROPOSED LOT LINES AND CORNERS ARE TO BE MARKED AND SET OUT BY THE CONTRACTOR/OWNER.
- 4. EXISTENCES SHOWN ON THE PLAN ARE ADJUSTED TO THE PROPOSED LOT LINES AND ARE TO BE SET OUT BY THE CONTRACTOR/OWNER.
- 5. ALL ADJACENT CORNERS SHALL BE SET OUT BY THE CONTRACTOR/OWNER.

PROPOSED DWELLING

Top of Foundation = (44.00)
Top of Floor = (44.00)
Top of Roof = (44.00)
Top of Chimney = (44.00)
Top of Gable = (44.00)
Top of Porch = (44.00)
Top of Driveway = (44.00)
Top of Fence = (44.00)

METRIC

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REVISIONS

1. 15.01.12
2. 15.01.12
3. 15.01.12

Van Harten
SURVEYING INC.

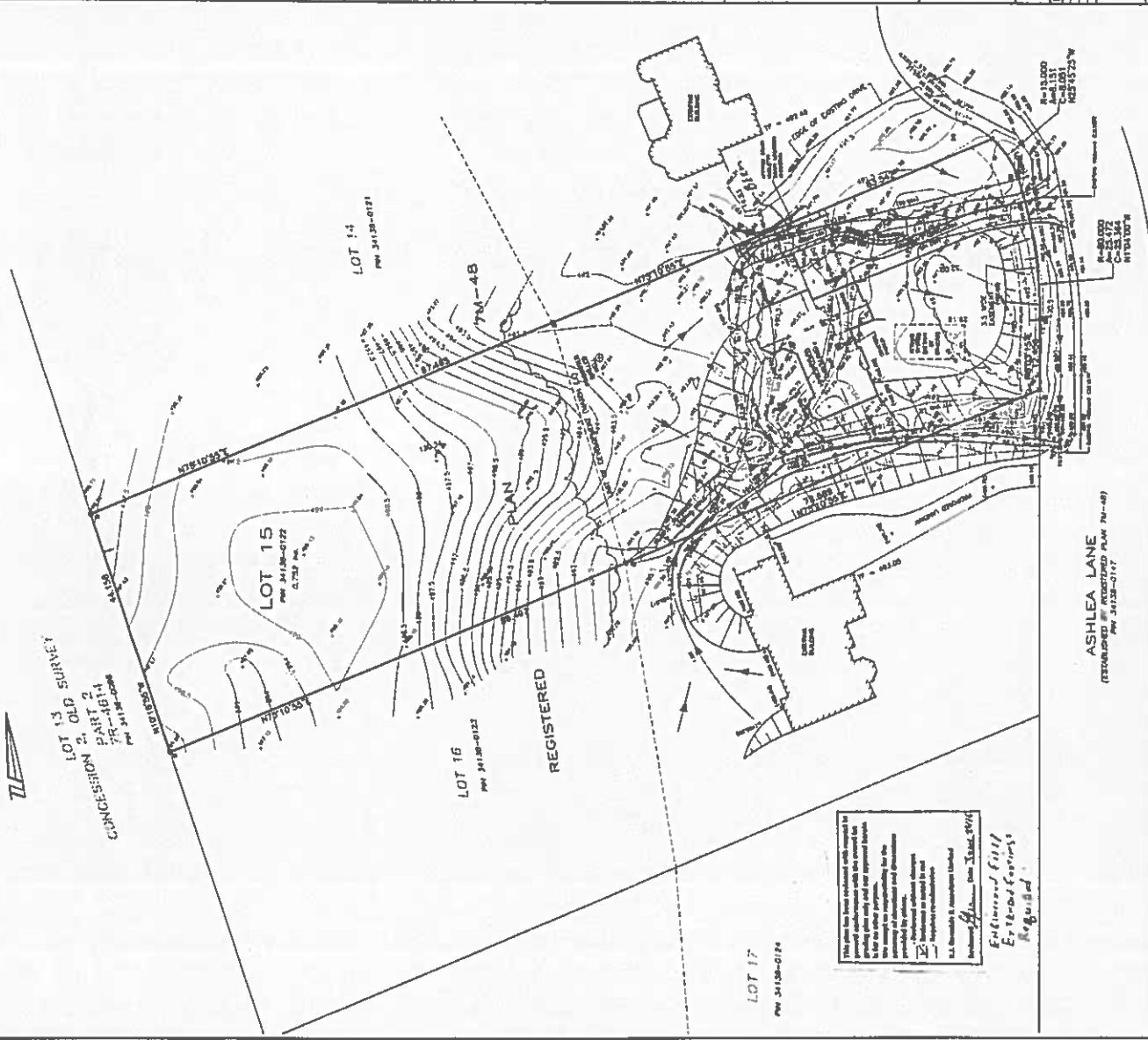
LAND SURVEYING AND ENGINEERING

1000 SHEPPARD AVENUE EAST
SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
CANADA
TEL: (416) 291-1177
FAX: (416) 291-1178
WWW.VANHARTEN.SURVEYING.COM

PROJECT No. 20763-12

15.01.12-0.30m

1. VanHarten/Plan 74-48/20763-12/013 (R21-1) 20763-12.mxd



This plan has been prepared with regard to the information provided and is not intended to be used for any other purpose. The accuracy of the information provided is not guaranteed. The user of this plan is responsible for its use and for any consequences arising therefrom. The user is advised to seek professional advice before using this plan.

Entered full
Entered full
Entered full

ASHLEA LANE
(ESTABLISHED BY REGISTERED PLAN 74-48)
P.W. 34138-0117



No Service

3:45 PM

86% 



March 1, 2017
4:08 PM

Edit



No Service

3:48 PM

86% 



March 1, 2017
3:21 PM

Edit



No Service

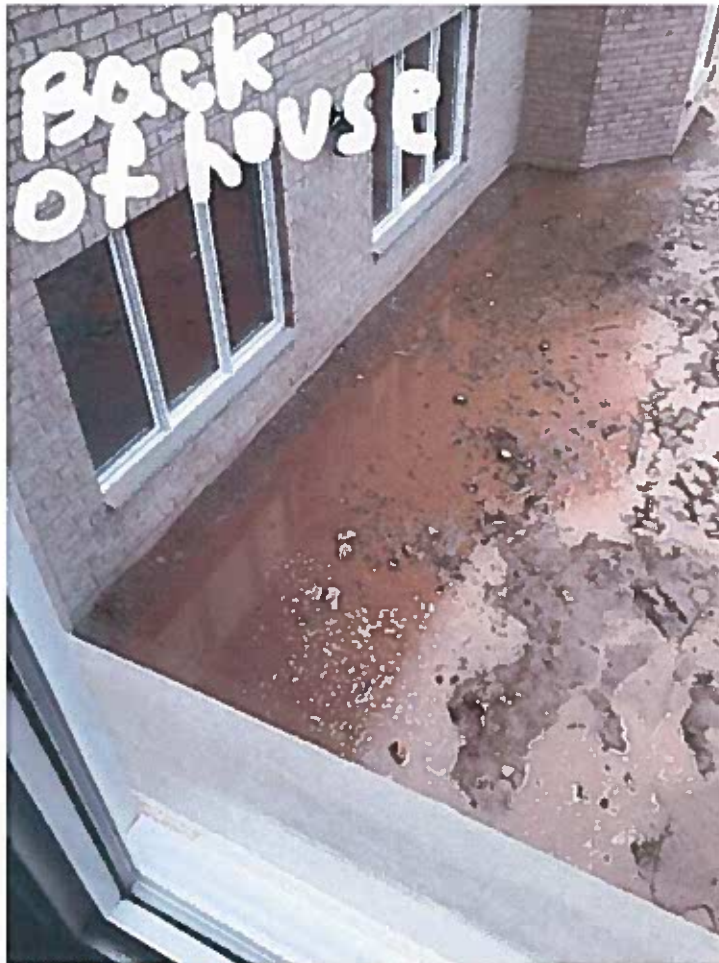
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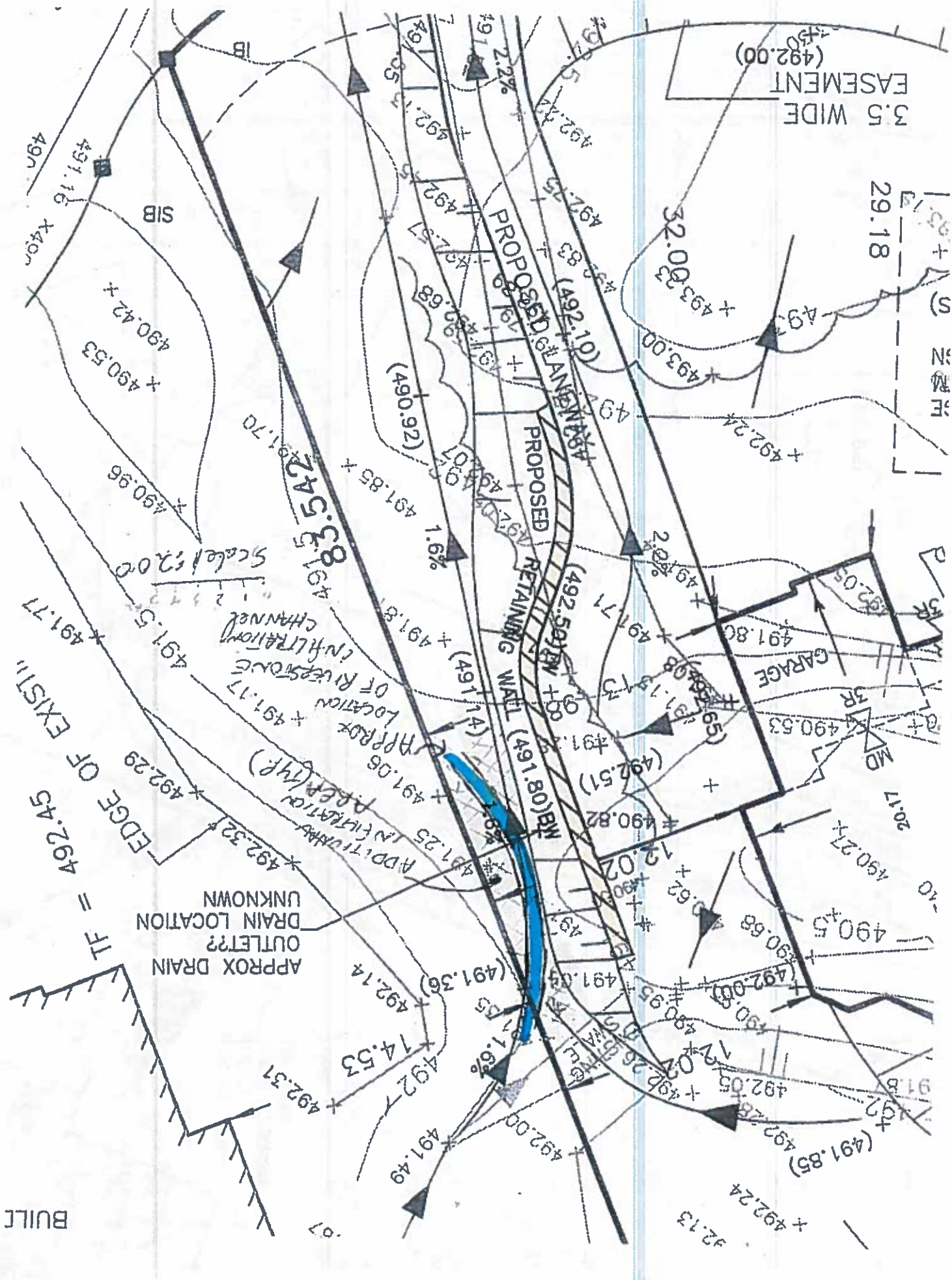
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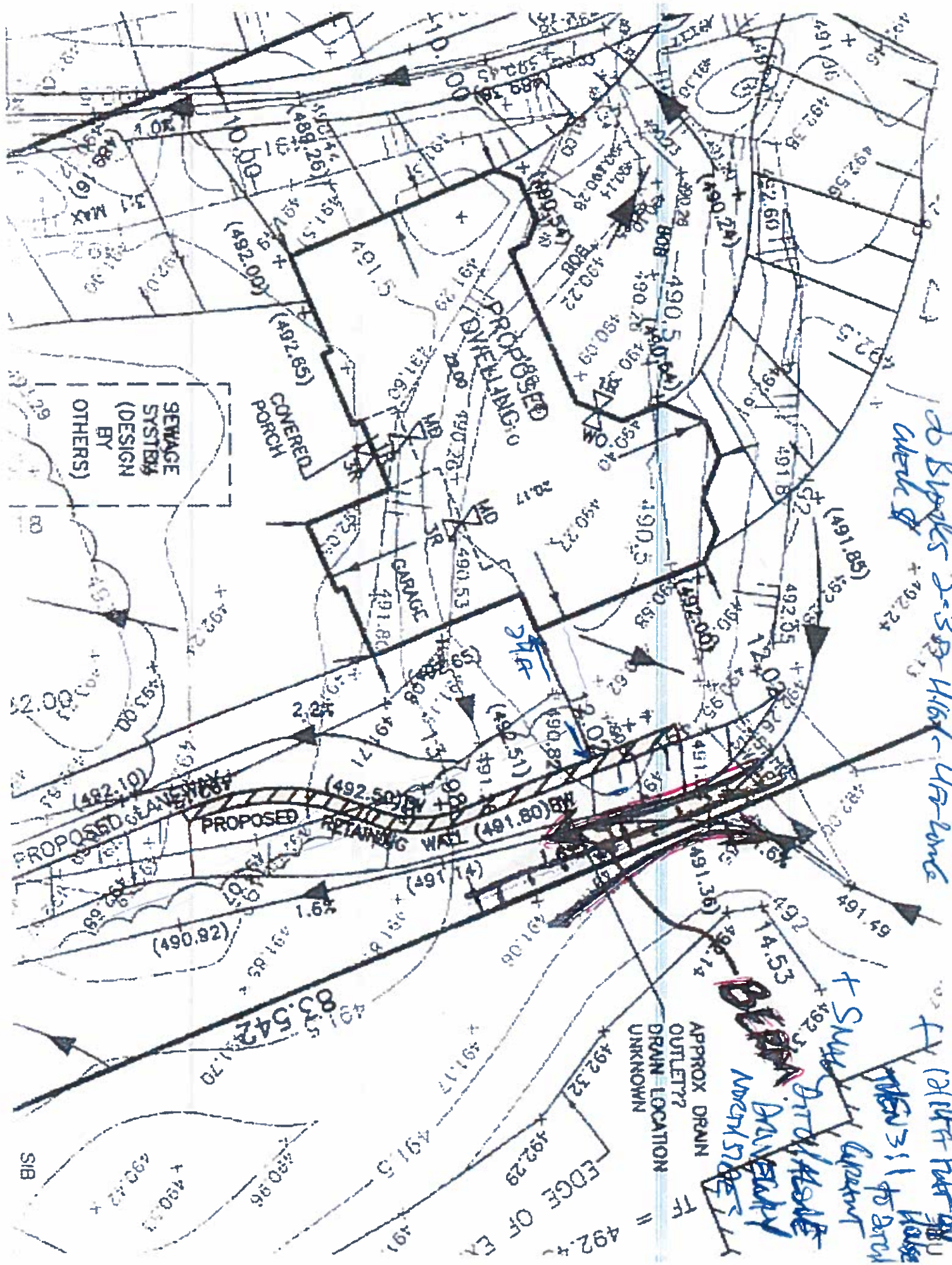


April 16, 2017
7:27 PM

Edit







2 Blocks 2-38 High-Wa-Lane
check of

APPROX DRAIN
OUTLET? DRAIN LOCATION
UNKNOWN = 492.4
EDGE OF EX
Sue Ditch/Hole
BANK
NORTH 5705
+ Sue Ditch/Hole
APPROX DRAIN
OUTLET? DRAIN LOCATION
UNKNOWN = 492.4
EDGE OF EX

SEWAGE
SYSTEM
(DESIGN
BY
OTHERS)

COVERED
PORCH

GARAGE

PROPOSED
RETAINING
WALL

PROPOSED STANLEY

EDGE OF EX

**NOTICE OF A PUBLIC MEETING
TO INFORM THE PUBLIC OF A PROPOSED
ZONING BY-LAW AMENDMENT**

RECEIPT OF COMPLETE APPLICATION

TAKE NOTICE that the Township of Melancthon has received a complete application to amend Municipal Zoning By-law 12-1979. The application affects located at 278547, 6th Line NE, located in Part of Lot 30, Concession 7 N.E. (see attached Key Map). The purpose of the application is to zone the subject lands to correct the location of the Open Space Conservation (OS2) Zone boundary.

AND PURSUANT to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

NOTICE OF PUBLIC MEETING WITH COUNCIL

TAKE NOTICE that the Council for The Corporation of the Township of Melancthon will be holding a public meeting under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on the application for a proposed Zoning By-law Amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the Zoning By-law Amendment.

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday, May 16, 2019
Time: 5:20 pm
Location: 157101 Highway 10, Township of Melancthon Municipal Office (Council Chambers)

DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the proposed by-law is to amend the Restricted Area (Zoning) By-Law No. 12-1979 as amended, to lands located in Part of Lot 30, Concession 7 N.E. located at 278547 6th Line NE. The purpose of the application is to correct the boundary of the Open Space Conservation Zone (OS2) so it is better aligned with natural features on the property and as delineated in the Township's Official Plan.

Information relating to this application is available at the Township of Melancthon Municipal Office for public review during regular office hours.

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION

A key map showing the land to which the proposed amendment applies is provided on this notice.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the application.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of Council of the Township of Melancthon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Melancthon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council for the Corporation of the Township of Melancthon in respect to the proposed Zoning By-law Amendment, you must submit a written request (with forwarding addresses) to the Clerk of the Township of Melancthon at 157101 Highway 10, Melancthon, Ontario, L9V 2E6 fax (519) 925-1110.

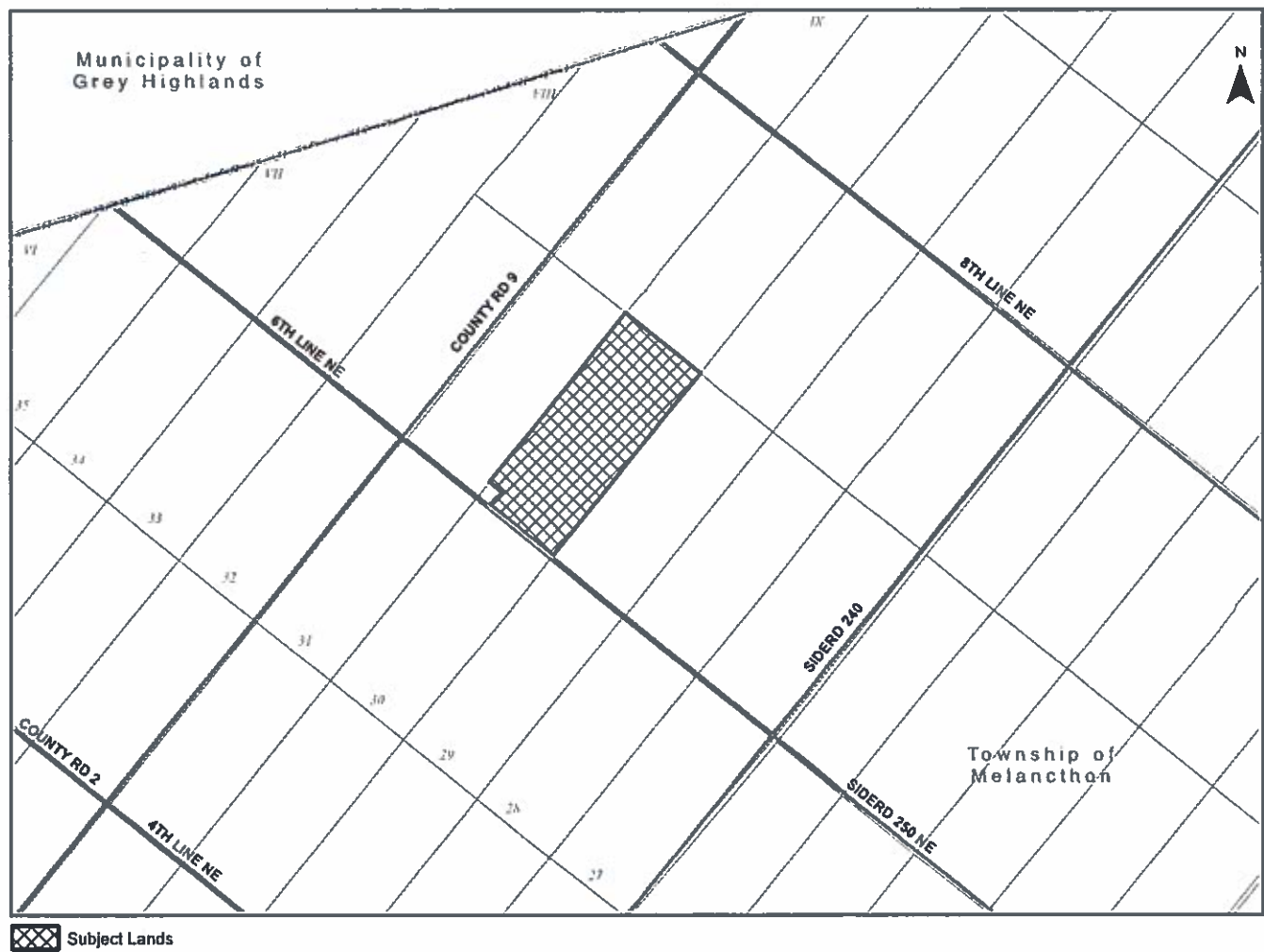
Additional information regarding the proposed amendment is available to the public for inspection at the Township of Melancthon Municipal Office on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Mailing Date of this Notice: April 26, 2019

Denise Holmes

Denise Holmes, CAO - Township of Melancthon

LANDS SUBJECT TO APPLICATION FOR
ZONING BY-LAW AMENDMENT



THE CORPORATION OF THE TOWNSHIP OF MELANCTHON
BY-LAW NO. _____

Being a By-law to amend By-law No. 12-79, as amended, the Zoning By-law for the Township of Melancthon for lands located in the Part of Lot 30, Concession 7 N.E. in the Township of Melancthon, County of Dufferin.

WHEREAS the Council of the Corporation of the Township of Melancthon is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS the owner of the subject lands has requested a zoning by-law amendment to correct a zone boundary;

AND WHEREAS the Council of the Corporation of the Township of Melancthon deems it advisable to amend By-Law 12-79, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Melancthon enacts as follows:

1. Schedule 'A' to Zoning By-law No. 12-79 as amended, is further amended by zoning lands located in the Part of Lot 30, Concession 7 N.E. in the Township of Melancthon, from the Open Space Conservation (OS2) Zone to the General Agricultural Exception (A1) Zone as shown on Schedule A-1 attached hereto, which forms part of this By-law.
2. In all other respects, the provisions of By-law 12-79, as amended shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

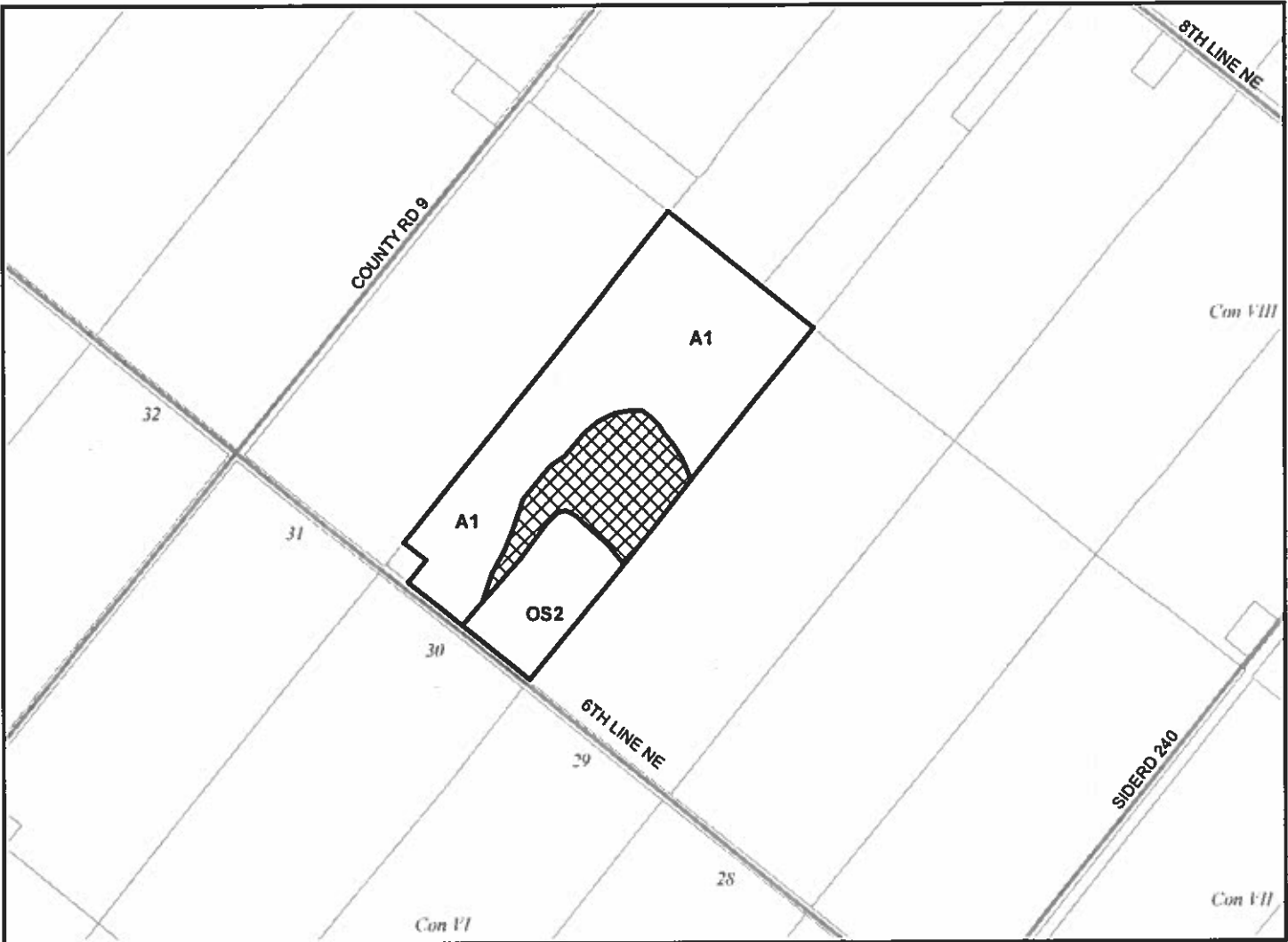
READ A FIRST AND SECOND TIME on the 16th day of May, 2019.

READ A THIRD TIME and finally passed this 16th day of May, 2019.

Mayor

Clerk

Schedule 'A-1'
By-law 2019-_____
Part Lot 30, Concession 7 N.E.
Township of Melancthon



Lands to be rezoned from the Open Space Conservation (OS2) Zone
to the General Agriculture (A1) Zone

This is Schedule 'A-1' to By-law _____

Passed this _____ day of _____, 2019.

Mayor

Clerk



THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NUMBER -2019

BEING A BY-LAW FOR PRESCRIBING STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF PROPERTY WITHIN THE TOWNSHIP OF MELANCTHON, FOR PROHIBITING THE OCCUPANCY OR USE OF SUCH PROPERTY THAT DOES NOT CONFORM TO THE STANDARDS, AND FOR REQUIRING PROPERTY BELOW THE STANDARDS PRESCRIBED HEREIN TO BE REPAIRED AND MAINTAINED TO COMPLY WITH THE STANDARDS OR THE LAND THEREOF TO BE CLEARED OF ALL BUILDINGS, STRUCTURES, DEBRIS OR REFUSE AND LEFT IN A GRADED AND LEVEL CONDITION.

WHEREAS under Section 15.1 (3) of the Building Code Act, 1992, S.O. 1992, c.23, a By-law may be passed by the Council of a Municipality prescribing standards for the maintenance and occupancy of property within the municipality, provided the Official Plan for the Municipality includes provisions relating to property conditions;

AND WHEREAS the Official Plan for the Corporation of the Township of Melancthon includes provisions relating to property conditions

NOW THEREFORE the Council of the Corporation of the Township of Melancthon hereby enacts as follows:

Section 1 Title

1.1 This By-law may be cited as the "Property Standards By-law".

Section 2 Definitions

2.1 In this By-law:

"Accessory Building" means a detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building and which is not used for human habitation, except in the case of a guest cabin.

"Barn" means a building located on a farm to house livestock and/or hay and straw and/or farm machinery and implements.

"Basement" means that portion of a building between two floor levels which is partly underground, but which at least 0.5 metres of its height, from finished floor to finished ceiling, is above the adjacent finished grade.

"Building" means any structure as defined by the Ontario Building Code Act, S.O. 1992, used or intended to be used for shelter, accommodation or enclosure of persons, animals or chattels other than a fence or wall.

"Cellar" means the portion of a building between two floor levels which is partly or wholly underground and which has less than 0.5 metres of its height, from finished floor to finished ceiling, above adjacent finished grade.

"Committee" means the Property Standards Committee established under this By-law.

"Corporation" means the Corporation of the Township of Melancthon.

"Derelict Vehicle" means a motor vehicle that:

a) is inoperable, and

b) has no market value as a means of transportation or, has a market value as a means of transportation that is less than the costs of repairs required to put it into operable condition.

"Dwelling" means a building or structure or part of a building or structure occupied or capable of being occupied in whole or in part for the purposes of human habitation and includes the land, all outbuildings, fences and structures appurtenant thereto.

"Dwelling Unit" means one or more habitable rooms designed, occupied or intended to be occupied as living quarters. This definition shall not include a mobile home, a private garage or any vehicle as defined herein.

"Farm" means land used for the tillage of soil, the growing of vegetables, fruits, grains or other staple crops. This definition shall also apply to land used for livestock raising, dairying, including a barn yard, or woodlots.

"Lot" means a parcel of land other than publicly-owned land, whether occupied or unoccupied.

"Maintenance" means the preservation and keeping in repair of a property.

"Means of Egress" means a continuous path of travel provided by a doorway, hallway, corridor, exterior passageway, balcony, lobby, stair, ramp or other egress facility for the escape of persons from any point within a building, floor area, room or contained open space used as a dwelling unit to a public thoroughfare or approved open space.

"Occupant" means any person(s) over the age of eighteen years in possession of the property.

"Officer or Property Standards Officer" means a person who has been so appointed or designated by the Corporation and having the responsibility of administering and enforcing this By-law

"Owner" means any person or corporation that is the registered or beneficial holder of the title of the property and would include the person for the time being, who is managing or receiving the rent of the land or premises, whether on his own account or as agent or trustee of any other person or who would so receive the rent if such land and premises were let, and shall also include a lessee of an occupant of the property who, under the terms of the lease, is required to repair and maintain the property in accordance with the standards for maintenance and occupancy of property.

"Property" means a building or structure, or part of building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, travel trailers, vans, inoperable vehicles, equipment, outbuildings, accessory buildings, fences and erections thereon whether heretofore or hereafter erected, and includes vacant property.

"Repair" includes the provision of such facilities and the making or additions or alterations or the taking of such action as may be required so that the property shall conform to the standards established by this By-law.

"Rubbish" means any waste material, refuse, broken matter, trash or litter.

"Sewage" means any liquid waste containing animal, vegetable or mineral matter in suspension or solution but does not include roof drainage or other storm water runoff.

"Sewage System" means a private sewage disposal system approved by the Ministry of the Environment and/or the County of Dufferin Building Department.

"Standards" means the standards of physical condition prescribed for property by this By-law.

"Structure" means anything constructed, placed or erected other than a building, the use of which requires location on the ground, or attached to something having location on the ground, and for the purpose of this By-law, shall include a sign and a vehicle as defined in The Highway Traffic Act, whether or not the wheels have been removed or is operable.

"Tenant" means a person paying rent for the temporary use or occupancy of land or buildings of another person and includes a lessee, occupant, subtenant, and all assigns thereunder.

"Travel Trailer" means any trailer capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such trailer is jacked up or that its running gear is removed. This definition shall not include a mobile home as defined herein.

"Vacant Property" means property upon which there is no building or structure of any kind (excluding a fence).

"Vehicle" means an automobile, a boat, a commercial motor vehicle, a farm implement, a mobile home, a motorcycle, a snowmobile, a travel trailer.

"Yard" means a space, appurtenant to a building, structure or excavation, located on the same lot as such building, structure or excavation, and which space is open, uncovered and unoccupied from the ground upward except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-law. Where a dwelling is located on a farm, the yard is deemed to be the one acre on which the dwelling is situate, but does not include the remainder of the farm, or a barn yard.

2.2 References to the Building Code Act are to the Building Code Act, S.O. 1992, c. 23 as amended from time to time and to the regulations passed under it, as amended from time to time.

Section 3 Application of By-law

3.1 This By-law applies to all property within the Township of Melancthon

Section 4 General Obligations

4.1 The owner of property in the Township of Melancthon shall repair and maintain the property in accordance with the standards prescribed by the By-law. Such repair shall include the posting of the correct municipal address or six digit emergency number, whichever is applicable, at a location on the property clearly visible to emergency vehicles.

4.2 No person shall occupy, use, permit the use of, rent or offer to rent any property that does not conform to the standards of this By-law.

4.3 Abandoned wells shall be decommissioned in accordance with the requirements of the Ministry of the Environment, or be fully protected against accidental opening.

4.4 Where a Property Standards Officer has placed or caused the placing of a placard containing the terms of a notice or order upon the premises under the authority of the Building Code Act, no one shall remove the said placard except with the consent of a Property Standards Officer.

- 4.5 The obligations created by this By-law on the owner or occupant shall be joint and several.
- 4.6 Where a notice or order has been issued by the Property Standards Officer pursuant to this By-law, the owner and occupant thereof shall:
- a. repair and maintain the property in accordance with the standards or,
 - b. remove or, demolish and remove, the whole or the offending part of the property that is not in accordance with the standards, or
 - c. in the event that the property is to be cleared of any building, structure, debris or refuse, the owner or occupant shall complete such work and shall leave the property in a graded and leveled condition.

Section 5 Yards, Vacant Property and Farms

- 5.1 All yards and vacant property shall be kept clean and free from rubbish and other debris and from objects or conditions that might create a health, fire or accident hazard to any occupants, or a hazard or detriment to the environment, or surface or ground water. Open, non-forested areas of all yards shall be graded so that a permanent grass cover can be established and maintained, and all reasonable means shall be employed to prevent erosion and sedimentation, control weeds and present an orderly and well-kept appearance.
- 5.2 Noxious weeds, as defined by the Weed Control Act, R.S.O. 1990, c.W.5, as amended, and Regulations passed under the Act, such as ragweed, poison ivy and thistles, among others, shall be eliminated from yards.
- 5.3 All farm land shall be kept free and clear of rubbish or other debris, and all farms shall use normal farm practices to control injurious insects, termites, rodents, vermin or other pests and remove dead, decayed or damaged trees that may create a health, fire or accident hazard.
- 5.4 Wrecked, discarded, dismantled, unlicensed, unplated, derelict and abandoned vehicles, machinery, campers, trucks, tractors, construction equipment, buses, streetcars, trailers, boats and any other similar types of items shall not be parked, stored or left on a property that is not otherwise exempt from the requirements of this By-law, unless it is necessary for and ancillary to the operation of a business enterprise or farm use lawfully situated on the property.

Section 6 Sewage and Drainage

- 6.1 Human Sewage, waste water, and organic waste shall be discharged into a sewage system approved by the Ministry of the Environment and/or the Dufferin County Building Department.
- 6.2 No Human Sewage, organic waste, or waste water of any kind shall be discharged onto the surface of the ground, whether onto a natural or artificial surface, drainage system or into any lake, stream, ditch or watercourse.

- 6.3 Where a sewage system does not exist, sewage, waste water, and organic waste shall be disposed of in a manner acceptable to the local health authorities.
- 6.4 No roof drainage or waste water of any kind shall be discharged on public sidewalks or neighbouring property. No Surface drainage shall be discharged onto neighbouring property in any manner that would create a nuisance.
- 6.5 No natural soil, topsoil, road gravel or other fill material shall be permitted to erode by the action of wind or storm-water runoff if such material is being carried onto adjacent property or into lakes, streams, ditches or watercourses.
- 6.6 Storm water shall be drained from yards in a manner designed to prevent recurrent or excessive ponding or the entrance of water into a basement or cellar of other property owners.

Section 7 Safe Passage

- 7.1 Steps, walks, driveways, parking spaces and other similar areas shall be maintained so as to afford safe passage under customary use and weather conditions.

Section 8 Accessory Buildings or Fences

- 8.1 Accessory buildings and fences shall be kept in good repair and free from health, fire and accident hazards.
- 8.2 Barbed or razor wire shall not be used for fencing purposes on any lot in any built-up residential community, hamlet or estate residential area except where the fence is on the boundary next to an adjacent agriculture or rural area.

Section 9 Garbage Control

- 9.1 Every building and every dwelling unit within every dwelling shall be provided with sufficient receptacles to contain all garbage, rubbish and ashes which are to be stored outside of a building.
- 9.2 Garbage, rubbish and ashes shall be removed and disposed of at the Corporation's approved landfill site or, where waste collection services are provided by the Corporation, made available for removal in accordance with the pertinent By-law of the Corporation and all amendments thereto.
- 9.3 Plastic bags containing garbage or rubbish shall not be stored outdoors unless protected from damage.
- 9.4 Composting shall comply with all health regulations and the compost pile shall be located in the yard so as to not pose a nuisance to adjacent property.
- 9.5 Manure and other farm by-products shall be disposed of in accordance with the Township of Melancthon By-laws and the applicable Provincial legislation.

Section 10 Swimming Pools

- 10.1 All swimming pools, wading pools, ponds and any appurtenances thereto, including fences and gates, and all electrical fixtures and lines supplying the pool shall be installed and maintained in a state of good repair and in a safe condition

Section 11 Signs

- 11.1 Signs shall be maintained in good repair and shall be mounted in a safe manner to prevent any hazard to persons or property.

Section 12 Construction, Storage, Salvage and Scrap Yards

- 12.1 All property, whether in operation as a commercial enterprise or not, shall be effectively screened from other property, streets or roads by suitable fences, hedges, trees or landscaping where such property is used for the storage of machinery, goods, salvage or scrap, the parking of derelict vehicles, the operations of machinery or when used for any other purpose which may detract from the good appearance of or from an abutting or neighbouring residential property.

Section 13 Vermin Control

- 13.1 Every property shall be maintained so as to be as free as possible from rodents, insects and vermin, and the methods used for exterminating these pests shall be in accordance with the provisions of the *Pesticides Act*, R.S.O. 1990, as amended, and all regulations made thereunder.
- 13.2 Any opening in a basement, cellar, crawl space or roof space used or intended to be used for ventilation, and other opening in a basement, cellar, crawl space or roof space which might admit vermin, shall be screened in order to effectively exclude vermin.

Building Standards

Section 14

- 14.1 Exterior walls, roofs, chimneys, eaves, foundations, doors, shutters, balconies, porches, exterior steps or stairs, ramps and signs appurtenant to or attached to any building or structure shall be maintained so as to be free of defects which may constitute possible accident hazards.
- 14.2 Every part of any building shall be maintained in a safe and structurally sound condition so as to be capable of sustaining safely its own weight and any additional weight as may be put on it through normal use. Building materials which have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- 14.3 Exterior building walls and components shall be maintained in good repair free from cracked, broken, rotten, loose or warped masonry, stucco and other defective cladding or trim.
- 14.4 The exterior of the foundation walls of buildings shall be maintained in structurally sound condition.

- 14.5 All other exterior surfaces shall be composed of materials which provide adequate protection from the weather.
- 14.6 Any dilapidated or collapsing building(s) and structure(s) shall be repaired and maintained in accordance with the standards herein or such building(s) or structure(s) shall be removed, the property cleared of all remains and left in a graded level and tidy condition.
- 14.7 In the event a building or structure is destroyed by fire or natural disaster:
- a. Immediate steps shall be taken to prevent or remove a condition which might endanger person(s) in, on or near the property and
 - b. Immediate steps shall be taken to properly support and barricade such buildings or structures; and either
 - c. Repairs shall be undertaken and completed forthwith, to the standards in this By-law and any other applicable law, or
 - d. The said building or structure shall be demolished, the property cleared of all remains and left in a graded level and tidy condition.

Section 15 Egress

- 15.1 Every building shall have a separate access so as to provide a safe, continuous and unobstructed exit from the interior of the building to the exterior at street or grade level.
- 15.2 A secondary means of egress, as required by the Building Code Act, shall be provided from every separate dwelling unit located on a floor above the main or first floor, so as to provide a safe and convenient means of egress in case of an emergency.
- 15.3 The means of egress and fire warning devices in all buildings shall be to the satisfaction of the applicable Fire Department serving that area of the Township and otherwise be maintained to comply with paragraph 15.1 and 15.2.

Section 16 Roofs

- 16.1 The roof and any cornice flashing, fascia, soffit, coping, gutter, rainwater leader, vent or other roof structure,
- a. shall be watertight;
 - b. Shall be maintained to properly perform their intended function; and
 - c. Shall be kept clear of obstructions, hazards and dangerous accumulations of snow and ice.

Section 17 Retaining walls, guards and fences

- 17.1 Retaining walls, guards and fences in exterior common areas shall be maintained in a structurally sound condition and free from hazards.

Section 18 **Structural soundness, etc.**

- 18.1 Every floor of a basement, cellar or crawl space, and every slab at ground level, foundation wall, wall and roof shall be structurally sound, weathertight and damp-proofed and shall be maintained so as to reasonably protect against deterioration, including that due to weather, fungus, dry rot, rodents, vermin or insects.

Section 19 **Required fixtures**

- 19.1 Every dwelling unit shall contain and have accessible the following functional fixtures:
- a. A toilet.
 - b. A kitchen sink.
 - c. A washbasin.
 - d. A bathtub or shower.

Section 20 **Hot and cold running water**

- 20.1 Every kitchen sink, washbasin, bathtub and shower shall be provided, by safe equipment, with hot and cold running water.
- 20.2 The ordinary temperature of the hot water provided must be at least 43 degrees Celsius.

Section 21 **Washroom requirements**

- 21.1 Every washroom shall be enclosed and shall have,
- a. a water-resistant floor; and
 - b. a door that can be, secured from the inside, and opened from the outside in an emergency.
 - c. The walls and ceiling around a bathtub or shower shall be water-resistant.

Section 22 **Supply of electrical power**

- 22.1 A supply of electrical power shall be provided to all habitable space in a dwelling unit. Where available, electrical facilities complying with the requirements of Hydro One shall be provided for all properties.
- 22.2 The wiring and receptacles necessary to provide electrical power shall be maintained free of conditions dangerous to persons or property.
- 22.3 Every kitchen shall have outlets suitable for a refrigerator and a cooking appliance.
- 22.4 Extension cords shall not be used on a permanent or semi-permanent basis in any dwelling or dwelling unit.

Section 23 Maintenance of room temperature

- 23.1 Heat shall be provided and maintained so the heating facilities are capable of maintaining a temperature of at least 22 degrees Celsius at 1.5 metres above floor level and one metre from exterior walls in all living spaces and in any area intended for normal use.
- 23.2 No dwelling unit shall be equipped with portable heating equipment as the primary source of heat.

Section 24 Maintenance of heating systems

- 24.1 Heating systems, including stoves, heating appliances, fireplaces intended for use, chimneys, fans, pumps and filtration equipment, shall be maintained in a good state of repair and in a safely operable condition.

Section 25 Ventilation

- 25.1 All dwelling units shall be provided with natural or mechanical means of ventilation that is adequate for the use of the space.

Section 26 Smoke, gases and toxic fumes

- 26.1 Chimneys, smoke-pipes, flues and gas vents shall be kept clear of obstructions and maintained so as to prevent the escape of smoke and gases into a building and in conformance with the Ontario Building Code and as may be approved by the Chief of the Fire Department or his or her agent.

Section 27 Doors, windows and skylights

- 27.1 Every existing opening in the exterior surface of a building designed for a door or window shall be equipped with a door or window capable of performing the intended function.
- 27.2 Doors, windows and skylights shall be maintained so that they are weathertight, and any damaged or missing parts are repaired or replaced.

ADMINISTRATION AND ENFORCEMENT

Section 28

- 28.1 This By-law shall be enforced by the Corporation's Municipal By-law Enforcement Officer and by such other persons as are designated from time to time by the Council as Property Standards Officers.

Section 29 Entry by Property Standards Officer

- 29.1 The Property Standards Officer may, upon producing proper identification, enter upon any property at any reasonable time, without a warrant, for the purpose of inspecting the property to determine:
- a. whether the property conforms to the standards prescribed in this By-law; or

- Where an inspection is to occur the owner of the property shall be notified and advised that entry onto the property will be made for inspection purposes under this By-law unless an emergency situation exists.

- Section 30** **Order by Property Standards Officer**
- 30.1** When the Property Standards Officer is satisfied that the property does not conform to the standards contained in the By-law, the Officer shall serve or cause to be served personally or by registered mail an Order. The Order shall include the following information:
- a. state the municipal address or the legal description of the such property;
 - b. giving reasonable particulars of the repairs to be made or stating that the property is to be cleared of all buildings, structures debris or refuse and left in a graded and leveled condition;
 - c. indicating the time for complying with the terms and conditions of the Order and giving notice that, if the repairs or clearance is not carried out within that time the municipality may carry out the repair or clearance at the owner's expense, and
 - d. indicating the final date for giving notice of appeal of the Order.
- 30.2** The Order shall be served on the owner of the property and such other persons affected by it as the Property Standards Officer determines and a copy of the Order may be posted on the property. A Notice or Order issued pursuant to this By-law shall be served by personal service or by registered mail sent to the last known address of the person to whom notice is to be given or to the person's agent for service.
- 30.3** If a Notice of Order is served by registered mail, the service shall be deemed to have been received on the fifth day after the day of mailing unless the person or persons on

whom service is being made established that he/she did not, acting in good faith, through absence, accident, illness, or other cause beyond his/her control, receive the Notice or Order until a later date.

- 30.4 The Order may be registered in the proper land registry office and, upon such registration, any person acquiring any interest in the land subsequent to the registration of the Order shall be deemed to have been served with the Order on the day on which the Order was served under the previous subsection and, when the requirements of the Order have been satisfied, the Clerk of the Corporation shall forthwith register in the proper land registry office a certificate that such requirements have been satisfied, which shall operate as a discharge of the Order.

Section 31 Property Standards Committee

- 31.1 A Property Standards Committee shall be established to review the Orders issued by an Officer upon application in accordance with Section 31.2 and it shall be appointed and operate as follows:

1. The Committee shall be composed of the current members of Council of the Corporation, not being fewer than three (3) persons,
2. The term of office for the members of the Committee shall be for a term concurrent with the Council term.
3. The Committee shall:
 - a. Elect a Chairperson from its members; and
 - b. When the Chairperson is absent through illness or otherwise, the Committee may appoint another member to act as Chairperson pro tempore
4. Three (3) members of the Committee shall constitute a quorum.
5. The Secretary of the Committee shall be the Chief Administrative Officer of the Corporation or her designate, being an Employee of the Corporation
6. The Secretary shall:
 - a. keep on file minutes and records of all applications and the decisions thereon and of all other official business of the Committee.
 - b. on receipt of the notice of appeal referred to in Subsection 31.2 shall
 - i. determine the date, place and time of the Hearing of the appeal which shall take place not less than seven (7) days and not more than thirty (30) days from the date of receipt of the aforesaid notice;
 - ii. give notice in writing of the date, place and time of the Hearing referred to in paragraph a to:
 1. The Appellant;
 2. The Officer who issued the Order, and
 3. Any other interested persons pursuant to Section 31.3,said notice to be served personally or by registered mail.
7. Any member may administer oaths
8. The applicant may appear with or without Counsel at the hearing, to present his appeal
9. The Corporation shall be represented at the Hearing by anyone authorized by Council, who is entitled to reply to the appeal presented on behalf of the Applicant
10. The Committee shall give its decision in writing
11. The Secretary of the Committee shall notify:
 - a. The Appellant
 - b. The Officer who issued the Order, and
 - c. Any other person who appeared at the hearing of the appeal, of the decision, by the causing a copy to be served personally or by registered mail.

- 31.2 If an owner or occupant upon whom an Order has been served is not satisfied with the terms or conditions of the Order the owner or occupant appeal may to the Property

Standards Committee by sending a NOTICE OF APPEAL, using the form or content as set out in Schedule "A", by registered mail to the Secretary of the Committee within fourteen (14) days after service of the Order. In the event that no appeal is taken within 14 days, the Order shall be deemed to be final and binding.

- 31.3 The original complainant(s), if any, may make a written request to receive notice of any appeal, and if he or she has, notice shall be sent by registered mail not later than ten days prior to the hearing of the appeal, and the original complainant(s) shall also be entitled to appear before the Committee to present their views on the matter at the hearing.
- 31.4 If an appeal is taken, the Committee as empaneled shall hear the appeal and shall have all the powers and functions of the Property Standards Officer and may, by majority vote, do any of the following things, if, in the Committee's opinion, doing so would maintain the general intent and purpose of the By-law and of the Official Plan:
- a. confirm, modify or rescind the order to demolish or repair;
 - b. extend, or shorten the time for complying with the Order.
- 31.5 Any owner or occupant or person, including the Municipality, affected by a decision of Committee may appeal to the Superior Court of Justice by notifying the Secretary of the Committee in writing and by applying to the court within fourteen days after the decision is sent.
- 31.6 The Superior Court of Justice shall appoint in writing, a time and place for the hearing of the appeal and may direct in the appointment the manner in which and the persons upon whom the appointment is to be served.
- 31.7 On an appeal of a Property Standards Committee decision, the judge has the same powers and functions as the Property Standards Committee.
- 31.8 The Order, when no appeal is taken within the time prescribed or after an appeal pursuant to Section 31.2 or 31.5 is completed, shall be final and binding upon the owner or occupant, who shall comply with the said Order within the time and in the manner specified in the Order.

Section 32 Conflicts with Other By-laws and Statutes

- 32.1 Wherever a standard established by this By-law is different from a standard in relation to the same matter established by any other By-law in force in the Township of Melancthon or statute of the government of Canada or Ontario, the standard which provides the higher degree of protection for the health, safety and welfare of the occupants and of the general public shall prevail.

Section 33 Power of Corporation to Repair or Demolish

- 33.1 If the owner or occupant of property fails to repair or to demolish the property in accordance with an Order as confirmed or modified by the Committee or a judge, the Corporation in addition to all other remedies,
- a. shall have the right to repair, clean-up or demolish the property accordingly and for this purpose with its servants and agents from time to time to enter in and upon the property without a warrant.

compliance with other municipal By-laws, including but not limited to the Municipality's Comprehensive Zoning By-law.

Section 38 Certificate of Compliance

- 38.1 An Officer who, after inspecting a property, is of the opinion that the property is in compliance with the standards established in the By-law may issue a certificate of compliance to the Owner.
- 38.2 An Officer shall issue a certificate to an owner who requests a certificate if such owner has paid the fee set by the Council of the Corporation, being in the amount of Fifty (\$50) dollars.

Section 39 Repeal & Enactment

- 39.1 By-law number 31-2018 is hereby repealed in its entirety and any other By-laws regarding property maintenance and standards are hereby repealed.
- 39.2 This By-law shall come into force and be in effect on the passing thereof.

THIS BY-LAW READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2019.

READ A THIRD TIME AND ENACTED THIS _____ DAY OF _____, 2019

Mayor

Clerk

SCHEDULE "A"

**NOTICE OF APPEAL
TO THE PROPERTY STANDARDS COMMITTEE
Pursuant to Section 15.3 of the Building Code Act, S.O. 1992, c.23, as amended**

(DATE)

Secretary
Property Standards Committee
Corporation of the Township of Melancthon
157101 Highway 10
Melancthon, ON
L9V 2E6

**RE: Property Standards Order
(Description and Location of Property in Violation)
Township of Melancthon**

TAKE NOTICE of appeal of the undersigned to the Property Standards Committee because of dissatisfaction with the above referenced Order.

APPEAL TO PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an Order has been served is not satisfied with the terms or conditions of the Order, the owner or occupant may appeal to the committee by sending a NOTICE OF APPEAL by registered mail to the Secretary of the Committee within **fourteen** days after service of the Order, and, in the event that no appeal is taken, the Order shall be deemed to have been confirmed and shall be final, binding and effective.

Reference: Building Code Act, S.O. 1992, c.23, s.15.3

Signature of Owner or Authorized Agent