



**TOWNSHIP OF MELANCTHON
HYBRID COUNCIL MEETING
THURSDAY, MAY 16TH, 2024 - 5:00 P.M.**

Council meetings are recorded and will be available on the Township website under Quick Links – Council Agendas and Minutes within 5 business days of the Council meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86231760599?pwd=WjdGaUZBcDVNQ0ZsN080QjJpUkJSQTO9>

Meeting ID: 862 3176 0599

Passcode: 678727

One tap mobile

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- +1 438 809 7799 Canada

Meeting ID: 862 3176 0599

Passcode: 678727

AGENDA

- 1. Call to Order**
- 2. Land Acknowledgement Statement**

We will begin the meeting by sharing the Land Acknowledgement Statement:

We would like to begin by acknowledging that Melancthon Township recognizes the ancestral lands and treaty territories of the Tionontati (Petun/Wyandot(te)), Haudenosaunee (Six Nations), and Anishinaabe Peoples. The Township of Melancthon resides within the lands named under the Haldimand Deed of 1784 and the Lake Simcoe-Nottawasaga Treaty (Treaty 18).

These territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

- 3. Announcements**
- 4. Additions/Deletions/Approval of Agenda**

- 5. Declaration of Pecuniary Interest and the General Nature Thereof**
- 6. Approval of Draft Minutes – May 2nd, 2024**
- 7. Business Arising from Minutes**
- 8. Point of Privilege or Personal Privilege**
- 9. Public Question Period** (Please visit our website under Agendas and Minutes for information on Public Question Period)
- 10. Public Works**
 1. Recommendation from Roads Sub-Committee Meeting – May 6th, 2024
 2. Bridge 2023 Rehabilitation Engineering Change Order No.1
 3. Other
- 11. Planning**
 1. Applications to Permit
 2. Other
- 12. Climate Change Initiatives**
- 13. Police Services Board**
- 14. County Council Update**
- 15. Correspondence**

Board, Committee & Working Group Minutes

1. Shelburne Public Library Board – March 19, 2024
2. Roads Sub-Committee – April 8, 2024
3. Centre Dufferin Recreation Complex Board of Management – March 13, 2024
4. Horning’s Mills Community Park Board – April 10, 2024

Items for Information Purposes

1. Letter from Multi-Municipal Energy Working Group Regarding Unwillingness to Host New Wind Projects
2. Ministry of Natural Resources and Forestry – Notification of Environmental Registry Posting of Proposed Amendments to Development Permit Exemptions under R.R.O. 1990, Regulation 828 under the Niagara Escarpment Planning and Development Act
3. Watson & Associates Economists Ltd. – Affordable Housing Bulletin Release
4. Nottawasaga Valley Conservation Authority Board Meeting Highlights – April 15, 2024
5. Town of Shelburne Planning and Development Department – Application for Minor Variance – Luxton Way Part of Lot 31, Parts 1, 2 and 3 on Plan 7R-5347 & Application for Zoning By-law Amendment – 393 Colonel Phillips Drive
6. Triton Engineering Services Limited – Township of Southgate Class Environmental Assessment Schedule C Dundalk Wastewater Treatment Capacity Notice of Study Completion
7. Clearview Township - Final Draft of the New Clearview Township Official Plan
8. Grand River Conservation Authority’s Watershed-based Resource Management Strategy – Consultation Period

9. Grand River Conservation Authority Summary of the General Membership Meeting – April 26, 2024
10. RJ Burnside & Associates Limited – Drainage Superintendent Services January – March 2024
11. NVCA Board of Directors Advocates to Province to Maintain Free Testing for Private Wells

Items for Council Action

1. Email from Wayne Hannon on behalf of the Shelburne and District Horticultural Society seeking donations towards the Community Foodbank Garden
2. 2024 Association of Municipalities of Ontario (AMO) Delegation Form for Annual Conference
3. Invitation to Host an Economic Development Workshop with Dufferin County

16. General Business

1. Notice of Intent to Pass By-law
 1. By-law to Authorize the Signing of a Dump Site License Agreement between the Corporation of the Township of Melancthon and Synapse Communications
 2. Third Reading of By-law 19-2024 – By-law to Prescribe Lower Rates of Speed
 3. By-law to Assume Certain Lands within the Township of Melancthon – 300 Sideroad from Concession Road 2nd Line SW to Concession Road 4th Line SW
2. New/Other Business/Additions
 1. Request for Township to Reimburse Hall Board Account for Internet and Incidentals prior to May 2nd, 2024 (Councillor Plowright)
3. Unfinished Business
 1. Tabled Motion from April 18, 2024 Council Meeting - Dissolving the Horning's Mills Park Board and Corbetton Park Board to Establish a Melancthon Park Board
 2. NDCC Funding Request
 3. NDACT/Strada Well Registration on Township Owned Lands

17. Delegations

1. 5:45 p.m. – Chris Johnston, By-law Enforcement Officer – To speak on the Draft By-law to Fix Fees and Charges

18. Closed Session

1. Items for Discussion:
 1. Nomination for Melancthon Council Award for Community Leadership – Section 239(2)(b)
 2. Township of Melancthon Heritage Committee – Application for Vacancy – Section 239(2)(b)
2. Approval of Draft Minutes – May 2nd, 2024
3. Business Arising from Minutes
4. Rise With or Without Report from Closed Session

19. Third Reading of By-laws

20. Notice of Motion

21. Confirmation By-law

22. Adjournment and Date of Next Meeting – Thursday, June 6th, 2024 at 5:00 p.m.



The Corporation of
THE TOWNSHIP OF MELANCTHON
157101 Hwy. 10, Melancthon, Ontario, L9V 2E6

Corporation Of the Township of Melancthon

Memorandum

To: Mayor White And Members of Council

From: Kaitlin Dinnick, Secretary Roads Sub-Committee

Subject: Recommendations from Roads Sub-Committee Meeting Held May 6th, 2024

Date: May 16th, 2024

8.5.1 General Business; Other/Additions; Reduction of Speed Limit on 15 Sideroad from County Road 124 to Mulmur-Melancthon Townline

Staff brought forward that while we are changing the speed limits in the Village & Hamlets in the Township that we should maybe consider lowering the speed limit on 15 Sideroad from County Road 124 to the Mulmur-Melancthon Townline as the speed limit is currently 80km/hr. The Committee discussed lowering the speed limit to 40km/hr for the entire stretch of 15 Sideroad or just the paved portion of 15 Sideroad, as it is being rehabilitated this year.

Recommendation:

The Roads Sub-Committee recommends to Council that we lower the speed limit on 15 Sideroad from County Road 124 to after the first bend where the pavement ends to 40km/hr.



Engineering Change Order No.1

Date: May 8, 2024 **Project No.:** 300056829

Project Name: Bridge 2023 Rehabilitation

Client Name: Township of Melancthon

Address: 157101 Highway 10, Melancthon ON L9V 2E6

Delivery Method: Email

Current Total Authorized Limit	\$20,000.00
Increase Due to This Change Order	\$17,400.00
New Total Authorized Limit	\$37,400.00

New total authorized limit excludes all applicable taxes.

1.0 Background

R.J. Burnside & Associates Limited (Burnside) respectfully requests that the Township increase the budget for the above-mentioned project. The original budget was \$20,000 for the design, tender and construction phases and to date Burnside has incurred approximately \$30,000 in engineering costs.

We have encountered changes to our original scope of work that had increased our costs. Given our relationship with the Township, Burnside has written off \$5,000.00 of these incurred costs to date. We have invoiced \$18,626.00 to date and request a budget increase of \$17,400.00 to cover the additional work completed, as well as cover the upcoming construction inspection and contract administration work.

2.0 Description of Changes

Grand River Conservation Authority Requirements

During the Grand River Conservation Authority's (GRCA) review of permit application submission documents, they had requested Burnside to review and comment on the hydraulic capacity of the existing structure. Review and comment on hydraulic capacity of the existing structure is not typical for a structure rehabilitation project of this scope and Burnside had not accounted for this in the proposal. The unforeseen GRCA requirements had resulted in additional project management, coordination, design, and review costs as detailed below:

Position	Additional Hours	Rate	Total
Project Management	2	\$140	\$280.00
Hydraulic Designer	5	\$120	\$600.00
Environmental Coordinator	10	\$151	\$1,510.00
QA/QC	1	\$268	\$268.00
Total:	18		\$2,658.00

Change in Scope for Concrete Repairs in Culvert Barrel

During the detailed design phase of this project, after further site investigations it was determined that localized concrete patch repairs would not be a suitable option for rehabilitation of the culvert barrel and instead the barrel was required to be resurfaced. Additional design, drawings, and tender specifications were required for the concrete resurfacing aspect of the design. The additional hours to complete the work are as detailed below:

Position	Additional Hours	Rate	Total
Project Management	4	\$140	\$560.00
Design Engineer	7	\$173	\$1,211.00
CAD Technician	21	\$109	\$2,289.00
QA/QC	4	\$268	\$1,072.00
Total:	36		\$5,132.00

Tender Process

Burnside incurred additional time associated with the facilitation of the tender process beyond what was originally anticipated related to the distribution of the tender documents and responses to bidder's questions. Burnside estimates an additional five hours were required during the tender process as broken down below:

Position	Additional Hours	Rate	Total
Project Management	5	\$140	\$700.00
Total:	5		\$700.00

Contract Administration & Part-Time Construction Inspection

Revising the localized concrete patch repairs to concrete resurfacing within the culvert barrel increases the construction scope and duration. This increased construction scope and duration directly impacted Burnside's budget for Contract Administration and Part-Time Construction Inspection. The additional time anticipated below will account for the coverage associated with the additional work, as well as ensure Burnside provides adequate site inspection and contract administration services during construction to successfully complete this project.

	Additional Hours	Rate	Total
Contract Administration (12 hours/week x 3 weeks)	36	\$140	\$5,040.00
Part-Time Construction Inspection (10 hours/week x 3 weeks)	30	\$109	\$3,270.00
Disbursements (mileage)			\$600.00
Total:	66		\$8,910.00

3.0 Conclusion

Based on the above information, Burnside respectfully requests that the Township increase the engineering project budget by **\$17,400.00 excluding HST**.

It is understood that this new limit will not be exceeded without authorization from the Township and if the realized costs are less, the savings will be passed back to the Township. Once approved, please sign, and return a copy of this Engineering Change Order No. 1 to the undersigned.

We look forward to continuing to work with the Township to successfully complete this project. If you have any questions, or require any more information or clarification, please contact us at your earliest convenience.

Approved by:

Denise B. Holmes, AMCT
Township of Melancthon

Date



Chris Knechtel, P.Eng.
R.J. Burnside & Associates Limited
CK:jh

May 9, 2024

Date

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APPLICATIONS TO PERMIT FOR APPROVAL
May 16, 2024 COUNCIL MEETING

<u>PROPERTY OWNER</u>	<u>PROPERTY DESCRIPTION</u>	<u>SIZE OF BUILDING</u>	<u>TYPE OF STRUCTURE</u>	<u>USE OF BUILDING</u>	<u>DOLLAR VALUE</u>	<u>D.C.'s</u>	<u>COMMENTS</u>
North Line Metals Inc - Ivan Martin Agent: Aaron Bauman	Lots 243 to 244, Con 4 SW 098353 4th Line SW	845.42m2 (9100sqft)	Barn & Buggy Shed	Barn & Buggy Shed	\$375,000	No	With Planner for Review

*Minutes for Shelburne Public Library Board Meeting
Tuesday, March 19, 2024*

Present: Geoff Dunlop James Hodder Tricia Field
Susan Graham Sharon Martin Patricia Clark

Also Present: Rose Dotten, CEO/Head Librarian

The Chair, Geoff Dunlop, called the meeting to order at 7:00 pm, February 20, 2024.

Reading of Land Acknowledgement:

“We would like to begin by respectfully acknowledging that the Town of Shelburne resides within the traditional territory and ancestral lands of the Anishinaabe including the Ojibway, Potawatomi, Chippewa and the People of the Three Fires Confederacy.

These traditional territories upon which we live, work, play and learn are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

Motion 12-24 S. Graham, T. Field

Be it resolved that we approve the Agenda of the March 19, 2024, meeting.
Carried

Motion 13-24 T. Field, P. Clark

Be it resolved that we approve the minutes of the board meeting, dated February 20, 2024.
Carried

Motion 14-24 S. Martin, J. Hodder

Be it resolved that we approve the Accounts Payable Register for February, 2024, with invoices and payments in the amount of \$26,015.11.

Carried

CEO/ Head Librarian’s Report:

○ **Statistics—Including Social Media and e-resources**

Attached is a summary of the Monthly Statistics for February, 2024.

○ **Programming-**

● **Children’s Programming:**

Children’s programming continues with Lego Time on Wednesday afternoons and morning Story Time every Friday morning.

● **Adult Programming:**

▪ **Coffee, Conversation & Books** was cancelled for February 2024. There are more events scheduled for May and October, 2024

● **Rose’s Book Club**—the 4th Tuesday of each month—The next meeting in 2024 will be on March 26, 2024.

● **Archivist on the Road—Laura Camilleri**, will be at the library once a month, the next time on Tuesday, March 26, 2024.

● **Tech Help**—is being offered by a student every Friday afternoon in half-hour segments. Appointments need to be made but walk-ins are admitted if time available. The spots are filling up fast every week.

- March Break Events
 - Tues., Mar 12/24, at 2 pm, Birds of Prey, at the Library (sold out)—80 total attendance
 - Wed., Mar. 13/24 at 2 pm “Fireside Munsch”, at Grace Tipling Hall—161 total attendance
 - Thurs., Mar 14/24 at 2 pm “Bumbling Bert”, at Grace Tipling Hall—130 total attendance

Business

- **Correspondence**
 - **Kiosk**—The Kiosk has been ordered and we are waiting to hear from Foodland when the hydro and internet service will have been put in place for the Kiosk. The books are being ordered and we will provide an update when all factors are in place for the opening.
 - **Cleaning Contract:** The new cleaner is scheduled to begin the Easter weekend for the initial clean of the library including the mats which have not been done for a long time.
 - **Meeting with Mulmur Administrative Staff:** Rose presented to the board a summary of the meeting with the Mulmur staff

Motion 15-24 S. Martin, J. Hodder

That we now adjourn at 8:24 p.m., to meet again April 16, 2024, at 7 pm., or at call of the Chair.

Carried

CORPORATION OF THE TOWNSHIP OF MELANCTHON

The Township of Melancthon Roads Sub-Committee held a meeting on April 8th, 2024, at 9:30 a.m. The following members were present: James McLean, Chair, Bill Neilson, Vice-Chair and Member Darren White. Also present were: Craig Micks, Public Works Superintendent, Denise Holmes, CAO/Clerk, and Kaitlin Dinnick, Roads Sub-Committee Secretary.

Call to Order

Chair McLean called the meeting to order at 9:32 a.m.

Land Acknowledgement

Chair McLean shared the Land Acknowledgement Statement.

Additions/Deletions/Approval of Agenda

Additions

Horning's Mills School Bus Stop Ahead Signs

Moved by White, Seconded by Neilson that the agenda be approved as amended. Carried.

Declaration of Pecuniary Interest or Conflict of Interest

None.

Approval of Draft Minutes

Moved by Neilson, Seconded by White that the minutes of Roads Sub-Committee Meeting held on March 4th, 2024, be approved as circulated. Carried.

Business Arising from Minutes

None.

Correspondence Items

None.

General Business

1. Update from Public Works Superintendent

Craig advised the Committee that they have been working at fixing the water truck, grading roads and plowing some snow. Craig advised they had some signs stolen on the 3rd Line which have since been replaced. Craig was directed to report the theft to the OPP so that they can be made aware, as it seems to be an ongoing issue in Dufferin County. Craig let the Committee know that half loads may be coming off early as long as the weather stays consistent. The signs to identify bus stops ahead in Horning's Mills were directed to be placed at Oldfield Court and at the Guide Rails coming into the Village from the South.

2. Entrance Request on the 7th Line SW for Ajeet Sran

The Committee discussed doing an on-site at the property to get a better idea of the situation. The on-site has been tentatively booked for Monday, April 15th, 2024 at 9:30 a.m. Staff were directed to see if Tom Pridham, Drainage Superintendent was able to attend the on-site.

3. Discussion on Township Tree Program for 2025

The Committee discussed that they think the tree program is a great initiative that is run, however it required a lot of staff time. Staff was directed to reach out to the Township of Mulmur about teaming up with them in 2025 and will bring this back to the next meeting.

4. Road Safety Task Force

Chair McLean discussed the Town Hall meeting that is being held at the Horning's Mills Community Hall on April 25th, 2024 7-9 p.m. with Council and the Dufferin OPP. They will be focusing on the following 3 topics: Road Safety, Vehicle Theft and Drugs. It was discussed that the Roads Sub-Committee will direct the Paid Duty Officer and they would like them to start out patrolling the 2nd Line SW and Corbetton during bus pickup and drop off times. The Committee would like to reach out to the Mennonite Community regarding road safety and working with them as much as we can. Chair McLean and Mayor White will attend the meeting with the Mennonite Community. It was discussed that Brett from the Public Works Department went to the black cat training, but we have the old software, and he was only taught how to use the new software, it is \$1500.00 to upgrade to the new software. Staff were directed to upgrade the software so that we can use the black cat unit. Chair McLean reminded the Committee about Road Safety Week, he will work with staff to create social media content for the week and will bring it back to the next Roads Sub-Committee Meeting.

5. Special Events Permit for Creemore Turas Mor May 11th, 2024

The Committee discussed the special events permit submitted for Creemore Turas Mor Cycling Event on May 11th, 2024 which will be traveling through the Township. The Committee discussed that we would require them to provide us with insurance that names the Township as an additional insured.

Recommendation:

The Roads Sub-Committee recommends to Council that we approve the Special Events Permit for the Creemore Turas Mor Cycling Tour.

6. Other/Additions

None.

Acting Sergeant R. Button – Dufferin OPP

Acting Sergeant R. Button was unable to attend the meeting.

Recommendation to Council

Recommendation is outlined above.

Public Question Period

None.

Confirmation Motion

Moved by White, Seconded by Neilson that all actions of the Members and Officers of the Roads Sub-Committee with respect to every matter addressed and/or adopted by the Sub-Committee on the above date are hereby adopted, ratified and confirmed; and each motion, resolution and other actions taken by the Sub-Committee Members at the meeting held on the above date are hereby adopted, ratified and confirmed. Carried.

Adjournment

10:03 a.m. - Moved by Neilson, Seconded by White that we adjourn this Roads Sub-Committee meeting to meet again on Monday, May 6th, 2024 at 9:30 a.m. or at the Call of the Chair. Carried.

CHAIR

SECRETARY

CENTRE DUFFERIN RECREATION COMPLEX

BOARD OF MANAGEMENT

Minutes of the Regular meeting held March 13, 2024 at 6:00pm in person

Attendance:	Melinda Davie	Mono
	Dan Sample	Shelburne
	Robb Stinson	Shelburne
	Shane Hall	Shelburne
	Ralph Moore	Melancthon
	Andrew Stirk	Amaranth
	Chris Gerrits	Amaranth
	Kim Fraser	Facility Administration Manager
	Marty Lamers	Facility Maintenance Manager
	Emily Francis	Recreation Program Coordinator

Absent: R. Plowright

Meeting called to order by Board Chair, Melinda Davie at 6:00pm.
A quorum was present.

Land Acknowledgement:

Board Chair, Melinda Davie read the land acknowledgement.

Declaration of Pecuniary Interests:

Board Chair, Melinda Davie stated that if any member of the board had a disclosure of pecuniary interest that they could declare the nature thereof now or at any time during the meeting.

Agenda:

Add item 11.4 water softener

MOTION #1 – Moved by D. Sample seconded by R. Moore. Be it resolved we approve the agenda dated March 31, 2024 as circulated and amended. Carried

Discussion & Approval of Minutes of Previous Meeting held January 31, 2024:

MOTION #2 – Moved by A. Stirk seconded by D. Sample. That the minutes of the CDRC Board of Management regular board meeting held on January 31, 2024 be approved as circulated and presented. Carried

Correspondence:

- Town of Melancthon – request a review of the Agreement for the purposes of updated the terms

MOTION #3 – Moved by S. Hall seconded by A. Stirk. That the CDRC Board of Management create a committee to review the Agreement and suggest edits. The committee will be comprised of C. Gerrits, R. Moore and D. Sample. Carried

Financial Report:

After review of the CDRC financial reports and accounts the following motion was presented.

MOTION #4 – Moved by C. Gerrits seconded by S. Hall. That the CDRC Board of Management receive the financial reports and paid accounts in the amount of \$74,676.68 as presented by the Facility Administration Manager. Carried

Facility Administration Manager and Recreation Program Coordinator Reports:

See Schedule A

See Schedule B

MOTION #5 – Moved by D. Sample seconded by R. Moore. That we receive the reports from the Facility Administration Manager and the Recreation Program Coordinator. Carried

Facility Maintenance Manager's Report:

See Schedule C

MOTION #6 - Moved by R. Stinson seconded by A. Stirk. That we receive the report from the Facility Maintenance Manager. Carried

New Business:

Review CDRC Roof Project funding summary – move forward

See Schedule D

Pool Deck refurbishment

See Schedule E

MOTION #7 – Moved by C. Gerrits seconded by D. Sample. That the CDRC Board of Management accepts quotation from Elite Surfacing estimate #1036 for \$33,400.00 plus HST. Carried

Wightman contract for fibre internet business services – move forward

Forward to KTH for reimbursement

See Schedule F

Water Softener replacement

See Schedule G

MOTION #8 – Moved by D. Sample seconded by R. Moore. That we approve Manax Plumbing in the amount of \$10,668.60 including HST to install new water softener system. Carried

Confirmation by By-law:

MOTION #9 – Moved by S. Hall seconded by R. Moore. Be it resolved that leave be given for the reading and enacting of by-law #02-2024 being a by-law to confirm certain proceedings of the CDRC Board of Management for its regular board meeting held March 13, 2024. Carried

Adjournment:

MOTION #10- Moved by D. Sample seconded by C. Gerrits. That we now adjourn at 6:56pm to meet again on Wednesday, April 24, 2024 at 6:00pm or at the call of the chair. Carried

Secretary - Treasurer

Chairperson

Dated

SCHEDULE 'A'

Facility Administration Managers Report – March 13, 2024

General Overview/Information:

- Continual day-to-day administrative duties that include phone calls and walk-in inquiries, invoicing and collections, process payables and disbursements, bank deposits, rental contracts, bookings, monitoring the rental schedule, monthly account reconciliations and payroll administration.
- Working at closing 2023 financial year end and reconciling year end reports to HST, source deductions, 2023 t-4's, OMERS, WSIB, etc.
- Ongoing, receiving and responding to numerous and various facility rental booking requests and walk-ins.
 - o Received 16 rental request forms and approx. 10-12 phone/walk-in or email inquires
 - o Prepared rental contracts and insurance requirements

- Below is a snapshot of facility rentals

Week	Ice Rental Hrs	Event/Room Oth Rentals	
Week: Jan 29-Feb 4	57.5	3	
Week: Feb 5-11	62	2	
Week: Feb 12-18	51	1	
Week: Feb 19-25	51	1	
Week: Feb 26-Mar 3	58	1	
Week: Mar 4-10	38.5	4	

- Continuing to communicate with seasonal ice user groups and potential new rentals:
 - o SMHA – ongoing schedule changes and accommodating private ice rental requests
 - o SMHA – 5 teams moving onto championship series
 - o CDDHS senior boys varsity – season finished
 - o CDDHS girls varsity – finished 1st in regular season and moved onto competing at CWOSSA. Girls vs teachers game scheduled Thursday, March 28th
 - o CDDHS jr boys varsity – tentative tournament scheduled Friday March 22nd
 - o Creemore Coyotes (OEHl) – played game #5 of quarterfinals vs Saugeen Shores at CDRC on Feb 18th
 - o Shelburne Skating Club (SCS) – carnival held Saturday March 2nd
 - o Grey Bruce Highlanders U18 – playoff game scheduled Tuesday March 5th
 - o MacDougall Hockey skills - skills clinics March 11-15 from 9am-12pm each day
 - o CDDHS Commencement ceremonies – booked Wednesday June 26 on arena floor
- Communications with outstanding accounts receivables
- Responding to advertising space inquiries
- Submitted community use application to UGDSB for summer use of Glenbrook outdoor space
- Communicating with Pepsi and Coke regarding contract renewal

- Communicating with lacrosse and ball hockey leagues to establish season schedule. Arena floor rentals are scheduled to begin Sunday, April 14th. Will be preparing rental contracts soon.
- Met with SBA on February 15 for ICIP roof grant funding update
- Attended ORFA webinar on February 15 with the Ministry of Labour update
- COFCA meeting Feb 29th in Caledon East – I was not available to attend due to work commitments
- Conducted 3-sessions of interviews for seasonal summer Deck Supervisor, Lifeguard/Instructors and Head Day Camp positions. Sat in on group interview session for Day Camp Counsellors, followed by 3-sessions of interviews

Kim Fraser

Facility Administration Manager

SCHEDULE 'B'

Submitted By: Recreation Program Coordinator Emily Francis
To: CDRC Board of Management
Date: Wednesday March 13, 2024
Subject: Recreation Program Coordinator Report

February Overview

- Continuing to assist with day-to-day operations including phone inquiries, email inquiries, walk in inquiries.
- Continuing to make updates to the CDRC information on the Town of Shelburne website and actively creating graphics and posting on the CDRC social media. Creating posts for our lobby tv playlist.
- **Seasonal Summer Employment Opportunities** applications are now closed. We have reviewed resumes and conducted interviews for Seasonal Deck Supervisors, Lifeguard/Instructor and Head Day Camp (6 hours total). Saturday February 24, 2024, we held a Group Interview for the Summer Day Camp Counsellors. Individual interviews for camp counsellors are scheduled to be held the week of March 4, 2024.
- **Spring/Summer 2024 Recreation Guide:** Scheduled to be distributed throughout Dufferin County on Thursday April 4, 2024 with the Shelburne Free Press
 - Creating and collecting content for the Spring/Summer Recreation Guide. Communicating with local sports groups to include their information in this guide. Collecting content from the 4 CDRC funding municipalities.
 - Editorial content must be submitted by Thursday February 29, and final approval is scheduled for Friday March 8, 2024.
- **Spring/Summer 2024 Preparation**
 - Preparing for the upcoming March Break Camp. Our campers will be attending the Shelburne Public Library Tuesday-Thursday for their March Break events.
 - Building summer 2024 programs into our Active Net software, to open our registration at the beginning of April.
 - Coordinating our combined camp staff training date with the Township of Wellington North, Mapleton and Town of Minto for June 2024.
 - Communicating with guest speakers for our seasonal summer staff training.
 - Completing website updates to reflect upcoming information and programs.
 - Researching and gathering information on guest visitors and day trips for our summer 2024 day camp.
 - Explore the cost of busing with the 2 local bus companies.
- **Free Family Day Skate** scheduled for Monday February 19, 2024 from 2:00-4:00pm sponsored by Go with Crowe Real Estate, Shelburne Optometry, Main Street Dental and Shelburne Family Chiropractic was a huge success. There were roughly 400-450 people in attendance.
- Planning for the 2024 **Easter Skate Eggstravaganza** scheduled for Sunday March 24, 2024, from 11:00-1:30pm.
 - We will be hosting a Sports and Recreation Central Registration in the Town and Country Room from 10:00am-12:30pm.
 - Tim Hortons has generously sponsored the 2-hour family skate, Main Street Family Dental will be provided the prizes for our colouring contest, Martin M and IG is sponsoring the complimentary Hot Chocolate/Popcorn and Rural Rescue First Aid is sponsoring where needed, . We are seeking sponsors for a few other aspects of the event.

- Creating the colouring contest sheet and graphics to advertise the easter event.
- Attended a meeting in Harriston with the Town of Mapleton, Town of Minto and Town of Wellington North to discuss summer programming. We are planning an upcoming joint camp staff training and meetings to discuss camp procedures prior to the summer months.
- Attended an ORFA (Ontario Recreation Facilities Association) webinar about the role of the Ministry of Health and Safety and how it applies to the recreation setting.

Winter Activities: Snapshot of Drop In Program Attendance

Below is a snapshot of the attendees for drop in CDRC programs.

Fees:

- Public Skating: \$4.00 per skater
- Adult Skate/Parent and Tot Skate: \$3.50 per skater
- 55+ Shinny: \$10.00 per skater, \$5.00 per goalie
- Youth Shinny: \$5.00 per participant
- Ticket Ice: \$7.00 per skater
- Drop in Pickleball: \$4.50 per player

	# of participants on each date							
Program	Jan.2	Jan.5	Jan.7	Jan.19	Jan.14	Jan.21	Jan.25	Feb 4
Public Skate	79	76	95	17 (no bus day)	70	71	15 (no bus day)	73
	Feb.11	Feb.18	Feb 19	Feb.25				
	87	50	Sponsored Family Skate	47				

	# of participants on each date						
Program	Jan.10	Jan.17	Jan.24	Jan.31	Feb.7	Feb.14	Feb.21
Adult Skate	0	5	4	3	6	3	5
Parent /Tot Skate	8	7	9	9	5	0	2

	# of participants on each date						
Program	Jan.5	Jan.12	Jan 19.	Jan.25	Feb.2	Feb.8	Feb.16
55+ Shinny	16	16	23	14	24	11	17
	Feb.23						
	24						

Program	Jan.10	Jan.17	Jan.24	Jan.31	Feb.7	Feb.14	Feb.21
Drop In Pickleball	4	6	3	8	6	6	5

SCHEDULE 'C'

Facility Maintenance Managers Report –Feb Mar 2024

GENERAL INFORMATION

Changed player bench signs back Feb 5, 2024

Coffee maker repairs 2x

Order supplies and parts for Janitorial and maintenance as needed.

Road sign

Staff scheduling and adjustments continually.

Hockey tournaments

On going ice maintenance edging, scraping, and building ice.

Temporary repair elevator button advised elevator company of required part for proper repair.

Olympia breakdown not able to flood properly Olympia slipping on ice issues front drive. Wed March 6 2024
7pm picked up by float left us a loaner.

Meeting preparation.

New grate for snow pit sourcing fabricator. Metal grate which Olympia drives over shows fatigue made some temporary adjustments.

CDRC funding, specifically what is remaining to claim on roof grant meeting.

Pool opening planning deck, pool tile, chlorine bulk tank replacement replacing with the same product.

Written quotes for a water softener replacement.

Kim Fraser

From: Marty Lamers
Sent: Monday, March 11, 2024 3:06 PM
To: Kim Fraser
Subject: Fw: CDRC Roof project ICIP M21003
Attachments: M21003_Claim Reference_V1.2_LJ_15Feb24.pdf

From: Marty Lamers <mlamers@shelburne.ca>
Sent: March 5, 2024 11:39 AM
To: Marty Lamers <mlamers@shelburne.ca>
Subject: Fw: CDRC Roof project ICIP M21003

There remains \$35,600.19+HST that can be funded through the ICIP grant on truss and beam repairs. Based on SBA preliminary quotes received, this should be enough to complete the truss repairs. The portion claimed so far for the roof project was under budget. The CDRC portion will be around \$8,700.00 to complete a \$35,000 repair. This is not additional money being spent on the roof it is just been drawing out longer. History original roof quote included roof replacement and truss repair, thought to be a simple repair, roofing company had the work sub out and came back with price over \$100,00.00 to repair. The truss portion was removed from the roofing company obligation, had the repair reevaluated through SBA and these are the numbers we are dealing with today. And just wanted to make sure we had the funds from the grant before we moved forward.

Motion to have SBA tender out the truss and beam repair using the remaining eligible grant funding.

From: Lisa Johnson <lisa.johnson@sbaengineering.com>
Sent: February 22, 2024 9:04 AM
To: Carey Holmes <cholmes@shelburne.ca>; Marty Lamers <mlamers@shelburne.ca>; Kim Fraser <kfraser@shelburne.ca>
Cc: Tara Dell <tara.dell@sbaengineering.com>; Brian Lee <Brian.Lee@sbaengineering.com>
Subject: CDRC Roof project ICIP M21003

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good morning,

It was great meeting with you all last week. Please find attached the document we reviewed during the meeting.

As summarized in the table below, there remains 39k to be reimbursed from the funders, once we show that we have spent \$54,224.73+HST. Some of these funds have already been spent on engineering (\$8,563.55+HST) and via the contractor holdback (\$10,060.99 +HST). My team is working to prepare a claim for the engineering; however the holdback won't be released until December 2024 to accommodate a 2 year warranty on the roof system. Therefore, there remains \$35,600.19+HST that can be spent on truss and beam repairs. Based on preliminary quotes received, this should be enough to complete the repairs.

	Total to be Incurred (with HST)	Total Eligible (no HST)	Reimbursable	Notes
Cost incurred	\$ 11,368.92	\$ 10,060.99	\$ 7,377.73	Holdback incu
Cost incurred	\$ 9,676.81	\$ 8,563.55	\$ 6,279.65	Costs incurrec
Amount available	\$ 40,228.21	\$ 35,600.19	\$ 26,105.62	Amount rema
Totals	\$ 61,273.94	\$ 54,224.73	\$ 39,762.99	Amount to be

I am happy to meet with the board later this month to review the financials and to recommend the next step which would be securing formal quotations and overseeing the completion of the repair work.

If you have any further questions in the meantime please reach out.

Thank you,

Lisa Johnson, PMP, EP
Senior Environmental Project Manager

S. Burnett & Associates Limited
 210 Broadway, Unit 203
 Orangeville, ON
 L9W 5G4

T: 519.941.2949 ext. 225

C: 519.215.1921

F: 519.941.2036

W: www.sbaengineering.com



Date: 09-Feb-24
 Project: CDRC Roof Project
 Job No. M21003

Funding Summary

		CLAIMED
Engineering	\$ 84,375.00	\$ 102,473.07
Construction	\$ 562,500.00	\$ 640,318.61
Contingency	\$ 64,687.50	
Funding Total	\$ 711,562.50	\$ 742,791.68

Province	\$ 237,163.78
Federal	\$ 284,625.00
Shelburne	\$ 189,773.72
Funding Total	\$ 711,562.50

Engineering:

Invoice	Date	Subtotal	Invoice Amount	Taxes	Claimed Amount	Cheque	Claim	Total Claim Amount
15433	October 21, 2021	\$ 3,958.85	\$ 4,473.50	\$ 514.65	\$ 3,958.85	8559	1	
15730	February 10, 2022	\$ 10,327.67	\$ 11,670.26	\$ 1,342.60	\$ 10,327.66	8635	1	\$ 25,569.75
15808	March 10, 2022	\$ 11,283.24	\$ 12,750.06	\$ 1,466.82	\$ 11,283.24	8635	1	
15884	April 7, 2022	\$ 20,176.49	\$ 22,799.43	\$ 2,622.94	\$ 20,176.49	8708	2	
15948	May 5, 2022	\$ 6,717.73	\$ 7,591.03	\$ 873.30	\$ 6,717.73	8708	2	\$ 32,564.56
16016	June 2, 2022	\$ 5,670.34	\$ 6,407.49	\$ 737.14	\$ 5,670.35	8708	2	
16169	July 28, 2022	\$ 5,835.55	\$ 6,594.17	\$ 758.62	\$ 5,835.55	8751	3	
16243	August 25, 2022	\$ 7,537.21	\$ 8,517.05	\$ 979.84	\$ 7,537.21	8751	3	
16294	September 22, 2022	\$ 8,091.64	\$ 9,143.55	\$ 1,051.91	\$ 8,091.64	8751	3	\$ 32,549.82
16366	October 20, 2022	\$ 4,902.38	\$ 5,539.69	\$ 637.31	\$ 4,902.38	8770	3	
16477	December 8, 2022	\$ 6,183.04	\$ 6,986.84	\$ 803.80	\$ 6,183.04	8791	3	

TOTAL \$ 90,684.14 \$ 102,473.07 \$ 11,788.94 \$ 90,684.13

Construction:

Invoice	Date	Total Work to Date	Holdback to Date	Subtotal	HST	Total Invoiced	Claim Amount	Claim
PC No.1	September 19, 2022	\$ 136,316.40	\$ 16,357.97	\$ 119,958.43	\$ 15,594.60	\$ 135,553.03	\$ 119,958.43	
PC No.2	October 11, 2022	\$ 420,775.00	\$ 50,493.00	\$ 250,323.57	\$ 32,542.06	\$ 282,865.63	\$ 250,323.57	2
PC No.3	November 11, 2022	\$ 560,280.00	\$ 67,233.60	\$ 122,764.40	\$ 15,959.37	\$ 138,723.77	\$ 122,764.40	
PC No.4	December 25, 2022	\$ 578,218.00	\$ 69,386.16	\$ 15,785.44	\$ 2,052.11	\$ 17,837.55	\$ 15,785.44	
PC No.5	February 16, 2023	\$ 578,218.00	\$ 11,564.36	\$ 57,821.80	\$ 7,516.83	\$ 65,338.63	\$ 57,821.80	3
holdback			\$ 11,564.36	\$ 11,564.36	\$ 1,503.37			

TOTAL \$ 566,653.64 \$ 73,664.97 \$ 640,318.61 \$ 566,653.64

CHECK

Claim	Total Incurred (with HST)	Total Eligible (no HST)	Reimbursable
Claim 1	\$ 28,893.82	\$ 25,569.75	\$ 18,750.30
Claim 2	\$ 593,940.38	\$ 525,610.96	\$ 385,430.51
Claim 3	\$ 119,957.48	\$ 106,157.06	\$ 77,844.97
	\$ 742,791.68	\$ 657,337.77	\$ 482,025.79

amount remaining \$ 61,273.94 \$ 54,224.73 \$ 39,762.99

Costs must be incurred by 2027

	Total to be Incurred (with HST)	Total Eligible (no HST)	Reimbursable	Notes
Cost incurred	\$ 11,368.92	\$ 10,060.99	\$ 7,377.73	holdback
Cost incurred	\$ 9,676.81	\$ 8,563.55	\$ 6,279.65	costs incurred
Amount available	\$ 40,228.21	\$ 35,600.19	\$ 26,105.62	amount remaining to spend
Totals	\$ 61,273.94	\$ 54,224.73	\$ 39,762.99	

Subject: Sole sourcing and Pool deck resurfacing

Recommendation

The CDRC Board approves the repair/replacement work to the pool decking by Elite Surfacing. As per quote #1036

Analysis

Provide a safer, softer, and more aesthetically looking pool deck area.

Financial Impact: 2024 Budget for this item is \$35,000 (no HST)

There is only a small window of opportunity to apply new decking without affecting pool opening dates. The product needs temperature to be warm enough and needs to be cured.

Policies Affecting Proposal

Sole sourcing:

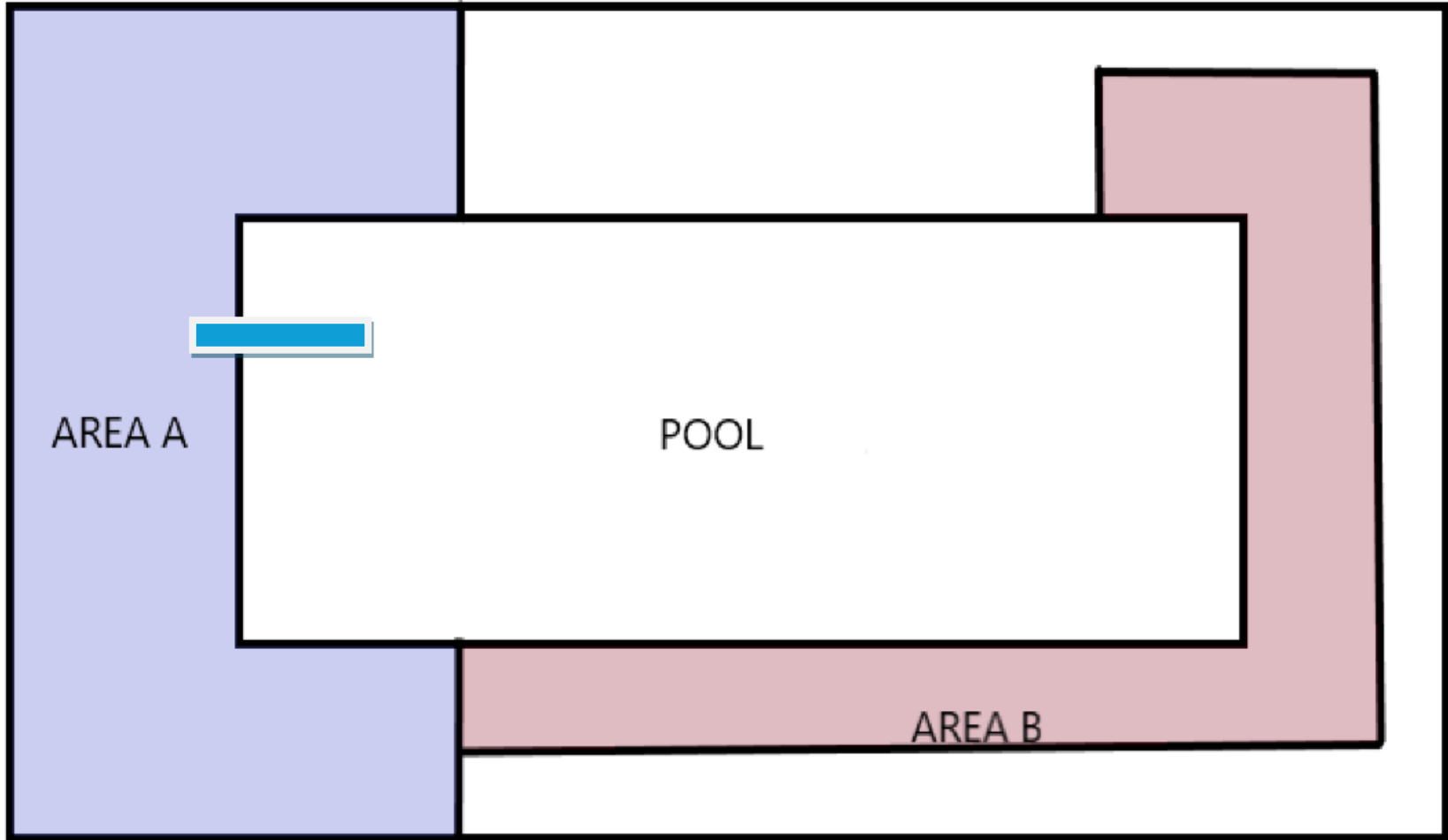
Would like to use Elite Surfacing as the sole source for the repairs/replacement to the rubber surface on the pool decking.

They are the original installers, to insure the best possible bonding to the rubber surface that is there now, and this is a proprietary blend of Rubber Surfacing that is utilized for topcoat and repair of Pool Decks called Soft Crete and they are the innovators and applicators of Soft Crete™. To have the best bond it is better to know what the resins are made from.

They have shown that they can wrap the pools coping edge. Not just a flat floor.

They have provided a solution to have a complete deck revitalization.

March 2019 the board at that time sole source a pool rubber repair by Elite surface.



a

Elite Surfacing

2425 Matheson Blvd. 8th Floor
Mississauga ON L4W 5K4
+1 8008273002
elite@softcrete.ca
softcrete.com
GST/HST Registration No.: 857914600RT0001
Business Number 857914600RT0001



Estimate

ADDRESS
Centre Dufferin Recreation Complex
200 Fiddle Park Lane
Sherburne ON L0N1S0

ESTIMATE 1034
DATE 04/03/2024
EXPIRATION DATE 31/03/2024

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
04/03/2024	Soft Crete	Supply and Install Softcrete in colour of choice to entire pool deck.	HST ON	3,549	10.00	35,490.00
04/03/2024	Soft Crete	Install softcrete to existing coping, wrap vertical face and install new depth markings	HST ON	1	5,000.00	5,000.00

SUBTOTAL	40,490.00
HST (ON) @ 13%	5,263.70
TOTAL	\$45,753.70

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		5,263.70	40,490.00

Accepted By

Accepted Date

Elite Surfacing

2425 Matheson Blvd. 8th Floor
Mississauga ON L4W 5K4
+1 8008273002
elite@softcrete.ca
softcrete.com
GST/HST Registration No.: 857914600RT0001
Business Number 857914600RT0001



Estimate

ADDRESS
Centre Dufferin Recreation Complex
200 Fiddle Park Lane
Sherburne ON L0N1S0

ESTIMATE 1035
DATE 04/03/2024
EXPIRATION DATE 04/03/2024

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
04/03/2024	Soft Crete	Install Softcrete to pool coping, wrap vertical edge and install new depth markings.	HST ON	1	5,000.00	5,000.00
04/03/2024	Soft Crete	Supply and Install Softcrete to main entrance end of pool wrapping around sides up to lifeguard tower. See Drawing (Area A)	HST ON	1,511	12.00	18,132.00

SUBTOTAL	23,132.00
HST (ON) @ 13%	3,007.16
TOTAL	\$26,139.16

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		3,007.16	23,132.00

Accepted By

Accepted Date

Elite Surfacing

2425 Matheson Blvd. 8th Floor
Mississauga ON L4W 5K4
+1 8008273002
elite@softcrete.ca
softcrete.com
GST/HST Registration No.: 857914600RT0001
Business Number 857914600RT0001



Estimate

ADDRESS
Centre Dufferin Recreation Complex
200 Fiddle Park Lane
Sherburne ON L0N1S0

ESTIMATE 1036
DATE 05/03/2024

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
05/03/2024	Soft Crete	Install Softcrete to coping of pool. Vertical coping wrap with new Depth markings.	HST ON	1	5,000.00	5,000.00
05/03/2024	Soft Crete	Supply and Install Softcrete using our overstock material and amber Binder - Brown tone colour mix	HST ON	8	3,550.00	28,400.00

SUBTOTAL	33,400.00
HST (ON) @ 13%	4,342.00
TOTAL	\$37,742.00

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		4,342.00	33,400.00

Accepted By

Accepted Date

Elite Surfacing

2425 Matheson Blvd. 8th Floor

Mississauga ON L4W 5K4

+1 8008273002

elite@softcrete.ca

softcrete.com

GST/HST Registration No.: 857914600RT0001

Business Number 857914600RT0001



Estimate

ADDRESS

Centre Dufferin Recreation Complex

200 Fiddle Park Lane

Sherburne ON L0N1S0

ESTIMATE

1037

DATE

05/03/2024

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
05/03/2024	Soft Crete	Supply and Install Softcrete to Areas A & B as shown in attached drawing	HST ON	2,290	10.00	22,900.00
05/03/2024	Soft Crete	Install Softcrete to coping of pool. Vertical coping wrap with new Depth markings.	HST ON	1	5,000.00	5,000.00

SUBTOTAL 27,900.00

HST (ON) @ 13% 3,627.00

TOTAL **\$31,527.00**

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		3,627.00	27,900.00

Accepted By

Accepted Date

Account Name	Centre Dufferin Recreation Complex	Created Date	2/14/2024
Bill To	200 Fiddlepark Lane Shelburne, ON L9V3C9 CA	Expiration Date	3/14/2024
Ship To	200 Fiddlepark Lane Shelburne, ON L9V3C9 CA	Quote Number	00001292
Contact Name	Marty Lamers	Prepared By	Dave Foerster
Email	mlamers@shelburne.ca	Title	Business Account Representative
		Email	dave.foerster@corp.wightman.ca
		Phone	(866) 927-9229 ext 3

Quote Details Wightman Business Services

Line Item Description	NRC	MRC	Sales Price	Quantity	Subtotal
Unlimited Fibre Internet (100Mbps Down x 100Mbps Up)	\$0.00	\$240.00	\$240.00	1.00	\$240.00

Quote valid for 30 days.	Total NRC	\$0.00
Early Termination Liability will be 100% of the remaining contract (Total contract value)	Total MRC	\$240.00
Applicable taxes not included.	Subtotal	\$240.00
Standard Terms of Service Apply.	Tax	\$31.20
To view Standard Terms of Service please visit https://wightman.ca/policies-and-tariffs	Grand Total	\$271.20
NRC - Non-Recurring Cost (one-time fee)		
MRC - Monthly Recurring Cost		

Additional Terms

1. Wightman will service all equipment supplied to the customer including the Fibre ONT battery while under this agreement.
2. The customer permits Wightman to bury fibre optic lines from the road allowance to their dwelling and to install the equipment required. Wightman will request locates for buried services of telephone, cable, hydro, and gas. Prior to fibre installation, the customer is responsible to inform Wightman of any other underground services such as electronic fencing, sprinkler systems, etc.
3. The customer's Fibre Service Agreement runs for three years from the date that Fibre service is installed. Wightman guarantees the customer's price of the services selected on the agreement, from the date of signing through the agreement term.
4. A \$300 construction charge applies if service connection is requested after our FTTH project is complete.
5. This agreement is associated with the service address and is in effect as long as the person signing this agreement resides or does business at that address.
6. The customer is responsible to cancel internet/TV service with their existing internet and/or TV provider.
7. The customer agrees to Wightman's Terms & Conditions and Wightman's Acceptable Use Policy as part of this commitment. For a full list of Wightman's Terms & Conditions, please refer to our website at www.wightman.ca.

I have read and understand these terms: _____

Signature: _____ Print Name: _____ Date: _____

Water softener Prices 2024

Would like to proceed with Manax plumbing for the water softener replacement.

Written Quotes no HST for a 12k water softener.

Manax	EWSSD15120 Duplex 120,000 g	Installed	Community discount	\$10,668.60	
Chem Aqua	120K DUPLEX ALT SOFTENER C/W 1 1/2 CLACK	Installation not included		\$12,882.78	
SGR	EWS SD 15120 WS Duplex 1.5 EE Metered 120K	Installed		\$11255.00	

1. MANAX Plumbing, Pumps & Water Softeners

Duplex 120,000 grain water softener system.

Subtotal \$13,487.49 Community Support Discount - \$4,046.25 Tax (HST ON 13%) \$1,227.36 Total
\$10,668.60 Deposit \$5,334.30

*****Different system** Excalibur Water Systems' Progressive Flow Water Softening Systems \$12537.34

2. Chem Aqua Price

12096604 CHEM-AQUA SOF120/F215ALT, 120K DUPLEX ALT SOFTENER C/W 1 1/2 CLACK

Rep price \$ 12,882.78 each

This would come in components and need to be loaded and assembled at site by others, not included.

3. SGR

EWS SD 15120 WS Duplex 1.5 EE Metered 120K.

\$11255.00

Kim Fraser

From: Brandon McConnell <Brandon.McConnell@ChemAqua.com>
Sent: Monday, February 12, 2024 11:10 AM
To: mlamers@shelburne.ca
Subject: Softener

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hey Marty

Here is the price for that softener.

12096604 CHEM-AQUA SOF120/F215ALT, 120K DUPLEX ALT SOFTENER C/W 1 1/2 CLACK

Rep price \$ 12,882.78 each

This would come in components and need to be loaded and assembled at site by others, not included.

Thanks

Brandon.

Sent from my iPhone

This message, including any attachment(s), is intended for receipt and sole use of the intended recipient(s) shown above. It may contain confidential and privileged information. If you are not the intended recipient of this message, you are hereby notified that copying, use or distribution of any information or materials transmitted in or with this message is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. In case of questions, please contact us at contact.us@nch.com. Thank you.

SGR Plumbing Co.
 116 Marie Street
 Shelburne ON L9V 2W8
 519-925-0936
 sgrplumbing@rogers.com
 HST (ON) Registration No.:
 766328892RT0001

ADDRESS

Centre Dufferin Recreation Complex
 200 Fiddle Park Lane
 Shelburne ON L9V 3C9

Estimate 1180

DATE 13/03/2024

ACTIVITY	DESCRIPTION	AMOUNT
	~ Cut out old duplex water softener and install new one	
	EWS SD 15120 WS Duplex 1.5 EE Metered 120K	
	1-1/2" propress copper pipe and fittings	
Labour	Labour and material to install unit	11,255.00
	SUBTOTAL	11,255.00
	HST (ON) @ 13%	1,463.15
	TOTAL	\$12,718.15

TAX SUMMARY

RATE	TAX	NET
HST (ON) @ 13%	1,463.15	11,255.00

Accepted By

Accepted Date



ESTIMATE	#4536
ESTIMATE DATE	Feb 16, 2024
SERVICE DATE	Feb 14, 2024
EXPIRATION DATE	Mar 15, 2024

MANAX Plumbing, Pumps & Water Softeners

Marty Lamers
200 Fiddle Park Ln
Shelburne, ON L9V 3C9

(519) 939-3747
 mlamers@shelburne.ca

CONTACT US

137 Main St. W.
Shelburne, ON L9V 3K3

(888) 349-7971
 sales@manax.ca

ESTIMATE

Option #1 - Replace existing units for same duplex style setup

Services

Water Treatment Installations - New Water Softener
Supply New Water Treatment Unit

Remove old duplex unit and replace with new.

Power Outlet Must be Within 10 Ft. of Installation Location in the same room.
Suitable Drain must be within 20 ft. pipe distance in the same room.
There must be adequate clearance for the unit to be installed &
the above must be in the same room as the installation location.

Please call to setup an appointment to see if the area where you would like the unit installed is feasible or send photos to (647) 492-1910 for us to look at.

All prices are based on existing equipment or customer supplied water parameters. It is highly recommended that a water test be completed to verify the water quality before installation of any water treatment equipment.

Unless a site survey has been completed Manax is not responsible for installation sites that are not suitable for the installation of the unit. A water test must be completed prior to ordering units to confirm water quality. Failure to comply releases Manax from any adverse results and may void any warranty given.

**Pricing is based on installation next to water meter or pressure tank entry point and having a drain line accessible withing the appropriate area. There must be enough room for the unit. Please call to setup an appointment to see if the area where you would like the unit installed is feasible. Unless a site survey has been completed Manax is not responsible for installation sites that are not suitable for the installation of the unit. Changes may be required to bring installation up to plumbing code which is not included in this price.

- Includes fee charged per call to cover Insurance, WSIB, Office staff, Phones, etc.

- Service Call Charge billed on first item completed ONLY. Other items completed the same day will have the Service Call Charge credited off the Invoice.

Manax is not responsible for the condition, compatibility or the functionality of any existing plumbing, fixtures, pumps, tanks, etc or products supplied by the customer. Should any time or materials be required to repair, modify or in any other way be necessary to get these items working an extra charge will apply.

PLEASE READ TERMS AND CONDITIONS FOR DETAILS AND EXCLUSIONS AT THE BOTTOM OR AT manax.ca/terms-of-service.

Price Guarantee - MPG

Our goal is to SAVE you money while providing the best possible service. Period!

We want to earn YOUR business. As such we understand from time to time we may not be the least expensive choice. That being said, should you receive a lower price, for the same service & comparable parts, please let us know by giving us a copy of the competing quote/estimate and we will attempt to work with our suppliers to match or beat the competitions price!*

All we ask for is the opportunity to try.

Services - Terms & Conditions

PLEASE READ TERMS AND CONDITIONS FOR DETAILS AND EXCLUSIONS AT <https://www.manax.ca/terms-of-service/>

All estimates good for 30 days from date sent unless otherwise stated on estimate. Manax not responsible for material shortages caused by the current global circumstances. This price is based on current market pricing and may change if the price of materials continues to rise during the installation period.

Deposits paid on material ordered will incur a minimum 25% restocking fee. No refund will be given on special ordered items or parts.

This is an ESTIMATE ONLY and may change with the fluctuating market pricing, site conditions, changes to scope, etc.

Materials

EWSSD15120

Duplex 120,000 grain water softener system.

Excalibur Water Systems' Duplex Alternating Water Softeners utilize two standard control valves integrated with one fully ported motorized alternating valve (MAV) to allow one unit to be in regeneration or stand-by at a time while the other unit is in service.

This system provides a continuous supply of soft water with the control valves indicating which unit is online and in stand-by operation. Its internal non-corrosive single piston & patented 1-piece compressible seal/spacer stack assembly allow it to be hydraulically balanced.

The MAV has a sight glass that allows you to view the position of the valve to know which softener is online and which is always on stand-by.

Flow Rate: 2.8 - 40 GPM

Control Valve Size: 1.5"

24 hour operation

External Electronic Flow Meter range 0.5-75 USGPM

Fully adjustable 6 cycle valve

Four methods to initiate regeneration: metered immediate, metered delayed, time clock delayed, or pressure differential

Duplex softeners utilize MAV controls to provide regeneration

Including installation of new and removal of old units for recycling.

Delivery time of 2-4 weeks

Special Order - No cancelations, returns, refunds once ordered.

Subtotal	\$13,487.49
----------	-------------

Community Support Discount	- \$4,046.25
----------------------------	--------------

Tax (HST ON 13%)	\$1,227.36
------------------	------------

Total	\$10,668.60
--------------	--------------------

Deposit	\$5,334.30
----------------	-------------------

Option #2 - Replace existing units for progressive flow water softener system.

Services

Water Treatment Installations - New Water Softener

Supply New Water Treatment Unit

Remove old duplex unit and replace with new.

Please note that space may be required from broom and mop rack to facilitate installation.

Power Outlet Must be Within 10 Ft. of Installation Location in the same room.

Suitable Drain must be within 20 ft. pipe distance in the same room.

There must be adequate clearance for the unit to be installed & the above must be in the same room as the installation location.

Please call to setup an appointment to see if the area where you would like the unit installed is feasible or send photos to (647) 492-1910 for us to look at.

All prices are based on existing equipment or customer supplied water parameters. It is highly recommended that a water test be completed to verify the water quality before installation of any water treatment equipment.

Unless a site survey has been completed Manax is not responsible for installation sites that are not suitable for the installation of the unit. A water test must be completed prior to ordering units to confirm water quality. Failure to comply releases Manax from any adverse results and may void any warranty given.

**Pricing is based on installation next to water meter or pressure tank entry point and having a drain line accessible withing the appropriate area. There must be enough room for the unit. Please call to setup an appointment to see if the area where you would like the unit installed is feasible. Unless a site survey has been completed Manax is not responsible for installation sites that are not suitable for the installation of the unit. Changes may be required to bring installation up to plumbing code which is not included in this price.

- Includes fee charged per call to cover Insurance, WSIB, Office staff, Phones, etc.
- Service Call Charge billed on first item completed ONLY. Other items completed the same day will have the Service Call Charge credited off the Invoice.

Manax is not responsible for the condition, compatibility or the functionality of any existing plumbing, fixtures, pumps, tanks, etc or products supplied by the customer. Should any time or materials be required to repair, modify or in any other way be necessary to get these items working an extra charge will apply.

PLEASE READ TERMS AND CONDITIONS FOR DETAILS AND EXCLUSIONS AT THE BOTTOM OR AT manax.ca/terms-of-service.

Price Guarantee - MPG

Our goal is to SAVE you money while providing the best possible service. Period!

We want to earn YOUR business. As such we understand from time to time we may not be the least expensive choice. That being said, should you receive a lower price, for the same service & comparable parts, please let us know by giving us a copy of the competing quote/estimate and we will attempt to work with our suppliers to match or beat the competitions price!*

All we ask for is the opportunity to try.

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All estimates good for 30 days from date sent unless otherwise stated on estimate. Manax not responsible for material shortages caused by the current global circumstances. This price is based on current market pricing and may change if the price of materials continues to rise during the installation period.

Deposits paid on material ordered will incur a minimum 25% restocking fee. No refund will be given on special ordered items or parts.

This is an ESTIMATE ONLY and may change with the fluctuating market pricing, site conditions, changes to scope, etc.

Materials

EWSSC125390

Excalibur Water Systems' Progressive Flow Water Softening Systems utilize motorized no hard water bypass valves (NHWB) on the outlet of each standard softener control valve, opening or closing water flow based on flow rate demand.

The valves allow multiple control valves to always become a multi-tank progressive flow system with one unit online and the remaining unit(s) in stand-by or regeneration.

The progressive flow systems use a pre-determined flow rate set-point to bring online additional units to meet peak flow rate requirements. Once the flow rate set point is reached for greater than 30 seconds, the unit(s) in stand-by will be driven online. If the flow exceeds 120% of the pre-determined set point, the unit(s) will be driven online immediately to meet peak flow rate demands.

Once the peak flow rate demand decreases by 90% of the set point for greater than 1 minute, the stand-by unit(s) that were driven online will return to stand-by mode. This system configuration determines the need to regenerate based on a unit reaching zero metering capacity or day override.

Control Valve Size: 1.25"
Flow Rates up to 174 gpm

Including installation of new and removal of old units for recycling.

Delivery time of 4-6 weeks
Special Order - No cancelations, returns, refunds once ordered.

Subtotal	\$15,849.99
Community Support Discount	- \$4,755.00
Tax (HST ON 13%)	\$1,442.35
Total	\$12,537.34
Deposit	\$6,268.67

Thank you for allowing us the opportunity to provide our services. Should you have any questions or concerns please contact us.

Caledon Area 905-880-5900

Orangeville Area 519-942-8147

Fergus Area 226-449-5900

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HORNING'S MILLS COMMUNITY PARK BOARD
Meeting Minutes - Wednesday, April 10, 2024

The Horning's Mills Community Park Board held a meeting at the Horning's Mills Community Hall on the 10th day of April 2024 at 7:00 pm. Members present were Deputy Mayor James McLean, Councillor Bill Neilson, Jim Hill, Nanci Malek, and Lynn Hodgson.

CALL TO ORDER:

Deputy Mayor/Chair McLean called the meeting to order at 7:00 pm.

LAND ACKNOWLEDGEMENT:

Deputy Mayor McLean recited the Land Acknowledgement Statement.

ADDITIONS:

Councillor Neilson requested to add to the agenda the discussion of the foul lines at the ball diamond. Deputy Mayor McLean requested to discuss the formation of a Melancthon Day agenda, as well as discuss the One Room Schoolhouse Project and the Heritage Home Plaque Program.

DELETIONS:

None

APPROVAL OF AGENDA:

Approval of the amended agenda was moved by Malek, seconded by Hill. Carried.

DECLARATION OF PECUNIARY INTEREST OR CONFLICT OF INTEREST:

None

APPROVAL OF DRAFT MINUTES:

The draft minutes of the previous meeting held on Wednesday, March 13, 2024, were reviewed and approved as circulated – moved by Hill, seconded by Deputy Mayor McLean. Carried.

BUSINESS ARISING FROM MINUTES:

None

PUBLIC QUESTION PERIOD:

None

GENERAL BUSINESS:

Finances

Deputy Mayor McLean reported that the Park Board's recommendation to Council to distribute the Mulmur-Melancthon Recreation Reserve between the Corbetton and Horning's Mills Park Boards had been approved. The Horning's Mills Park Board will be receiving \$6,500.

Priorities for 2024

Beautification

Janet Burke, a resident of Horning's Mills, has expressed interest in developing flower beds at the pavilion/main entrance to the park. Deputy Mayor McLean will follow up to confirm.

Shed for Baseball Storage

Mansfield Minor Ball has been storing equipment in the locked room at the pavilion. This entails moving the equipment regularly back and forth between the pavilion and the diamond. The organization has

inquired if they could put a garden shed to use for storage along the north fence line. The shed would need to be secure and of good quality. The Board approved having a shed and will request that Mansfield Minor Ball fund the shed completely.

Melancthon Day June 22, 2024

Promotions

Malek reported that advertising for Melancthon Day had begun on social media with a "Save The Date" notice on Facebook. Deputy Mayor McLean and Malek will design the official poster for the event. The Board plans on advertising on Country 105 radio.

Fireworks

Malek confirmed that Troy Gallimore is booked for the fireworks display at a cost of \$1,500. The \$250 increase from last year will lengthen the duration of the fireworks show.

Beer Garden

It was verified that Mono Centre Brewing Co. and GoodLot Farmstead Brewing Co. will be in attendance for Melancthon Day. The beer garden will function from 5:00 pm until 10:30 pm, with last call at 10:15 pm. Deputy Mayor McLean reported that the Public Works Department will put up the necessary snow fence for the site, located by the live band. NDACT volunteers will supervise the one main entrance to the beer garden. \$1 from the sale of each drink will be donated to NDACT. Malek is waiting to hear from the OPP with regards to providing security. Malek has requested a letter of support from the Township, which is needed to obtain a Special Occasion Permit at a cost of \$150. Deputy Mayor McLean will follow up with Denise Holmes.

Food Trucks

Malek reported that Knox United Church from Caledon was interested in selling homemade butter tarts at the event. Councillor Neilson will follow up.

Councillor Neilson will reach out to Blitzful Treats from Shelburne. Hodgson suggested that they not sell hamburgers and hot dogs, as the Mulmur-Melancthon Fire Department BBQ will be offering those for purchase.

Deputy Mayor McLean reported that The Wood Smoke Shack from Honeywood was interested and will reach out to confirm.

Music

The Dufferin County Line band has been booked at a cost of \$1,000. The Park Board will be covering \$500 of the cost and NDACT the remaining half.

Other

Deputy Mayor McLean will reach out to Mansfield Minor Ball to see if there are a couple of teams interested in playing a game that afternoon.

Deputy Mayor McLean reported that the Melancthon Heritage Advisory Committee would like to set up a table displaying their One Room Schoolhouse Project and the Heritage Home Plaque Program.

Hodgson will make 125 candy kabobs to sell.

Deputy Mayor McLean is brainstorming as to how to revamp the First Responders' Challenge.

During Melancthon Day, a nominated community member will be announced and awarded with a plaque in recognition of their leadership role.

NDACT will be hosting a Krispy Kreme Donut order table.

Councillor Neilson will inquire about having an extra porta potty as well as a hand-washing station for the day of the event.

Deputy Mayor McLean will follow up with Sarah Culshaw concerning if an invoice was received from We The Bounce and if the holding deposit has been made.

Deputy Mayor McLean will inquire if the Horning's Mills Hall Board is interested in organizing and running a children's play station again this year.

The tables (14) and chairs (112) from the hall would be used for the beer garden. Councillor Neilson will make a request that the Public Works Department transport the tables and chairs to the park and help set them up. Hill to oversee the transporting and maintaining of both.

Other/Additions

Deputy Mayor McLean will draft an agenda for Melancthon Day to present at the next meeting.

Councillor Neilson brought forward for discussion the concerns raised by various community members on Facebook with regards to the placement of the foul line posts at the park. The posts were placed as requested by Mansfield Minor Ball Association.

Hodgson mentioned the absence of all garbage cans at the park. Deputy Mayor McLean will follow up with Public Works.

Draft drawings of a new similar pavilion have been submitted to Melancthon Township, which include a cement patio area with a retractable awning roof. Hodgson suggested that the new pavilion have a water wheel/mill aspect that would tie in the history of the village. Deputy Mayor McLean reported that money has been set aside to obtain engineered drawings.

Councillor Neilson mentioned the deteriorating fence surrounding the park and the cost of replacing it. A grant would be needed to fund this, and it would be appropriate to incorporate an enclosed dog park area at the time of construction.

The declining status of the "Horning's Mills Community Park Est. 1930" sign located near the children's play equipment was discussed. Deputy Mayor McLean will draft the design of a new sign and obtain a quote for the next meeting.

CONFIRMATION MOTION:

Moved by Malek, seconded by Councillor Neilson. Carried.

ADJOURNMENT AND DATE OF NEXT MEETING:

The next meeting will be held at the Horning's Mills Community Park, weather permitting, on Wednesday, May 8, 2024, at 7:00 pm.

The meeting was adjourned at 7:50 pm. Moved by Hodgson, seconded by Malek. Carried.

MULTI-MUNICIPAL ENERGY WORKING GROUP

TOM ALLWOOD, COUNCILLOR, GREY HIGHLANDS, CHAIR
JIM HANNA, DEPUTY MAYOR, HURON-KINLOSS, VICE-CHAIR
1925 BRUCE ROAD 10, BOX 70, CHESLEY, ON NOG 1L0
[519-363-3039](tel:519-363-3039) FAX: [519-363-2203](tel:519-363-2203)
jhamilton@arran-elderslie.ca

May 1, 2024

Dear Mayor and Members of Council,

The Multi-Municipal Energy Working Group (MMEWG) continues to actively follow the procurement processes the Independent Electricity System Operator (IESO) is undertaking to procure additional capacity to meet projected future energy needs. Details released regarding the Long-Term 2 Request for Proposals (LT2 RFP) plus subsequent LT RFPs has raised many concerns.

The IESO RFPs call for 5 TWh of new energy generation, and proposes that this be mostly derived from 2000 MW of new energy generation produced by mostly wind and solar by 2030. It further proposes that a portion of this generation could be derived by repowering on the current footprint of existing wind turbines that will reach their end of contract life between 2026 and 2034.

Since existence, the now Multi-Municipal Energy Working Group, formerly known as the Multi-Municipal Wind Turbine Working Group, has continued to advocate for stronger safety measures and best practices related to wind turbine installations across the province. To date, many of the concerns raised have not been addressed with the Ministry of Environment, Conservation and Parks confirmed in a recent IESO engagement session that no changes to the existing setbacks are planned.

Severe health effects to many residents living within the vicinity of project sites have been identified and continue to jeopardized the health and well-being of many residents. The current setbacks from other activities are not sufficient to protect against the full range of noise emissions from wind turbines. The MMEWG will be making a presentation on this topic to the Grey Bruce Public Health Unit in the March in an effort to bring these concerns to the forefront in advance of the repowering of current projects.

Public safety continues to remain a paramount concern of the MMEWG. Setbacks for tower collapse remain insufficient. The current blade length plus 10 metres requirement not a strong enough protective measure for existing projects let alone repowered turbines on existing footprints. Setbacks for ice throw are also insufficient, as the blade

length plus 10 metre setback is less than the ice throw distance witnessed in Ontario. Ontario has witnessed turbine fire and flaming debris on the ground at 200 metres, while setback was 50 metres. A Ministry review failed to recommend industry standard protective barriers for fire suppression in spite of examples of fires in similar turbines.

In 2013, 115 municipalities declared themselves “Unwilling Hosts” for wind turbine projects. With the expected surge in proposals given the ambitious procurement efforts being undertaken by the IESO, and little change in the regulations, the MMEWG strongly recommends that municipalities reaffirm their unwillingness to host projects until the appropriate ministries address the concerns and make stronger rules and regulations to ensure that, as municipal leaders, provide measures necessary for the health, safety and well-being of citizens within our jurisdiction, as mandated by the *Municipal Act, 2001, as amended*. Over the past month, the municipalities of Arran-Elderslie, Chatsworth and East Zorra-Tavistock have taken this step.

For consideration, a DRAFT declaration has been attached. Should your municipality declare its intention, please let us and we will continue to keep you apprised of any advancements in the industry and regulations.

Warm Regards,



p.p.
Tom Allwood,
Chair, Multi-Municipal Energy Working Group
Councillor, Municipality of Grey Highlands

DRAFT

Independent Electrical System Operator
By email: engagement@ieso.ca

Re: Municipality/Township of _____ – Wind Turbine Projects

Please be advised at the Municipality/Township of _____ Council meeting held on _____, the following resolution was approved:

WHEREAS the Independent Electrical System Operator (the IESO) has proposed to move forward with three RFPs where new wind turbine projects can receive a contract from the IESO; and

WHEREAS people living near existing wind turbines report considerable impact on their lives due to noise and other emissions from the wind turbines; and

WHEREAS there are gaps in the enforcement of key terms of the Renewable Energy Approvals governing existing projects relative to noise standards and resolution of complaints; and

WHEREAS municipal approval is required to locate one of these projects in the Municipality/Township of _____; and

THEREFORE BE IT RESOLVED THAT the Council does not support the establishment of any new wind turbine projects within the municipality; and

THAT the IESO be directed to advise potential applicants of this resolution.

Sincerely,

Clerk, Municipality/Township of _____

c:

The Hon. Todd Smith - Minister of Energy - MinisterEnergy@ontario.ca

David Donovan, Chief of Staff, david.donovan@ontario.ca

Association of Municipalities of Ontario - policy@amo.on.ca

Local MPP

Multi-Municipal Energy Working Group – jhamilton@arran-elderslie.ca

Denise Holmes

From: NH Planning (MNRF) <NHplanning@ontario.ca>
Sent: Friday, May 3, 2024 10:21 AM
Subject: Notification of Environmental Registry posting of proposed amendments to development permit exemptions under R.R.O. 1990, Regulation 828 under the Niagara Escarpment Planning and Development Act

May 3, 2024

Good morning,

In December 2023 the Niagara Escarpment Planning and Development Act, 1990 (NEPDA) was amended as part of Bill 139, the Less Red Tape, More Common Sense Act, 2023 to enable broader exemptions for low-risk activities. Further to this amendment, the Ministry of Natural Resources and Forestry (MNRF) is now proposing to amend Regulation 828, Development within the Development Control Area under the NEPDA to clarify or expand exemptions that would be consistent with the purpose and objectives of the Niagara Escarpment Plan.

Ontario Regulation 828 exempts certain development from the requirement of obtaining a development permit under the NEPDA if the proposed development is a permitted use under the Niagara Escarpment Plan (NEP) and is not in conflict with a development permit issued under the NEPDA.

The proposed changes would provide greater certainty and clarity for landowners and businesses within the NEP area on circumstances where a development permit may not be required. Some proposed changes would make it easier for conservation organizations to carry out activities that would benefit the escarpment. Most of the proposed changes are expected to have little or no environmental impact.

For more information, the proposed changes are posted on the Environmental Registry at [Proposed Amendments to Ontario Regulation 828 \(Development within the Development Control Area\) | Environmental Registry of Ontario](#) (EN)/ [Proposed Amendments to Ontario Regulation 828 \(Development within the Development Control Area\) | Registre environnemental de l'Ontario](#) (FR) or by searching 019-8364. The public review and comment period will be for 45 days from May 3 to June 17, 2024. Comments can be sent through the registry or to NHplanning@ontario.ca

If you have questions or would like to discuss further, please contact Cathy Darevic at Cathy.Darevic@ontario.ca or (705)-875-2252.

Sincerely,

Christie Curley
Director, Fish and Wildlife Policy Branch
Ministry of Natural Resources and Forestry

Denise Holmes

From: Watson & Associates Economists Ltd. <info@watsonecon.ca>
Sent: Thursday, May 2, 2024 10:59 AM
Subject: Affordable Housing Bulletin Release
Attachments: Assessment of Bill 134 - Affordable Homes and Good Jobs Act.pdf

To our Municipal Clients,

In our continued efforts to keep you informed of the ongoing legislative changes regarding Bill 23, *More Homes Built Faster Act* (2023), Bill 134, *Affordable Homes and Good Jobs Act* (2023), and Bill 185, *Cutting Red Tape to Build More Homes Act* (2024), we are writing you today to inform you that the Province has released the Affordable Housing Bulletin which provides the Affordable Unit Prices (ownership and rental) that will be used to determine eligibility for the affordable housing exemption. Please refer to the attached letter on Bill 134 for further details.

Note that the Affordable Housing Exemption applies to development charges, community benefits charges, and parkland dedication.

The bulletin has been posted on the provincial website here: <https://www.ontario.ca/page/municipal-development-and-community-benefits-charges-and-parklands#section-4>

As noted in previous correspondence, the Province is seeking to enact this exemption beginning on June 1, 2024.

Please let us know if you have any questions.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Daryl Abbs, MBE, PLE, Managing Partner
Jamie Cook, MCIP, RPP, PLE, Managing Partner
Andrew Grunda, MBA, CPA, CMA, Principal
Peter Simcisko, BA (Hons), MBE, Managing Partner
Sean-Michael Stephen, MBA, Managing Partner
Jack Ammendolia, BES, PLE, Managing Partner

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www.watsonecon.ca



October 23, 2023

To Our Municipal Clients:

Re: Assessment of Bill 134, *Affordable Homes and Good Jobs Act, 2023*

On behalf of our many municipal clients, we are writing to inform you of the Ontario Legislature's proposed changes to the *Development Charges Act* (D.C.A.) and the *Planning Act*, under Bill 134 (*Affordable Homes and Good Jobs Act*). These proposed changes are with respect to the definition of an "affordable residential unit" for the purpose of exempting such developments from the payment of development charges (D.C.), community benefits charges (C.B.C.) and parkland dedication. The following comments will be included in our formal response to the Province, which we also intend to present to the Standing Committee on Heritage, Infrastructure and Cultural Policy (Standing Committee) on November 15/16, 2023.

1. Introduction

The exemptions for affordable residential units were included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C., C.B.C. and parkland dedication were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin." This bulletin would inform average market rent and purchase price to be used in determining which developments qualify as affordable residential units. At the time of writing, this bulletin had not been published by the Minister.

The proposed legislation was posted to the Environmental Registry of Ontario on September 28, 2023 (ERO 019-7669). The 30-day comment period closes on October 28, 2023. Bill 134 has received Second Reading in the legislature (October 4, 2023) and has been ordered referred to the Standing Committee.

2. Proposed Amendments to the D.C.A.

The definition proposed under Bill 134 modifies the affordable residential unit definition by:

- introducing an income-based test for affordable rent and purchase price; and
- increasing the threshold for the market test of affordable rent and purchase price.



The proposed amendment would provide the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- the tenant and purchaser transacting the affordable unit being at arm’s length;
- the intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the current definitions within the D.C.A. and those being proposed in Bill 134 (underlining added for emphasis).

Item	D.C.A. Definition	Bill 134 Definition
Affordable residential unit rented (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	the <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).



Item	D.C.A. Definition	Bill 134 Definition
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	the <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	the Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

3. Illustration of the Proposed Amendment

The proposed definition of an affordable residential unit is generally consistent with the 2020 Provincial Policy Statement (P.P.S.) and considers both income-based and market-price approaches to derive an affordable housing definition for both rental and ownership housing units. This is in contrast to the current D.C.A. definition implemented through Bill 23, which is solely based on the market-price approach.



The following provides an illustrative example of the two approaches and how the application of the affordable residential unit definitions would differ for rental and ownership housing. This example uses 2022 data for the Kingston regional market area. Note, this example is meant to be illustrative and uses data from the P.P.S. Housing Tables. The source of data to be used by the Province for the Affordable Residential Units bulletin, and the level of data disaggregation (by geography and unit type) has not yet been specified.

We have also provided, in an appendix, the P.P.S. Housing Tables for 2022 that may be of assistance to you in undertaking a similar analysis. The information in the appendix includes household income data for all households and renter households, as well as average resale house prices and rents.

3.1 Rental Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for renter households in the 60th percentile in 2022 was \$68,900.
- 30% of this annual household income is \$20,670 or \$1,720 per month.
- The average market rent is \$1,390 per month.
- 80% of the average market rent is \$1,120 per month.
- Under the proposed definition, affordable residential units with a rental rate of \$1,390 per month or less would be exempt from D.C.s. This rental threshold is 25% (or \$278/month) higher than the current D.C.A. definition, which would establish this rental threshold at \$1,112 per month.

Proposed Bill 134 D.C.A. Definition (October 2023)

Lesser of a) or b) of the following

a) the income-based affordable rent based on 60 th percentile average household income \$68,900.	\$1,720 (1)
b) average market rent identified for the residential unit.	\$1,390 (2)
Affordable Rental Unit (max. rent)	\$1,390

Current D.C.A. Definition (More Homes Built Faster Act)

Where rent is no more than 80% of the average market rent	\$1,112 (2)
-----------------------------------------------------------	-------------

Affordable Rental Unit (max. rent)	\$1,112
-------------------------------------------	----------------

Notes:

(1) Provincial Policy Statement Housing Table - Table 3: Renter Household Incomes and Affordable Rents, 2022

(2) Provincial Policy Statement Housing Table - Table 4. Average Rent by Bedroom Count



3.2 Ownership Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for all households in the 60th percentile in 2022 was \$108,300.
- Annual accommodation costs equal to 30% of this annual household income (\$108,300 x 0.3 /12 = \$2,708) represent the carrying cost per month derived from typical monthly mortgage costs, property taxes, and mortgage insurance costs.^[1] This calculation equates to a purchase price of \$372,500.
- 90% of the average purchase price is \$523,500 (based on an average resale house price of \$581,700).
- 80% of the average purchase price is \$465,360.
- Under the proposed definition, affordable residential units purchased at \$372,500 or less would be exempt from D.C.s. This purchase price threshold is approximately 20% (or \$92,860) lower than under the current D.C.A. definition, which would establish the purchase price at \$465,360.

Proposed Bill 134 D.C.A. Definition (October 2023)

Lesser of a) or b) of the following

a) the income-based affordable purchase price based on 60 th income percentile household income of \$108,300.	\$372,500 (1)
b) 90% of the average purchase price.	\$523,500 (2)
Affordable Ownership Unit (max. purchase price)	\$372,500

Current D.C.A. Definition (More Homes Built Faster Act)

Where the price of the unit is no more than 80% of the average purchase price.	\$465,360 (2)
Affordable Ownership Unit (max. purchase price)	\$465,360

Notes:

(1) Provincial Policy Statement Housing Table - Table 1: All Households Incomes and Affordable House Prices, 2022

(2) Provincial Policy Statement Housing Table - Table 2: Average Resale House Price and 10% Below Average Resale Price, 2022

4. Comments on the Proposed Amendment

In comparison to the current D.C.A. definition of affordable residential units, the following observations are provided:

^[1] Mortgage payments based on a 25-year mortgage at 4.79% interest rate and 5% down payment. Estimated monthly property taxes = 0.125% of house value. Canada Mortgage and Housing Corporation mortgage loan insurance premium = 4.0% of loan amount. It is not yet clear if/to what extent these align with “accommodation costs” to be considered for the purposes of the income-based test proposed in Bill 134.



- The refined definition of affordable residential units presented in Bill 134 aligns with the income-based approach utilized in the 2020 P.P.S. This, in contrast to the current market-based approach, better aligns with how a number of municipalities define affordable developments in their housing strategies. However, as provided in our comments on Bill 23, while it is an admirable goal to create additional affordable housing units, further D.C., C.B.C., and parkland exemptions will continue to provide further financial burdens on municipalities to fund these exemptions.
- Based on the P.P.S. Housing Tables provided in the appendix:
 - The rent at which a residential unit would be considered affordable is higher under the Bill 134 proposal, compared to the current D.C.A. definition. This would imply that more rental units would receive the exemption relative to the wording provided in Bill 23, providing a greater incentive for affordable rental units.
 - Based on the information contained in this data source, the income test appears to be irrelevant for rental units, as market rent is consistently lower than the affordable rent (based on 60th percentile average household income) across all regional market areas.
 - Conversely, the affordability threshold for ownership housing units, exhibited in this data source, would generally appear to be lower when applying the income-based approach. As a result, Bill 134 is anticipated to incentivize purpose-built rental units over ownership housing.
 - Moreover, this would appear to provide exemptions for ownership affordable residential units that are more aligned with household income than market value.
 - It should also be noted that, based on the provincial average in the data tables, average market purchase prices are approximately double the affordable purchase prices. Based on this observation, only very small residential units, such as studio-type condominium units, may be priced at a point where they would qualify for the affordable residential units exemption. This would mean that establishing affordability using averages across all unit types may not help address the problem of “missing middle”^[1] housing, which would typically be geared towards families.

[1] The “missing middle” describes a range of medium-density housing types between single-detached houses and apartment buildings. This includes a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living, such as duplexes, triplexes, fourplexes, rowhouses, and townhouses. Source: [https://www.evergreen.ca/downloads/pdfs/2018/What is the Missing Middle Evergreen CUI s2.pdf](https://www.evergreen.ca/downloads/pdfs/2018/What%20is%20the%20Missing%20Middle%20Evergreen%20CUI%20s2.pdf)



- The proposed definition considers local income in addition to market prices. While the definition clearly identifies that annual incomes for households within the “applicable local municipality” will be used in the income-based test, the local municipality does not appear in the average market rent/purchase price definition. Concerns about the geographic scope of the bulletin and potential implications across local municipalities due to variations in income levels still remain.
- The income level is set at the 60th percentile of gross annual income in the applicable local municipality, distinguishing between renter households and all other households. The basis for determination of gross annual income is not provided in the legislation and will be informed by the Minister’s bulletin.
- For affordable households, the rent would be established at 30% of income, and purchase price at accommodation costs equal to 30% of income. A definition of accommodation costs is not provided in the legislation and will be informed by the Minister’s bulletin. The basis for calculating accommodation costs is unclear, and carrying costs need to reflect representative costs of home ownership, including typical mortgage costs, property taxes, and property insurance, as well as condominium fees, where applicable.
- The basis for market rents and purchase prices will be required. Many municipalities utilize Canada Mortgage and Housing Corporation data for establishing average market rents in affordable housing strategies. As noted earlier, it is unclear from the legislation how the average market rents and purchase prices will be determined.
- As currently written, the legislation is unclear if market rent and purchase price will be determined using overall averages or averages disaggregated by dwelling unit type or size. Establishing average rents and purchase prices using overall averages across all dwelling unit types will provide higher average values than those established by dwelling unit type and size, which would have greater exemption implications for municipalities with a larger amount of high-density development. As noted earlier, this approach would also tend to favour smaller condominium units, which would more likely meet the affordability threshold, in contrast to larger family sized units, which would likely not qualify for D.C. exemptions.
- Subsections 4.1 (5) and (6) of the D.C.A. currently identify the market rent/purchase price in the year the unit is occupied/sold as identified in the bulletin. This would appear to indicate an annual publication of the bulletin. The proposed definition of the “affordable residential units bulletin” does not imply an annual publication. The timing for publishing the bulletin should be clarified.
- The market test proposed in the definition is increased from 80% of average market rent/purchase price under the D.C.A. currently, to average market rent and 90% of the average market purchase price.



- The D.C.A. defines “rental housing development” for the purposes of the mandatory instalment payments in section 26.1 of the D.C.A. and the discounts for rental housing development in section 26.2. Affordable residential rental units within subsection 4.1 (2) are not specifically defined as rental housing development and, therefore, it does not appear that there is a requirement for those units to be in a building or structure with four or more units.
- The introduction of the income test for affordable residential units will increase municipal administration costs of agreements and the requirement to ensure these units remain affordable over a 25-year period. These administrative burdens will be cumbersome and will need to be monitored and coordinated by both upper-tier and lower-tier municipalities. Further clarification is required with respect to:
 - The parties to the agreement (e.g., developer vs. builder vs. owner);
 - The Minister of Municipal Affairs and Housing establishing standard forms of agreement, as provided under subsection 4.1 (12); and
 - Reporting requirements and onus (i.e., should the municipality reach out to the parties of each agreement or should the parties to the agreement be required to report to the municipality?).

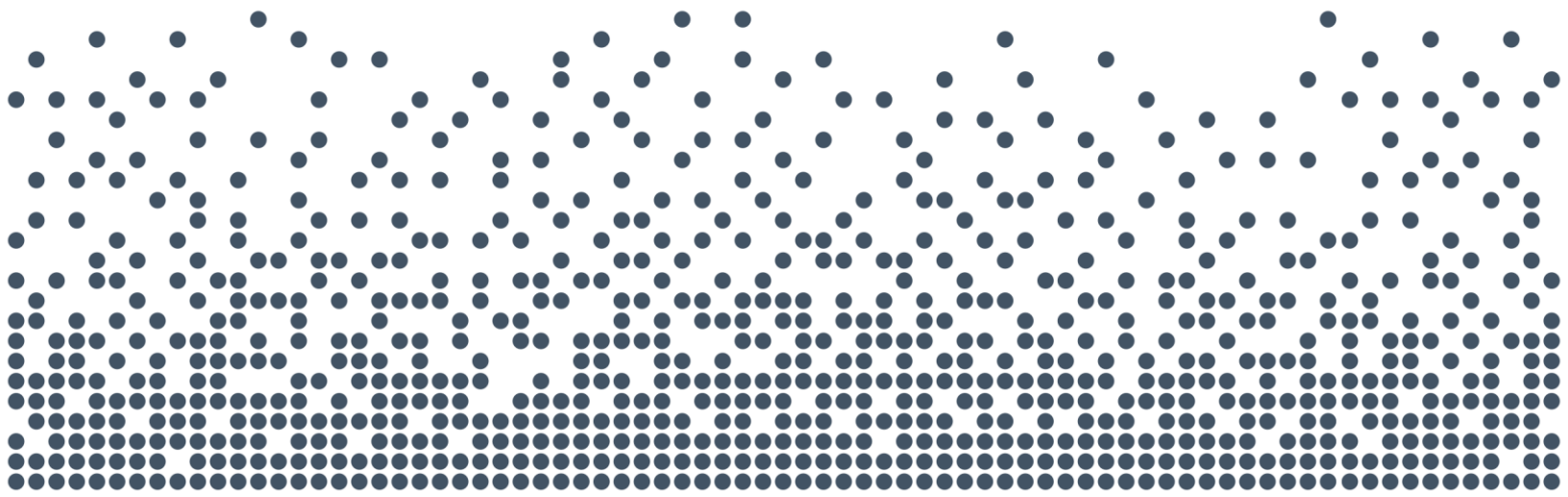
As summarized above, there are several concerns and areas of clarification that Watson will be advancing in our submission through the Environmental Registry of Ontario. Watson will also be seeking an opportunity to speak as a delegation to the Standing Committee to provide our concerns on behalf of our municipal clients.

We will continue to monitor the progress of Bill 134 through the legislature and will continue to keep our clients informed of any changes. If you have any questions, please do not hesitate to contact us.

Yours very truly,

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Appendix

Provincial Policy Statement – Housing Table

Table 1: All Households Incomes and Affordable House Prices, 2022

Regional Market Area	10th Income Percentile	10th Percentile Affordable House Price	20th Income Percentile	20th Percentile Affordable House Price	30th Income Percentile	30th Percentile Affordable House Price	40th Income Percentile	40th Percentile Affordable House Price	50th Income Percentile	50th Percentile Affordable House Price	60th Income Percentile	60th Percentile Affordable House Price	70th Income Percentile	70th Percentile Affordable House Price	80th Income Percentile	80th Percentile Affordable House Price	90th Income Percentile	90th Percentile Affordable House Price
Ontario	\$31,200	\$107,200	\$49,100	\$168,800	\$65,400	\$225,000	\$82,300	\$283,200	\$100,500	\$345,900	\$120,400	\$414,300	\$145,800	\$501,700	\$179,000	\$615,800	\$236,400	\$813,400
City of Toronto	\$26,300	\$90,500	\$42,400	\$146,000	\$58,800	\$202,200	\$75,100	\$258,500	\$92,800	\$319,300	\$112,700	\$387,700	\$138,100	\$475,100	\$176,800	\$608,200	\$247,500	\$851,400
Central	\$36,700	\$126,200	\$56,100	\$193,100	\$74,600	\$256,600	\$92,800	\$319,300	\$112,700	\$387,700	\$134,800	\$463,700	\$160,200	\$551,200	\$196,600	\$676,600	\$254,100	\$874,300
Regional Municipality of Durham	\$40,700	\$139,900	\$61,400	\$211,300	\$80,100	\$275,600	\$99,400	\$342,100	\$118,200	\$406,700	\$140,300	\$482,700	\$165,700	\$570,200	\$198,900	\$684,200	\$251,900	\$866,600
Regional Municipality of Halton	\$42,400	\$146,000	\$66,300	\$228,100	\$87,800	\$302,200	\$110,500	\$380,100	\$133,700	\$459,900	\$160,200	\$551,200	\$192,200	\$661,400	\$234,200	\$805,800	\$309,300	\$1,064,300
City of Hamilton	\$29,600	\$101,900	\$46,000	\$156,100	\$61,400	\$211,300	\$77,300	\$266,100	\$93,900	\$323,100	\$113,800	\$391,500	\$137,000	\$471,300	\$160,000	\$581,600	\$221,000	\$760,200
District Municipality of Muskoka	\$29,400	\$101,100	\$46,400	\$159,600	\$61,000	\$209,800	\$75,100	\$258,500	\$91,700	\$315,500	\$108,300	\$372,500	\$129,300	\$444,700	\$159,100	\$547,400	\$209,900	\$722,200
Regional Municipality of Niagara	\$30,000	\$103,400	\$45,100	\$155,100	\$58,300	\$200,700	\$72,400	\$249,000	\$97,800	\$302,200	\$105,000	\$361,100	\$124,800	\$429,500	\$152,500	\$524,600	\$198,900	\$684,200
Regional Municipality of Peel	\$40,200	\$138,400	\$61,900	\$212,900	\$81,200	\$279,400	\$99,400	\$342,100	\$118,200	\$406,700	\$139,200	\$478,900	\$164,600	\$566,400	\$196,600	\$676,600	\$251,900	\$866,600
County of Simcoe	\$35,100	\$120,900	\$52,600	\$180,900	\$69,400	\$238,700	\$85,600	\$294,600	\$102,700	\$353,500	\$121,500	\$418,100	\$143,600	\$494,100	\$173,400	\$596,800	\$223,200	\$767,800
Regional Municipality of York	\$38,000	\$130,800	\$59,700	\$205,300	\$80,600	\$277,500	\$100,500	\$345,900	\$123,700	\$425,700	\$149,100	\$513,100	\$179,000	\$615,800	\$218,700	\$752,600	\$282,800	\$973,100
Eastern	\$31,400	\$108,000	\$49,100	\$168,800	\$65,400	\$225,000	\$81,800	\$281,300	\$99,400	\$342,100	\$118,200	\$406,700	\$142,500	\$490,300	\$174,600	\$600,600	\$227,600	\$783,000
City of Cornwall	\$27,000	\$92,700	\$40,700	\$139,900	\$55,000	\$182,500	\$66,700	\$229,600	\$80,600	\$277,500	\$97,200	\$334,500	\$116,000	\$399,100	\$141,400	\$486,500	\$183,400	\$631,000
County of Hastings	\$28,900	\$99,600	\$43,300	\$148,000	\$55,700	\$191,600	\$68,900	\$237,200	\$82,900	\$285,100	\$99,400	\$342,100	\$118,200	\$406,700	\$142,500	\$490,300	\$183,400	\$631,000
Kawartha Lakes Division	\$29,600	\$101,900	\$45,500	\$156,600	\$60,100	\$206,800	\$74,000	\$254,700	\$90,600	\$311,700	\$107,200	\$368,700	\$129,300	\$444,700	\$154,700	\$532,200	\$203,300	\$699,400
Haliburton County	\$27,800	\$95,800	\$41,500	\$142,900	\$54,400	\$187,000	\$66,700	\$229,600	\$81,200	\$279,400	\$97,200	\$334,500	\$116,000	\$399,100	\$140,300	\$482,700	\$182,200	\$661,400
City of Kawartha Lakes + Haliburton	\$29,200	\$100,300	\$44,600	\$153,600	\$58,800	\$202,200	\$72,900	\$260,900	\$87,800	\$302,200	\$105,000	\$361,100	\$125,900	\$433,300	\$152,500	\$524,600	\$201,100	\$691,800
City of Kingston	\$28,700	\$98,800	\$45,100	\$155,100	\$59,200	\$203,700	\$74,000	\$254,700	\$88,500	\$307,900	\$108,300	\$372,500	\$130,400	\$448,500	\$160,200	\$551,200	\$209,900	\$722,200
County of Lanark	\$32,500	\$111,800	\$49,900	\$171,800	\$65,400	\$225,000	\$80,100	\$275,600	\$97,200	\$334,500	\$114,900	\$395,300	\$135,900	\$467,500	\$163,500	\$562,600	\$212,100	\$729,800
UC of Leeds and Grenville	\$30,500	\$104,900	\$46,000	\$158,100	\$60,100	\$206,800	\$75,100	\$258,500	\$90,600	\$311,700	\$107,200	\$368,700	\$128,200	\$440,900	\$155,800	\$536,000	\$201,100	\$691,800
County of Lennox and Addington	\$32,300	\$111,000	\$48,600	\$161,200	\$64,500	\$222,000	\$79,000	\$271,800	\$93,900	\$323,100	\$110,500	\$380,100	\$139,000	\$444,700	\$158,000	\$543,600	\$214,400	\$669,000
Prince Edward Division	\$32,000	\$110,200	\$46,800	\$161,200	\$60,500	\$208,300	\$74,600	\$256,600	\$90,600	\$311,700	\$107,200	\$368,700	\$127,000	\$437,100	\$156,900	\$539,800	\$212,100	\$729,800
County of Lennox + Addington + Prince Edward Division	\$32,000	\$110,200	\$47,700	\$164,200	\$62,800	\$215,900	\$77,300	\$266,100	\$92,800	\$319,300	\$109,400	\$376,300	\$128,200	\$440,900	\$156,900	\$539,800	\$210,100	\$691,800
County of Northumberland	\$32,900	\$113,300	\$48,600	\$167,200	\$63,200	\$217,400	\$77,300	\$266,100	\$92,800	\$319,300	\$110,500	\$380,100	\$131,500	\$452,300	\$160,200	\$551,200	\$207,700	\$714,600
City of Ottawa	\$35,100	\$120,900	\$56,100	\$193,100	\$75,100	\$258,500	\$93,900	\$323,100	\$112,700	\$387,700	\$134,800	\$463,700	\$162,400	\$538,700	\$198,900	\$684,200	\$258,500	\$889,500
City of Peterborough	\$29,400	\$101,100	\$44,200	\$152,000	\$58,300	\$200,700	\$72,400	\$249,000	\$87,300	\$300,300	\$105,000	\$361,100	\$125,900	\$433,300	\$154,700	\$532,200	\$203,300	\$699,400
UC of Prescott and Russell	\$33,100	\$114,000	\$51,300	\$176,400	\$69,800	\$240,200	\$87,300	\$300,300	\$105,000	\$342,100	\$124,800	\$429,500	\$146,900	\$505,500	\$175,700	\$604,400	\$218,700	\$752,600
County of Renfrew	\$29,400	\$101,100	\$44,600	\$153,600	\$59,700	\$205,300	\$74,000	\$254,700	\$89,500	\$307,900	\$105,000	\$361,100	\$125,900	\$433,300	\$151,400	\$520,700	\$192,200	\$661,400
Southwestern	\$31,400	\$108,000	\$47,700	\$164,200	\$62,300	\$214,400	\$77,900	\$268,000	\$93,900	\$323,100	\$112,700	\$387,700	\$134,800	\$463,700	\$164,600	\$566,400	\$214,300	\$737,400
City of Brantford	\$31,200	\$107,200	\$47,700	\$164,200	\$62,300	\$214,400	\$77,900	\$268,000	\$93,900	\$323,100	\$112,700	\$387,700	\$133,700	\$459,900	\$161,300	\$555,000	\$205,500	\$707,000
County of Bruce	\$31,600	\$108,700	\$48,200	\$165,700	\$62,800	\$215,900	\$79,000	\$271,800	\$96,100	\$330,700	\$116,000	\$399,100	\$143,600	\$494,100	\$176,800	\$608,200	\$240,800	\$828,600
Municipality of Chatham-Kent	\$28,300	\$97,300	\$41,100	\$141,400	\$53,000	\$182,500	\$65,000	\$223,500	\$79,500	\$273,700	\$95,000	\$326,900	\$114,900	\$395,300	\$139,200	\$478,900	\$183,400	\$641,000
County of Dufferin	\$38,900	\$133,800	\$61,000	\$209,800	\$82,300	\$283,200	\$100,500	\$345,900	\$119,300	\$410,500	\$141,400	\$486,500	\$164,600	\$566,400	\$196,600	\$676,600	\$245,300	\$833,800
County of Grey	\$28,700	\$98,800	\$43,300	\$149,000	\$56,600	\$194,600	\$70,700	\$243,300	\$86,200	\$296,500	\$103,800	\$357,300	\$124,800	\$429,500	\$153,600	\$528,400	\$205,500	\$707,000
County of Huron	\$29,400	\$101,100	\$44,200	\$152,000	\$57,400	\$197,700	\$72,400	\$249,000	\$86,700	\$298,400	\$102,700	\$353,500	\$123,700	\$437,100	\$151,400	\$520,700	\$198,900	\$684,200
County of Lambton	\$30,900	\$106,400	\$46,400	\$159,600	\$61,000	\$209,800	\$76,200	\$262,300	\$91,700	\$315,500	\$109,400	\$376,300	\$132,600	\$456,100	\$162,400	\$558,800	\$214,300	\$737,400
City of London	\$28,900	\$99,600	\$44,200	\$152,000	\$58,300	\$200,700	\$72,400	\$249,000	\$87,800	\$302,200	\$105,000	\$361,100	\$127,000	\$437,100	\$155,800	\$536,000	\$205,500	\$707,000
County of Norfolk	\$32,000	\$110,200	\$48,600	\$161,200	\$63,200	\$217,400	\$78,400	\$269,900	\$95,000	\$326,900	\$111,600	\$383,900	\$132,600	\$456,100	\$158,000	\$543,600	\$201,100	\$691,800
County of Oxford	\$33,800	\$115,600	\$50,800	\$174,900	\$65,000	\$223,500	\$79,500	\$273,700	\$98,100	\$330,700	\$112,700	\$387,700	\$132,600	\$456,100	\$159,100	\$547,400	\$203,300	\$699,400
City of St. Thomas	\$31,800	\$109,500	\$47,300	\$162,700	\$61,400	\$211,300	\$76,200	\$262,300	\$91,700	\$315,500	\$107,200	\$368,700	\$127,000	\$437,100	\$152,500	\$524,600	\$192,200	\$661,400
City of Stratford	\$32,500	\$111,800	\$48,600	\$167,200	\$62,300	\$214,400	\$77,300	\$266,100	\$82,800	\$319,300	\$110,500	\$380,100	\$130,400	\$448,500	\$156,900	\$539,800	\$201,100	\$691,800
Regional Municipality of Waterloo	\$34,000	\$117,100	\$51,700	\$177,900	\$68,100	\$234,100	\$84,500	\$290,800	\$101,600	\$349,700	\$121,500	\$418,100	\$144,700	\$497,900	\$175,700	\$604,400	\$227,600	\$783,000
County of Wellington	\$35,400	\$121,600	\$54,400	\$187,000	\$71,300	\$245,200	\$88,400	\$304,100	\$107,200	\$368,700	\$128,200	\$440,900	\$151,400	\$520,700	\$183,400	\$631,000	\$238,600	\$821,000
City of Windsor	\$30,500	\$104,900	\$46,400	\$159,600	\$60,100	\$206,800	\$74,600	\$256,600	\$90,600	\$311,700	\$108,300	\$372,500	\$130,400	\$448,500	\$162,400	\$558,800	\$212,100	\$729,800
Northeastern	\$27,400	\$94,300	\$41,500	\$142,900	\$54,400	\$187,000	\$68,500	\$235,700	\$84,500	\$290,800	\$102,700	\$353,500	\$124,800	\$429,500	\$153,600	\$528,400	\$198,900	\$684,200
Algoma District	\$26,500	\$91,200	\$38,400	\$132,300	\$50,400	\$173,300	\$62,800	\$215,900	\$77,300	\$266,100	\$95,000	\$326,900	\$116,000	\$399,100	\$142,500	\$490,300	\$185,600	\$638,600
Algoma DSSAB	\$26,100	\$89,700	\$36,700	\$126,200	\$47,700	\$164,200	\$58,800	\$202,200	\$72,400	\$249,000	\$89,500	\$307,900	\$109,400	\$376,300	\$135,900	\$467,500	\$176,800	\$608,200
Cochrane DSSAB	\$27,200	\$93,500	\$41,500	\$142,900	\$55,200	\$190,100	\$70,700	\$243,300	\$86,700	\$298,400	\$107,200	\$368,700	\$130,400	\$448,500	\$162,400	\$558,800	\$205,500	\$707,000
City of Greater Sudbury	\$29,800	\$102,600	\$46,000	\$158,100	\$61,000	\$209,800	\$75,700	\$260,400	\$92,800	\$319,300	\$112,700</							

Table 2: 10% Below Average Resale Price, 2022

Regional Market Area	Average Resale Price 2022	10% Below Average Resale Price 2022
Ontario	\$813,000	\$731,700
City of Toronto	\$1,146,500	\$1,031,800
Central	\$1,030,100	\$927,100
Regional Municipality of Durham	\$893,000	\$803,700
Regional Municipality of Halton	\$1,206,300	\$1,085,700
City of Hamilton	\$805,100	\$724,600
District Municipality of Muskoka	\$920,800	\$828,700
Regional Municipality of Niagara	\$667,700	\$601,000
Regional Municipality of Peel	\$1,052,500	\$947,300
County of Simcoe	\$791,500	\$712,300
Regional Municipality of York	\$1,271,000	\$1,143,900
Eastern	\$536,800	\$483,100
City of Cornwall	\$384,400	\$345,900
County of Hastings	\$495,000	\$445,500
City of Kawartha Lakes	\$671,100	\$604,000
City of Kingston	\$581,700	\$523,500
County of Lanark	\$520,300	\$468,200
UC of Leeds and Grenville	\$470,000	\$423,000
County of Lennox and Addington	\$638,700	\$574,800
County of Northumberland	\$673,300	\$606,000
City of Ottawa	\$670,900	\$603,800
City of Peterborough	\$675,200	\$607,700
UC of Prescott and Russell	\$462,400	\$416,200
County of Renfrew	\$399,600	\$359,700
Southwestern	\$650,900	\$585,800
City of Brantford	\$672,400	\$605,200
County of Bruce	\$589,500	\$530,500
Municipality of Chatham-Kent	\$410,900	\$369,800
County of Dufferin	\$923,900	\$831,500
County of Grey	\$712,200	\$641,000
County of Huron	\$569,700	\$512,700
County of Lambton	\$527,000	\$474,300
City of London	\$621,600	\$559,400
County of Norfolk	\$626,900	\$564,200
County of Oxford	\$639,000	\$575,100
City of St. Thomas	\$558,400	\$502,600
City of Stratford	\$609,000	\$548,100
Regional Municipality of Waterloo	\$754,800	\$679,300
County of Wellington	\$830,400	\$747,400
City of Windsor	\$523,400	\$471,000
Northeastern	\$375,800	\$338,200
Algoma DSAB	\$256,700	\$231,000
Cochrane DSSAB	\$254,400	\$229,000
City of Greater Sudbury	\$414,600	\$373,100
Manitoulin-Sudbury DSSAB	\$332,800	\$299,500
Nipissing DSSAB	\$393,800	\$354,400
Parry Sound DSSAB	\$692,300	\$623,100
Sault Ste. Marie DSSAB	\$312,600	\$281,300
Timiskaming DSSAB	\$246,300	\$221,700
Northwestern	\$322,500	\$290,300
Kenora DSSAB	\$356,400	\$320,800
Rainy River DSSAB	\$247,800	\$223,000
Thunder Bay DSSAB	\$320,400	\$288,300

Source: Real Property Solutions House Price Index

Note: The average resale price may be influenced, particularly in smaller areas, by the number and type of house resales.

Contact: Stewart Houghton | Community and Supportive Housing Division | Housing.Research@ontario.ca

Provincial Policy Statement – Housing Table

Table 3: Renter Household Incomes and Affordable Rents, 2022

Regional Market Area	10th Income Percentile	10th Percentile Affordable Rent	20th Income Percentile	20th Percentile Affordable Rent	30th Income Percentile	30th Percentile Affordable Rent	40th Income Percentile	40th Percentile Affordable Rent	50th Income Percentile	50th Percentile Affordable Rent	60th Income Percentile	60th Percentile Affordable Rent	70th Income Percentile	70th Percentile Affordable Rent	80th Income Percentile	80th Percentile Affordable Rent	90th Income Percentile	90th Percentile Affordable Rent
Ontario	\$23,000	\$570	\$30,700	\$770	\$41,500	\$1,040	\$52,600	\$1,310	\$64,500	\$1,610	\$77,900	\$1,950	\$93,900	\$2,350	\$113,800	\$2,840	\$149,100	\$3,730
City of Toronto	\$22,500	\$560	\$31,400	\$780	\$43,700	\$1,090	\$56,600	\$1,410	\$69,800	\$1,750	\$84,500	\$2,110	\$101,600	\$2,540	\$123,700	\$3,090	\$163,500	\$4,090
Central	\$24,500	\$610	\$33,400	\$830	\$44,600	\$1,120	\$56,100	\$1,400	\$68,500	\$1,710	\$82,300	\$2,060	\$98,300	\$2,460	\$120,400	\$3,010	\$155,800	\$3,890
Regional Municipality of Durham	\$25,000	\$620	\$34,000	\$850	\$45,100	\$1,130	\$55,700	\$1,390	\$68,100	\$1,700	\$81,800	\$2,040	\$97,200	\$2,430	\$118,200	\$2,960	\$152,500	\$3,810
Regional Municipality of Halton	\$25,600	\$640	\$38,000	\$950	\$51,300	\$1,280	\$65,000	\$1,620	\$79,500	\$1,990	\$95,000	\$2,380	\$114,900	\$2,870	\$140,300	\$3,510	\$187,800	\$4,700
City of Hamilton	\$20,800	\$520	\$28,900	\$720	\$38,900	\$970	\$47,700	\$1,190	\$57,900	\$1,450	\$69,800	\$1,750	\$83,400	\$2,090	\$100,500	\$2,510	\$129,300	\$3,230
District Municipality of Muskoka	\$21,400	\$540	\$27,600	\$690	\$35,400	\$880	\$45,500	\$1,140	\$53,900	\$1,350	\$65,400	\$1,640	\$77,900	\$1,950	\$93,900	\$2,350	\$124,800	\$3,120
Regional Municipality of Niagara	\$21,700	\$540	\$28,300	\$710	\$36,700	\$920	\$44,600	\$1,120	\$53,900	\$1,350	\$64,500	\$1,640	\$77,900	\$1,920	\$95,000	\$2,380	\$122,600	\$3,070
Regional Municipality of Peel	\$25,200	\$630	\$38,400	\$960	\$52,100	\$1,300	\$65,000	\$1,620	\$78,400	\$1,960	\$92,800	\$2,320	\$109,400	\$2,730	\$130,400	\$3,260	\$166,800	\$4,170
County of Simcoe	\$25,000	\$620	\$32,900	\$820	\$43,700	\$1,090	\$53,900	\$1,350	\$65,800	\$1,650	\$79,000	\$1,970	\$93,900	\$2,350	\$113,800	\$2,840	\$146,900	\$3,670
Regional Municipality of York	\$24,500	\$610	\$35,400	\$880	\$47,700	\$1,190	\$61,400	\$1,540	\$75,700	\$1,890	\$90,600	\$2,260	\$109,400	\$2,730	\$133,700	\$3,340	\$176,800	\$4,420
Eastern	\$22,800	\$570	\$30,300	\$760	\$40,700	\$1,020	\$50,800	\$1,270	\$62,300	\$1,580	\$75,100	\$1,880	\$90,600	\$2,260	\$109,400	\$2,730	\$141,400	\$3,540
City of Cornwall	\$21,400	\$540	\$26,700	\$670	\$32,500	\$810	\$41,100	\$1,030	\$49,500	\$1,240	\$58,800	\$1,470	\$71,300	\$1,780	\$86,700	\$2,170	\$111,600	\$2,790
County of Hastings	\$22,500	\$560	\$28,100	\$700	\$35,400	\$880	\$44,600	\$1,120	\$53,000	\$1,330	\$63,600	\$1,580	\$76,800	\$1,920	\$92,800	\$2,320	\$118,200	\$2,960
Kawartha Lakes Division	\$19,400	\$490	\$26,100	\$650	\$31,800	\$800	\$41,100	\$1,030	\$49,900	\$1,250	\$61,900	\$1,550	\$74,600	\$1,860	\$95,000	\$2,380	\$124,800	\$3,120
Haliburton County	\$20,100	\$500	\$27,000	\$670	\$32,300	\$810	\$40,700	\$1,020	\$48,200	\$1,200	\$58,300	\$1,460	\$74,000	\$1,850	\$93,900	\$2,350	\$119,300	\$2,980
City of Kawartha Lakes + Haliburton	\$19,400	\$490	\$26,100	\$650	\$31,800	\$800	\$41,100	\$1,030	\$49,500	\$1,240	\$61,400	\$1,540	\$74,600	\$1,860	\$93,900	\$2,350	\$122,600	\$3,070
City of Kingston	\$21,000	\$520	\$29,200	\$730	\$38,400	\$960	\$47,300	\$1,180	\$57,400	\$1,440	\$68,900	\$1,720	\$82,900	\$2,070	\$100,500	\$2,510	\$132,600	\$3,310
County of Lanark	\$21,200	\$530	\$27,800	\$700	\$37,100	\$930	\$45,500	\$1,140	\$54,400	\$1,360	\$65,000	\$1,620	\$75,700	\$1,890	\$93,900	\$2,350	\$122,600	\$3,070
UC of Leeds and Grenville	\$21,700	\$540	\$27,400	\$680	\$35,100	\$880	\$42,900	\$1,070	\$51,300	\$1,280	\$61,900	\$1,550	\$75,700	\$1,890	\$90,600	\$2,260	\$116,000	\$2,900
County of Lennox and Addington	\$22,500	\$560	\$28,500	\$710	\$35,100	\$880	\$45,100	\$1,130	\$55,700	\$1,390	\$65,800	\$1,650	\$79,000	\$1,970	\$100,500	\$2,510	\$123,700	\$3,090
Prince Edward Division	\$24,100	\$600	\$28,900	\$720	\$38,000	\$950	\$46,400	\$1,160	\$57,400	\$1,440	\$66,300	\$1,660	\$77,900	\$1,950	\$98,300	\$2,460	\$127,000	\$3,180
County of Lennox & Addington + Prince Edward Division	\$23,000	\$570	\$28,500	\$720	\$36,200	\$910	\$46,000	\$1,150	\$56,600	\$1,410	\$66,300	\$1,660	\$77,900	\$1,960	\$100,500	\$2,510	\$125,900	\$3,150
County of Northumberland	\$23,200	\$580	\$28,900	\$720	\$37,600	\$940	\$45,500	\$1,140	\$54,800	\$1,370	\$66,300	\$1,660	\$81,200	\$2,030	\$98,300	\$2,460	\$125,900	\$3,150
City of Ottawa	\$23,600	\$590	\$34,200	\$860	\$46,000	\$1,150	\$58,300	\$1,460	\$70,700	\$1,770	\$85,100	\$2,130	\$100,500	\$2,510	\$121,500	\$3,040	\$156,900	\$3,920
City of Peterborough	\$21,700	\$540	\$27,800	\$700	\$35,400	\$880	\$43,700	\$1,090	\$53,000	\$1,330	\$63,600	\$1,590	\$76,200	\$1,910	\$91,700	\$2,290	\$117,100	\$2,930
UC of Prescott and Russell	\$23,200	\$580	\$28,100	\$700	\$35,800	\$890	\$44,200	\$1,100	\$53,000	\$1,300	\$66,300	\$1,660	\$80,100	\$2,000	\$97,200	\$2,430	\$124,800	\$3,120
County of Renfrew	\$21,000	\$520	\$27,400	\$680	\$37,100	\$930	\$46,800	\$1,170	\$57,900	\$1,450	\$71,300	\$1,780	\$85,100	\$2,130	\$101,600	\$2,540	\$129,300	\$3,230
Southwestern	\$22,100	\$550	\$29,800	\$750	\$39,300	\$980	\$48,600	\$1,220	\$58,300	\$1,460	\$69,400	\$1,730	\$83,400	\$2,090	\$100,500	\$2,510	\$129,300	\$3,230
City of Brantford	\$23,200	\$580	\$29,800	\$750	\$38,900	\$970	\$47,700	\$1,190	\$57,400	\$1,440	\$69,400	\$1,730	\$82,300	\$2,060	\$101,600	\$2,540	\$129,300	\$3,230
County of Bruce	\$21,900	\$550	\$27,400	\$680	\$35,800	\$890	\$44,200	\$1,100	\$53,500	\$1,340	\$63,600	\$1,580	\$78,400	\$1,960	\$98,300	\$2,460	\$134,800	\$3,370
Municipality of Chatham-Kent	\$19,400	\$490	\$27,000	\$670	\$33,600	\$840	\$41,500	\$1,040	\$49,500	\$1,240	\$58,300	\$1,460	\$70,300	\$1,760	\$85,100	\$2,130	\$108,300	\$2,710
County of Dufferin	\$25,000	\$620	\$31,800	\$800	\$40,200	\$1,010	\$51,300	\$1,280	\$63,600	\$1,590	\$78,400	\$1,960	\$92,800	\$2,320	\$113,800	\$2,840	\$145,800	\$3,650
County of Grey	\$18,800	\$470	\$26,300	\$660	\$32,300	\$810	\$40,700	\$1,020	\$49,100	\$1,230	\$58,300	\$1,460	\$71,300	\$1,780	\$87,800	\$2,200	\$116,000	\$2,900
County of Huron	\$20,500	\$510	\$26,700	\$670	\$34,200	\$860	\$43,300	\$1,080	\$52,100	\$1,300	\$61,900	\$1,550	\$75,100	\$1,880	\$92,800	\$2,320	\$125,900	\$3,150
County of Lambton	\$20,100	\$500	\$27,800	\$700	\$35,100	\$880	\$43,700	\$1,090	\$53,900	\$1,350	\$64,100	\$1,600	\$76,800	\$1,920	\$93,900	\$2,350	\$123,700	\$3,090
City of London	\$20,800	\$520	\$29,400	\$730	\$38,400	\$960	\$47,700	\$1,190	\$57,000	\$1,430	\$67,600	\$1,690	\$80,600	\$2,020	\$97,200	\$2,430	\$122,600	\$3,070
County of Norfolk	\$21,400	\$540	\$27,800	\$700	\$35,800	\$890	\$44,200	\$1,100	\$54,400	\$1,360	\$64,500	\$1,610	\$80,100	\$2,000	\$100,500	\$2,510	\$134,800	\$3,370
County of Oxford	\$24,500	\$610	\$30,700	\$770	\$40,700	\$1,020	\$50,800	\$1,510	\$72,400	\$1,810	\$85,100	\$2,130	\$102,700	\$2,570	\$128,200	\$3,200	\$159,300	\$4,000
City of St. Thomas	\$23,200	\$580	\$28,300	\$710	\$35,400	\$880	\$43,700	\$1,090	\$52,100	\$1,300	\$62,300	\$1,560	\$74,600	\$1,860	\$90,600	\$2,260	\$113,800	\$2,840
City of Stratford	\$24,100	\$600	\$31,400	\$780	\$40,700	\$1,020	\$49,100	\$1,230	\$57,900	\$1,450	\$68,900	\$1,720	\$82,900	\$2,070	\$101,600	\$2,540	\$129,300	\$3,230
Regional Municipality of Waterloo	\$24,500	\$610	\$34,000	\$850	\$45,100	\$1,130	\$55,200	\$1,380	\$66,300	\$1,660	\$78,400	\$1,960	\$92,800	\$2,320	\$111,600	\$2,790	\$142,500	\$3,560
County of Wellington	\$24,700	\$620	\$33,400	\$830	\$44,200	\$1,100	\$55,200	\$1,100	\$58,300	\$1,380	\$66,300	\$1,660	\$78,400	\$1,960	\$92,800	\$2,320	\$110,500	\$2,760
City of Windsor	\$19,700	\$490	\$27,600	\$690	\$36,200	\$910	\$44,600	\$1,120	\$53,500	\$1,340	\$63,200	\$1,580	\$75,700	\$1,890	\$92,800	\$2,320	\$120,400	\$3,010
Northeastern	\$19,700	\$490	\$26,500	\$660	\$32,900	\$820	\$41,500	\$1,040	\$49,900	\$1,250	\$60,100	\$1,500	\$72,900	\$1,820	\$88,400	\$2,210	\$117,100	\$2,930
Algoma District	\$18,300	\$460	\$25,900	\$650	\$30,700	\$770	\$38,000	\$950	\$45,500	\$1,140	\$53,900	\$1,350	\$65,000	\$1,620	\$80,100	\$2,000	\$105,000	\$2,620
Algoma DSSAB	\$18,300	\$460	\$25,400	\$640	\$28,900	\$720	\$35,400	\$880	\$42,900	\$1,070	\$50,800	\$1,270	\$61,000	\$1,520	\$75,100	\$1,880	\$100,500	\$2,510
Cochrane DSSAB	\$19,000	\$480	\$26,500	\$660	\$31,400	\$780	\$40,200	\$1,010	\$48,600	\$1,220	\$59,200	\$1,480	\$75,100	\$1,880	\$92,800	\$2,320	\$121,500	\$3,040
City of Greater Sudbury	\$21,400	\$540	\$28,700	\$720	\$37,600	\$940	\$46,000	\$1,150	\$55,700	\$1,390	\$66,700	\$1,670	\$79,000	\$1,970	\$97,200	\$2,430	\$123,700	\$3,090
Manitoulin District	\$23,600	\$590	\$26,300	\$660	\$32,700	\$820	\$42,900	\$1,070	\$52,100	\$1,300	\$65,000	\$1,620	\$76,200	\$1,910	\$90,600	\$2,260	\$112,700	\$2,820
Sudbury District	\$17,700	\$440	\$25,400	\$640	\$29,200	\$730	\$39,300	\$980	\$49,900	\$1,250	\$59,700	\$1,490	\$71,800	\$1,800	\$92,800	\$2,320	\$119,300	\$2,980
Manitoulin - Sudbury DSSAB	\$18,300	\$460	\$25,900	\$650	\$30,500	\$760	\$40,700	\$1,020	\$50,800	\$1,270	\$60,500	\$1,510	\$73,500	\$1,840	\$90,600	\$2,260	\$116,000	\$2,900
Nipissing DSSAB	\$20,800	\$520	\$26,700	\$670	\$32,900	\$820	\$41,100	\$1,030	\$48,600	\$1,220	\$57,900	\$1,450	\$69,400	\$1,730	\$84,500	\$2,110	\$108,300	\$2,710
Parry Sound DSSAB	\$19,900	\$500	\$26,100	\$650	\$30,900	\$770	\$38,900	\$970	\$48,200	\$1,200	\$58,300	\$1,440	\$68,900	\$1,720	\$84,500	\$2,110	\$112,700	\$2,820
City of Sault Ste. Marie	\$18,600	\$460	\$26,100															

Average Apartment Rents, Ontario, 2022

Table 4. Average Rent by Bedroom Count

Regional Market Area	Bachelor Rent	1 Bedroom Rent	2 Bedroom Rent	3 Bedroom Rent	4+ Bedroom Rent	Total Bedroom Rent
Ontario	\$1,179	\$1,350	\$1,555	\$1,835	\$2,549	\$1,470
City of Toronto	\$1,316	\$1,537	\$1,811	\$2,083	\$2,633	\$1,673
Central	\$1,297	\$1,514	\$1,754	\$2,014	\$2,425	\$1,644
Regional Municipality of Durham	\$1,074	\$1,284	\$1,460	\$1,662	**	\$1,425
Regional Municipality of Halton	\$1,145	\$1,510	\$1,784	\$1,910	**	\$1,696
City of Hamilton	\$919	\$1,142	\$1,334	\$1,486	**	\$1,238
District Municipality of Muskoka	\$814	\$965	\$1,203	\$1,281	**	\$1,143
Regional Municipality of Niagara	\$858	\$1,071	\$1,260	\$1,389	**	\$1,199
Regional Municipality of Peel	\$1,148	\$1,484	\$1,666	\$1,849	\$1,768	\$1,601
County of Simcoe	\$985	\$1,226	\$1,430	\$1,572	**	\$1,338
Regional Municipality of York	\$1,048	\$1,383	\$1,539	\$1,881	**	\$1,489
Eastern	\$1,078	\$1,273	\$1,485	\$1,694	\$2,773	\$1,381
City of Cornwall	\$780	\$825	\$1,003	\$1,035	**	\$941
County of Hastings	\$913	\$1,109	\$1,295	\$1,579	**	\$1,245
City of Kawartha Lakes	\$777	\$1,070	\$1,292	\$1,294	**	\$1,169
Haliburton County	**	**	**	**	**	**
City of Kawartha Lakes + Haliburton County	\$777	\$1,070	\$1,292	\$1,294	**	\$1,169
City of Kingston	\$975	\$1,211	\$1,472	\$1,624	**	\$1,390
County of Lanark	**	\$900	\$1,119	**	**	\$982
UC of Leeds and Grenville	\$767	\$912	\$1,141	\$1,161	**	\$1,066
County of Lennox and Addington	**	\$913	\$989	**	**	\$955
Prince Edward Division	**	\$1,024	\$1,124	**	**	\$1,089
County of Lennox & Addington + Prince Edward Division	**	\$943	\$1,042	**	**	\$1,002
County of Northumberland	**	\$1,231	\$1,650	\$1,756	**	\$1,544
City of Ottawa	\$1,122	\$1,348	\$1,633	\$1,865	**	\$1,462
City of Peterborough	\$873	\$1,090	\$1,339	\$1,517	**	\$1,244
UC of Prescott and Russell	\$501	\$680	\$1,131	**	**	\$1,014
County of Renfrew	\$508	\$879	\$1,066	**	**	\$1,028
Southwestern	\$888	\$1,132	\$1,354	\$1,472	**	\$1,261
City of Brantford	\$885	\$1,165	\$1,259	\$1,326	**	\$1,233
County of Bruce	**	\$1,054	\$1,409	\$1,488	**	\$1,324
Municipality of Chatham-Kent	\$867	\$954	\$1,088	\$1,058	**	\$1,036
County of Dufferin	**	\$1,269	\$1,455	\$1,588	**	\$1,372
County of Grey	\$742	\$931	\$1,069	\$1,145	**	\$1,019
County of Huron	**	\$787	\$948	**	**	\$877
County of Lambton	\$873	\$1,011	\$1,221	\$1,554	**	\$1,142
City of London	\$863	\$1,127	\$1,400	\$1,617	**	\$1,291
County of Norfolk	\$610	\$882	\$1,021	**	**	\$979
County of Oxford	\$886	\$1,161	\$1,384	\$1,468	**	\$1,311
City of St. Thomas	\$790	\$1,042	\$1,292	**	**	\$1,208
City of Stratford	\$743	\$1,257	\$1,350	\$1,434	**	\$1,310
Regional Municipality of Waterloo	\$1,075	\$1,245	\$1,469	\$1,631	**	\$1,398
County of Wellington	\$989	\$1,324	\$1,490	\$1,504	**	\$1,424
City of Windsor	\$791	\$1,010	\$1,174	\$1,316	**	\$1,065
Northeastern	\$751	\$914	\$1,151	\$1,281	**	\$1,064
Algoma District	\$741	\$880	\$1,009	\$964	**	\$958
Algoma DSSAB	\$741	\$880	\$1,009	\$964	**	\$958
Cochrane DSSAB	\$570	\$944	\$1,062	\$1,120	**	\$1,004
City of Greater Sudbury	\$796	\$930	\$1,254	\$1,472	**	\$1,135
Manitoulin District	**	**	**	**	**	**
Sudbury District	**	**	**	**	**	**
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$674	\$905	\$1,116	\$1,311	**	\$1,040
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	\$746	\$917	\$1,087	\$1,005	**	\$1,015
Timiskaming DSSAB	**	**	**	**	**	**
Northwestern	\$751	\$956	\$1,168	\$1,446	**	\$1,084
Kenora DSSAB	**	\$836	\$1,008	**	**	\$911
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$757	\$964	\$1,175	\$1,457	**	\$1,094

Source: CMHC, Rental Market Survey, October 2022

** Data suppressed to protect confidentiality, not statistically reliable or not available

Contact: Stewart Houghton | Community and Supportive Housing Division | Housing.Research@ontario.ca



NVCA April 2024 Board Meeting Highlights

Next Meeting: May 24, 2024, held virtually

For the full meeting agenda including documents and reports, visit [NVCA's website](#).

NVCA Vice Chair acclaimed as Vice Chair on Conservation Ontario Board of Directors

On April 15, 2024, Jonathan Scott, the Vice Chair of NVCA's Board of Directors was acclaimed as vice chair of Conservation Ontario during the association's annual general meeting in Richmond Hill.

2023 Financial Statement

NVCA receives clean audit for 2023.

Board members received the 2023 NVCA audited financial statements as presented by KPMG LLP Chartered Accountants. [The financial statement is available on NVCA's website](#).

Presentation on Enforcement and Compliance

Meagan Kieferle, NVCA's Senior Regulations Officer gave a presentation regarding NVCA's enforcement and compliance.

Through the *Conservation Authorities Act (CA Act)*, NVCA is responsible for protecting life and property from natural hazards such as flooding and erosion.

Enforcement tools and compliance measures play a vital role in achieving this goal by ensuring the requirements *CA Act* and associated regulations are enforced.

If activities contravene the *CA Act*, NVCA's regulations officers work with the parties involved to mitigate impacts to the environment and obtain compliance.

NVCA's regulation officers assess the violation to determine where the potential for risk is

highest, and focus efforts on resolving matters that have the most significant impacts.

Although every person who is convicted of an offence would be liable for a penalty, NVCA prefers to resolve non-compliance through voluntary compliance when possible.

Where voluntary compliance is possible, NVCA will work with the landowner to restore the work area to pre-existing conditions to avoid further enforcement action. Depending on the activity, NVCA may consider retroactive approvals.

With recent changes to the *CA Act*, NVCA officers now have additional tools such as stop work orders to reduce negative impacts to the environment.

Deputation

Andrew Pascuzzo from Pascuzzo Planning Inc. gave a presentation regarding NVCA Permits for Wood Avenue Semis.

Customer Satisfaction Report

In 2013, NVCA adopted a Customer Service Charter and Strategy that sets out the authority's commitment to providing excellence in customer service. Continuous improvement is a key element of the charter.

[Please visit NVCA's website to view the 2023 Customer Service Satisfaction Report.](#)

Regulations

In 2023, 67 individuals and organizations completed a client survey on the NVCA permit application process. The survey is sent to all those receiving NVCA permits.

The responses that were ranked as good or excellent in 2023 was 73%, slightly higher than the 68% rating received in 2022.

In 2023, NVCA contracted Watson & Associates Economists Ltd. to review planning and regulation program rates and assess the full cost of providing plan review and permitting services, applicant affordability, competitiveness, and industry best practices.

Based on the recommendations received, NVCA staff have developed and presented an updated fee structure to the Board of Directors. The draft fees have been circulated to the development community, member municipalities, the agriculture community, aggregate industry and members of the public for comment.

Once the province lifts the freeze on conservation authority planning and development fees, and subject to the Board's approval, the new fees will be phased in over a two-year period.

Lands

NVCA's conservation areas received 89 reviews in 2023, one from a customer satisfaction survey, and 88 reviews on Google's business listings.

Ninety-three (93%) of the reviews received on Google were 4-star or 5-star reviews. The conservation areas that received the most reviews were Nottawasaga Bluffs Conservation Area, Edenvale Conservation Area and Minesing Wetlands Conservation Area.

Education

NVCA's environmental education program provides hands-on, curriculum-aligned programs for JK to grade 12 students. Thousands of students take part in these programs each year.

In 2023, 8 teachers submitted feedback surveys on NVCA's virtual environmental education programs.

Of those responding, 100% of the respondents ranked the program as excellent.

Stewardship

NVCA's stewardship services include the Nottawasaga River Restoration Program, the

Healthy Waters grant program, and other projects to protect and enhance our watershed.

Comments received from funders and landowners generally describe the expertise and results achieved by that NVCA's stewardship staff.

Weddings

In 2023, the Tiffin Centre for Conservation hosted 24 wedding celebrations. Ten of these couples responded to a wedding feedback survey.

Of those responding, 100% rated NVCA's customer service as excellent, and 100% said they would recommend the Tiffin Centre as a wedding venue to others.

Update of Administrative Bylaws for the Board of Directors

NVCA's Board of Directors approved updates to the administrative bylaws to simplify the NVCA Board of Director election process.

Upcoming Events

Arbor Day

NVCA will hold its 34th annual Arbor Day Tree Sale. A variety of bareroot tree and shrub seedlings will be available for sale. Trees and shrubs are sold in bundles of 10 for \$35 each. Tree availability is on a first come first serve and cannot be reserved.

Date: May 11, 2024

Location: Tiffin Centre for Conservation

Tree Planting Event on the Mad River

Volunteer to plant trees along the creek with Friends of the Mad River and Nottawasaga Valley Conservation Authority from 9 a.m. to noon. This is a great way for students to get their volunteer hours. Pre-registration required. [Register here.](#)

Date: May 5, 2024

Location: 2295 Nottawasaga Concession 6
Creemore, ON L0M 1G0

Let the River Flow: Mad River benefit concert

A benefit concert in support of "The Friends of the Mad River", a local, community-based group of volunteers who are committed to restoring and sustaining the Mad River as a healthy habitat for all who rely on it. [Free registration encouraged on Eventbrite](#). This is a "Pay What You Can" event, cash donations at the door or donate online at the [Canada Helps link](#).

Date: May 26, 2024

Location: St. John's United Church, 192 Mill Street Creemore, ON L0M 1G0

Tiffin Nature Program (for preschoolers)

Tiffin Nature Program will help preschoolers gain knowledge, understanding and appreciation of the natural world and our amazing planet. Children learn about risky play, and develop a better understanding of their relationship with the land.

Half Day Dates: Tuesdays March 19, 2023 – June 4, 2024

Full Day Dates: Thursdays March 21, 2023 – June 6, 2024

Location: Tiffin Centre for Conservation

203 Main Street East
Box 69
Shelburne, Ontario
L0N 1S0
Tel: (519) 925-2600
Fax: (519) 925-6134
www.townofshelburne.on.ca



TOWN OF SHELburne MINOR VARIANCE PROCESS

NOTE: Before you prepare and submit your application to the Committee of Adjustment, it is strongly recommended that you consult with the Town Planner. It is also advisable that you communicate with your neighbours with respect to your plans.

Submission for an application shall consist of the following:

1. One (1) original application form with one (1) copy of the completed form. All questions on the application form must be answered. Incomplete applications will be returned to the applicant.
2. If an application is being submitted by a limited company or corporation, signatures must be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation. Similarly, any authorization from a limited company or corporation shall be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation.
3. A letter of authorization from the property owner is required when the application is being signed by an agent.
4. Two (2) copies of the sketch or survey as described in the application form are required. A legible copy no larger than 11 x 17 is required if larger plans are submitted.

The process for minor variance applications is as follows:

1. Upon submission of a complete application, the application is assigned a file number and the application is circulated in accordance with the Planning Act requirements.
2. A notice of public hearing is scheduled which provides a minimum of 10 days notice to the public.
3. The public hearing is generally held in the Council Chambers prior to a regular meeting of Council or General Committee (Mondays) at 7:00 p.m. At the hearing, the applicant or the agent will be required to present the application and be available to answer questions.
4. Once a decision on the application is made, a notice of the decision is issued and is sent to all persons identifying an interest in the application. There is a 20 day appeal period following the date the decision is made. After 20 days, if there is no appeal, the decision is final and binding. If an appeal is received, it is forwarded to the Ontario Municipal Board.

Further information can be obtained from the Town offices.

For application fees please contact the Town Planner or the CAO/Clerk.

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L0N 1S0
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Fax: (519) 925-6134
www.townofshelburne.on.ca



For Office Use Only

File #: A24/01
Date Received: April 9 2024
Date Accepted: April 10 2024
Application Fees:
\$2,700.00

**TOWN OF SHELBURNE
APPLICATION FORM FOR A MINOR VARIANCE**

1. APPLICATION INFORMATION

Name of Applicant: Brandon Yazdani
Mailing Address: 44 Autumn Circle, Limehouse, ON, L0P 1H0
Telephone Number (Home): 416 702 8247 Fax Number: _____
Telephone Number (Business): _____ Email Address: brandon@northlandprecast.com

2. OWNER

If the Applicant is not the Owner of the subject lands, than authorization from the Owner is required, as well as the following information:

Name: 2668071 Ontario Inc / LUXTON DEVELOPMENT INC.
Mailing Address: 44 Autumn Circle, Limehouse, ON, L0P 1H0
Telephone Number: 416 990 0053 Fax Number: _____
Correspondence to be sent to: Owner Agent Both

3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: No mortgages
Mailing Address: _____
Name: _____
Mailing Address: _____

4. SUBJECT LANDS

Street Name and Number: Luxton Way
(if corner lot please include both street names)

Lot: Part of lot 31 Concession: 2

Reference Plan: 7R-6582 Part/Block/Lot: Part 1

Area of subject lands: 6.11 HA Frontage: ~500 feet

Depth: ~1,000 feet west and ~500 feet on east

What is the current use of the subject land? Vacant

What is the proposed use of the subject lands? Light manufacturing

When were the subject lands acquired by the current owner? 2019

How long have the existing uses continued on the subject lands? Always

5. ZONING AND OFFICIAL PLAN INFORMATION

What is the present Official Plan designation of the subject lands? Employment lands

What is the present zoning? M1

Please describe the nature and extent of the requested minor variance: _____

We are requesting a height increase of 2.19m from 10m to a total of 12.19m in order to accommodate our overhead cranes used in our production.

6. ACCESS

Is the subject land accessible by:

- Provincial highway
- Municipal road (maintained year round)
- Right of way
- Other, describe _____

7. BUILDINGS AND STRUCTURES

Are there any **existing** buildings or structures on the subject lands?

- yes no

If yes, please complete the following for each building or structure:

	Building One	Building Two
Type of Building:		
Setback from Front Lot Line:		
Setback from Rear Lot Line:		
Setback from Side Lot Line (interior):		
Setback from Side Lot Line (exterior):		
Height (metres):		
Dimensions:		
Floor Area:		
Date of Construction:		

Are any buildings or structures being **proposed** to be built on the subject lands?

- yes no

If yes, please complete the following for each building or structure:

	Building One	Building Two
Type of Building:	Steel	
Setback from Front Lot Line:	27m	
Setback from Rear Lot Line:	195m	
Setback from Side Lot Line (interior):	18.2m	
Setback from Side Lot Line (exterior):	85m	
Height (metres):	12.19m	
Dimensions:	25.6m x 53.53m	
Floor Area:	1,365.76 m2	
Date of Construction:	June 2024	

8. SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is storm drainage provided by:	<input checked="" type="checkbox"/> Storm Sewer	<input checked="" type="checkbox"/> Ditch	<input checked="" type="checkbox"/> Swale
	<input type="checkbox"/> Other, describe _____		

9. STATUS OF OTHER APPLICATIONS

Are the subject lands the subject of any other applications under the Planning Act for approval?

yes

no

If yes, what is the file number? SPA 23/05

What is the status of the application? Pending

10. DRAWINGS

Please include a drawing showing the following:

1. The boundaries and dimensions of the subject land;
2. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
3. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
4. The current uses on land that is adjacent to the subject land;
5. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; and
6. The location and nature of any easement affecting the subject land.

Drawings should be of an adequate size to clearly identify all features and provide dimensions. The drawings should be to scale. The Town may require drawings to be prepared on a legal survey, and additional information to be surveyed

11. PAYMENT OF FEES

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Town of Shelburne during the processing of this application, in addition to any application fee set by the Town of Shelburne

April 8/2024
Date


Signature of Owner/Applicant

Note: All invoices for payment shall be sent to the person indicated in section 2 of this application, unless otherwise requested.

12. AUTHORIZATION

I/We Bassam Boumitry am/are the owner(s) of the subject lands for which this application is to apply. I/We Bassam Boumitry do hereby grant authorization to Brandon Yazdani to act on my/our behalf in regard to this application.

March 28, 2024
Date

B. Boumitry
Signature of Registered Owner(s)

13. AFFIDAVIT

I, Bassam Boumitry of the Town of Limehouse in the Province of Ontario solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under other, and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME AT 12:15pm in the City of Limehouse of the Province of Ontario this 28 day of March, 2024

[Signature]
Witness

B. Boumitry
Signature of Registered Owner (s) or Agent

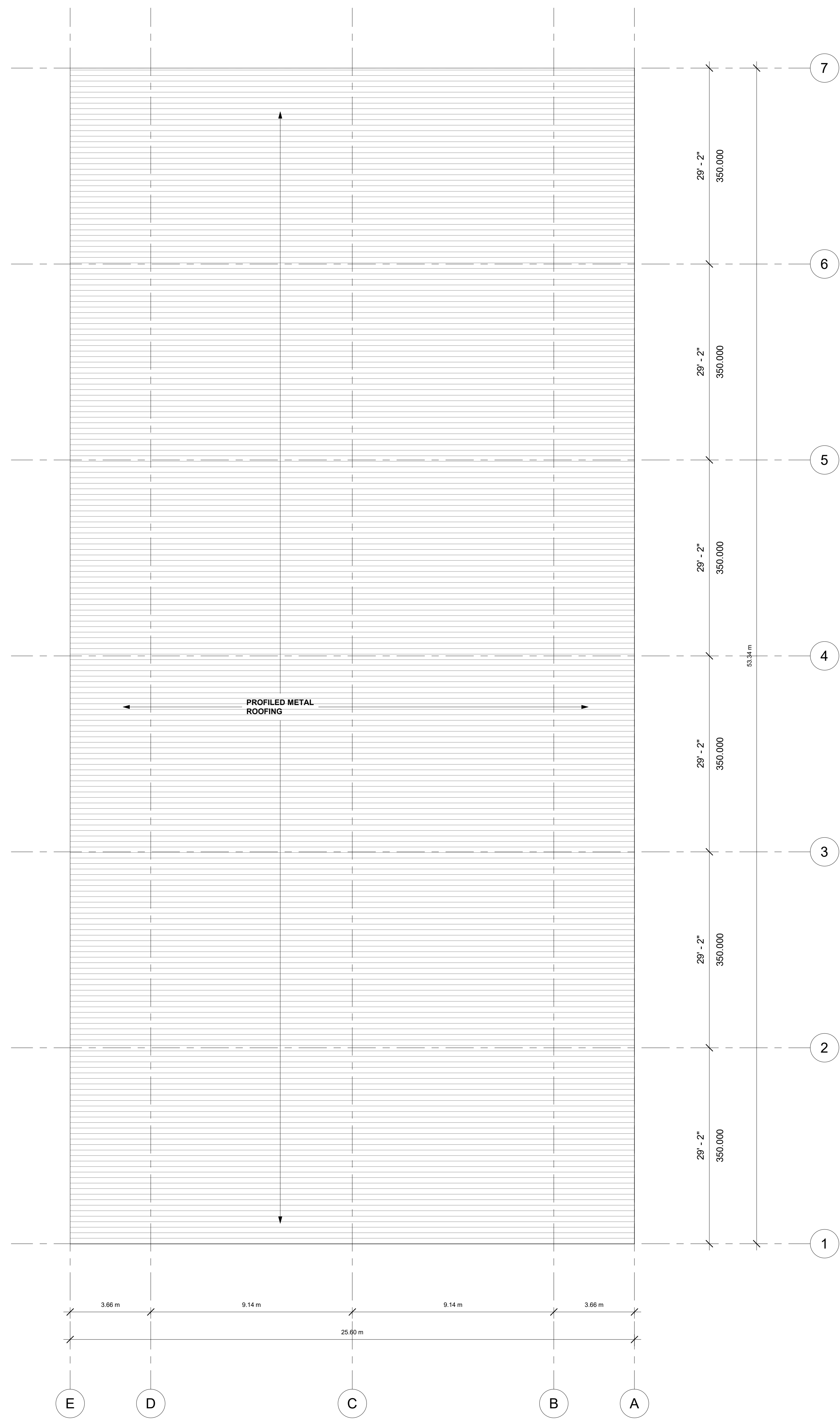
14. PERMISSION TO ENTER

I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

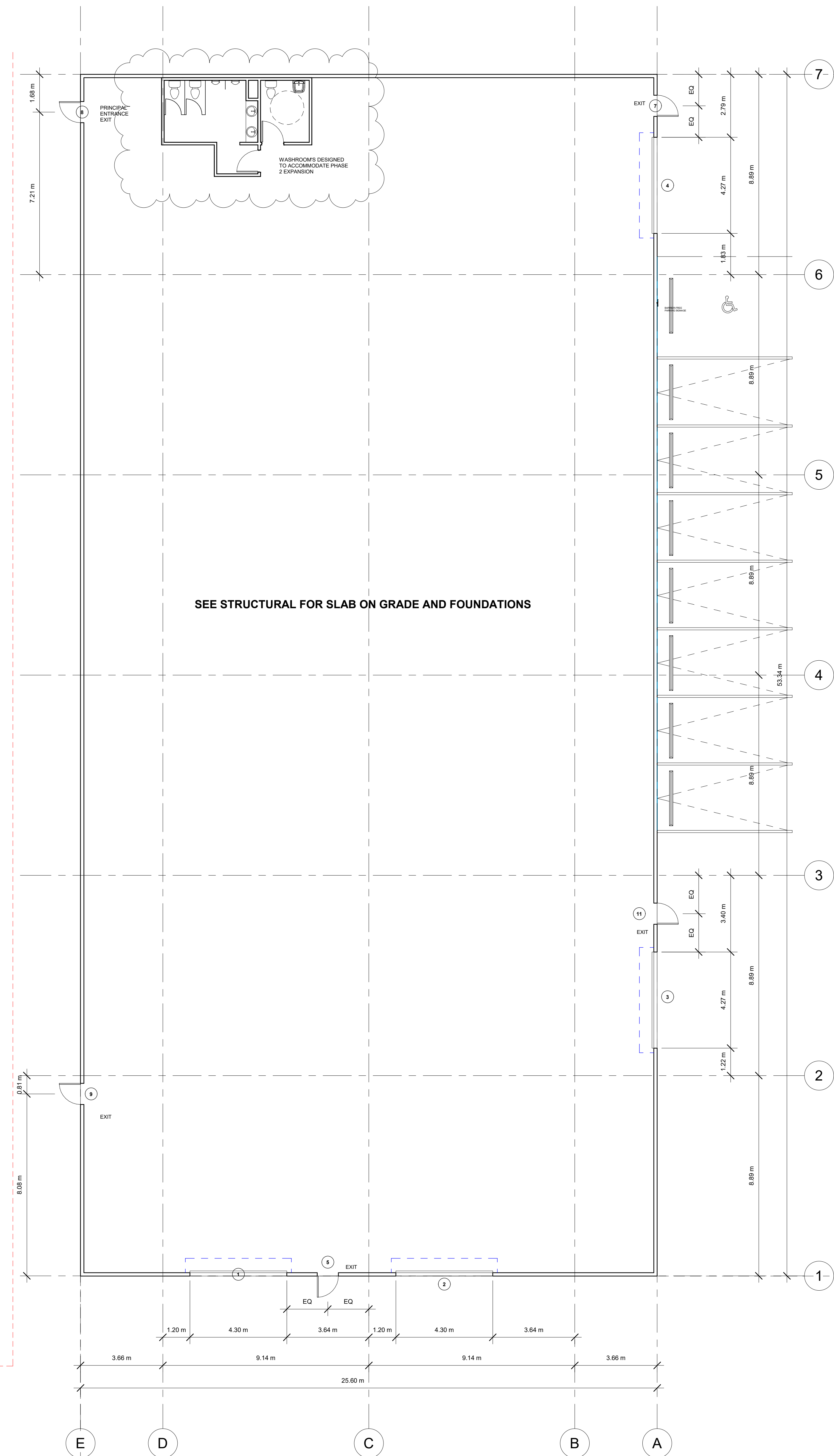
March 28, 2024
Date

[Signature]
Signature of Registered Owner (s) or Agent

Personal information contained on this form is collected under the authority of *The Municipal Freedom of Information and Protection of Privacy Act*. This sheet and any additional information provided will be placed on the Council agenda. The agenda is a public document and forms part of the permanent public record. Questions about this collection should be directed to the Clerk at 519-925-2600.



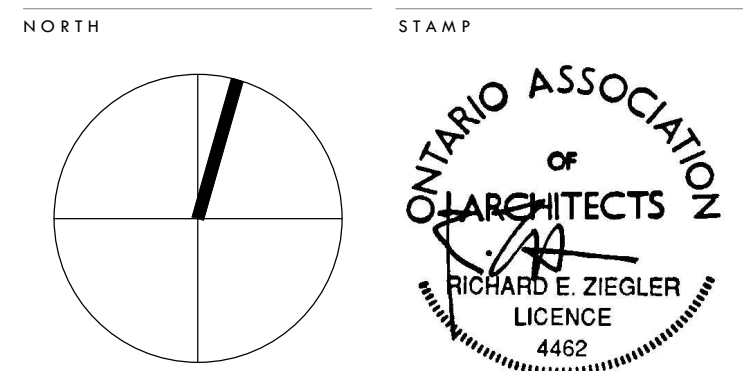
2 ROOF PLAN
 A.102 1:100



1 GROUND FLOOR PLAN
 A.102 1:100

NO.	ISSUANCE	DATE
02	RE-ISSUED FOR PLANNING APPROVALS	2023.11.29
01	ISSUED FOR PLANNING APPROVALS	2023.09.29

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.

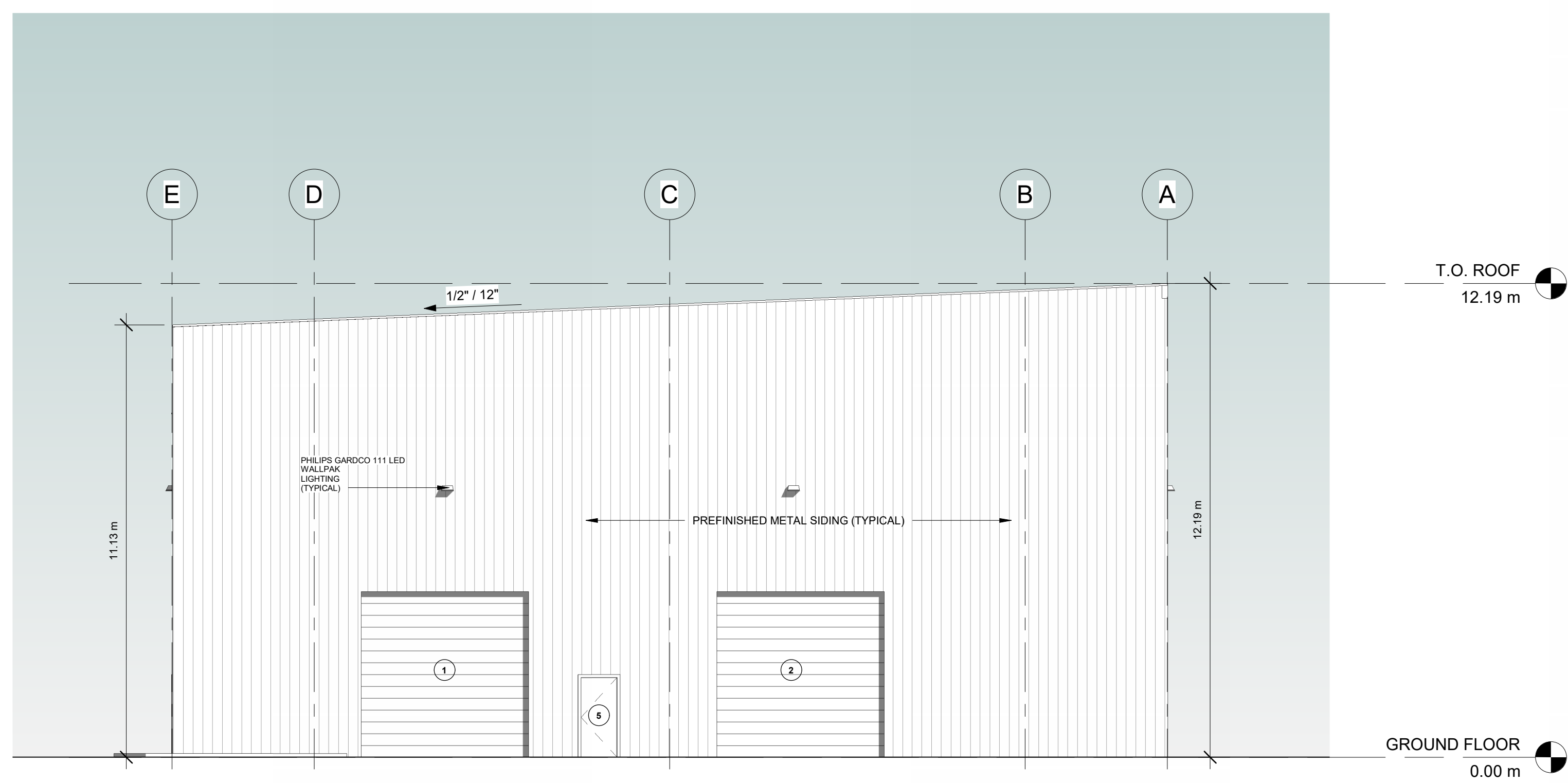


LUXTON DEVELOPMENT INC.

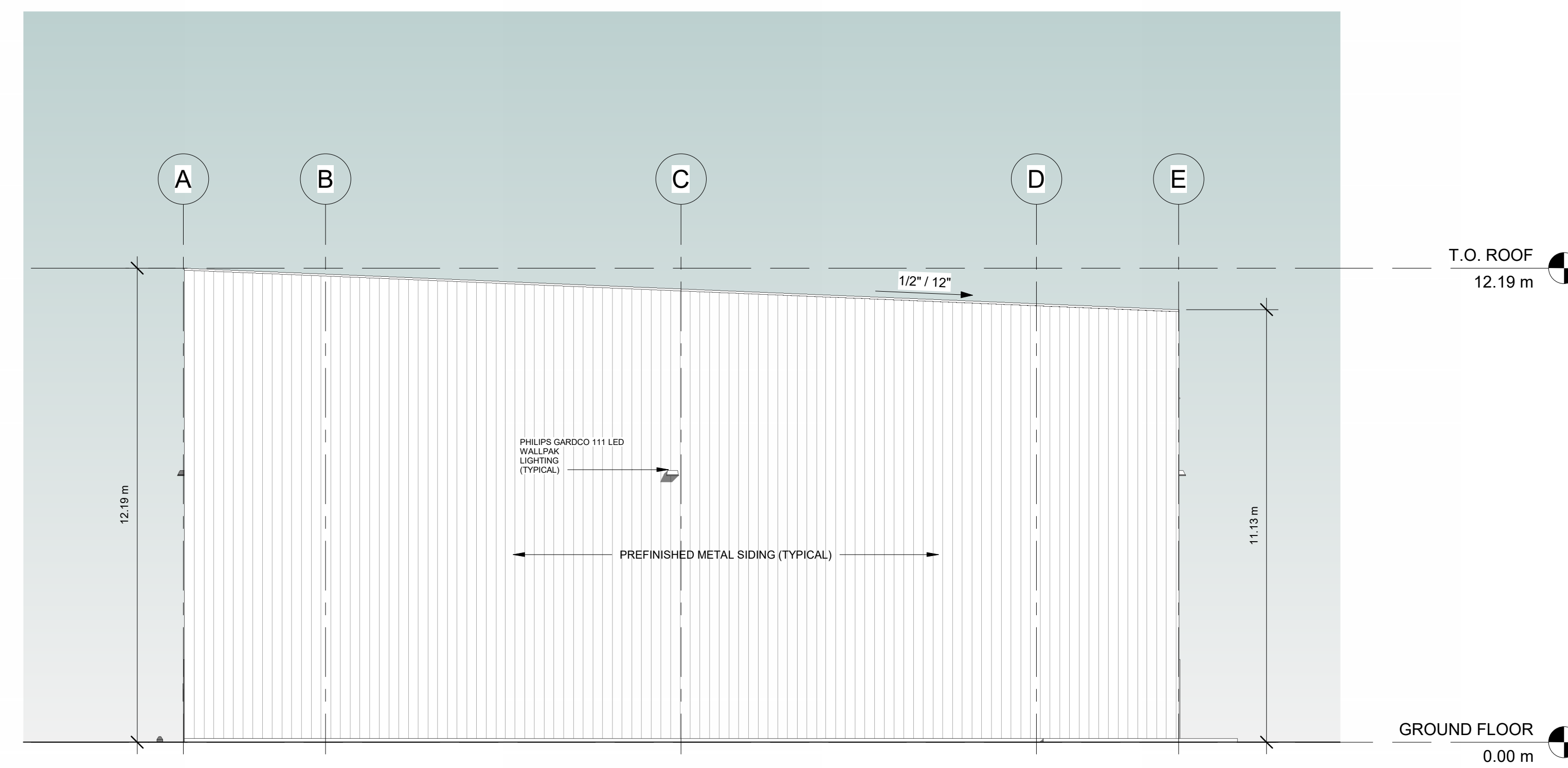
139 LUXTON WAY,
 SHELBURNE ONTARIO L0N 1S4

GROUND FLOOR & ROOF PLAN

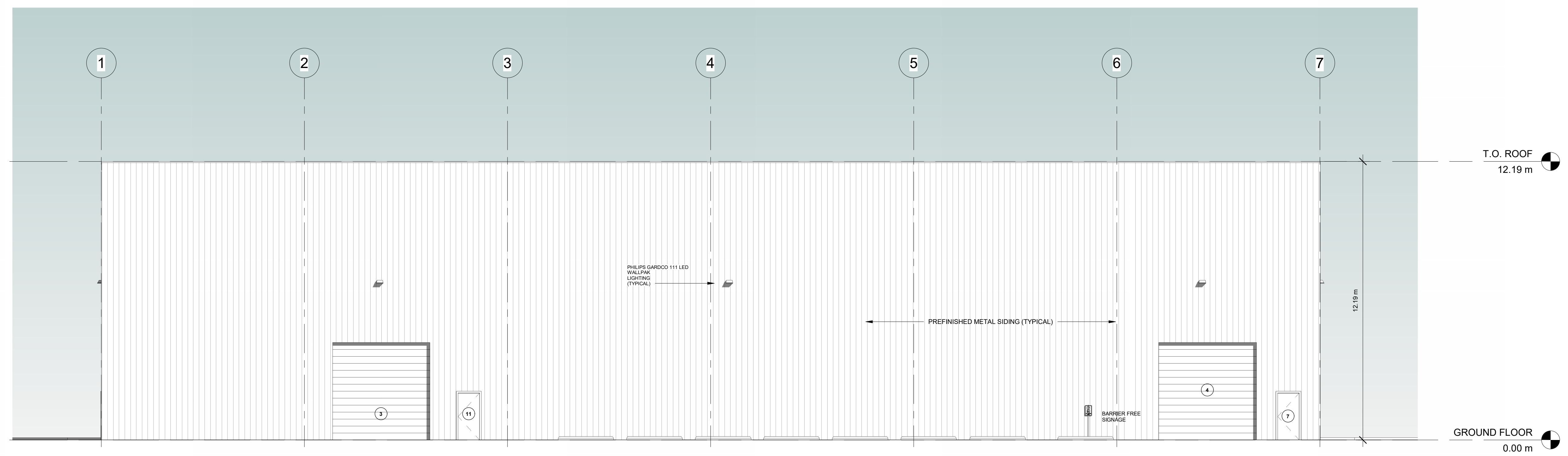
SCALE	PROJECT NUMBER
1:100	202312
DATE	2023.11.29 8:49:26 AM
DRAWN	RD
CHECKED	REZ
SHEET	REVISION



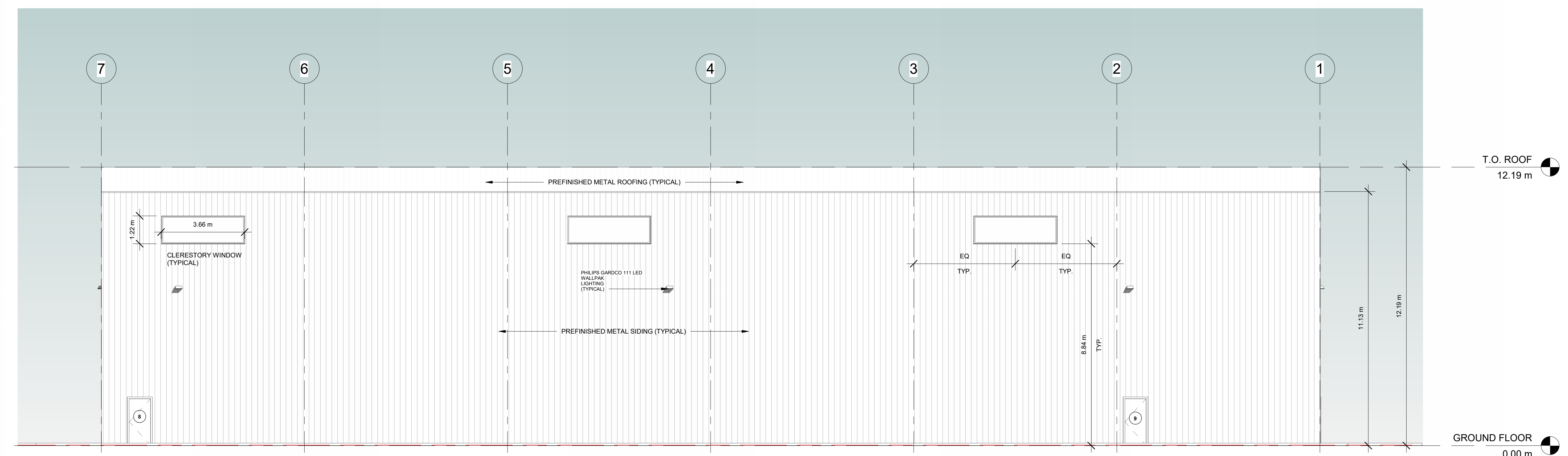
2 SOUTH ELEVATION
 A.103 1:100



1 NORTH ELEVATION
 A.103 1:100



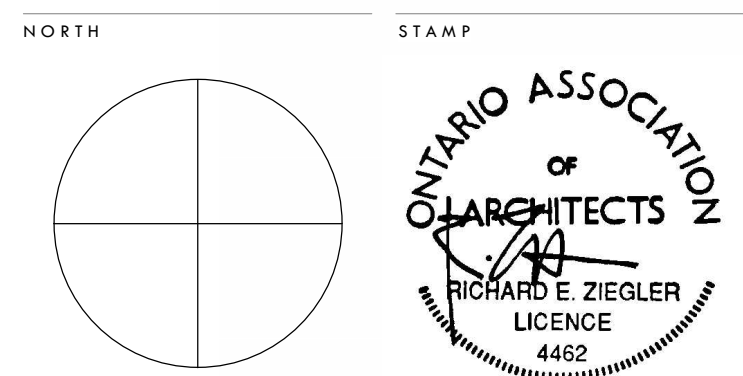
3 EAST ELEVATION
 A.103 1:100



4 WEST ELEVATION
 A.103 1:100

02	RE-ISSUED FOR PLANNING APPROVALS	2023.11.29
01	ISSUED FOR PLANNING APPROVALS	2023.05.16

NO. ISSUANCE DATE
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



LUXTON DEVELOPMENT INC.

139 LUXTON WAY,
 SHELburne ONTARIO L0N 1S4

ELEVATIONS

SCALE	1:100	PROJECT NUMBER	202312
DATE	2023.11.29 8:49:27 AM	DRAWN	RD
CHECKED	REZ	SHEET	REVISION

A.103



TOWN OF SHELBURNE

Planning & Development Department

April 29th, 2024

CIRCULATED BY E-MAIL TO:

- County of Dufferin
- NVCA
- Hydro One
- Enbridge
- Bell
- Rogers Communication
- Township of Amaranth
- Shelburne EDC
- Engineering
- Legal
- Fire Dept
- Police
- Council
- Public Works

APPLICATION FOR MINOR VARIANCE

FILE NO: A24/01

PROJECT: MINOR VARIANCE – LUXTON WAY, SHELBURNE

Application for Minor Variance A24/01 – 2668071 Ontario Inc., the owners of a property located on the lands having no municipal address and described as Part of Lot 31, Parts 1, 2 and 3 on Plan 7R-5347, have submitted an application for a Minor Variance to request relief from Section 4.11.2 of Zoning By-law 38-2007, to permit a maximum Building Height of 12.19 metres, whereas 10 metres is the maximum. The application is in relation to Site Plan application SPA 23/05 which is currently under review.

A copy of the completed application form and drawings are attached for your review. The Notice of Public Meeting is also attached for your consideration. Please contact me should you require additional information to complete your review.

I would appreciate any comments, concerns or conditions you may have by:

Friday, May 17, 2024.

Please provide comments in an electronic format via email, or if you have no comment or objection, please complete the attached response sheet and return it by email, to planning@shelburne.ca. Should you have any questions or require any additional information, please contact me.

Sincerely,

Steve Wever, MCIP, RPP
Town Planner

Attachment(s)



TOWN OF SHELburne

PLANNING & DEVELOPMENT

Minor Variance Application Circulation Response Form

File: A24/01

Project: Application for Minor Variance
Luxton Way
Part of Lot 31, Parts 1, 2 & 3, Plan 7R-5347, Concession 2
Town of Shelburne

If you have no comments or objection to the approval of the above noted application please complete this form and email it to the **Town Planner** at the Town of Shelburne by **May 17, 2024**.

Email: planning@shelburne.ca

By signing this document I acknowledge that as a representative of the noted organization / body / or person, I have reviewed this application and as a result have no comments or concerns related to this matter.

Agency Name
(Please Print)

Representative Name
(Please Print)

Representative Title
(Please Print)

Signature

Date

April 15, 2024

Mr Steve Wever
Town Planner
Town of Shelburne
203 Main St E
Shelburne, ON
L9V 3K7

Re: Minor Variance Application – Luxton Way Development Inc (SPA 23/05)

Dear Mr. Wever,

We are planning on developing a parcel of land in the Luxton Way industrial park to begin production of a novel precast wall system in the Town of Shelburne. The property in question is **Part of lot 31, Concession 2, Plan 7R-6582**. In order to proceed with our development, a variance is required to the current zoning bylaw.

Development Description

The existing land approximately 15 acres and currently sits vacant. To the east of the property is a fenced in contractor's yard and to the west is Verti Crete, another precast manufacturer.

The proposed building is a 1,366 m² production facility dedicated to the manufacturing of precast panels. Access to the property is made exclusively from Luxton Way, a small industrial cul-de-sac with no residential exposure. Existing sewer and water services are at the lot line on Luxton Way ready for connection. The building has a single sloped, low pitch roof which goes from 11.13m in height to 12.19m in height which exceeds the 10m height maximum.

Variance Request

We are seeking relief from section 4.11.2 which requires a maximum height of 10m for the entirety of the building area of 1,366 m².

Four tests of a Minor Variance

The land in question is zoned Employment M1 and our proposed use of light manufacturing falls within the permitted use of this zoning. The 4 tests of a minor variance, and our justification for them are as follows:

Is the request minor in nature?

The existing lands abutting the property include another precast manufacturer to the west and a contractor's yard for storing heavy equipment to the east. Aside from these 2 parcels, we own the remainder of the land in this block. Across the street to the north is another contractor's yard, a newly constructed water tower and more vacant land. As such, the impact to our neighbours is minimal, if at all. There are other industrial lands to the east of the industrial park on Concession 2 currently being used in the processing of plastics and also a water bottling operation. It appears that several of the buildings to the east have also applied for and received approvals for height exceedances for which we do not see any negative impact from, nor do we expect to have any negative impact on them. As such, this variance would be considered minor in our opinion.

Is the request desirable for the appropriate development of use of the land, building or structure?

We are not seeking any rezoning for our proposed use and we satisfy the needs and intentions of the current zoning bylaw and Official Plan use for the Luxton Way industrial park. There will be no environmental impact as a result of the additional height requested as the lot grading, storm runoff and serviceability of the property fits within the limits of the overall Site Plan for this development. We will be providing a new manufacturing facility in Shelburne which will ultimately provide jobs, tax revenues and investment which is a positive outcome for the Town.

Is the request maintaining the general intent and purpose of the Zoning Bylaw?

Our proposed development falls within the M1 zoning permitted uses and meets all necessary requirements except for the building height. Due to the nature of our production processes, it is necessary to build to this height due to the overhead cranes used to safely handle the panels inside the building. Without this clear height, we will not be able to produce our panels and would have to abandon our plans to produce in Shelburne. We

strongly believe that this development would maintain and support the intentions of the current zoning bylaw.

Is the request maintaining the general intent and purpose of the Official Plan?

The lands in question are designated Industrial within the Official Plan. Our parcel is located wholly within the Luxton Way industrial park and currently sits vacant and unproductive. The Official Plan calls for these lands to be used for various industrial uses and our manufacturing fits well within the spirit of the Plan. In allowing this development we will be able to start production of precast panels, provide jobs and also pave the way for future growth in the Town of Shelburne. Being surrounded by other industrial uses and no immediate exposure to residential uses is, in our opinion, a productive use maintaining the general intent and purpose of the Official Plan

We believe that according to the above that our proposal passes the 4 tests of a minor variance and that our development would have a net positive impact on the Town of Shelburne overall.

If you have any further questions or concerns, please email me at brandon@northlandprecast.com

Thank you,

A handwritten signature in black ink, appearing to read 'B. Yazdani', written over a light grey rectangular background.

Brandon Yazdani



THE CORPORATION OF THE TOWN OF SHELburnE

NOTICE OF PUBLIC MEETING

UNDER SECTION 45 OF THE PLANNING ACT

Take notice that the Committee of Adjustment of the Corporation of the Town of Shelburne will hold a public meeting on:

MONDAY, JUNE 3, 2024

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in the Council Chambers at the Municipal Offices, 203 Main Street East, Shelburne. The purpose of the meeting is to consider the following planning application:

COMMITTEE OF ADJUSTMENT

- 1) **Application for Minor Variance A24/01** – 2668071 Ontario Inc., the owners of a property located on the lands having no municipal address and described as Part of Lot 31, Parts 1, 2 and 3 on Plan 7R-5347, have submitted an application for a Minor Variance to request relief from Section 4.11.2 of Zoning By-law 38-2007, to permit a maximum Building Height of 12.19 metres, whereas 10 metres is the maximum. The application is in relation to Site Plan application SPA 23/05 which is currently under review.

The property is currently vacant. A map showing the location of the subject property is provided below.

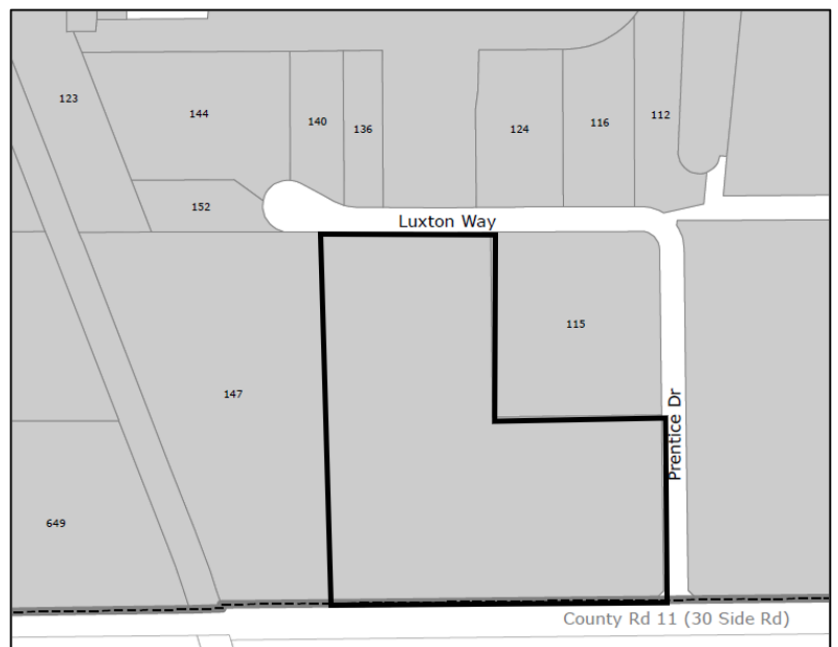
At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the application. Written submissions, questions and comments will be accepted by the Secretary-Treasurer up to 4pm on the day of the Public Meeting and will be given consideration by the Committee of Adjustment prior to a decision being made.

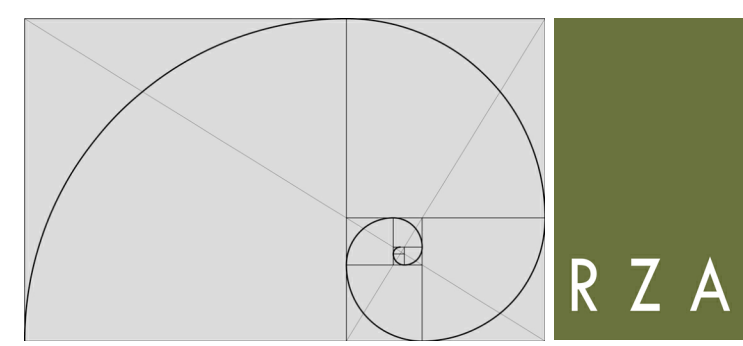
If a person or public body has the ability to appeal of a decision of the Committee of Adjustment of the Town of Shelburne in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment of the Town of Shelburne before it grants or refuses to grant approval of the application, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

The agenda package including a copy of the staff report will be available on the Town's website prior to the meeting.

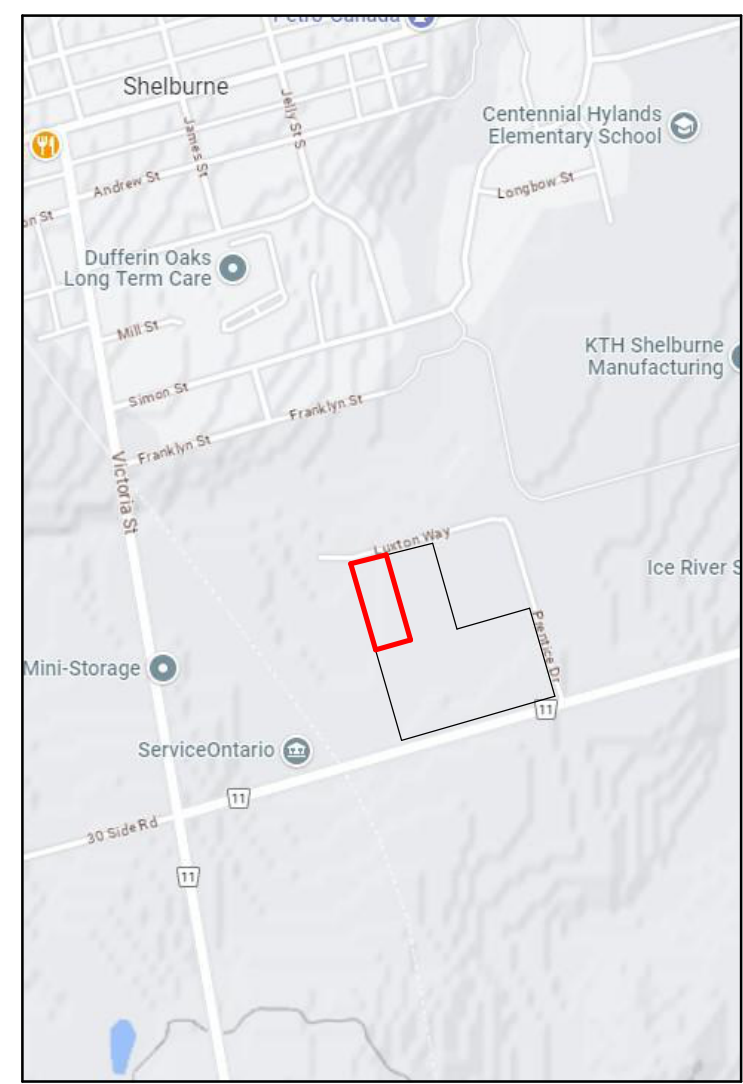
Dated at the Town of Shelburne on April 29th, 2024.

Jennifer Willoughby,
Committee of Adjustment
Secretary-Treasurer
Town of Shelburne
203 Main Street East
Shelburne, ON L9V 3K7
Phone: 519-925-2600
Email: clerk@shelburne.ca





RICHARD ZIEGLER ARCHITECT INC.
 39 POLSON STREET TORONTO, ONTARIO M5A 1A4
 T: 416 461 1494 or 1 800 413 7992 F: 416 892 1488
 www.rzarchitect.com E: mail@rzarchitect.com

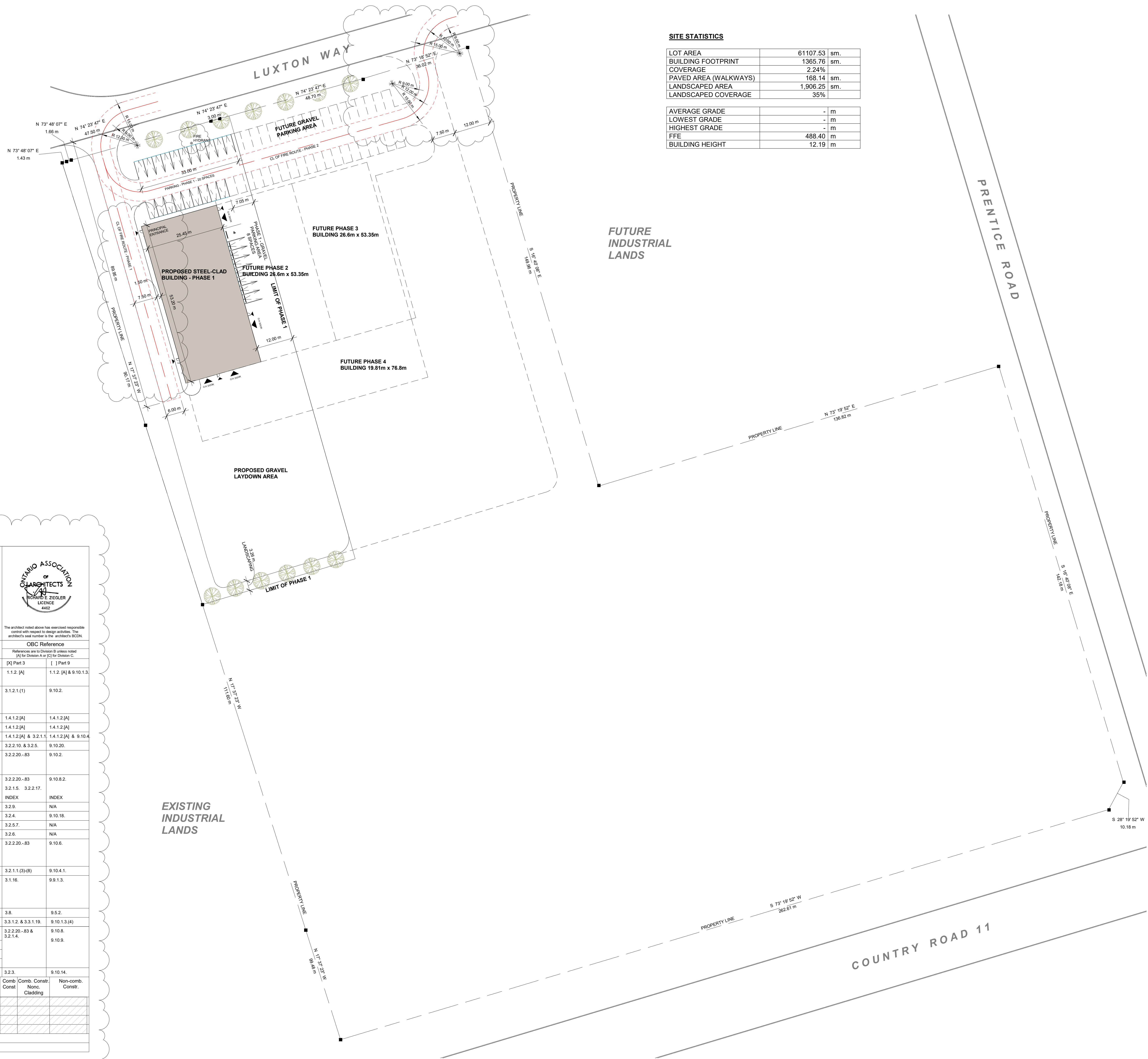


KEY PLAN

SITE STATISTICS

LOT AREA	61107.53	sm.
BUILDING FOOTPRINT	1365.76	sm.
COVERAGE	2.24%	
PAVED AREA (WALKWAYS)	168.14	sm.
LANDSCAPED AREA	1,906.25	sm.
LANDSCAPED COVERAGE	35%	

AVERAGE GRADE	-	m
LOWEST GRADE	-	m
HIGHEST GRADE	-	m
FFE	488.40	m
BUILDING HEIGHT	12.19	m



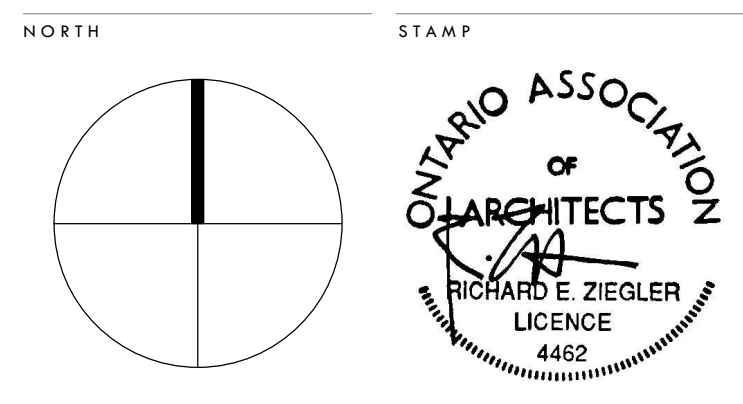
Firm Name: Richard Ziegler Architect Inc. Certificate of Practice Number: 4462 39 Polson Street, Toronto, Ontario M5A 1A4 Telephone 416 461 1494 Fax 866 895 1488 mail@rzarchitect.com		<p>The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BC24.</p>																						
Name of Project: LUXTON DEVELOPMENTS																								
Location: 139 LUXTON WAY, SHELburne L0N 1S4																								
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference																						
1	Project Descriptions: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	References are to Division B unless noted (A) for Division A or (C) for Division C. <input type="checkbox"/> Part 11 11.1 to 11.4 <input checked="" type="checkbox"/> Part 3 1.1.2. (A) <input type="checkbox"/> Part 9 1.1.2. (A) & 9.10.1.3																						
2	Major Occupancy(s): Group F, Division 3, 1 Storey 3.2.2.80	3.1.2.1.(1) 9.10.2.																						
3	Building Area (m ²): Existing: N/A New: 1,365.76 m ² Total: 1,365.76 m ²	1.4.1.2.(A) 1.4.1.2.(A)																						
4	Gross Area: Existing: N/A New: 1,365.76 m ² Total: 1,365.76 m ²	1.4.1.2.(A) 1.4.1.2.(A)																						
5	Number of Storeys: Above Grade: 1 Below Grade: 0	1.4.1.2.(A) & 3.2.1.5. 1.4.1.2.(A) & 9.10.4.																						
6	Number of Streets/Fire Fighter Access: 1	3.2.2.10. & 3.2.5. 9.10.20.																						
7	Building Classification: Group F, Division 3, 1 Storey 3.2.2.80 1 Street Access	3.2.2.20.-83 9.10.2.																						
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> selected compartments <input checked="" type="checkbox"/> not required <input type="checkbox"/> selected floor areas	3.2.2.20.-83 9.10.8.2. 3.2.1.5. 3.2.2.17. INDEX INDEX																						
9	Standpipes required: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9. N/A																						
10	Fire Alarm required: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4. 9.10.18.																						
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7. N/A																						
12	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6. N/A																						
13	Construction Restrictions: <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required <input type="checkbox"/> Both	3.2.2.20.-83 9.10.6.																						
14	Actual Construction: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.1.1.(2)-(8) 9.10.4.1.																						
15	Mezzanine Area: N/A Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building 10 Persons	3.1.16. 9.9.1.3.																						
16	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8. 9.5.2.																						
17	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19. 9.10.1.3.(4)																						
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies Floors: N/A Hours Roof: N/A Hours Mezzanine: N/A Hours	Listed Design No. or Description (SB-2) 3.2.2.20.-83 & 3.2.1.4. 9.10.8. 9.10.9.																						
19	Spatial Separation - Construction of Exterior Walls	3.2.3. 9.10.14.																						
	<table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF (m²)</th> <th>L.D. (m)</th> <th>L.H. or HL</th> <th>Permitted Max. % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (Hours)</th> <th>Listed Design or Description</th> <th>Comb. Const.</th> <th>Comb. Nonc. Cladding</th> <th>Non-comb. Constr.</th> </tr> </thead> <tbody> <tr> <td colspan="11">PER DRAWINGS</td> </tr> </tbody> </table>	Wall	Area of EBF (m ²)	L.D. (m)	L.H. or HL	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Nonc. Cladding	Non-comb. Constr.	PER DRAWINGS											
Wall	Area of EBF (m ²)	L.D. (m)	L.H. or HL	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Nonc. Cladding	Non-comb. Constr.														
PER DRAWINGS																								
20	Other - Describe																							

EXISTING INDUSTRIAL LANDS

1 SITE PLAN
 A.100 1:500

NO.	ISSUANCE	DATE
02	RE-ISSUED FOR PLANNING APPROVALS	2023.11.29
01	ISSUED FOR PLANNING APPROVALS	2023.09.14

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



LUXTON DEVELOPMENT INC.

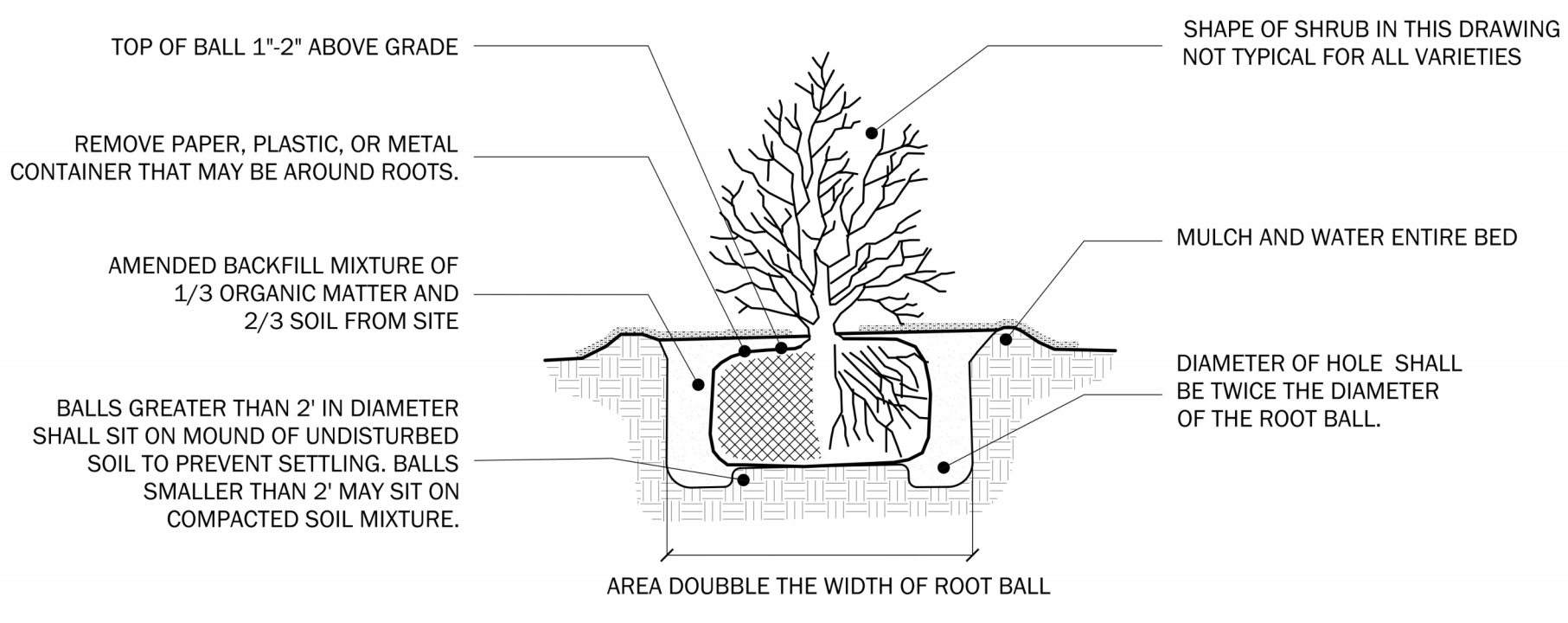
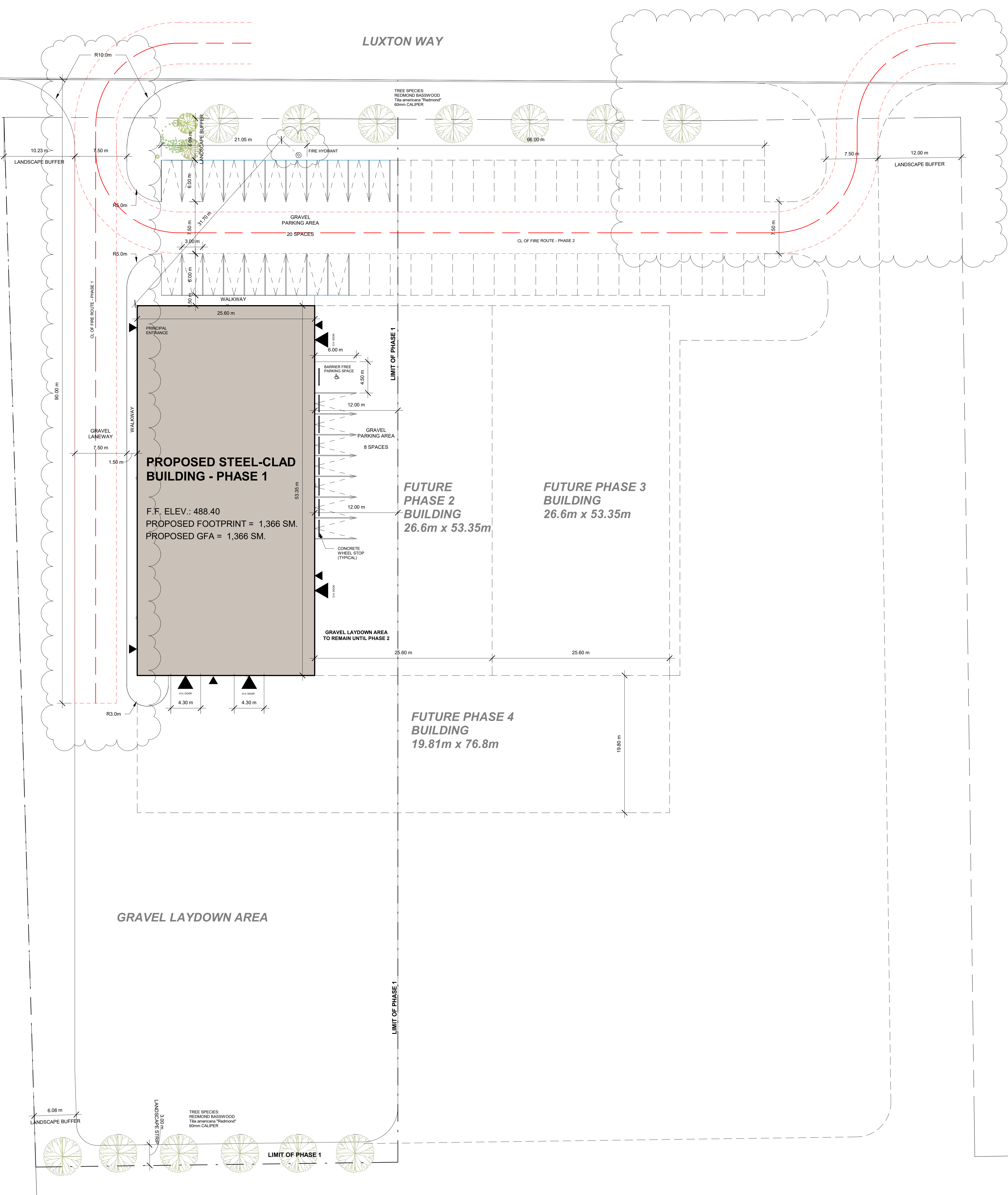
139 LUXTON WAY,
 SHELburne ONTARIO L0N 1S4

SITE PLAN, OBC DATA MATRIX

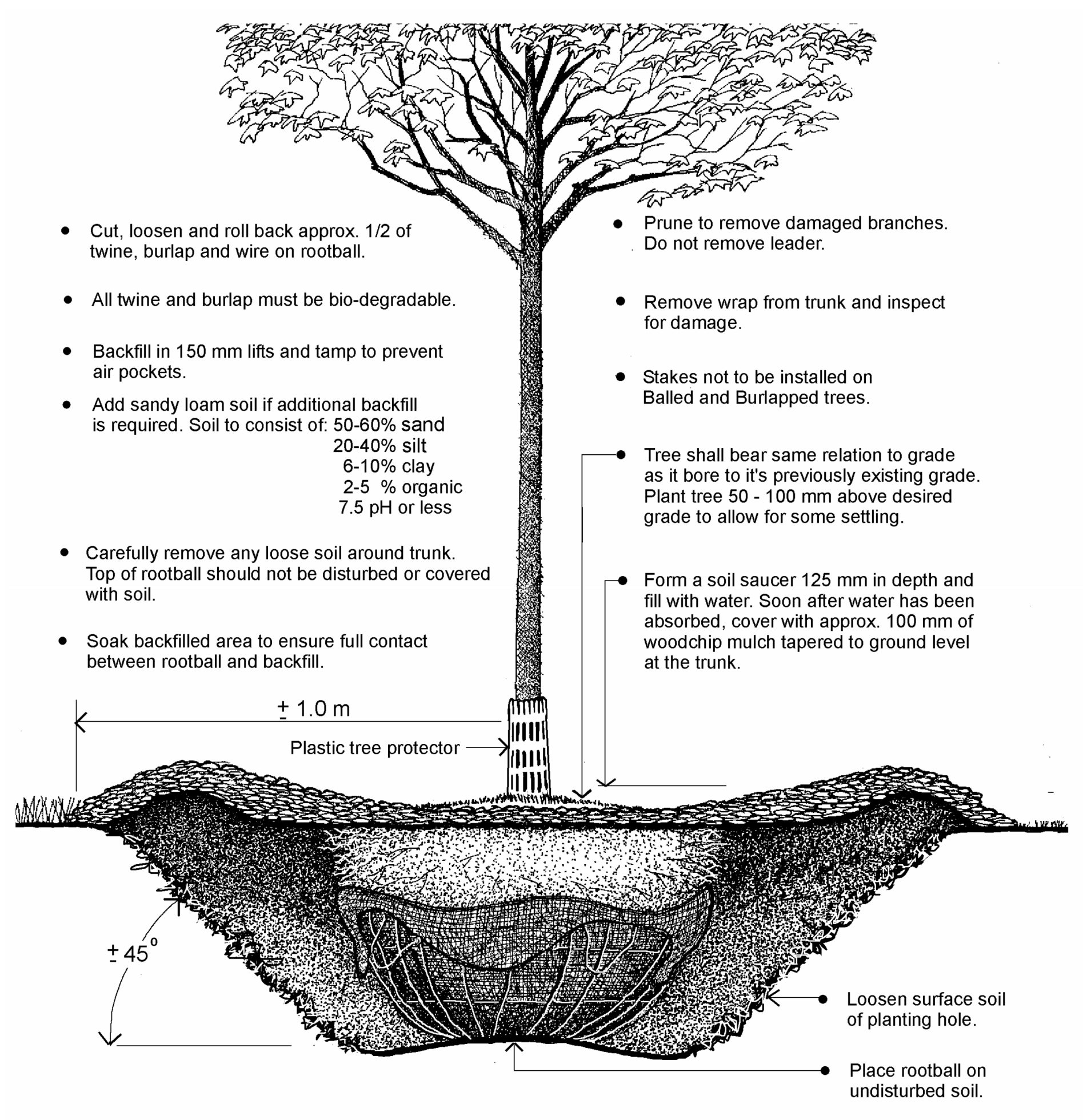
SCALE	As Indicated	PROJECT NUMBER
DATE	2023.11.29 8:49:25 AM	202312
DRAWN	RD	
CHECKED	REZ	
SHEET		REVISION

A.100

FILE NAME: I:\2023\Projects\202312 - Luxton\Drawings\20231209 - Site Plan\20231209 - Site Plan.dwg
 PLOT DATE: 2023.11.29 8:49:25 AM



TYPICAL SHRUB PLANTING DETAIL

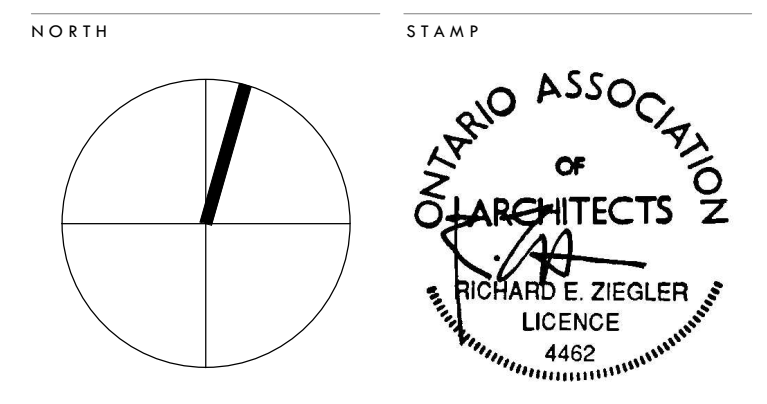


TYPICAL TREE PLANTING DETAIL

1 SITE PLAN DETAIL
 A.101 1: 250

NO.	ISSUANCE	DATE
02	RE-ISSUED FOR PLANNING APPROVALS	2023.11.29
01	REVISION FOR PLANNING APPROVALS	2023.11.14

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



LUXTON DEVELOPMENT INC.

139 LUXTON WAY,
 SHELBURNE ONTARIO L0N 1S4

DETAILED SITE PLAN

SCALE	PROJECT NUMBER
1: 250	202312
DATE	2023.11.29 8:49:26 AM
DRAWN	RD
CHECKED	REZ
SHEET	REVISION

A.101

FILE NAME: 1_2023 Plan 202312 - Detailed Site Plan 2D Design and Construction Documents Phase 1 - 11/29/2023 11:29 AM
 POST DATE: 2023.11.29 8:49:26 AM

4. SUBJECT LANDS

Lot: 70 Concession: N/A

Reference Plan: 7M-56 Part/Block/Lot: _____

Street Name and Number: Col. Phillips Drive, 393
(if corner lot please include both street names)

Area of subject lands: 2870 SqF Frontage: 41ft

Depth: See attached survey

What is the current use of the subject land? Residential

What is the proposed use of the subject lands? Residential/Group Home Type 1

When were the subject lands acquired by the current owner? Oct-16th - 2017

How long have the existing uses continued on the subject lands? 6.5 yrs

5. ZONING AND OFFICIAL PLAN INFORMATION

What is the present Official Plan designation of the subject lands? Residential

What is the present zoning? Residential (R3-2)

What is the purpose of the proposed Zoning By-law Amendment? Requesting

for a Group Home Type 1.
Please see attached letter for
further details.

6. PROPOSED DEVELOPMENT

Please describe any proposed development on the subject lands (include buildings, floor area, height, parking spaces, etc. and attached plans with site and development statistics):

N/A

7. ACCESS

Is the subject land accessible by:

- Provincial highway
- Municipal road (maintained year round)
- Right of way
- Other, describe _____

8. SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is storm drainage provided by:	<input checked="" type="checkbox"/> Storm Sewer	<input type="checkbox"/> Ditch	<input type="checkbox"/> Swale
	<input type="checkbox"/> Other, describe _____		

9. STATUS OF OTHER APPLICATION

Are the subject lands the subject of any other applications under the Planning Act?

- Yes No Unknown

If yes, describe the application(s)? A 21-08 Minor Variance Application for additional dwelling unit. (Approved)

10. DRAWINGS

Drawings shall be provided as required in the Official Plan Amendment Process sheet.

Please see attached drawings.

11. PAYMENT OF FEES

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Town of Shelburne during the processing of this application, in addition to any application fee set by the Town of Shelburne.

April 12, 2024
Date


Signature of Owner/Applicant

Note: All invoices for payment shall be sent to the person indicated in section 2 of this application, unless otherwise requested.

12. AUTHORIZATION

I/We _____ am/are the owner(s) of the subject lands for which this application is to apply. I/We _____ do hereby grant authorization to _____ to act on my/our behalf in regard to this application.

Date _____

Signature of Registered Owner(s) _____



of the Town of Shelburne in

the County of Dufferin solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under other, and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME AT Town of Shelburne in the County of the Dufferin this 12th day of April 2024

L. Alice Byl, a Commissioner, etc.,
County of Dufferin, for The Corporation
of the Town of Shelburne.

L. Alice Byl
Witness

Signature of Registered Owner (s) or Agent _____

14. PERMISSION TO ENTER

I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

April 12, 2024
Date

Signature of Registered Owner (s) or Agent _____

Personal information contained on this form is collected under the authority of *The Municipal Freedom of Information and Protection of Privacy Act*. This sheet and any additional information provided will be placed on the Council agenda. The agenda is a public document and forms part of the permanent public record. Questions about this collection should be directed to the Clerk at 519-925-2600.



TOWN OF SHELburne

PLANNING & DEVELOPMENT

Zoning By-law Amendment Circulation Response Form

Files: Z24/01

Project: Application for Zoning By-law Amendment
393 Colonel Phillips Drive
Lot 70, Plan 7M56, Town of Shelburne

If you have no comments or objection to the approval of the above noted application please complete this form and email it to the **Town Planner** at the Town of Shelburne by **May 17, 2024**.

Email: planning@shelburne.ca

By signing this document I acknowledge that as a representative of the noted organization / body / or person, I have reviewed this application and as a result have no comments or concerns related to this matter.

Agency Name
(Please Print)

Representative Name
(Please Print)

Representative Title
(Please Print)

Signature

Date

[REDACTED]

April 12, 2024

Dear Steve,

I trust that this letter finds you in good health. In continuation of our recent virtual discourse, I am writing to solicit your support in organizing a meeting with the City Council of The Town of Shelburne to advocate for the zoning approval of a Group Home Type 1 supportive housing facility. This type of facility would offer vital assistance and attention to senior citizens who require support to maintain an independent lifestyle, all the while promoting inclusiveness and the welfare of the community.

I was motivated to establish a supportive housing facility at 393 Col. Phillips Drive, Ontario L9V 3V7, several years ago. The primary objective of this facility would be to establish a supportive and therapeutic setting that provides individualized compassionate care, memory support, medication administration, housekeeping, laundry, meals, transportation and escort, social engagements, emergency assistance, scheduled visits to mitigate parking restrictions that could impact nearby residents, and family respite.

Having accumulated more than 18 years of expertise in the healthcare sector and having served as a Minister of the Gospel of Christ, I am fully dedicated to guaranteeing the welfare of our elderly population. Presently, I am working for an agency that caters to senior citizens who live independently. However, space and personnel constraints are presenting obstacles that hinder our ability to satisfy the increasing demand for our services. In addition, my husband and I have assumed the duty of caring for my father, which has further fueled my enthusiasm to expand the range of services offered by our household to other elderly individuals requiring assistance.

I am cognizant of the difficulties that elderly individuals encounter, such as being transferred to distant long-term care facilities or being released from hospitals without sufficient assistance. With a nurturing and supportive environment for our seniors, my objective is to collaborate with families and individuals to assist them in achieving independence. I am devoted to ensuring that our senior citizens receive the necessary care and support to lead meaningful lives. I am fully committed to implementing this vision. I am convinced that by granting approval for this zoning request, we can establish an environment that is more conducive and equitable for our elderlies.

Your consideration of my request is greatly appreciated; I anxiously await your reply. Please do not hesitate to contact me should you need any additional information.

Warm regards,

[REDACTED]

[REDACTED]



THE CORPORATION OF THE TOWN OF SHELBURNE
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
UNDER SECTION 34 OF THE PLANNING ACT

Take notice that the Council of the Corporation of the Town of Shelburne has received a complete application for a Zoning By-law Amendment (File No. Z24/01) and will hold a public meeting on:

MONDAY, JUNE 3, 2024

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in the Council Chambers at the Municipal Office (2nd Floor), 203 Main Street East, Shelburne.

The purpose of the meeting is to consider an Amendment to the Town of Shelburne Zoning By-law No. 38-2007. Take notice that the application has been deemed complete so that it can be circulated and reviewed.

The subject property is municipally known as 393 Colonel Phillips Drive and is legally described as Lot 70, Plan 7M56, Town of Shelburne, County of Dufferin. The property is designated as Residential in the Town Official Plan and zoned Residential Type Three Exception Two (R3-2) in the Zoning By-law. The accompanying map illustrates the location of the land subject to the proposed zoning amendment.

The purpose and effect of the Amendment is to add a site-specific provision to permit the use of Group Home Type 1 to establish a supportive housing facility for senior citizens who no longer require hospital care but are unable to care for themselves. A maximum of three (3) senior citizens will be cared for at the home at any given time. Additional special provisions are not expected to be required for establishing the use of Group Home Type 1 on the subject property.

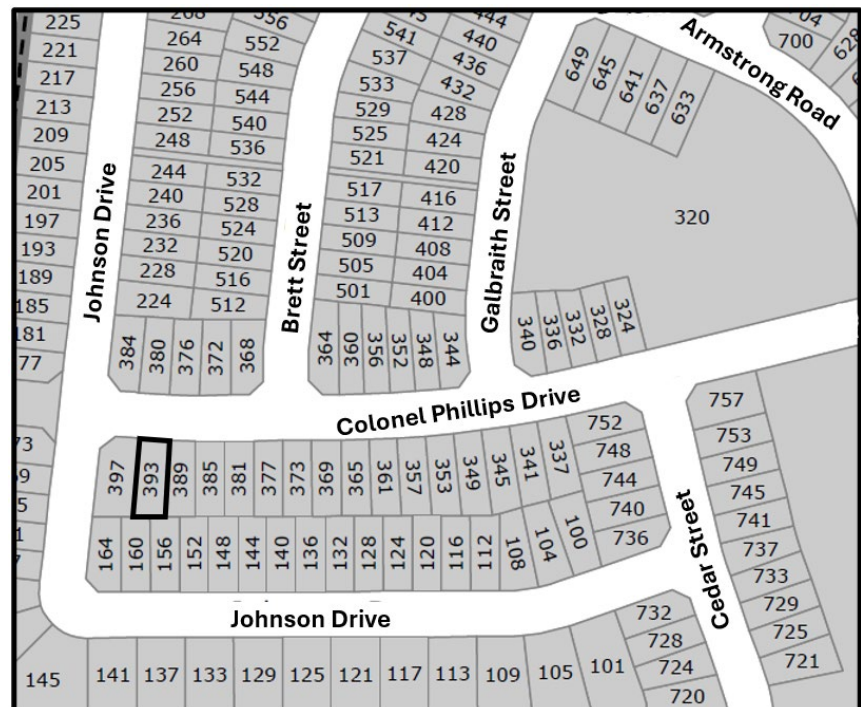
At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the Zoning By-law Amendment. Written submissions will be accepted by the Clerk up to 4pm on the day of the Public Meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Shelburne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Shelburne before the by-law is passed, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information, including a copy of the staff report and the proposed Zoning By-law Amendment will be available on the Town's website (www.shelburne.ca) prior to the meeting, in the Council meeting agenda package. If you wish to be notified of the passing of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below.

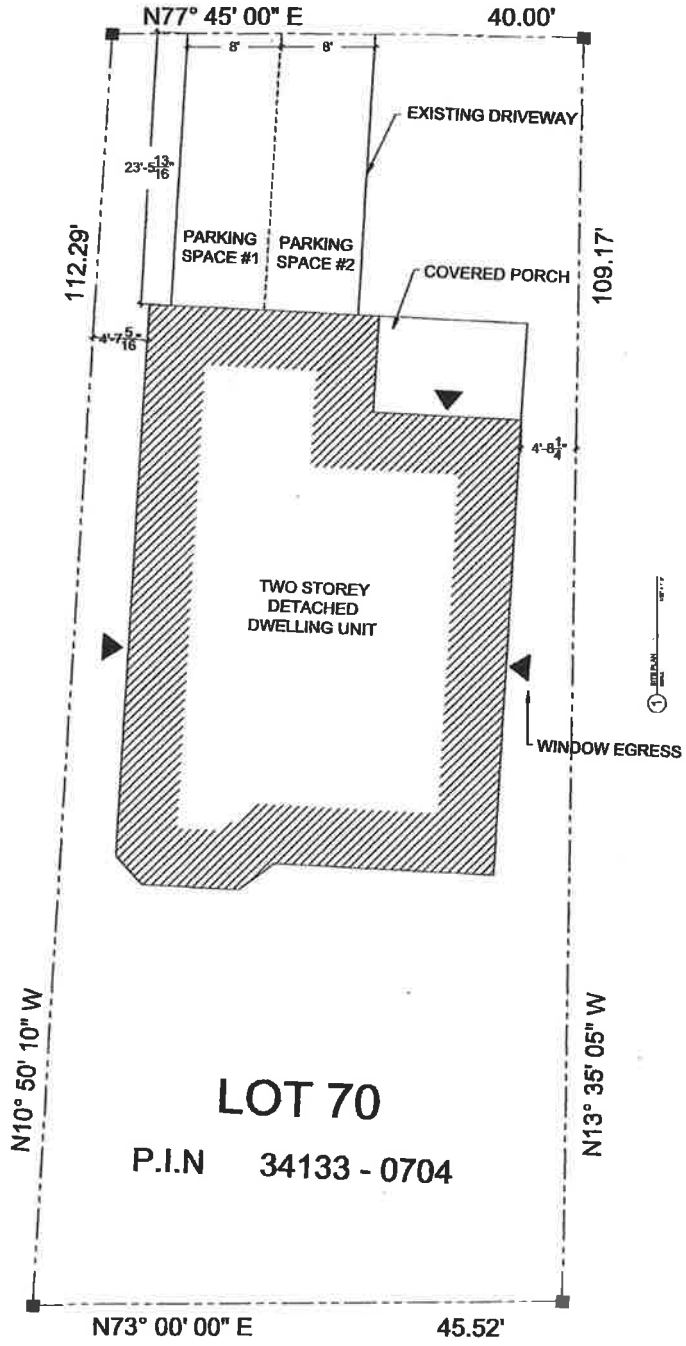
Dated at the Town of Shelburne on the 29th day of April, 2024.

Jennifer Willoughby, Clerk
Town of Shelburne
203 Main Street East
Shelburne, Ontario L9V 3K7
Phone: 519-925-2600
Email: clerk@shelburne.ca



COL. PHILLIPS DRIVE

Project Title:	393 Col. Phillips Drive, Sherburne ON
Drawing Title:	Site Plan
Date:	2021/11/02
Scale:	3/32"=1'-0"





105 Queen Street West, Unit 14
Fergus
Ontario N1M 1S6
Tel: (519) 843-3920
Fax: (519) 843-1943
Email: info@tritoneng.on.ca

ORANGEVILLE • FERGUS • HARRISTON

May 1, 2024

Township of Melancthon
157101 Highway 10
MELANCTHON, Ontario
L9V 2E6

ATTENTION: Denise B. Holmes
CAO/Clerk
dholmes@melancthontownship.ca

RE: Township of Southgate
Class Environmental Assessment *Schedule C*
Dundalk Wastewater Treatment Capacity
Notice of Study Completion
Our File: W4609A

Dear Ms. Holmes,

The Township of Southgate has completed a *Schedule C* Municipal Class Environmental Assessment (MCEA) under Ontario's Municipal Class Environmental Assessment (March 2023, as amended) that was initiated to determine a cost effective sewage collection and treatment alternative for the Dundalk urban centre that will minimize environmental impacts and provide additional wastewater treatment capacity that provide for the economic, social, and environmental well-being of its ratepayers now and in the future.

Field studies and background reviews completed established the existing conditions within the Study Area and were used in the development and evaluation of alternatives based on the cultural, social, economic, natural, and technical environments. These studies concluded that the following alternatives should reasonably be considered; (1) do nothing, (2) reduce inflow and infiltration into the system, (3) implement water conservation measures, (4) expand and/or optimize the existing facility, (5) construct a mechanical treatment facility, or (6) a combination thereof.

Through the detailed review of these alternatives, supporting studies, consultation with Regulatory Agencies, Members of the Public, Key Stakeholders and Indigenous Communities, the preferred alternative has been identified and selected as a (6), a combination of the alternatives considered. This included the following: (2) reduction of infiltration/inflow into the sanitary sewer collection system, (3) implementation of water conservation methods, and (4) expansion and optimization of the existing treatment facility.

A general location plan of the property is contained on the attached *Notice of Study Completion* for your reference.

Upon receipt of necessary regulatory approvals, the Township intends to proceed with the design and implementation of the preferred alternative. If you wish to provide additional comments or if you have any concerns with this Class EA and its process, please forward communications, in writing, to the attention of the Project team members prior to May 30th, 2024.

As noted on the attached Notice, the Environment Study Report (ESR) is being placed on the public record for a 30-day review period from May 1st to May 30th, 2024. The ESR will be available on the Township's website at

<https://www.southgate.ca/en/municipal-services/water-and-wastewater.aspx?mid=91377>

Should you have any questions, please contact the undersigned. In your response, kindly confirm your preferred method for receiving future updates and correspondence as it relates to this project.

Respectfully,

Triton Engineering Services Limited



Dustin C. Lyttle, P. Eng.
Project Manager

Encl. **Notice of Study Completion**

cc: Jim Ellis, CRS S, Dipl. M.M., Public Works Manager, Township of Southgate



Township of Southgate
Class Environmental Assessment, Schedule C
Dundalk Wastewater Treatment Capacity
NOTICE OF STUDY COMPLETION

Project Background:

The Township of Southgate has completed a *Schedule C* Municipal Class Environmental Assessment (MCEA) under Ontario's Municipal Class Environmental Assessment (March 2023, as amended) that was initiated to determine a cost effective sewage collection and treatment alternative for the Dundalk urban centre that will minimize environmental impacts and provide additional wastewater treatment capacity that provide for the economic, social, and environmental well-being of its ratepayers now and in the future.

Study Process:

The Township initiated the MCEA to evaluate alternative solutions (alternatives) to address the wastewater treatment capacity concerns and to establish the preferred alternative. Alternatives to be considered were developed based on the background studies completed and included the following: (1) do nothing, (2) reduce inflow and infiltration into the system, (3) implement water conservation measures, (4) expand and/or optimize the existing facility, (5) construct a mechanical treatment facility, or (6) a combination of the above.

Through the detailed review of these alternatives, supporting studies, consultation with Regulatory Agencies, Members of the Public, Key Stakeholders and Indigenous Communities, the preferred alternative has been identified and selected as a (6), a combination of the alternatives considered. This included the following: (2) reduction of infiltration/inflow into the sanitary sewer collection system, (3) implementation of water conservation methods, and (4) expansion and optimization of the existing treatment facility.



Environmental Study Report:

An Environmental Study Report (ESR) has been prepared to document the planning and decision-making process followed during this study. By this Notice, the ESR is being placed on the public record for a 30-day review period from May 1st to May 30th, 2024. The ESR will be available on the Township's website at <https://www.southgate.ca/en/municipal-services/water-and-wastewater.aspx?mid=91377>

How to Respond:

If you have any questions, comments, require further information, and/or would like to be added to the project contact list, please contact both of the following:

Jim Ellis, CRS S, Dipl. M.M
Public Works Manager
Township of Southgate
185667 Grey County Road 9
Dundalk, ON
NOC 1B0
Phone: 519-923-2110 x250
Fax: 519-923-9262
Email: jellis@southgate.ca

Dustin Lyttle, P.Eng
Project Manager
Triton Engineering Services Limited
105 Queen Street, Unit 14
Fergus, ON
N1M 1S6
Phone: 519-843-3920 x222
Fax: 519-843-1943
Email: dlyttle@tritoneng.on.ca

In addition, a request may be made to the Ministry of the Environment, Conservation and Parks (MECP) for an order requiring a higher level of study, or that conditions be imposed, only on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests on other grounds will not be considered. Requests should include the requester contact information and full name.

Requests should specify what kind of order is being requested, how an order may prevent, mitigate or remedy those potential adverse impacts, and any information to support the request. The request should be sent in writing or by email to the project contacts noted above and to the following:

Minister of the Environment, Conservation and Parks

Ministry of the Environment, Conservation and Parks

777 Bay Street, 5th Floor
Toronto, ON M7A 2J3

Minister.mecp@ontario.ca

Director, Environmental Assessment Branch

Ministry of Environment, Conservation and Parks

135 St.Clair Ave. W, 1st Floor
Toronto, ON M4V 1P5

EABDirector@ontario.ca

Comments submitted to the Township of Southgate for the purpose of providing feedback regarding this Municipal Class Environmental Assessment are collected under the authority of the *Environmental Assessment Act*. Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record. Questions relating to the collection, use and disclosure of this information may be addressed to Jim Ellis, CRS S, Public Works Manager, 519-923-2100 x250 or jellis@southgate.ca

This Notice first issued on May 1st, 2024.

Denise Holmes

From: Clearview Planning Team <plan@clearview.ca>
Sent: Monday, April 29, 2024 2:13 PM
To: Joseph Paddock; Terry Vachon; Todd Patton; Councillor John Broderick; Councillor Marty Beelen; Councillor Phyllis Dineen; Councillor Robert McArthur; Councillor Robert Walker; Deputy Mayor Paul Van Staveren; Mayor Doug Measures; Amy Cann; Dan Perreault; Jennifer La Chapelle; John Ferguson; Kelly McDonald; Sasha Helmky; Scott Davison; Tammy Gill; Terry Vachon; Amy Cann; Christine Taggart; Dan Perreault; Scott Davison; Fawne Breedon; Nick Ainley; Patti Kennedy; Rossalyn Workman; Scott McLeod; Baz Dokainish
Cc: salmas@collingwood.ca; clerks@greyhighlands.ca; planning@grey.ca; clerk@wasagabeach.com; dgouldbrown@adjtos.ca; townclerk@thebluemountains.ca; renee.ainsworth@springwater.ca; Denise Holmes; llehr@essatownship.on.ca; tatkinson@mulmur.ca; Jennifer Georgas; natasha.charles@georginaisland.com; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations@chimnissing.ca; keithk@curvelake.ca; KaitlinH@curvelake.ca; consultation@curvelake.ca; Chief Donna Big Canoe; Chief Ted Williams; Community Consultation; General Email; consultations; consultations@metisnation.org; President Greg Garratt (Georgian Bay Métis Council; k.a.sandy-mckenzie@rogers.com; planning@nvca.on.ca; Notices, Planning; MPAC; Canada Post; NEC Owen Sound (MNRF); Christine.Bushey@smdhu.org; chyde@smcbs.on.ca; Simcoe Muskoka District School Board; circulations@wsp.com; Municipal Planning; Hydro One; EPCOR - Ted Burrell; EPCOR - Mehta ; Wilson, Jody; Rogers 1; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)'; Peter.Dorton@ontario.ca; Colin.Mulrenin@ontario.ca; Romeo.Augurusa@ontario.ca; NoticeReview@infrastructureontario.ca
Subject: Re: Final Draft of the new Clearview Township Official Plan

Good afternoon,

Due to an unavoidable scheduling conflict, the final draft of the [new Official Plan](#) will now be considered for adoption by Council at the Regular Meeting of Council on May 27th at 5:30 pm.

Kind regards,
Danielle

Clearview Township Planning Services

217 Gideon Street, Box 200
Stayner, Ontario L0M 1S0
www.clearview.ca
705-428-6230

From: Clearview Planning Team
Sent: Friday, April 19, 2024 7:52 PM
To: Joseph Paddock <jpaddock@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Councillor John Broderick <jbroderick@clearview.ca>; Councillor Marty Beelen <mbeelen@clearview.ca>; Councillor Phyllis Dineen <pdineen@clearview.ca>; Councillor Robert McArthur <rmcarthur@clearview.ca>; Councillor Robert Walker <rwalker@clearview.ca>; Deputy Mayor Paul Van Staveren

<pvanstaveren@clearview.ca>; Mayor Doug Measures <dmeasures@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Jennifer La Chapelle <jlachapelle@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Sasha Helmkey <shelmkey@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Tammy Gill <tgill@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Baz Dokainish <bdokainish@clearview.ca>
Cc: salmas@collingwood.ca <salmas@collingwood.ca>; clerks@greyhighlands.ca <clerks@greyhighlands.ca>; planning@grey.ca <planning@grey.ca>; clerk@wasagabeach.com <clerk@wasagabeach.com>; dgouldbrown@adjtos.ca <dgouldbrown@adjtos.ca>; townclerk@thebluемountains.ca <townclerk@thebluемountains.ca>; renee.ainsworth@springwater.ca <renee.ainsworth@springwater.ca>; dholmes@melanctontownship.ca <dholmes@melanctontownship.ca>; llehr@essatownship.on.ca <llehr@essatownship.on.ca>; tatkinson@mulmur.ca <tatkinson@mulmur.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; natasha.charles@georginaisland.com <natasha.charles@georginaisland.com>; dmowat@alderville.ca <dmowat@alderville.ca>; consultation@alderville.ca <consultation@alderville.ca>; bfnchief@chimnissing.ca <bfnchief@chimnissing.ca>; consultations@chimnissing.ca <consultations@chimnissing.ca>; keithk@curvelake.ca <keithk@curvelake.ca>; KaitlinH@curvelake.ca <kaitlinh@curvelake.ca>; consultation@curvelake.ca <consultation@curvelake.ca>; Chief Donna Big Canoe <donna.bigcanoe@georginaisland.com>; Chief Ted Williams <tedw@ramafirstnation.ca>; Community Consultation <consultation@ramafirstnation.ca>; General Email <environmentoffice@saugeenojibwaynation.ca>; consultations <consultations@wendake.ca>; consultations@metisnation.org <consultations@metisnation.org>; President Greg Garratt (Georgian Bay Métis Council <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; planning@nvca.on.ca <planning@nvca.on.ca>; Notices, Planning <planning.notices@simcoe.ca>; MPAC <LPUConsents@mpac.ca>; Canada Post <willy.behrens@canadapost.postescanada.ca>; NEC Owen Sound (MNR) <necowensound@ontario.ca>; Christine.Bushey@smdhu.org <Christine.Bushey@smdhu.org>; chyde@smcbs.on.ca <chyde@smcbs.on.ca>; Simcoe Muskoka District School Board <planningdept@smcbs.on.ca>; circulations@wsp.com <circulations@wsp.com>; Municipal Planning <municipalplanning@enbridge.com>; Hydro One <landuseplanning@hydroone.com>; EPCOR - Ted Burrell <tburrell@epcor.com>; EPCOR - Mehta <MMehta@epcor.com>; Wilson, Jody <jwilson@epcor.com>; Rogers 1 <simcoecirculations@rci.rogers.com>; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; Peter.Dorton@ontario.ca <Peter.Dorton@ontario.ca>; Colin.Mulrenin@ontario.ca <Colin.Mulrenin@ontario.ca>; Romeo.Augurusa@ontario.ca <Romeo.Augurusa@ontario.ca>; NoticeReview@infrastructureontario.ca <NoticeReview@infrastructureontario.ca>
Subject: Final Draft of the new Clearview Township Official Plan

Good afternoon,

Clearview Township is excited to share the final draft of the [new Official Plan](#) for consideration of adoption by Council at the Regular Meeting of Council on May 13th at 5:30 pm.

We have enjoyed a tremendous level of community engagement and the feedback we've received has helped refine the policies that will guide sustainable growth and development in our Township for years to come. We would like to thank everyone who participated in meetings, wrote letters, and attended public engagement sessions. Any outstanding comments can be forwarded to plan@clearview.ca.

If the new Official Plan is adopted by Council, it will be forwarded to the County of Simcoe for approval. Conversations on the Plan can continue through the next steps of the approval process.

Kind regards,
Danielle

Clearview Township Planning Services

217 Gideon Street, Box 200

Stayner, Ontario L0M 1S0

www.clearview.ca

705-428-6230



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April 29, 2024

Office of the Mayor & Council
Township of Melancthon

By email: dholmes@melancthontownship.ca

Dear Mayor/Chief and Council,

Re: Grand River Conservation Authority's Watershed-based Resource Management Strategy – Consultation Period

The Grand River Conservation Authority (GRCA) manages water and other natural resources on behalf of 38 municipalities and about one million residents of the Grand River watershed. The GRCA is a partnership of watershed municipalities and provides an avenue to work together, addressing environmental issues and opportunities that serve to benefit the entire Grand River watershed.

Under the *Conservation Authorities Act*, each Conservation Authority in Ontario is required to prepare a Watershed-based Resource Management Strategy (Strategy). The goal of the Strategy is to ensure that the GRCA's programs and services respond to watershed issues and reflect the organization's mandate under the *Conservation Authorities Act* and municipal Memorandums of Understanding for programs and services.

The GRCA has prepared a draft Strategy and is inviting municipalities, the Six Nations of the Grand River, the Mississaugas of the Credit First Nation, and the public to review and comment on the Strategy.

The draft Strategy is available on the GRCA's website (www.grandriver.ca/resourcestrategy) and comments may be submitted until June 7, 2024. A public information session on the draft Strategy will be held by webinar in May and will be advertised on the GRCA's website and social media. Presentations to councils or staff are available upon request.

Inquiries regarding the Strategy can be directed to Janet Ivey, Manager of Water Resources at Email: jivey@grandriver.ca or Tel: 519-621-2763 ext. 2128.

Yours very truly,

A handwritten signature in black ink, appearing to be "Chris White".

Chris White, Chair

INFO 8

MAY 16 2024



Grand River Conservation Authority

Summary of the General Membership Meeting – April 26, 2024

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-04-24-41 - Financial Summary
- GM-04-24-34 - Conestogo Lake Conservation Area Septic Upgrades
- GM-04-24-33 - ERO Posting 019-8462 - Review of proposed policies for a new provincial planning policy instrument
- GM-04-24-39 - ERO Posting 019-8320 - Regulation Detailing New Minister's Permit and Review Powers
- GM-04-24-37 - Fee Policy Amendments
- GM-04-24-36 - Kayanase Restoration Work at Arkell-Smith
- GM-04-24-35 - Draft Watershed-based Resource Management Strategy
- Disposition of Land - 5500 Jones Baseline - Guelph-Eramosa (Closed agenda)
- License Agreement - Kiwanis Club of Guelph (Closed agenda)
- Canada Emergency Wage Subsidy (CEWS) Update (Closed agenda)

Information Items

The Board received the following reports as information:

- GM-04-24-38 - General Insurance Renewal 2024-2025
- GM-04-24-40 - Cash and Investment Status
- GM-04-24-32 - Permits Issued under Ontario Regulation 150/06
- GM-04-24-42 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- City of Guelph - 2025 Budget Confirmation Guidelines

Delegations

There was one registered delegation:

- Phil Monture, Six Nations of the Grand River – Sharing our Lands - Litigation - Moving Forward

Source Protection Authority

The General Membership of the GRCA also acts as the Source Protection Authority Board.

Correspondence & Action Items

The SPA Board approved the resolutions in the following reports as presented in the agenda:

- Lake Erie Region Source Protection Committee - Source Protection Plan Annual Progress Report
- SPA-04-24-01 - Submission of the 2023 Grand River Annual Progress Report

For full information, please refer to the [April 26 Agenda Package](#). Complete agenda packages and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.



April 24, 2024

Via: Email

Sarah Culshaw
Treasurer/Deputy Clerk
Township of Melancthon
157101 Highway No. 10
Melancthon ON L9V 2E6

Dear Sarah:

Re: Drainage Superintendent Services
File No.: D-ME-SUP
Project No.: MSO019743.2024

As we are now 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, 2024, through March 28, 2024.

The work undertaken during this period includes the following:

January 2024

- Telephone discussion with trapper Dave Cowen and property owner Paolo Carrera regarding additional dams on the McCue Drainage Works. Further discussions with the property owner regarding completion of the trapping work and timeline for the beaver dam removal.
- Correspondence with Contractor regarding coordinating the removal of the beaver dam and additional minor obstructions.
- Correspondence with trapper Dave Cowen regarding the progress of trapping underway at the Curphy Municipal Drain.
- Completed application for OMAFRA Grant on the Costs of Employing a Drainage Superintendent in 2023. Uploaded completed application along with supporting documentation to the Transfer Payment Ontario (TPON) website.

February 2024

- On-site inspection during the beaver dam removal work on the McCue Drainage Works. Walked back with machine to remove additional minor obstructions. Received, reviewed, and forwarded invoice from Horton Brothers Enterprises Ltd. for the beaver dam removal work.
- Forwarded a Petition for Drainage Works signed by Henry and Norman Bauman, an accompanying plan and a draft resolution to Township CAO/Clerk for inclusion in the Martin Extension Drainage Works project.

- Completed OMAFRA Grant Allocation Request for the costs of employing a Drainage Superintendent. Uploaded completed application to the Transfer Payment Ontario (TPON) website.

March 2024

- Municipal drain inspections with property owner Leo Blydorp to review the condition of various municipal drains affecting his properties.
- Submitted a request for trapping on the Amos Drainage Works. Contacted property owner, completed Nuisance Beaver form and submitted documentation to trapper along with Dufferin County Nuisance Beaver program administrator for her records. Correspondence with both the affected upstream property owner and Dave Cowen regarding the progress of the trapping work.
- Received an email from Township CAO/Clerk regarding a request for an entranceway off the 7th Line to a property adjacent to the Henderson Drainage Works. Provided a plan and background information as to the location of the drain in relation to the property line.
- Filled out and forwarded a Notice of Request for Drain Maintenance and/or Repair along with an accompanying plan for Ken Holmes for the initiation of maintenance work on the Gray Drainage Works.
- Filled out and forwarded a Notice of Request for Drain Maintenance and/or Repair along with an accompanying plan to Leo Blydorp for the initiation of maintenance work on the Stewart Drainage Works.

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 in the meantime, please call.

Yours truly,

R.J. Burnside & Associates Limited

Drainage Superintendent



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

Enclosure(s) Invoice No. MSO019743.2024-1

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.



RECEIVED

APR 25 2023

RBV

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

09 April 2024
 Invoice No: MSO019743.2024 - 1

Project MSO019743.2024 RJB File: D-ME-SUP-2024
Professional Services through 28 March 2024

	Hours	Amount	
Senior Engineer II			
Pridham, Thomas	16.00		
Tech V			
Douglas, Myles	47.20		
Totals	63.20		
Total Labour			9,184.00
Travel - Mileage		108.32	
Misc Reimbursable Expense		331.17	
Total Reimbursables		439.49	439.49
HST #885871228	13.00 % of 9,623.49	1,251.05	
Total Tax		1,251.05	1,251.05
	Total Amount Due in CDN Funds		<u><u>\$10,874.54</u></u>

Billings to Date

	Current	Previously	Billed to Date
Labor	9,184.00	0.00	9,184.00
Expense	439.49	0.00	439.49
Tax	1,251.05	0.00	1,251.05
Totals	10,874.54	0.00	10,874.54

Project Manager: Thomas Pridham

Client Number: 61

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

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



MEDIA RELEASE

FOR IMMEDIATE RELEASE

NVCA Board of Directors advocates to province to maintain free testing for private wells

UTOPIA, Ontario (April 30, 2024) – Today, NVCA’s Board of Directors sent a letter to the Province of Ontario to call on the province to not phase out free well-water testing for private wells.

Ontarians who get their drinking water from municipal sources are protected by the *Clean Water Act* and *Safe Drinking Water Act*. Although residents on private wells have benefitted from free water testing provided by the Ontario government, they do not have the same legislated protections, putting the residents responsible for protecting and monitor their own drinking water sources.

“Free well-water testing is a critically important public service and a vital public-health measure for rural residents across our watershed,” said Jonathan Scott, Vice Chair of the Nottawasaga Valley Conservation Authority (NVCA). “The NVCA board urges the provincial government to maintain free well-water testing. It’s the right thing to do to ensure equitable access to safe drinking water.”

Well water safety largely depends on the activities conducted around the well. Even if a well is properly installed and maintained, bacteria can contaminate the drinking water if septic systems, manure or pet waste is located too close to the well.

A large proportion of residents in the Nottawasaga Watershed rely on private wells for drinking water. Through local health units, the Ontario government tests water from private wells for bacteria such as E. coli to prevent serious gastrointestinal illnesses.

NVCA encourages watershed residents to contact their local health unit for more information about private well water testing, or download the [Testing and Treating Private Water Wells factsheet](#) developed by the Government of Ontario.

- 30 -

About NVCA: The Nottawasaga Valley Conservation Authority is a public agency dedicated to the preservation of a healthy environment through specialized programs to protect, conserve and enhance our water, wetlands, forests and lands.

Media contact: Maria Leung, Senior Communications Specialist, 705-424-1479 ext.254, mleung@nvca.on.ca

Denise Holmes

From: wayne hannon [REDACTED]
Sent: Tuesday, May 7, 2024 12:26 PM
To: Denise Holmes
Subject: Community Foodbank Garden

On behalf of the Shelburne and District Horticultural Society I am heading up the Shelburne Foodbank Garden. This is under the direction of the Shelburne Foodbank.

I am seeking donations towards seeds, soil amendments and bedding plants for this year's garden.

I am asking the township if they would be willing to donate \$100 towards this effort, or any other amount they would choose to donate.

Should the Mayor, Council or Township have any questions please do not hesitate to ask.

Yours truly,

Wayne Hannon

Denise Holmes

From: Delegations (MMAH) <Delegations@ontario.ca>
Sent: Monday, May 6, 2024 11:59 AM
Subject: 2024 Association of Municipalities of Ontario (AMO) Delegation Form

Hello/ Bonjour

Please be advised that the Municipal Delegation Request Form for the 2024 Association of Municipalities of Ontario (AMO) Annual Conference is available online. Information about delegations and a link to the form are available here: [English](#). The deadline to submit requests is **Friday June 7, 2024**.

Le formulaire pour demander une rencontre avec le ministères pour le Congrès annuel de la AMO (Association of Municipalities Ontario) 2024 est disponible en ligne. Pour plus d'information sur les délégations et le formulaire, veuillez suivre le lien suivant : [Français](#). Date limite pour présenter une demande: **vendredi 7 juin 2024**.

Thank you/ Merci

Delegations - Information and Analysis Unit
Municipal Programs and Analytics Branch
Ministry of Municipal Affairs and Housing
Delegations@ontario.ca

Denise Holmes

From: Yaw Ennin <yennin@dufferincounty.ca>
Sent: Wednesday, May 8, 2024 4:27 PM
To: Denise Holmes
Subject: Invitation to Host an Economic Development Workshop with Dufferin County

Hi Denise,

In April this year, Dufferin County launched the Community Insights Workshop Series, a public engagement initiative for building a new County-wide Economic Development Strategy and Action Plan. The County has two main objectives for this Workshop Series:

- Equip a diverse range of stakeholders with the knowledge and tools necessary to foster economic development within local communities.
- Gather important community feedback and a list of economic development priorities that will inform the direction and goals of the County's Economic Development Strategy and Action Plan.

The first round of workshops is underway with an overwhelmingly positive response from participants and host municipalities. The robust discussions and exercises have produced some innovative ideas to overcoming the perceived challenges and limitations of economic development in Dufferin. On the heels of this success, I would like to invite the Township of Melancthon to join this Series and partner with the County to host a 2-hour economic development workshop. To align with our timelines for developing the Strategy, this workshop would take place sometime in the months of June or July this year. As the co-hosts, you would be able to direct the content structure in a manner that works best for your municipality. However, you are welcome to adopt the current content structure for the Workshop Series, which includes a visioning exercise; a priority setting exercise; guided discussion periods; and presentations from Dufferin County, the Dufferin Board of Trade and Headwaters Communities in Action that highlight relevant data findings and community insights.

You can also choose to go in a completely different direction if a workshop is not a feasible option for you. There are some local municipalities that are choosing to develop their list of economic development priorities as part of a broader municipal strategy development or update process, while others are simply consulting with their local economic development committee to develop their list of priorities. The desired outcome for this phase of the strategy development process is to obtain a list of economic development priorities from each local municipality by August this year. As such, we are delighted to assist you in whatever path you decide to take, ensuring that your community's voice is not left out, but rather accurately reflected in the Strategy.

Thank you in advance for your earnest consideration of this invitation. Looking forward to working with you.

Regards,

Yaw Ennin, Manager | Economic Development | County of Dufferin

Phone: 519-942-7131 | yennin@dufferincounty.ca | 30 Centre Street, Orangeville, ON L9W 2X1

DufferinCounty.ca | JoininDufferin | DufferinMuseum.com

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The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

MEMORANDUM TO COUNCIL

TO: MAYOR WHITE AND MEMBERS OF COUNCIL

FROM: DENISE B. HOLMES, AMCT, CAO/CLERK

**SUBJECT: DUMPING OF ROADSIDE FILL IN TOWNSHIP LANDFILL
SITE BY SYNAPSE COMMUNICATIONS INC. (ROGERS FIBER
PROJECT)**

MEETING DATE: MAY 16, 2024

At the Council meeting held on September 7, 2023, Mayor White brought forward a request from Synapse Communications Inc. to dump fill in the Township Landfill Site from the Rogers Fiber Project. There were no concerns from Council and Craig Micks, Public Works Superintendent was directed to work with the company on the matter.

I contacted our Rep at the Ministry of Environment and Climate Change to ensure there would be no issues with this request and there were not.

I then contacted the Township Solicitor and Hydrogeologist and advised of the matter and requested the Solicitor to draw up an Agreement for this purpose. A draft Agreement was prepared and forwarded to Synapse for review and after some questions, clarifications, etc., Synapse advised that they were prepared to enter into the Agreement.

Therefore, I am recommending that Council adopt the By-law to authorize the signing of a Dump Site Licence Agreement between the Corporation of the Township of Melancthon and Synapse Communications Inc.

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NUMBER _____ - 2024

BEING A BY-LAW TO AUTHORIZE THE SIGNING OF A DUMP SITE LICENCE AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF MELANCTHON AND SYNAPSE COMMUNICATIONS INC.

WHEREAS Synapse Communications Inc. is desirous of entering into an agreement with the Corporation of the Township of Melancthon to temporarily use the Township of Melancthon landfill site located at Lot 12, Concession 4 NE, Except Part 2, 7R1432 for the placement of fill to facilitate construction of underground internet and communication fibre and equipment within the Township of Melancthon;

AND WHEREAS the Dump Site Licence Agreement will confirm the rights and/or responsibilities of each Party to the Dump Site Licence Agreement;

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF MELANCTHON BY THE MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:

THAT the CAO is hereby authorized and directed to sign the Dump Site Licence Agreement in substantially the form as that attached hereto as Schedule "A", between the Corporation of the Township of Melancthon and Synapse Communications Inc.

BY-LAW READ A FIRST AND SECOND TIME THIS 16th DAY OF MAY, 2024.

BY-LAW READ A THIRD TIME AND PASSED THIS 16TH DAY OF MAY, 2024.

MAYOR

CLERK

DUMP SITE LICENCE AGREEMENT

THIS AGREEMENT made in this 16th day of May, 2024,

BETWEEN:

The Corporation of the Township of Melancthon
(the "Township")

and

Synapse Communications Inc.
(the "Licensee")

IN CONSIDERATION OF the mutual covenants hereinafter contained the parties hereby agree as follows:

1.

(1) In this Agreement:

(a) "CAO" means the Township's Chief Administrative Officer or his or her successor;

(b) "Licensed Area" means the part the property which is legally described as LT 12, CON 4 NETS, EXCEPT PT 2, 7R1432 ; MELANCTHON outlined on the sketch attached to this Agreement as Schedule "A".

2.

(1) The Township grants to the Licensee a temporary working licence over the Licenced Area to facilitate construction of underground internet and communication fibre and equipment within the Township of Melancthon. Pursuant to this Licence Agreement, and subject to its terms, the Licensee shall be permitted to deposit excavated soil within the Licensed Area for a period commencing on the date of this Agreement and ceasing on 30th day of June, 2025 (the "Term").

(2) In the case of default, breach or non-observance made or suffered by the Licensee at any time or times in respect of any of the covenants, obligations or agreements herein contained on the part of the Licensee, then, provided such default, breach or non-observance is not cured within five (5) days from the time of the giving of notice of such default, breach or non-observance, the Township may terminate this Licence Agreement by giving the Licensee written notice thereof and after the delivery of such written notice, this Agreement shall be terminated and at an end. Notwithstanding any termination of this Agreement, the Licensee shall remain liable to the Township for any default under this License Agreement by the Licensee whether or not such default is discovered prior to or following the date of termination.

(3) Notwithstanding any other provision of this License Agreement, the parties agree

that either party may, on thirty (30) days' notice, terminate this License Agreement by giving written notice of termination at any time during the term of this License Agreement. Notwithstanding any termination of this Agreement, the Licensee shall remain liable to the Township for any default under this License Agreement by the Licensee whether or not such default is discovered prior to or following the date of termination.

3.

(1) Throughout the Term, the Licensee shall pay the Township a fee of \$200.00 per load (the "licence fee") without any deduction. The Township shall invoice its fees payable hereunder on a monthly basis. Unpaid accounts shall accrue interest at a rate of 1.25% per month after 30 days of issuance.

(2) Throughout the Term, the Licensee shall be required to maintain, on an ongoing and current basis, a written log setting out the dates, times, and number of loads of fill deposited by it within the Licensed Area. Copies of the log shall be provided to the Township on a monthly basis, on the first business day of each month of the Term. The Township shall thereafter issue an invoice to the Licensee based on the number of loads of fill deposited in the preceding month.

(3) In addition to any amounts payable to the Township based on the number of loads deposited, the Licensee shall pay such fees for the preparation, negotiation, renewals, extensions, amendments, consents to, assignment or any other matters relating to or arising from this Agreement prior to, during and following the Term. This shall include, but not be limited to legal fees and disbursements, surveying fees, engineering fees and all other fees reasonably incurred by the Township. Such fees will be paid upon 30 days of the demand for payment. Unpaid amount shall accrue interest at a rate of 1.25% per month after 30 days of demand.

4.

(1) The Township may, at the Licensee's expense, submit soil tests by an independent testing laboratory on a quarterly basis, commencing September 2024. Such soil test shall be conducted by obtaining two representative samples, as solely determined by the Township for analysing VOC/PHC/PAH and Metals & Inorganics. Further, the Township may analyse the soil for the purpose of the O. Reg. 558/00: GENERAL – WASTE MANAGEMENT TCLP parameters.

(2) At the end of the Term, the Township may, at the Licensee's expense, retain the services of surveyors or engineers to complete an assessment of *inter alia* landfill quantities, as the Township so determines.

5.

(1) The Licensee covenants with the Township:

(a) to pay the licence fee;

(b) to obtain all necessary permits and approvals required by law;

(c) to only bring in or deposit permitted fill in the Licensed Area between the hours

of 12:00 p.m. – 3:00 p.m., Monday – Friday, excluding Statutory Holidays and Fridays in August.

(d) not to permit any contaminated fill to be brought, deposited, or stored, within the Licensed Area, to the satisfaction of the CAO. Specifically, only non-hazardous soil, as defined by completion of the TCLP parameters meeting the criteria outlined in Schedule 4 of Ont. Reg. 558, shall be permitted;

(e) to use the Licensed Area only for the purpose of the ingress and egress in order to dump loads of fill;

(f) not to assign, license or otherwise transfer this Agreement or any part of this Agreement without the prior written consent of the Township, which consent may be unreasonably and arbitrarily withheld;

(g) not to erect any signs, fences, buildings, structures or fixtures on the Licensed Area without the prior written consent of the CAO;

(h) that the Licensee will repair according to notice in writing thereof by the Township;

(i) to ensure that no inflammable or explosive substances, contaminants, pollutants, or hazardous or environmentally sensitive materials are brought onto the Licensed Area in vehicles or otherwise;

(j) to comply with all Federal, Provincial and Municipal laws, by-laws, rules and regulations (including, without limitation, the *Environmental Protection Act*, R.S.O. 1990, c. E.19, and any other environmental legislation) affecting the Licensed Area, including obtaining all necessary permits and licences;

(k) to ensure that water seepage from the placed soil be contained within the designated Licensed Area;

(l) to remove, at the Township or other authority's direction, any and all soil that does not comply with the terms of this Agreement or is otherwise deemed unsuitable for placement in the Licensed Agreement, all at the sole expense of the Licensee;

(m) to satisfy itself at its sole expense, that the intended use of the Licensed Area complies with all existing zoning and other by-laws, to submit proof of such compliance at the request of the Township, and to indemnify and save the Township harmless from any liability or cost suffered by it as a result of failure of the Licensee to so comply; and

(n) to only deposit soil within the Licenced Area that has been excavated from the geographical jurisdiction of the Township of Melancthon and which has been excavated for the purpose of facilitating construction of underground internet and communication fibre within the Township of Melancthon.

(2) The Licensee accepts the Licensed Area "as is" in the condition existing at the date

of the commencement of the Term and shall not require the Township to pay for or do any work or supply any equipment or services except as specifically provided in this Agreement.

6.

(1) The Licensee shall at all times indemnify, save harmless and, at the option of the Township, defend the Township from and against any and all manner of claims, demands, losses, costs, charges, actions and other proceedings whatsoever (including those under or in connection with the *Workplace Safety and Insurance Act, 1997, S.O. 1997, c. 16, Sch. A* or any successor legislation), made or brought against, suffered by or imposed on the Township or its property in respect of any loss, damage or injury (including fatal injury) to any person or property (including, without restriction, employees, agents and property of the Township or of the Licensee) directly or indirectly arising out of, resulting from or sustained as a result of the Licensee's occupation or use of, or any operation in connection with, the Licensed Area.

(2) The Licensee shall at all times indemnify and save harmless, and, at the option of the Township, defend the Township from and against any and all claims, demands, losses, costs, charges, actions and other proceedings under the *Construction Lien Act, R.S.O. 1990, c. C.30*, in connection with any work done for the Licensee at or on the Licensed Area, and shall at its own expense promptly attend to the removal from the registered title to the Licensed Area, of every claim for lien or certificate of action having to do with such work and in any event within ten (10) days of being notified in writing by the Township to do so, failing which the Township may attend to such removal and recover the expense and all attendant costs from the Licensee as the licence fee owing and in arrears.

7.

(1) The Licensee shall, at all times during the currency of the Term and any renewal of the Term, at its own expense and in the names of the Licensee and the Township, maintain in force insurance coverage with respect to the Licensed Area and their use and occupation of the Licensed Area, in a form and content satisfactory to the Township, and shall provide the Township with certificates of a policy or policies of an insurance company or companies satisfactory to the Township for:

- (a) Commercial General Liability, underwritten by an insurer licensed to conduct business in the Province of Ontario, for a limit of not less than \$5,000,000 per occurrence, an aggregate limit of not less than \$10,000,000, within any policy year with respect to completed operations and a deductible of not more than \$5,000.00. The policy shall include an extension for a standard provincial and territorial form of non-owned automobile liability policy. This policy shall include but not be limited to:
 - (i) Name the Municipality as an Additional Insured;
 - (ii) Cross-liability and severability of interest;
 - (iii) Blanket Contractual;

- (iv) Premises and Operations Liability;
- (v) Personal Injury Liability;
- (vi) Contingent Employers Liability;
- (vii) Work performed on Behalf of the Named Insured by Sub-Contractors; and
- (vii) The policy shall include 30 days' notice of cancellation.

- (b) Environmental Impairment Liability Policy, underwritten by an insurer licensed to conduct business in the Province of Ontario for a limit of not less than \$5,000,000. Coverage shall include bodily injury, property damage, clean-up and remediation costs.
- (c) Standard Form Automobile Liability Insurance that complies with all requirements of the current legislation of the Province of Ontario, having an inclusive limit of not less than \$5,000,000 per occurrence for Third Party Liability, in respect of the use or operation of vehicles owned, operated or leased by the Licensee.

8. Any obligation of the Licensee which is outstanding and unfulfilled on the expiry or other termination of this Agreement or any renewal thereof (and in particular the provisions of clause 5 of this agreement) shall survive until fulfilled.

9. (1) Any notice pursuant to any of the provisions of this Agreement shall be deemed to have been properly given if delivered in person, or mailed by prepaid registered post addressed:

(a) in the case of notice to the Township, to: 157101 Highway 10, Melancthon, Ontario, L9V 2E6, Attn: Denise Holmes, CAO;

(b) in the case of notice to the Licensee, to: 40 St. John Street, Amaranth, Ontario, L9W 5Z8

or to such other address as either party may notify the other of, and in the case of mailing, such notice shall be deemed to have been received by the addressee, in the absence of a major interruption in postal service affecting the handling or delivery thereof, seven (7) business days, excluding Saturdays, next following the date of mailing.

(2) Where either party to this Agreement has notified the other in writing of a change of address for the purposes of subclause 12(1) hereof, the address set out in the latest such notice of change of address, shall replace and supersede any prior address of the notifying party for such purposes.

10.

(1) The authority of the CAO shall not be deemed to be exhausted by any individual exercise thereof, and in the matters for which he or she is to be responsible under this agreement, the CAO shall be the sole judge whose opinion and exercise of discretion shall not be subject to review in any manner whatsoever except as expressly otherwise stated in this agreement.

(2) The Licensee shall pay to the Township all the Township's legal costs, on a substantial immunity basis, of all actions or other proceedings in which the Township participates in connection with, or arising out of the obligations of the Licensee under the agreement or arising out of the Licensee's use or occupation of the Licensed Area.

11.

(1) No condonation, excusing or overlooking by the Township of any default, breach or non-observance of any of the Licensee's obligations under this Agreement at any time or times shall affect the Township's remedies or rights with respect to any subsequent (even if by way of continuation) default, breach or non-observance.

(2) No waiver shall be inferred from or implied by anything done or omitted by the Township.

(3) Any written waiver by the Township shall have effect only in accordance with its express terms.

(4) All rights and remedies of the Township under this Agreement shall be cumulative and not alternative.

12.

(1) The termination of the Term by expiry or otherwise shall not affect the liability of either party to the other with respect to any obligation under this Agreement which has accrued up to the date of such termination but not been properly satisfied or discharged.

(2) The Licensee acknowledges that there are no covenants, representations, warranties, agreements or conditions expressed or implied, collateral or otherwise forming part of or in any way affecting or relating to this Agreement other than as set out in this Agreement, which constitutes the entire agreement between the parties concerning the Licensed Area and which may be modified only by further written agreement.

13.

The provisions of this Agreement shall be binding upon, and enure to the benefit of, the parties hereto and their respective successors and (where applicable, permitted) assigns.

IN WITNESS WHEREOF the parties have affixed their corporate seals attested to by the hands of their respective proper signing officers in that behalf duly authorized.

The Corporation of the Township of Melancthon

Per:

I have the authority to bind the Corporation

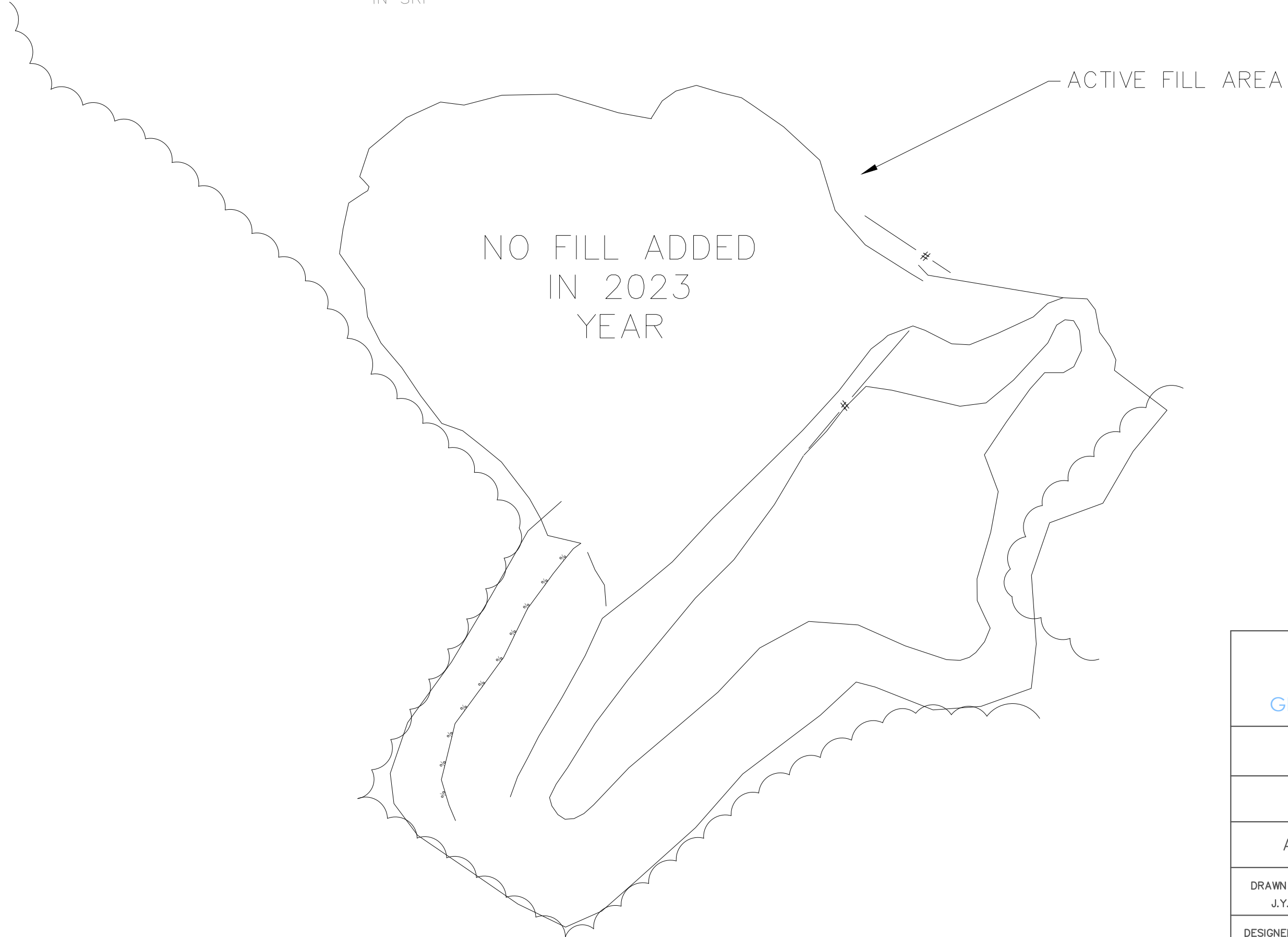
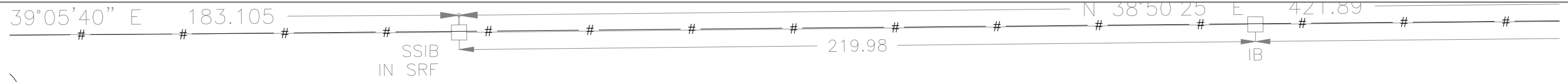
Synapse Communications Inc.

Per:

I have the authority to bind the Corporation

SCHEDULE "A"

Sketch of Licensed Area



 BLUEWATER GEOSCIENCE CONSULTANTS Inc.			
TOWNSHIP OF MELANCTHON			
LANDFILL			
ACTIVE FILL AREA – FALL 2023			
DRAWN BY: J.Y.	APPROVED BY: -	PROJECT NO: BG-850	FIGURE NO. 1
DESIGNED BY: -	DATE: DEC. 2023	SCALE: N.T.S.	

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NO. 19-2024

BEING A BY-LAW TO PRESCRIBE LOWER RATES OF SPEED

WHEREAS Section 128(2) of the *Highway Traffic Act*, R.S.O. 1990, Chapter H.8 provides that the Council of a Municipality may, for motor vehicles driven on a highway or portion of a highway under its jurisdiction, by by-law prescribe a rate of speed different from the rate set out in subsection 128(1) of the Highway Traffic Act, R.S.O. 1990, Chapter H.8.

AND WHEREAS it is deemed expedient that the speed of motor vehicles on certain highways in the Corporation of the Township of Melancthon be reduced;

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

1. When any highway or portion of highway set out below is marked in compliance with the regulation of the *Highway Traffic Act*, the maximum rate of speed thereon shall be the rate of speed set out opposite thereto in Column 2.

<u>Column 1</u>	<u>Column 2</u>
Main Street Horning's Mills from Dufferin County Road 124 North to Dufferin County Road 124 South	40 kilometres per hour
260 Sideroad from 0.1 KM West of Provincial Highway 10 to 0.8 KM East of Concession Road 2 nd Line SW	40 kilometres per hour
260 Sideroad from 1.1 KM East of the Melancthon-Southgate (Proton) Townline to 1.3 KM West of Concession Road 4 th Line SW	40 kilometres per hour
Concession Road 7 th Line SW from 1.3 KM South of the Melancthon-Southgate (Proton) Townline to 1.4 KM North of 270 Sideroad (SW)	40 kilometres per hour
15 Sideroad from Dufferin County Road 124 East to Main Street Horning's Mills (0.2 KM)	40 kilometres per hour
15 Sideroad from Main Street Horning's Mills to 0.7 KM East	40 kilometres per hour

2. The penalties provided in the *Highway Traffic Act* shall apply to offences against this By-law.
3. That this By-law comes into force and takes effect upon the final passing thereof and upon the erection of appropriate signing in compliance with the regulations under the *Highway Traffic Act*.
4. All By-laws inconsistent herewith, are hereby repealed upon the date this By-law comes into force and effect.

BY-LAW READ A FIRST AND SECOND TIME THIS 2ND DAY OF MAY, 2024.

BY-LAW READ A THIRD TIME AND PASSED THIS 16TH DAY OF MAY, 2024.

MAYOR

CLERK

CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NO. -2024

WHEREAS Pursuant to s. 31(2) of the *Municipal Act, 2001*, after January 1, 2003, land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money.

WHEREAS, a By-law to assume certain lands within the Township of Melancthon as a public highway.

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

1. That the lands described in Schedule "A" be and the same are hereby assumed by the municipality as a highway for public use.
2. That this By-law shall come into force and take effect on the final passing thereof.

By-law read a first and second time this _____ day of _____, 2024.

By-law read a third time and passed this _____ day of _____, 2024.

MAYOR

CLERK

SCHEDULE "A"
Legal Description of Lands Being Assumed As a Highway

300 SIDEROAD FROM CONCESSION ROAD 2ND LINE SW TO CONCESSION 4TH LINE SW
RDAL BTN LOTS 300 & 301, CONCS 3 & 4 SWTS; MELANCTHON



**CORPORATION OF THE TOWNSHIP OF MELANCTHON
MOTION**

Date: **May 2, 2024**

Moved by **McLean**

Seconded by **Neilson**

Be it resolved that:

The Council for Melancthon Township dissolve the Horning's Mills Community Park Board and Corbetton Park Board effective July 15, 2024;

And further that the Council for the Melancthon Township establish a new Melancthon Park Board that will oversee the activities and upgrades at the Horning's Mills Community Park, Corbetton Park and the Township properties in Riverview;

And further that a new Terms of Reference be created by the Board, to reflect the new Board;

And further that the membership on the new Board will be expanded to include 7 members of the public and 2 members of Council with recruitment of the new Board to begin on July 15, 2024.

Recorded Vote

Yea

Nay

Mayor Darren White
Deputy Mayor James McLean
Councillor Ralph Moore
Councillor Bill Neilson
Councillor Ruth Plowright

Carried/Lost: _____
MAYOR DARREN WHITE

***Tabled to a future Council meeting**