



Township of East Garafraxa

Council Meeting Agenda

Meeting to be Held Electronically/Virtually

Wednesday, January 25, 2023 at 2:00 P.M.

[Zoom Meeting Registration Link](#)

1. Opening of Meeting

2. Added Items (Late Submissions – If Any)

3. Approval of Agenda

4. Disclosure of Pecuniary Interest and General Nature Thereof

5. Approval of Minutes

5.1 Electronic Council Meeting Minutes for January 10, 2023

5.2 Business arising from Minutes

6. Public Question Period 2:10 p.m.

*Questions to be sent by email to Jessica Kennedy, Clerk at jkennedy@eastgarafraxa.ca no later than Tuesday, January 24, 2023, at noon.

7. Delegation(s) / Presentation(s)

7.1 **2:30 p.m. – Marsville North and South Proposed Subdivisions Thomasfield Homes Limited** – Katherine McLaughlin (Thomasfield Homes), Tom Krizsan, (Thomasfield Homes), Angela Kroetsch (GM Blue Plan Engineering), and Julia Salvini (Salvini Consulting)

7.1.1 Thomasfield Homes Limited letter dated December 13, 2022

7.1.2 Rural Cross Section

7.1.3 Urban Cross Section

7.1.4 Marsville North Proposed Draft Plan of Subdivision

7.1.5 Marsville South Proposed Draft Plan of Subdivision

8. Public Meeting(s) 4:00 p.m.

8.1 Pine Ridge Estates

8.1.1 Notice of Public Meeting dated January 4, 2023

8.1.2 MSH Planning Presentation (Township Planning Consultants)

8.1.3 Mainline Planning Services Inc. Presentation

8.1.4 Comments Received

8.1.4.1 Dufferin-Peel Catholic District School Board – June 23, 2022

8.1.4.2 Enbridge Gas Inc. – June 20, 2022

8.1.4.3 Hydro One Networks Inc. – June 27, 2022

8.1.4.4 County of Dufferin Planning Department – July 11, 2022

- 8.1.4.5 Town of Orangeville Joint Accessibility Advisory Committee – July 12, 2022
- 8.1.4.6 Bell Canada – July 28, 2022
- 8.1.4.7 Credit Valley Conservation (CVC) – September 15, 2022
- 8.1.4.8 County of Dufferin Waste Services and Building Department – January 20, 2023
- 8.1.4.9 Resident Comments – January 20, 2023

9. Committee of Adjustment Hearing(s)

Nothing at this time.

10. Unfinished Business

- 10.1 **Land Acknowledgement Statement**
- 10.1.1 Update

11. Public Works Department

- 11.1 **Director of Public Works Report(s)**

12. Treasury and Accounts

- 12.1 **Treasurer Report(s)**
- 12.2 **Bills & Accounts**
- 12.3 **Extensions of Existing Services**
- 12.3.1 Report to Council dated January 19, 2023
- 12.4 **Orton Community Association**
- 12.4.1 Update

13. Planning Department

- 13.1 **Development Update(s)**
- 13.2 **Municipal Comprehensive Review (MCR)**
- 13.2.1 Public Information Centre – January 21, 2023
 - 13.2.1.1 [Documents \(Schedules\) for January 21, 2023 Open House and Public Information Centre](#)
- 13.2.2 County of Dufferin Resolution dated January 13, 2023
- 13.2.3 East Garafraxa Resident Letter dated January 12, 2023
- 13.2.4 Update
- 13.3 **Town of Orangeville**
- 13.3.1 Committee of Adjustment Decisions
 - 13.3.1.1 File No. A-16/22
 - 13.3.1.2 File No. A-17/22
 - 13.3.1.3 File No. A-18/22

14. County of Dufferin Business

14.1 County Council Meeting(s)

14.1.1 [January 31, 2023 Joint Council Orientation Agenda](#)

14.1.2 [January 12, 2023 Council Meeting Video \(YouTube\)](#)

14.2 Committee Meetings – January 26, 2023

14.2.1 [Infrastructure and Environmental Services – 9:00 a.m.](#)

14.2.2 [General Government Services – 11:00 a.m.](#)

14.2.3 [Health & Human Services – 1:00 p.m.](#)

14.2.4 [Community Development and Tourism – 3:00 p.m.](#)

14.3 County Road 109/2nd Line Realignment

14.3.1 Public Information Centre #1 – Schedule 'C' Municipal Class Environmental Assessment Study Presentation – December 15, 2022

15. Committees

15.1 Grand Valley and District Fire Board

15.1.1 January 19, 2023 Agenda Package

15.1.2 2023 Approved Budget Resolution dated January 20, 2023

15.2 Grand Valley & District Community Centre

15.2.1 January 20, 2023 Agenda Package

15.3 Grand Valley Public Library Board

15.3.1 Minutes from December 14, 2022

15.4 Top Aggregate Producing Municipalities of Ontario (TAPMO)

15.4.1 August 14, 2022 Annual General Meeting Minutes

15.5 Lake Erie Source Protection Region

15.5.1 Grand River Source Protection Plan Letter

15.5.1.1 [Grand River Source Protection Plan](#) Update (documents will be available on the website January 25, 2023)

16. General Business and Correspondence

16.1 International Plowing Match (IMP)

16.1.1 Event Information

16.2 Grand Valley Food Bank

16.2.1 Donation Thank You Card

16.3 Groves Memorial Community Hospital Foundation

16.3.1 Donation Thank You Card

16.4 North Dufferin Agricultural and Community Taskforce

16.4.1 Valentine Fundraiser Saturday February 11, 2023

16.5 AMO 2023 Annual General Meeting and Conference

16.5.1 [August 20 – 23, 2023. Registration and Accommodations Open](#)

16.6 Bill 23, Building Homes Faster Action Plan

16.6.1 Town of Shelburne Report dated January 23, 2023

16.6.2 Township of Brock Resolution Supporting Township of Puslinch

16.6.3 City of Cambridge Resolution

16.7 Township of Brudenell, Lyndoch and Raglan

16.7.1 Letter of Resolution for OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee

16.8 Township of Cramahe

16.8.1 Resolution Supporting the City of Stratford's petition for funding of Via Rail Services

16.9 Township of Puslinch

16.9.1 Resolution for Lake Erie Source Protection Committee Membership Nomination

17. Added Items (Late Submission – If Any)

18. New Business

18.1 **CAO Announcement**

19. Closed Meeting

Nothing at this time.

20. By-Law(s)

Notice of the intention to pass the following:

20.1 Being a By-Law to Authorize the Execution of an Agreement Between the Grand Valley Public Library Board and the Township of East Garafraxa

21. Confirming By-Law

Notice of the intention to pass the following:

21.1 A By-Law to Confirm the Proceedings of the Council of The Corporation of the Township of East Garafraxa at its meeting held on January 25, 2023

22. Adjournment

To meet again for the Regular Electronic Council Meeting on Tuesday, February 14, 2023, at 2:00 p.m. or at the call of the Chair.



Township of East Garafraxa
Electronic Council Meeting Minutes
Tuesday, January 10, 2023

The Council of the Township of East Garafraxa held an Electronic Meeting of Council by video conference at 2:00 p.m. on January 10, 2023.

Members Present: Mayor Guy Gardhouse
Deputy Mayor John Stirk
Councillor Lenora Banfield
Councillor Dave Halls
Councillor Jeremy Zukowski

Staff/Consultants Present: Susan Stone, CAO
Jessica Kennedy, Clerk
Alan Selby, Treasurer
Dave Knight, Director of Public Works

1. Opening of Meeting

Meeting called to order.

2. Added Items (Late Submissions – If Any)

Resolution

MOVED BY BANFIELD, SECONDED BY HALLS
BE IT RESOLVED THAT

The agenda be amended adding the following:

Under 13. Development and Planning:

13.3 Municipal Comprehensive Review (MCR)

13.3.1 Notice of Public Information Centre County of Dufferin Official Plan Amendment Phase 2 Official Plan Amendment – Schedules and Maps and Transportation Master Plan Current Conditions and Findings – January 21, 2023 (in-person and virtual)

And that the documents under Municipal Comprehensive Review (MCR) be renumbered accordingly;

Under 18. New Business:

18.3 Standard of Care, Safe Drinking Water Act Training February Dates Discussion

18.4 Council Photos February Dates Discussion

CARRIED

3. Approval of Agenda

Resolution

MOVED BY ZUKOWSKI, SECONDED BY BANFIELD
BE IT RESOLVED THAT

The agenda be approved as amended.

CARRIED

4. Disclosure of Pecuniary Interest and General Nature Thereof

Nothing at this time.

5. Approval of Minutes

5.1 Electronic Council Meeting Minutes for December 13, 2023.

Resolution

MOVED BY HALLS, SECONDED BY STIRK

BE IT RESOLVED THAT

The minutes of the Regular Electronic Council Meeting held December 13, 2023, be adopted as circulated.

CARRIED

5.2 Business arising from Minutes – None.

6. Public Question Period

Nothing at this time.

7. Delegation(s) / Presentation(s)

7.1 Proclamation: January Alzheimer Awareness Month

7.1.1 Alzheimer Society Dufferin County

7.1.1.1 Light it Up Blue Campaign Letter

Resolution

MOVED BY BANFIELD, SECONDED BY HALLS

BE IT RESOLVED THAT

WHEREAS currently, there are approximately 600,000 Canadians living with dementia in Canada and this number is expected to progress to 1.7 million by 2050 with 348 diagnoses daily;

AND WHEREAS in Dufferin County, there are currently 1500 people living with dementia;

AND WHEREAS the Alzheimer Society of Dufferin County serves the municipalities of Amaranth, East Garafraxa, Grand Valley, Mono, Orangeville and Shelburne and provide support for people living with dementia and their care partners through education and programs geared towards making the journey easier;

AND WHEREAS the Council for the Corporation of the Township of East Garafraxa recognizes the important services provided by the Alzheimer Society and the challenges faced by Canadians because of the disease;

Now therefore, be it resolved that the Corporation of the Township of East Garafraxa proclaims the month of January to be Alzheimer Awareness Month in the Township of East Garafraxa.

CARRIED

7.2 2:15 p.m. Grand River Source Protection Plan – Dwight Smikle and Stephanie Charity, R.J. Burnside and Associates Limited

7.2.1 Section 34 Amendments to the Grand River Source Protection Plan Letter dated January 3, 2023

7.2.2 Presentation

Dwight Smikle and Stephanie Charity from R.J. Burnside & Associates Limited, Township of East Garafraxa Risk Management Officials presented a PowerPoint presentation. Dwight Smikle provided an overview of Source Water Protection Services that R.J. Burnside & Associates Limited have been providing to the Township. The proposed amendments to the policies will not negatively impact the Township and as there are no hydrocarbon pipelines within the Township of East Garafraxa the impact is very low. Policies will only apply to possible future uses. Next steps include resolutions from impacted municipalities, public consultation by Grand River Source Protection Authority and then updates will be submitted to the Minister for consideration and approval. The Source Protection Authority will keep Township up to date on

the progress of the Section 34 Amendments through Burnside’s continued participation in the Implementation Working Group.

Resolution
MOVED BY STIRK , SECONDED BY BANFIELD
BE IT RESOLVED THAT
by the Council of the Township of East Garafraxa:

That Council receive the letter dated January 3, 2023 regarding Section 34 Amendments to the Grand River Source Protection Plan;

That Council hereby supports the proposed updates to the Grand River Source Protection Plan outlined in the pre-consultation notice dated November 10 2022;

And further that staff be directed to forward a copy of this resolution to the Grand River Source Protection Authority.

CARRIED

- 7.3 **2:45 p.m. Update on Headwaters Health Care Centre’s Activities and Needs – Kim Delahunt, President & CEO, Headwaters Health Care Centre, Tom Reid, Chief of EMS**

- 7.3.1 Presentation

Kim Delahunt from Headwaters Health Care Centre presented. Headwaters Health Care Centre’s (HHCC) main focus remains on One Community, Caring Together. HHCC is pleased to be adding an MRI machine and continues to ramp up services. Clinical Priority Plan based on stakeholder engagement based on population and what services are needed. Ages 65 years and older and 20-29 years the fastest growing population in Dufferin and growing faster than the provincial averages. Statistics for East Garafraxa residents hospital use provided. Focus continues on ongoing recruitment and retention. Hospital Volunteers are welcomed back and foundation has resumed in person activities.

- 7.4 **3:00 p.m. Credit Valley Conservation (CVC) 2023 Budget Information – Quentin Hanchard and Andrew Kett, Credit Valley Conservation**

- 7.4.1 2023 Budget Presentation

Quentin Hanchard from Credit Valley Conservation (CVC) presented a PowerPoint presentation with the following information, 2023 CVC Budget, 2022 Highlights and 2023 Roadmap. Bill 23 Conservation Authority Act Transition Period, Natural Hazards Planning and Risk Management, Lands and Conservation Areas, Watershed Studies and Strategies, Environmental Resilience: Sustainable Communities, Regional Biodiversity and Corporate Services.

Discussion ensued regarding CVC updated fees. Consultant hired to review and to establish new fees. The Township does not collect CVC fees on their behalf, with respect to planning applications. Discussion ensued regarding CVC commenting on planning applications.

8. Public Meeting(s)

Nothing at this time.

9. Committee of Adjustment Hearing(s)

10. Unfinished Business

The following were received and/or dealt with:

10.1 **COVID-19 (Coronavirus) Update**
10.1.1 Updates

Township Covid policies and preventative measures are still in place for most part.

Emergency Management meeting held last week. Debriefed on the winter storm.

11. Public Works Department

The following were received and/or dealt with:

11.1 **Director of Public Works Report(s)**

Director of Public Works Dave Knight, reported on the winter storm over the holidays. Mayor Gardhouse thanked public works staff for their hard work during the storm.

11.2 **Marsville Hall**

11.2.1 Update

CAO Susan Stone reported on the Marsville Hall plumbing, heating and other maintenance issues. A significant amount of staff time has been spent fixing issues with septic/holding tank and furnace, and additional work at the Hall required if the facility is to remain open to the public/for rent. Staff instructed to provide a report on costs associated with required maintenance and repairs of the facility.

12. Treasury/Accounts

The following were received and/or dealt with:

12.1 **Treasurer Report(s)**

Nothing at this time.

12.2 **Development Charges Indexing for 2023**

12.2.1 Annual Indexing (Township Resolution)

Based on Stats Canada non-residential building materials index increase of 15.6%. The new single unit charge as of January 1, 2023 becomes \$15,240.32 for 2023.

Resolution

MOVED BY HALLS, SECONDED BY BANFIELD

BE IT RESOLVED THAT

In accordance with the provisions of By-Law 32-2019, the Development Charges shall be indexed by 15.6% as of January 1, 2023, based on the Stats Canada Non-Residential Building Construction Price Index for the 2022 Q3.

CARRIED

12.3 **Orton Community Association**

12.3.1 Update

CAO Susan Stone reported that draft Funding Agreement was sent to Town of Erin for comments, no further updates at this time.

13. Planning Department

The following were received and/or dealt with:

13.1 **Development Update(s)**

CAO Susan Stone provided an update on planning matters. Thomasfield delegation is scheduled for next Council meeting to discuss the Marsville

South and Marsville North proposed subdivisions. Pre-consultation meeting requests and application inquiries continue to be received.

13.2 **Pine Ridge Estates (Proposed Subdivision)**

13.2.1 Notice of Public Meeting to be Held January 25, 2023

Public Meeting for the Pine Ridge Estates scheduled for January 25, 2023 Council Meeting.

13.3 **Municipal Comprehensive Review (MCR)**

13.3.1 **(ADDED)** Notice of Public Information Centre County of Dufferin Official Plan Amendment Phase 2 Official Plan Amendment – Schedules and Maps and Transportation Master Plan Current Conditions and Findings – January 21, 2023 (in-person and virtual)

Further letter sent to Dufferin County Council dated January 7, 2023 advising that the Township is not satisfied with the mapping. Councils should have input before the mapping is available to the public at the Public Information Centre (PIC) being held on January 21, 2023. The Township has spent time and financial resources on making sure the mapping corrected; however, updated draft mapping provided by the County in December 2022 still included incorrect information on some of the schedules, though the last map from the County with respect to the agricultural mapping was finally satisfactory. The Township has provided Dufferin County with the requested GIS files prepared by the Township Consultants, but the County has indicated that no further revisions will occur at this time and will be presented to County Council and provided to the public at the Public Information Centre with incorrect designations and information. The Township's Jan 7, 2023, letter indicates that the Township's mapping is still incorrect and is requesting that the County postpone the January PIC until mapping is corrected.

13.3.2 MCR Phase II OPA – Schedule B, C, and E Changes - County of Dufferin Report January 12, 2023 County Council Meeting

13.3.2.1 Draft Schedules and Maps B, B1, C, E and E1

13.3.2.2 Draft Official Plan Amendment to adopt the new Schedules B, B1, C, E and E1, as well as text changes required to address the implications of the new schedules

13.3.2.3 Transportation Master Plan - Presentation

13.3.3 Township of East Garafraxa - Letter to Dufferin County Council dated January 6, 2023

13.3.4 Dufferin County Council Resolutions dated October 13, 2022

13.3.5 Township of East Garafraxa - Letter to Dufferin County Council dated October 7, 2022

Resolution

**MOVED BY BANFIELD, SECONDED BY STIRK
BE IT RESOLVED THAT**

Further to submissions by the Township of East Garafraxa to the County of Dufferin dated October 7, 2022 and January 6, 2023, the County MCR as shown on the proposed mapping, as presented to County Council for their January 12, 2023 County Council meeting, should be amended to reflect the existing Township of East Garafraxa Official Plan designations for Agricultural, Rural, Estate Residential, Hamlet Residential and Employment including the Employment designation within the settlement area of Marsville;

And further that the January 21, 2023, Public Information Centre (PIC) be deemed premature, and to be rescheduled to allow opportunity for local input and feedback prior to Phase II mapping being provided publicly.

CARRIED

13.4 Township of Amaranth

- 13.4.1 Notices of a Complete Application and Notice of Public Meeting for Consent Application B02-2023 – Kal Tire Ltd. – Wednesday January 11, 2023 at 9:00 a.m.

13.5 Town of Orangeville

- 13.5.1 Committee of Adjustment, Notice of Hearing
- 13.5.1.1 File No. A-18/22 for 200 Elizabeth Street
 - 13.5.1.2 File No. A-17/22 for 16 Blind Line
 - 13.5.1.3 File No. A-16/22 for 6 Third Avenue

13.6 County of Wellington

- 13.6.1 County Official Plan Amendment #121 - County File No.: OP'2022-02 Letter
- 13.6.1.1 Draft Official Plan Amendment #121
 - 13.6.1.2 Notice of Complete Application and Public Meeting – OPA 121
- 13.6.2 Notice of Public Meeting – OPA 120

14. County of Dufferin Business

The following were received and/or dealt with:

14.1 County Council Meeting(s)

- 14.1.1 [January 12, 2023 Council Meeting Agenda](#)

14.2 Joint Council Training / Orientation

- 14.2.1 January 31, 2023 at 3:00 p.m., Monora Park Pavilion
- 14.2.2 February 8, 2023 at 5:00 p.m. (To be Held Electronically)

Attendance for both Joint Council Training Sessions is recommended.

15. Committees

The following were received and/or dealt with:

15.1 Grand River Conservation Authority (GRCA)

- 15.1.1 Summary of the General Membership General Meeting December 16, 2022
- 15.1.2 GRCA Progress Report #3 – O. Reg 687/21
- 15.1.3 GRCA Updated Inventory of Programs & Services - O. Reg 687/21
- 15.1.4 Town of Grand Valley Resolution - Guy Guardhouse as GRCA Joint Representative
- 15.1.5 Update on GRCA Programs & Services - Minister's Direction
- 15.1.5.1 GRCA Fee Policy: Fee Schedule 3 – Planning and Regulations Programs and Services dated December 16, 2022
 - 15.1.5.2 Minister's Direction for Conservation Authorities Regarding Fee Changes Associated with Planning, Development and Permitting Fees dated December 28, 2022
 - 15.1.5.3 Legislative and Regulation Changes Affecting Conservation Authorities dated December 28, 2022

15.2 Credit Valley Conservation (CVC)

- 15.2.1 Joint Representative Appointment, Town of Mono
- 15.2.2 Credit Valley Conservation Board Report and Resolution Regarding CVC's Planning and Development Services Cost Recovery and Fee Schedule Update
- 15.2.3 Letter dated December 15, 2022 - Bill 23 and an Update on Credit Valley Conservation's Programs and Services
- 15.2.3.1 Resolution 94/22
- 15.2.4 CVC Planning and Development Services Customer Service and Streamlining Action Plan dated December 9, 2022
- 15.2.4.1 Resolution 89/22

15.3 Grand Valley and District Library Board

- 15.3.1 Grand Valley Public Library Board Agreement

By-Law to be drafted for the next Council meeting.

15.3.2 Minutes from November 9, 2022

15.3.3 December 14, 2022 Meeting Update

15.4 **Grand Valley and District Medical Dental Board**

15.4.1 Appointment Discussion

Councillor Banfield noted that she will be able to attend the meetings as meeting times have been changed.

15.5 **Town of Grand Valley**

15.5.1 Joint Board Appointments Grand Valley Representatives Resolution

15.5.1.1 Grand Valley and District Medical Dental Board

15.5.1.2 Grand Valley and District Fire Department Board

15.5.1.3 Grand Valley and District Community Centre Board

16. **General Business and Correspondence**

The following were received and/or dealt with:

16.1 **Westside Secondary School**

16.1.1 Contribution to 2021-2022 Commencement Awards Letter

16.2 **Headwaters Health Care Centre**

16.2.1 Headwaters Health Care Centre Media Release to receive funding to operate its first Magnetic Resonance Imaging (MRI)

16.3 **Association of Municipalities Ontario**

16.3.1 [Value of AMO Membership and MEPCO Support in 2023](#)

16.4 **Ministry of the Environment, Conservation and Parks (MECP)**

16.4.1 Transition of Municipal Blue Box Programs Letter dated December 16, 2022

Letter has been forwarded to the County of Dufferin Waste Services Department.

16.5 **Ministry of Municipal Affairs and Housing (MMAH)**

16.5.1 Greenbelt Amendments and Revocation of the Central Pickering Development Plan and O. Reg. 154/03 Letter dated December 16, 2022

16.5.2 Ontario's Housing Supply Legislative and Regulatory Changes Letter dated December 22, 2022

16.5.3 More Homes Built Faster Act, 2022 Letter dated January 4, 2023

16.6 **Ontario Sheep Farmers**

16.6.1 Livestock Guardian Dogs Letter

16.7 **Town of Cobourg**

16.7.1 Strong Mayors, Building Act (Bill 3)

16.8 **Bill 23, More Homes Built Faster Act 2022**

16.8.1 Northumberland County Resolution

16.8.2 Loyalist Township in Support of Town of Greater Napanee Resolution, Opposition to Bill 23

16.8.3 Municipality of North Perth Letter

16.8.4 Town of Mono Resolution

16.8.5 Association of Municipalities Ontario - End of Year Housing Update

16.8.6 Town of Newmarket Resolution

16.8.7 County of Brant Letter and Report

16.9 **Town of Plympton-Wyoming**

- 16.9.1 Resolution of Support for Warwick for CN Railway Contributions under Drainage Act

17. Added Items (Late Submission – If Any)

Under 13. Development and Planning:

13.3 Municipal Comprehensive Review (MCR)

- 13.3.1 Notice of Public Information Centre County of Dufferin Official Plan Amendment Phase 2 Official Plan Amendment – Schedules and Maps and Transportation Master Plan Current Conditions and Findings – January 21, 2023 (in-person and virtual)

Under 18. New Business:

18.3 Standard of Care, Safe Drinking Water Act Training February Dates Discussion

18.4 Council Photos February Dates Discussion

18. New Business

18.1 International Plowing Match and Rural Expo 2023

- 18.1.1 Support Letter from Co-Chairs dated December 28, 2022

Council discussion ensued regarding the financial implications of an interest free loan as requested, and it was determined that the Township is not in a position to provide an interest free loan; however, may be able to provide in-kind support with respect to manpower which will be considered further at a future Council meeting closer to the event, and subject to availability of Township employees.

18.2 Health and Safety

- 18.2.1 2023 Health and Safety Policy Statement

Resolution

MOVED BY ZUKOWSKI, SECONDED BY HALLS

BE IT RESOLVED THAT

Council do hereby adopt the 2023 Health and Safety Policy Statement.

CARRIED

18.3 (ADDED) Standard of Care, Safe Drinking Water Act Training February Dates Discussion

Staff to provide tentative dates to Council, and Council availability to be sent to agency to finalize a training date.

18.4 (ADDED) Council Photos February Dates Discussion

Staff to provide tentative dates to Council and Council availability to be sent to photographer to finalize a date.

19. Closed Meeting

Nothing at this time.

20. By-Law(s)

- 20.1 Being A By-Law to Authorize Borrowing from Time to Time to Meet Current Expenditures During the Fiscal Year Ending December 31, 2023

Resolution

MOVED BY HALLS, SECONDED BY BANFIELD

BE IT RESOLVED THAT

Leave be given to introduce a By-Law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2023, and that it be given the necessary readings and be passed and numbered 1-2023.

CARRIED

- 20.2 Being A By-Law to Provide for the Levy and Collection of Rates or Levies Required for the Township of East Garafraxa for the Interim Levy for the Year 2023 and to Provide for the Mailing of Notices Demanding Payment of Taxes for the Interim Levy for the Year 2023

Resolution

MOVED BY ZUKOWSKI, SECONDED BY HALLS

BE IT RESOLVED THAT

Leave be given to introduce a By-Law to provide for the levy and collection of rates or levies required for the Township of East Garafraxa for the interim levy for the year 2023 and to provide for the mailing of notices demanding payment of taxes for the interim levy for the year 2023, and that it be given the necessary readings and be passed and numbered 2-2023.

CARRIED

- 20.3 A By-Law to Provide for the Appointment of a Chief Administrative Officer (CAO) For The Corporation of The Township of East Garafraxa

Resolution

MOVED BY BANFIELD, SECONDED BY STIRK

BE IT RESOLVED THAT

Leave be given to introduce a By-Law to Provide for the Appointment of a Chief Administrative Officer (CAO) for the Corporation of The Township of East Garafraxa, and that it be given the necessary readings and be passed and numbered 3-2023.

CARRIED

21. Confirming By-Law

Resolution

MOVED BY HALLS, SECONDED BY ZUKOWSKI

BE IT RESOLVED THAT

Leave be given to introduce a By-Law to confirm the regular Electronic Meeting of Council of the Township of East Garafraxa for January 10, 2023, and that it be given the necessary readings and be passed and numbered 4-2023.

CARRIED

22. Adjournment

To meet again for the Regular Electronic Council Meeting on Wednesday, January 25, 2023, at 2:00 p.m. or at the call of the Chair.

Resolution

MOVED BY ZUKOWSKI, SECONDED BY STIRK

BE IT RESOLVED THAT

Council do now adjourn to meet again for the regular Electronic Council Meeting on Wednesday, January 25, 2023, at 2:00 p.m. or at the call of the Chair.

CARRIED

Clerk

Head of Council

DRAFT

VIA EMAIL ONLY

December 13, 2022

Township of East Garafraxa
Administration Office
065371 Dufferin County Road 3, Unit 2
East Garafraxa, Ontario
L9W 7J8

Attention: Susan Stone, CAO/Clerk -Treasurer

Re: **Thomasfield Homes Limited**
Marsville North Subdivision and Marsville South Subdivision

Thank you for providing the department and agency comments related to the circulation of the Marsville North and Marsville South Draft Plan of Subdivision applications and related zone change applications. We appreciate the opportunity to meet with you as well as Township and County Engineering and Roads staff on November 23, 2022. The proposed Draft Plans of Subdivision have been revised to address as many of the technical comments received as possible and are included with this letter. Further to our meeting, and as contained in the circulation comments provided by RJ Burnside there are three (3) areas in which further Council direction is required. These items are:

- 1) The use of an urban road cross-section (with storm sewer, concrete curb and gutter and sidewalks) versus a rural road cross-section (roadside ditches and no sidewalks);
- 2) Lot sizes: 0.5 acre (2,000m²) lot size versus 0.6 acre lot size; and
- 3) Road connections to 13th Line.

Presently, both the Marsville North and Marsville South draft plans of subdivision propose an urban road cross-section (with storm sewer, concrete curb and gutter and sidewalks) and the lot sizes shown are 0.5 acres (2,000m²). Originally, both subdivisions also proposed one access each to 13th Line. The Marsville North draft plan has been revised to eliminate the 13th Line connection, but maintains a pedestrian connection which could also be used as a temporary construction access if needed (as attached). The Marsville South draft plan still maintains the 13th Line connection (as attached), but now aligns the County Road 3 entrance with Maple Street.

This letter serves to summarize these three items as they relate to each individual draft plan of subdivision to assist Township Staff and Council in their review and direction.

Marsville North

1. **The proposal to develop the subdivision with an urban road cross section, with storm sewer, concrete curb and gutter and sidewalks, instead of having a rural road cross section with roadside ditches and no sidewalks as is currently found in Marsville requires further direction from Township Council. (RJ Burnside September 30, 2022)**

In previous discussions and correspondence with the RJ Burnside, it was indicated that the provision of a rural road cross-section (complete with roadside ditches and no sidewalks) is preferred when larger estate style lots (minimum 0.6 acre) are proposed. The most recent comments received from RJ Burnside also re-iterated this preference, on the basis that all comments related to functional roadside ditches (1% minimum grade) and high groundwater elevations be addressed to the Township's satisfaction.

The revisions proposed for the Marsville North draft plan of subdivision (as attached), have resulted in a minimum lot size of 0.50 acre (2,000 m²). Based on this lot size and the provision of tertiary treatment systems, an urban road cross-section has been proposed. The provision of an urban road cross-section (complete with concrete curb and gutter and sidewalk) promotes pedestrian connectivity, while also addressing the previous comments from RJ Burnside related to the requirement for a minimum grade of 1% in the roadside ditches.

Prior to proposing an urban road cross-section, the provision of roadside ditches within the Marsville North development was investigated. In order to achieve roadside ditches with a minimum grade of 1%, while also addressing the comments related to high groundwater elevations, a significant volume of earth material (approximately 120,000 m³ at a depth of approximately 1.2 m) would need to be placed and compacted across the site. The cost associated with the provision of approximately 120,000 m³ of fill material on site (including sampling, documentation, loading, hauling, placing and compacting on site) is significant. In addition to this, the volume of trucks and the duration of the earth moving construction required to place approximately 120,000 m³ of earth material on site, is not ideal and may require the use of Maple Street and Grand Crescent for construction access.

The placement of earth material on site to provide roadside ditches will also result in the Marsville North development being significantly elevated above the existing residents in the adjacent Thunderbird Subdivision by approximately 1.2m.

2. Council has a general preference for the use of ditches and lot sizes that are at least 0.6 acres to maintain the rural feel. Acceptance of this smaller lot size is subject to Council direction. (RJ Burnside September 30, 2022)

The Township Zoning By-law, the Hydrogeological analysis and Servicing Options Report completed both support the provision of 0.5 acre lots (2,000 m²). The 0.5 acre (2,000 m²) lot size is adequate to provide the required tertiary tile bed, dwelling and driveway with an adequate amenity area. These lots are located within a settlement area and not within the rural area. The existing Thunderbird lots are 0.5 acres in size, as such the proposed lots are similar in size and compatible with the existing lots.

Furthermore, we note that RJ Burnside previously confirmed (*Letter to Sue Stone dated October 8, 2021*) that:

- **"on a technical basis only, for accommodation of a house, sewage system, and a well with some amenity space, we accept the 0.5 acre lot size** subject to tertiary sewage systems being mandatory"; and

- “Earlier discussions with Council set an expectation of 0.6 acre lot size as being appropriate for development with functional ditches reflecting rural characteristics they had envisioned for Marsville. While lot size is one factor, **the question remains whether the developments can be designed with functional ditches.** We have concerns when we anticipate groundwater impacts, stormwater management impacts, and ditch slopes of less than 1%. Burnside **cannot recommend the use of ditches until we have been shown that these concerns can be adequately addressed.** We anticipate further information once we receive the next set of design submissions for the two subdivisions in the draft plan approval stage of development.”

While we acknowledge the Township's preference for roadside ditches, it is our opinion that roadside ditches are not feasible nor desirable, based on the cost implications, extended duration of construction for earth moving operations, access to the development during construction, and the overall fit and elevation of the development with respect to the elevation of the established residences in the adjacent Thunderbird Subdivision. The proposed revisions to the Marsville North development layout, including the removal of the connection to 13th Line, are also anticipated to require curb and gutter in some locations to ensure that sufficient drainage outlets are provided (i.e. along the bend in Maple Street across the frontage of Lots 2-5 and at the cul-de-sac on Maple Street across the frontage of Lots 15 to 19).

3. Further direction from Council is required with respect to the 13th line road connection. Preference would be to service the subdivision off the two existing entrances off of County Road 3. (RJ Burnside September 30, 2022)

The Marsville North Subdivision (dated November 23, 2022) has been revised to address this item by providing a cul-de-sac so that no access to 13th Line will be provided. A walkway block has been included to provide a pedestrian connection which could also be used as a temporary construction access if required.

Marsville South

The changes to Marsville South Draft Plan of Subdivision dated (November 10, 2022) include;

- 10m x 10 m triangles added to local roads
 - 15 m x 15 m triangles added to intersection with Township and County Roads.
 - 0.3 m reserves added to the plan along Township and County roads.
 - Adjusted the side lot lines so they line up at the back.
 - Roundabout deleted.
 - Previous lots 88 and 89 made 30 m wide.
 - Revised the road bend.
 - The 15 m buffer (30 m was requested) is shown on the draft plan and Lot 20 has an adequate area that will be zoned residential.
 - Street A has been relocated to line up with Maple Street.
- 1. The proposal to develop the subdivision with an urban road cross section, with storm sewer, concrete curb and gutter and sidewalks, instead of having a rural road cross section with roadside ditches and no sidewalks as is currently found in Marsville requires further direction from Township Council. (RJ Burnside September 30, 2022)**

When the Marsville North draft plan was revised to include an urban road cross-section to address several engineering concerns Thomasfield thought it would be logical to apply a consistent approach to the road cross-section provided in the Marsville South draft plan. This includes previous discussions and correspondence with RJ Burnside, where it was noted that the provision of a rural road cross-section (complete with roadside ditches and no sidewalks) was preferred with larger estate style lots (minimum 0.6 acre). Since the minimum lot size proposed for the Marsville South development is 0.5 acre (2,000 m²), the provision of an urban road cross-section, complete with concrete curb and sidewalk, is appropriate and maintains consistency and continuity given the close proximity of the Marsville North and Marsville South developments to each other.

An additional consideration is that sidewalks promote pedestrian connectivity and safety. The provision of sidewalks will promote safe pedestrian access to the proposed Park Blocks in both the Marsville North and Marsville South subdivisions. We would also note that the County of Dufferin Planning Department comments dated August 26, 2022 also requested, *"the applicant to submit a trail network in regards to the OS block and overall site connectivity for the proposed subdivision for review."* The provision of an urban cross section with sidewalks would facilitate connectivity from a pedestrian perspective.

While we acknowledge the Township's preference for roadside ditches, it is our opinion that the provision of an urban road cross-section (complete with concrete sidewalk) within the Marsville South subdivision promotes pedestrian connectivity. The adjustments made to the layout of the Marsville South development, including the revision to the entrance to align with the existing County Road 3 and Maple Street intersection, also included an adjustment to the location of the stormwater management facility. The revised location of the stormwater management facility and the ability to safely convey both minor and major flows to the stormwater management facility and ultimately the outlet are also better serviced via an urban drainage system consisting of concrete curb and gutter and storm sewers).

2. Council has a general preference for the use of ditches and lot sizes that are at least 0.6 acres to maintain the rural feel. Acceptance of this smaller lot size is subject to further Council input. (RJ Burnside September 30, 2022)

The Township Zoning By-law, the Hydrogeological analysis and the Servicing Options report completed both support the provision of 0.5 acre (2,000 m²) lots. The 0.5 acre lot size is adequate to provide the required tertiary tile bed, dwelling and driveway with an adequate amenity area. These lots are located within a settlement area and not within the rural area.

Furthermore, we note that RJ Burnside previously confirmed (*Letter to Sue Stone dated October 8, 2021*) that:

- **"on a technical basis only**, for accommodation of a house, sewage system, and a well with some amenity space, **we accept the 0.5 acre lot size** subject to tertiary sewage systems being mandatory"; and

- “Earlier discussions with Council set an expectation of 0.6 acre lot size as being appropriate for development with functional ditches reflecting rural characteristics they had envisioned for Marsville. While lot size is one factor, **the question remains whether the developments can be designed with functional ditches.** We have concerns when we anticipate groundwater impacts, stormwater management impacts, and ditch slopes of less than 1%. Burnside **cannot recommend the use of ditches until we have been shown that these concerns can be adequately addressed.** We anticipate further information once we receive the next set of design submissions for the two subdivisions in the draft plan approval stage of development.”
3. **The road connections to County Road 3 will need to be approved by the County. Two connection points across from Maple Street and Grand Crescent are preferred locations. Grand Crescent would only be an option if the Developer could purchase 062390 Dufferin Road County 3. The 13th Line road connection should be removed. (RJ Burnside September 30, 2022)**

The Draft Plan has been revised to align one access to County Road 3 with Maple Street, as requested. The potential for a second access to the County Road to align with Grand Crescent is not possible since Thomasfield Homes is not the owner of the property required to accommodate this location. A second access provided on a different road (13th Line) is the preferred solution for the safe development of approximately 90 lots while also recognizing the requirements for emergency services should the access to County Road 3 at Maple Street be restricted. Access to 13th Line also provides for connectivity and a walking route to school for students which is not located along County Road 3. A walkway may be provided though the proposed park block as well.

On December 2, 2022, Ruchika Angrish, MCIP, RPP, Manager of Planning, Upper Grand District School Board responded to our inquiry advising that,

“The students are currently bussed [to East Garafraxa Public School] and will continue to do so, until Council is willing to install and maintain sidewalks along its roads. The Board requests sidewalks to ensure kids can safely walk either to a bus pick up point or to the school. However, it is ultimately Council’s decision and we will not force the developer to install sidewalks. The developer will have to demonstrate how kids can safely walk to the bus pick up and the municipality will also have to be satisfied with that approach.

For these subdivisions, the bus pick-up area will be along County Road 3 until the subdivision is built and assumed by the municipality.”

The proposed access to 13th Line may form a future east-west connection that could be extended to the adjacent easterly property and over to East Garafraxa Public School. Both proposed road connections, as shown on the attached plan, meet appropriate guidelines for the placement of new road intersections. The portion of 13th Line southerly from County Road 3 to the new road connection is proposed to be paved.

We are, therefore, respectfully requesting for both the Marsville North and Marsville South Draft Plan of Subdivision applications that Council support;

an urban road cross-section with concrete curbs and sidewalks,

and a minimum 2,000 m² lot size.

We are, therefore, respectfully also requesting for the Marsville South Draft Plan of Subdivision application that Council support;

Road access to 13th Line.

We would be pleased to make ourselves available when Council discusses these items to provide any further input or to answer any questions that Council may have.

Yours truly,



Katherine McLaughlin
Thomasfield Homes Limited

Encl.

cc: Tom Krizsan, Thomasfield Homes Limited
Angela Kroetsch, GM Blue Plan Engineering
Julia Salvini, Salvini Consulting Inc

N

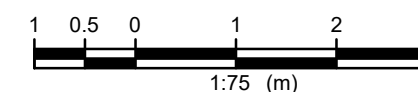


Figure No. 1



418153
JANUARY 2020
Scale: 1:75 | NAD 1983 UTM Zone 17N

FILE:W:\Kitchener\18-2018\18153 - Marsville Subdivision\Drawings\18153 - CONCEPTUAL ROAD CROSS SECTION.dwg LAYOUT:RURAL
LAST SAVED BY:Etirch, 12/13/2021 4:45:18 PM PLOTTED BY:Evan Birch - GM BluePlan 1/17/2023 9:45:20 AM



ASTRID J. CLOS

PLANNING CONSULTANTS

423 Woolwich Street, Suite 201

Guelph , Ontario N1H 3X3

Email: astrid.clos@ajcplanning.ca

Phone: (519) 836-7526 (836-PLAN)

MARSVILLE NORTH
DRAFT PLAN OF SUBDIVISION
22T-141585

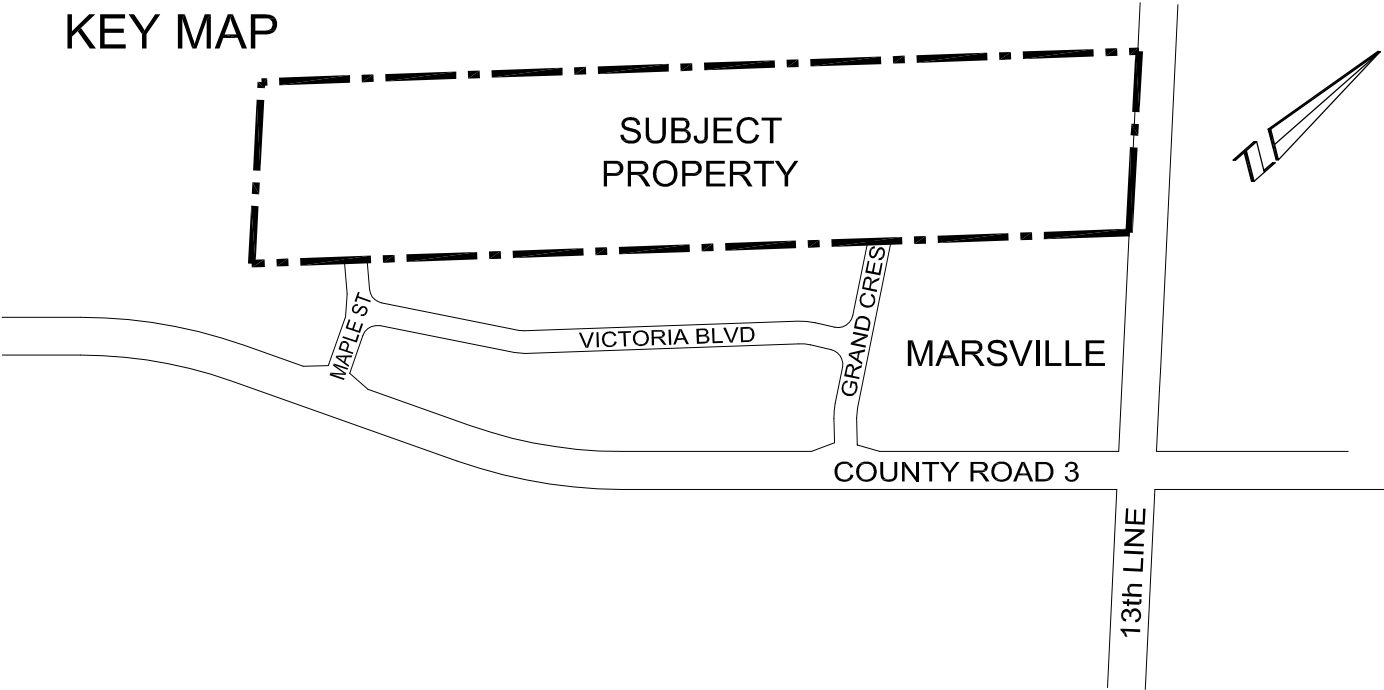
DATE: NOVEMBER 25, 2022

SCALE 1:1,000

PROJECT No. 1832

DRAWN BY: A.R.N.

KEY MAP



LEGAL DESCRIPTION

EAST HALF OF LOT 6, CONCESSION 13
TOWNSHIP OF EAST GARAFRAXA
COUNTY OF DUFFERIN

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA (hectares)
SINGLE DETACHED	1-30	30	6.629
PARK	31		0.630
STORMWATER MANAGEMENT	32,33		0.978
WALKWAY	34		0.030
RESERVE	35,36		0.002
ROADS			1.460
TOTAL	36	30	9.729

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
h) municipal water supply
i) sand and gravel
k) individual services

OWNER'S CERTIFICATE

I AUTHORIZE ASTRID J. CLOS, PLANNING CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.



TOM KRIZAN
THOMASFIELD HOMES LIMITED

APRIL 15, 2020
DATE



SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.


JOHN SCOTT, O.L.S.
VAN HARTEN SURVEYING INC.

APRIL 15, 2020
DATE



ASTRID J. CLOS

PLANNING CONSULTANTS

423 Woolwich Street, Suite 201
Guelph, Ontario N1H 3X3

Email: astrid.clos@ajcplanning.ca

Phone: (519) 836-7526 (836-PLAN)

DRAFT PLAN OF SUBDIVISION MARSVILLE SOUTH

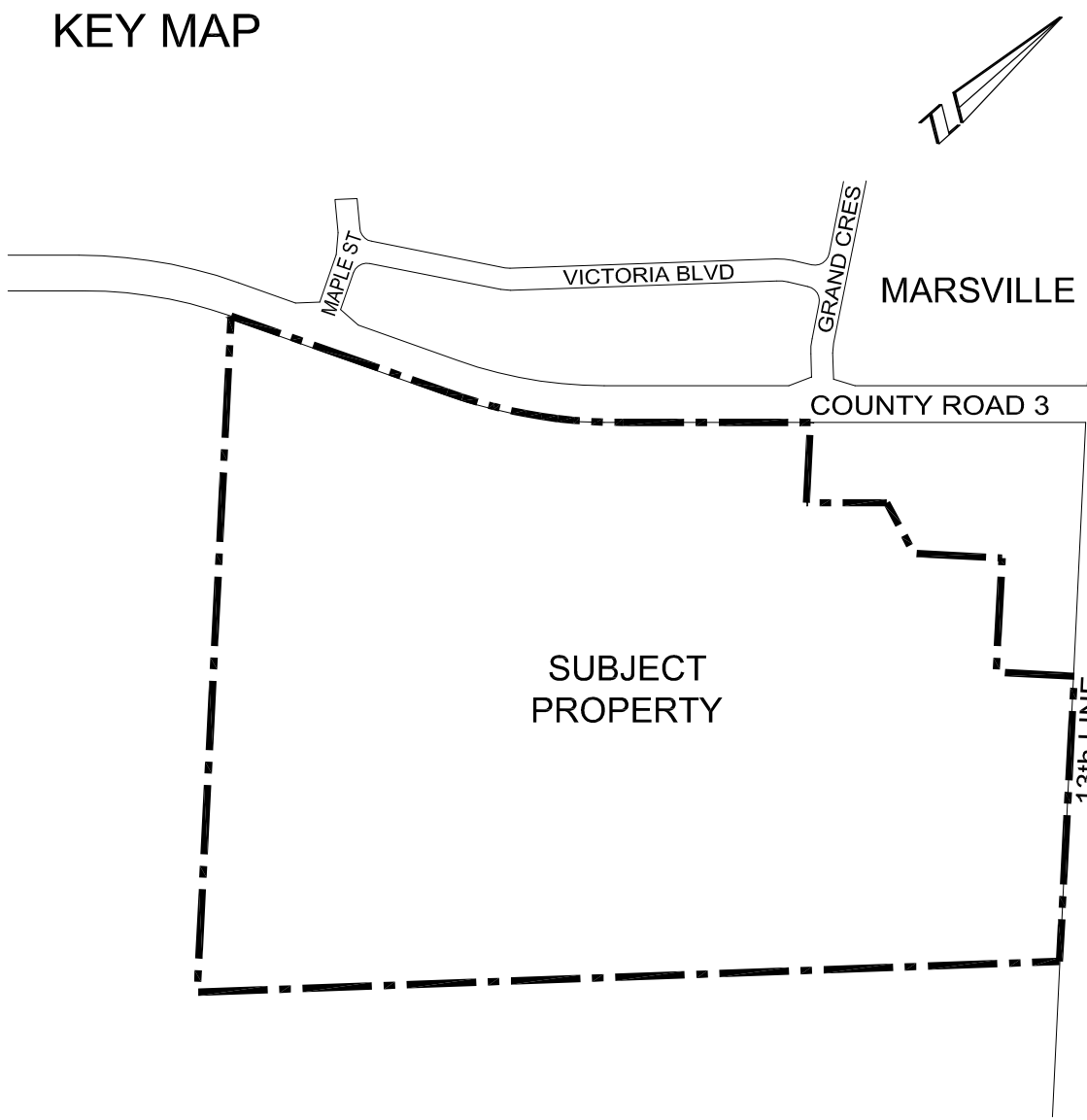
DATE: NOVEMBER 28, 2022

SCALE 1:1,000

PROJECT No. 1939

DRAWN BY: A.R.N.

KEY MAP



LEGAL DESCRIPTION

PART OF EAST HALF LOT 5, CONCESSION 13
TOWNSHIP OF EAST GARAFRAXA, COUNTY OF DUFFERIN

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLOCKS	DWELLINGS	AREA (hectares)
SINGLE DETACHED	1-92	92	19.573
PARK	93	-	1.894
STORMWATER MANAGEMENT	94, 95	-	2.402
RESERVE	96-99	-	0.015
ROADS	-	-	4.251
	99	92	28.135

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g) and i ARE AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION

- h) municipal water supply
- i) sand and gravel
- k) municipal sanitary

OWNER'S CERTIFICATE

I AUTHORIZE ASTRID J. CLOS, PLANNING CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

KATHERINE MCLEUGHLIN
THOMASFIELD HOMES LIMITED

MAY 11, 2022
DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

JAMES M. LAWS, O.L.S.
VAN HARTEN SURVEYING INC.

MAY 11, 2022
DATE



CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

065371 Dufferin County Road 3, Unit 2 • East Garafraxa ON • L9W 7J8
T: 226-259-9400 • Toll Free: 877-868-5967 • F: 1-226-212-9812
info@eastgarafraxa.ca • www.eastgarafraxa.ca

**NOTICE OF PUBLIC MEETING FOR PROPOSED
DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**

Application File Numbers:	Plan of Subdivision: S2-20 (referred to as Pine Ridge Estates) (formerly S2-08) Zoning By-Law Amendment: Z11-20 (formelry Z6-08)		
Statutory Public Meeting/Council Meeting:	4:00 p.m. Wednesday, January 25, 2023. Please note the Public Meeting (Council Meeting) will be held electronically through Zoom (video conference). If you wish to view and/or participate at the meeting, please visit the Township website to register (link can be found in the Calendar on the applicable date).		
Owner:	2205727 Ontario Limited		
Applicant:	Mainline Planning Services Inc.		
Location:	471019 A Line, Concession B, West Part Lot 1	Area:	20.156 ha/ 49.8 ac (provided by the applicant)
Present Official Plan Designation:	Estate Residential and Environmental Protection		
Present Zoning:	Rural (RU) and Environmental Protection (EP)		
Purpose:	Plan of Subdivision: For a proposed residential subdivision consisting of 17 single-detached dwelling lots serviced by private individual well and septic system, 2 environmental area blocks, 3 stormwater management blocks and 1 internal road. Zoning By-law Amendment: To rezone the subject property from Rural (RU) and Environmental Protection (EP) to Estate Residential Exception and Environmental Protection.		

You are invited to attend and provide input at this public meeting that will be held virtually by Township Council. Written submissions to Council are also invited prior to the public meeting.

The draft plan of subdivision and zoning amendment applications have been submitted to facilitate the development described above and there are no other applications filed under the Planning Act related to the subject lands. Should you wish to obtain further information with respect to the above noted applications, please contact the Township office by phone or email at the address above.

If a person or public body would otherwise have an ability to appeal the decision of the Township of East Garafraxa 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 Council of the Township of East Garafraxa before the proposed Zoning By-law amendment is passed, or, in respect of the proposed plan of subdivision, before the Township gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Council of the Township of East Garafraxa to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Township of East Garafraxa before the proposed Zoning By-law is passed or in respect of the proposed plan of subdivision before the Township gives or refuses to give approval to the draft plan of subdivision, the person or public body 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.

Any submission to Township Council, in either hard copy or in electronic format, should be forwarded to the Clerk's Department at the address noted above for receipt no later than January 24, 2023 to ensure its availability to Members of Council at the meeting. Persons that wish to make an oral submission at the virtual public meeting should attend the meeting (link can be found on the Township website in the Calendar on the applicable date or at the top of the notice) and identify their wish to speak when asked by the Chairman through the use of the "raised hand" function.

All submissions shall contain the full name and address of the person making the submission. The personal information accompanying a submission is collected under the authority of the Planning Act R.S.O. 1990 and may form part of the public record which may be released to the public.

If you wish to be notified of the decision of the Council of the Township of East Garafraxa in respect of the proposed plan of subdivision and Zoning By-law amendment, you must make a written request to the Clerk of the Township of East Garafraxa at the address above noted.

Jessica Kennedy, Clerk

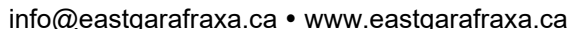


CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA
065371 Dufferin County Road 3, Unit 2 • East Garafraxa ON • L9W 7J8
T: 226-259-9400 • Toll Free: 877-868-5967 • F: 1-226-212-9812
info@eastgarafraxa.ca • www.eastgarafraxa.ca

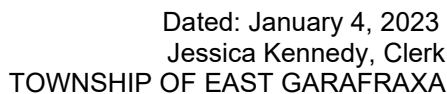
Location Map:

For illustration purposes only. This is not a plan of survey.





For illustration purposes only. This is not a plan of survey.





COUNCIL PUBLIC MEETING

January 25, 2023

Plan of Subdivision Application S2-20

Zoning By-Law Amendment Application Z11-20

- **Owner:** 2205727 Ontario Limited
- **Applicant:** Mainline Planning Services Inc.
- **Location:** 471019 A Line
West part Lot 1, Concession B
- **Property Area:** 20.156 hectares / 49.8 acres
- **Purpose of the applications:**
 - Residential subdivision consisting of 17 single-detached dwelling lots serviced by private individual well and septic system, 2 environmental area blocks, 3 stormwater management blocks and 1 internal road.
 - Rezone the property from Rural (RU) and Environmental Protection (EP) Zone to Estate Residential (ER) and EP Zone to accommodate the proposed subdivision

Plan of Subdivision

GENERAL NOTE:

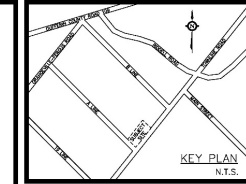
THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER, REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE ONTARIO PLANNING ACT, R.S.O. 1990, c.P.13 (AS AMENDED 2016, c.25, Sched. 4, s.8(1))

- | | |
|--------------------------|---------------------------|
| a) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) PRIVATE WELLS |
| c) SEE LAND USE SCHEDULE | i) SANDY CLAY |
| d) AS SHOWN | j) AS SHOWN |
| e) AS SHOWN | k) PRIVATE SEPTIC SYSTEMS |
| f) AS SHOWN | l) AS SHOWN |

Provision	Zoning By-law Requirements	Provided	Provided
Minimum Lot Area	1.0 Hectares	0.412 Hectares	New Exception Requested: the minimum lot area shall be 0.4 hectares
Minimum Frontage	60 m	31.9 m	New Exception Requested: the minimum frontage shall be 30 metres
Minimum Yard Requirements			
Front Yard	30 m	15 m	New Exception Requested: the minimum required front yard shall be 15 metres
Interior Side Yard	6 m	6 m	Use Existing E.R. Zoning
Exterior Side Yard	30 m	20 m	Use Existing Exception E.R.-D: the minimum exterior side yard shall be 20 metres
Rear Yard	15 m	15 m	Use Existing E.R. Zoning
Maximum Lot Coverage	10%	10%	Use Existing E.R. Zoning
All buildings and structures from the edge of a wetland	30 m	17 m	Use Existing Exception E.R.-D: the minimum setback from the wetland shall be 17 metres

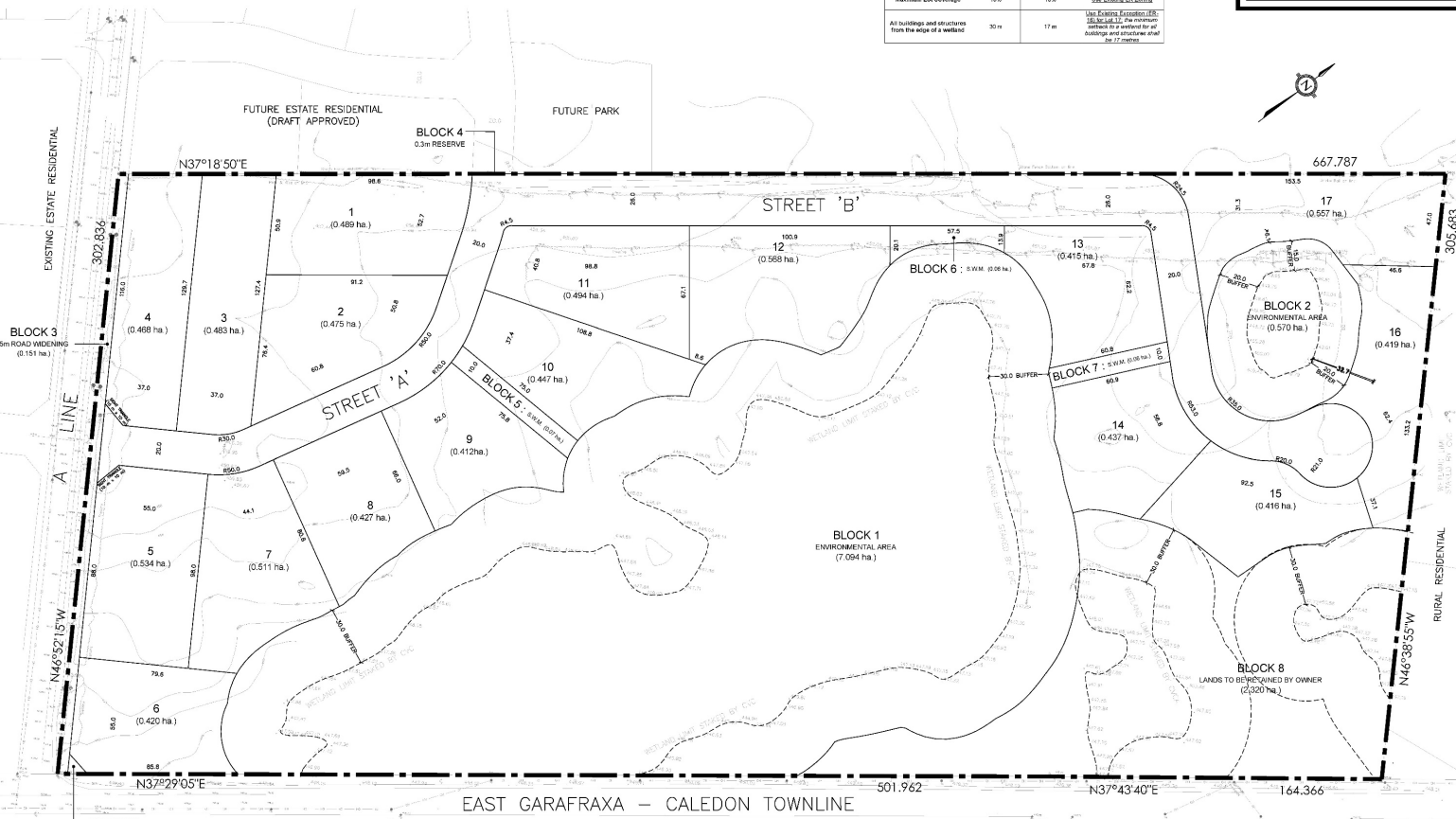


LAND USE SCHEDULE

TOTAL AREA TO BE SUBDIVIDED	201,558.0 sq.m. (100.0%)
DETACHED LOTS: LOTS 1 - 17	78,654.5 sq.m. (38.9%)
ENVIRONMENTAL AREA, BLOCKS 1 - 2	1,515.8 sq.m. (0.8%)
3RD ROAD WIDENING, BLOCK 3	0.6 sq.m. (0.0%)
0.3m RESERVE, BLOCK 4	1,995.7 sq.m. (1.0%)
S.W.M., BLOCK 5 - 7	23,186.7 sq.m. (11.5%)
LANDS TO BE RETAINED, BLOCK 8	49.8 sq.m. (0.0%)
SIGHT TRIANGLE, BLOCK 9	16,543.7 sq.m. (8.2%)

TOTAL NUMBER OF DWELLINGS:

= 17 (DETACHED HOMES)
 EXISTING OFFICIAL PLAN: 'ESTATE RESIDENTIAL', 'ENVIRONMENTAL PROTECTION'
 PROPOSED USE OF LAND: 'ESTATE RESIDENTIAL', 'ENVIRONMENTAL PROTECTION'
 EXISTING ZONING: 'RURAL', 'ENVIRONMENTAL PROTECTION'
 PROPOSED ZONING: 'ESTATE RESIDENTIAL', 'ENVIRONMENTAL PROTECTION'
 ADJACENT USE OF LAND: SEE PLAN



LEGAL DESCRIPTION

PART OF THE WEST HALF OF LOT 1
 CONCESSION "B"
 TOWNSHIP OF EAST GARAFRAX
 COUNTY OF DUFFERIN

NOTE: SURVEY INFORMATION PROVIDED BY: VAN HARTEN SURVEYING INC.
 180 RIDGEL ROAD, ORANGEVILLE, ONTARIO L9V 5S5, 519.845.4110

NO.	DATE	DESCRIPTION	BY
1	2023-02-20	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.
2	2023-02-20	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.

mainline
 planning services inc.
 PH (905) 893-0046 FAX (888) 370-9474
 P.O. BOX 319, KLEINGROVE, ONTARIO, L0J 1C0

DRAWING TITLE PLAN OF SUBDIVISION			
PROJECT PINE RIDGE ESTATES			
DEVELOPER/OWNER 2205727 ONTARIO LIMITED			
DRAWN K.A.R.	CHECKED J.P.P.	SCALE 1" = 1000'	DWG. NO. POS 1
DATE FEB-20	ISSUED J.P.P.	JOB NO.	

SURVEYOR'S CERTIFICATE

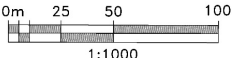
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS SHOWN ON THIS PLAN OF SUBDIVISION AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

LUKE G. WILCOX
 ONTARIO LAND SURVEYOR
 PROJ. NO. 26586-18
 JUNE 30, 2020

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MAINLINE PLANNING SERVICES INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION.
 2205727 ONTARIO LIMITED
 151 SPINNAKER WAY, UNIT 5
 VAUGHAN, ON L4K 4C3

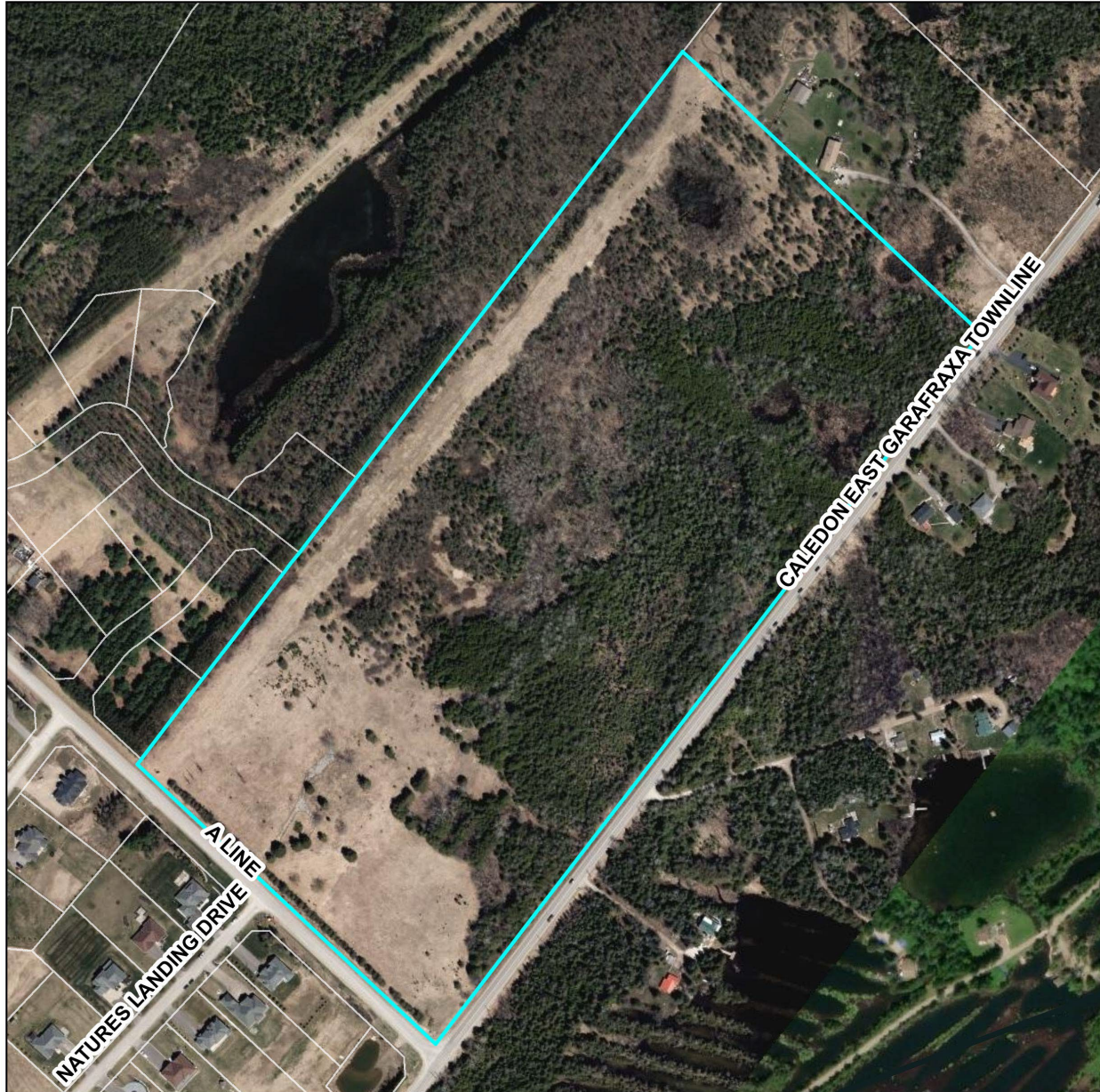
DAVID GOYO
 I HAVE THE AUTHORITY TO BIND THE CORPORATION
 JUNE 23, 2020



- LEGEND**
- HP DENOTES UTILITY POLE
 - OH DENOTES OVERHEAD UTILITY WIRES
 - X-X- DENOTES FENCE
 - DENOTES TREELINE
 - 116.14 DENOTES SPOT ELEVATION

R/A BETWEEN COVS
 4 & 5, WHS

AERIAL PHOTO




Township of
East Garafraxa



AERIAL PHOTO

Legend

 Subject Property

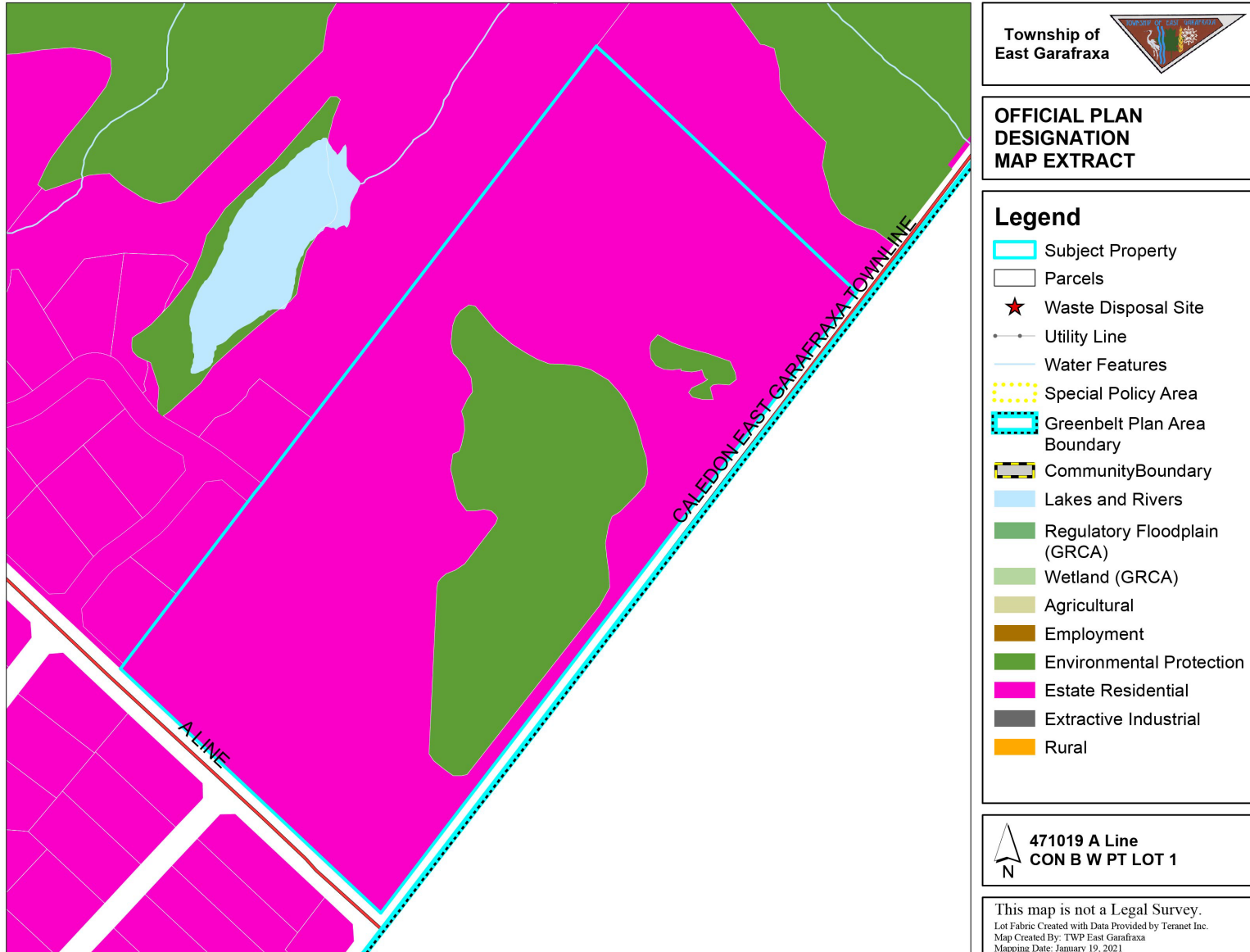


471019 A Line
CON B W PT LOT 1

This map is not a Legal Survey.
Lot Fabric Created with Data Provided by Teranet Inc.
Map Created By: TWP East Garafraxa
Mapping Date: January 19, 2021

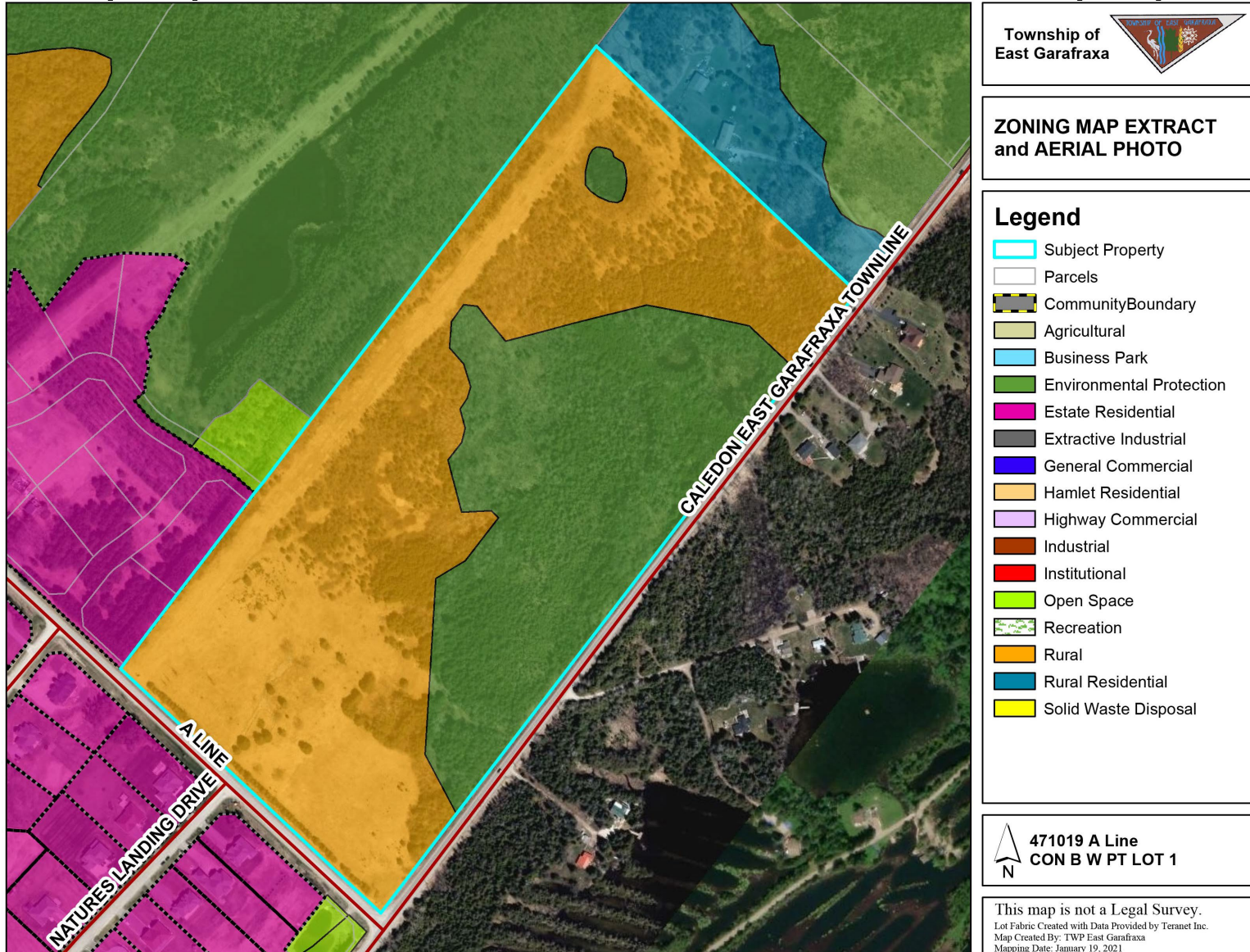
OFFICIAL PLAN DESIGNATION

Estate Residential & Environmental Protection



ZONING BY-LAW 60-2004

Rural (RU) Zone & Environmental Protection (EP) Zone



Applications S2-20 & Z11-20 Comments

In Response to June 3, 2022 Resubmission

- **Credit Valley Conservation (CVC)**
 - Concerns with regards to the development limit encroaching on the significant woodland features and Provincially Significant Wetlands (PSW) buffers on the site. Most notably, Street B and the lots/blocks at the rear of the property. Once the appropriate lands have been identified for environmental protection those blocks should be zoned Environmental Protection and placed under public ownership.
 - Submitted Environmental Impact Study (EIS) does not provide sufficient evidence that there will be no negative impacts on the PSW, significant woodlands, or Species at Risk on the site as the Draft Plan is currently proposed.
 - The Planning Justification Report has not appropriately addressed *CVC Planning and Regulation Policies, April 2010*.
 - Further revisions are required to the Stormwater Management Report, Functional Servicing Report, and Hydrogeology Report including concerns with nitrate impacts.

Applications S2-20 & Z11-20 Comments

In Response to June 3, 2022 Resubmission

- **Township Engineering Consultants – RJ Burnside & Associates Ltd.**
 - The limits of development proposed are not acceptable with concerns to impacts to the natural features/hazards on site.
 - Technical design issues including road design, grading, and access (Lot 6)
 - No Tree Preservation Plan has been provided.
 - Issues with the FSR including but not limited to underestimating required capacity based on build out of neighbouring subdivision, stormwater management on-site and increased downstream run-off, high groundwater and the impact on the proposed septic systems.
 - Concerns with regards to nitrate impact, water supply, and source water protection based on insufficient information provided in reports.
 - Comments on the proposed zoning:
 - Requested minimum lot area of 0.4ha, minimum lot frontage of 30m, and minimum exterior side yard of 20m is consistent with the neighbouring Forest Hill Estates.
 - Proposed reduced setback from wetlands of 17m is not consistent with proposed draft plan
 - Proposed 15m front yard setback is 5m less than what is required in neighbouring Forest Hill Estates.
 - Blocks 1, 2, and 8 should be zoned Environmental Protection.

Applications S2-20 & Z11-20 Comments In Response to June 3, 2022 Resubmission

- **Dufferin County – Planning Department**
 - Consult with the Township, CVC, and County GIS staff to confirm the development requirements, consideration for the natural heritage/hazards present, addressing, and CRTC mandates
- **Dufferin County – Public Works – Waste Services**
 - Please confirm the dimensions and turning radii of the turnaround.
 - From the perspective of waste collection by the County of Dufferin, the following are the general parameters that are required to be adhered to:
 - No backing up within the site by waste collection vehicles. A turn around must be in place (hammerhead, or otherwise).
 - Turning radii of 5 meters.
 - Minimum road width of 6m.
 - Access to collect on both side of the road.
 - For corner radii and turnaround dimensions, we default to that of the standards for Fire Services vehicles.
- **Dufferin County – Building Department**
 - We have no objection or comments with respect to the rezoning of the subject property

Applications S2-20 & Z11-20 Comments In Response to June 3, 2022 Resubmission

- **Dufferin-Peel Catholic District School Board (DPCDSB)**
 - The proposed plan is projected to yield 2 Junior Kindergarten to Grade 8 Students; and 1 Grade 9 to Grade 12 Students.
 - The following conditions be incorporated in to any Conditions of Approval:
 - “1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:
 - a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on the roads presently in existence or at another place designated by the Board"

Applications S2-20 & Z11-20 Comments In Response to June 3, 2022 Resubmission

- **Bell Canada**

- We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

- **Joint Accessibility Advisory Committee**

- The committee does not have any comments to provide at this time.

- **Enbridge Gas Inc.**

- No changes to the previously identified conditions for this revised application(s).

- **Hydro One**

- We have no comments or concerns at this time.

- **Angelina Yellowees – 25 Nature’s Landing Drive**

- Neighbouring resident expresses her support for the proposed plan and looking forward to its development.

Pine Ridge Estates
Draft Plan of Subdivision and Zoning By-law Amendment
Proposed Residential Subdivision
471019 A Line, Concession B, West Part Lot 1



Location



Development Context



Draft Plan of Subdivision

GENERAL NOTE

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ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE ONTARIO PLANNING ACT, R.S.O. 1990, c.P.13 (AS AMENDED 2016, c.25, Sched. 4, s.8(1))

- | | |
|--------------------------|---------------------------|
| d) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) PRIVATE WELLS |
| c) SEE LAND USE SCHEDULE | i) SANDY CLAY |
| e) AS SHOWN | j) AS SHOWN |
| f) AS SHOWN | k) PRIVATE SEPTIC SYSTEMS |
| | l) AS SHOWN |

Provision	Existing By-law Requirement	Proposed	Proposed
Minimum Lot Area	1.0 Hectare	0.412 Hectare	New Condition: Subject to the minimum lot area shall be 0.412 Hectare
Minimum Frontage	60 m	31.3 m	New Condition: Subject to the minimum lot area shall be 30 metres
Minimum Yard Requirements			New Condition: Subject to the minimum lot area shall be 15 metres
Front Yard	30 m	15 m	Use Existing 15.0 metres
Interior Side Yard	0 m	0 m	Use Existing 0.0 metres
Exterior Side Yard	6 m	30 m	Use Existing Condition 30.0 m, the minimum interior side yard shall be 20 metres
Rear Yard	15 m	15 m	Use Existing 15.0 metres
Maximum Lot Coverage	10%	10%	Use Existing 10.0 metres
All buildings and structures from the edge of a setback	30 m	17 m	Use Existing Condition 17.0 m, the minimum setback for a building shall be 17 metres



LAND USE SCHEDULE

TOTAL AREA TO BE SUBDIVIDED	201,566.0 sqm (50.000)
EXISTING LOTS - LOTS 1 - 17	79,554.5 sqm (39.582)
ENVIRONMENTAL AREA - BLOCKS 1 - 2	76,513.4 sqm (38.652)
ENVIRONMENTAL AREA - BLOCK 3	1,513.8 sqm (0.375)
ENVIRONMENTAL AREA - BLOCK 4	0.0 sqm (0.000)
ENVIRONMENTAL AREA - BLOCK 5 - 7	1,395.7 sqm (0.346)
LANDS TO BE SUBDIVIDED - BLOCK 8	23,195.7 sqm (11.592)
ENVIRONMENTAL AREA - BLOCK 9	46.8 sqm (0.012)
ENVIRONMENTAL AREA - BLOCK 10	18,643.7 sqm (4.635)

TOTAL NUMBER OF BUILDINGS = 17 (DETACHED HOMES)

EXISTING OFFICIAL PLAN	ESTATE RESIDENTIAL, ENVIRONMENTAL PROTECTION
PROPOSED USE OF LAND	ESTATE RESIDENTIAL, ENVIRONMENTAL PROTECTION
EXISTING ZONING	RURAL, ENVIRONMENTAL, ENVIRONMENTAL PROTECTION
PROPOSED ZONING	ESTATE RESIDENTIAL, ENVIRONMENTAL PROTECTION
ADJACENT USE OF LAND	SEE PLAN

LEGAL DESCRIPTION

PART OF THE WEST HALF OF LOT 1 CONVESSION "D" TOWNSHIP OF EAST GARAFRAXA COUNTY OF DUFFERIN

NOTE: THE TOWN OF DUFFERIN IS A PART OF THE TOWNSHIP OF DUFFERIN AND THE TOWNSHIP OF DUFFERIN IS A PART OF THE COUNTY OF DUFFERIN.

NO.	DATE	REVISIONS
1	JUL-20	ISSUED FOR MUNICIPAL APPROVAL
2	APR-21	ISSUED FOR MUNICIPAL APPROVAL
3	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
4	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
5	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
6	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
7	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
8	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
9	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
10	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
11	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
12	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
13	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
14	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
15	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
16	JUL-21	ISSUED FOR MUNICIPAL APPROVAL
17	JUL-21	ISSUED FOR MUNICIPAL APPROVAL

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KILBURN, ONTARIO, L0V 1C0

DRAWING TITLE

PLAN OF SUBDIVISION

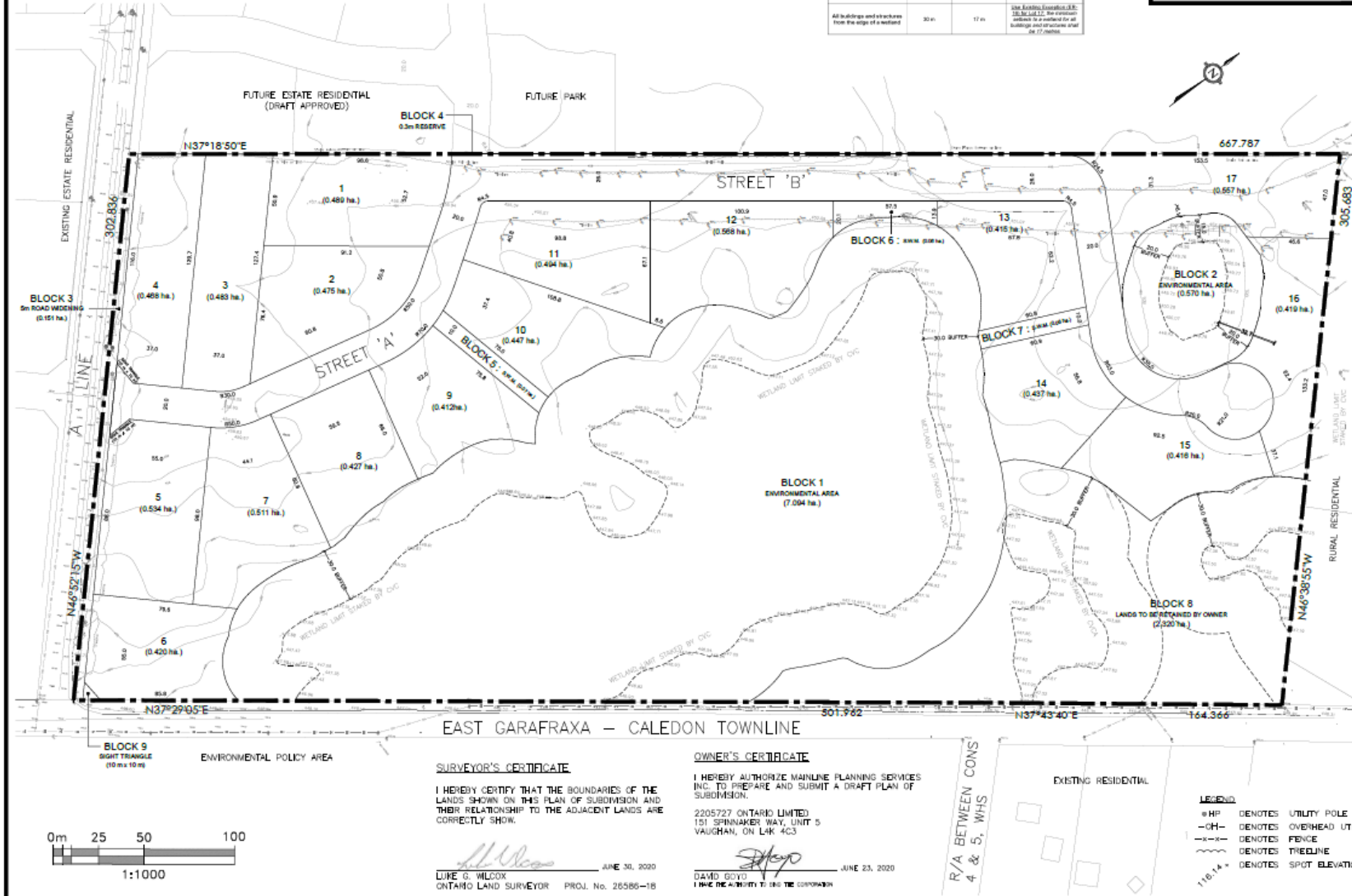
PROJECT

FINE RIDGE ESTATES

DEVELOPER/OWNER

2205727 ONTARIO LIMITED

DRAWN K.A.R.	CHECKED J.P.P.	SCALE 1" = 1000'	DATE FEB-20	ISSUED J.P.P.	DATE JUN-20	POS 1
-----------------	-------------------	---------------------	----------------	------------------	----------------	----------



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS SHOWN ON THIS PLAN OF SUBDIVISION AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

LUKE G. WILCOX
ONTARIO LAND SURVEYOR
PROJ. No. 26586-18

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MAINLINE PLANNING SERVICES INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION.

2205727 ONTARIO LIMITED
151 SPINNAKER WAY, UNIT 5
VAUGHAN, ON L4V 4G3

DAVID GOYO
I HAVE THE AUTHORITY TO SIGN THIS CERTIFICATE

LEGEND

HP	HP	UTILITY POLE
OH	OH	OVERHEAD UTILITY WIRES
XX	XX	FENCE
---	---	TREELINE
•	•	SPOT ELEVATION

Planning Merits

The planning merits of the proposal:

- ✓ Pursuant to Section 2 of the Planning Act, the proposal is in the provincial interest. Housing and sustainable services will be created, and a significant natural heritage feature will be preserved for future generations.
- ✓ Pursuant to Section 3 of the Planning Act, the proposal is:
 - consistent with the Provincial Policy Statement; and,
 - conforms to the Growth Plan or does not conflict with its objectives.
- ✓ Pursuant to Section 51 of the Planning Act, the proposal has regard for the health, safety, and welfare of present and future residents. The proposal is supported by reports and plans prepared by qualified professionals to ensure the subdivision represents good planning.
- ✓ The proposal will provide 17 “Estate Residential” homes in conformity with the Township’s approved Official Plan.

Planning Opinion

It is our considered and professional opinion that the proposal is good planning as it provides much needed housing on lots that are in character with the surrounding and abutting estate residential community.

Thank You



Questions?

June 23, 2022

Christine Gervais, MCIP, RPP
Director of Planning
Township of East Garafraxa
065371 Dufferin County Road 3, Unit 2
East Garafraxa, ON
L9W 7J8

Dear Christine Gervais:

**Re: Draft Plan of Subdivision and Zoning By-Law Amendment – Pine Ridge Estates
2205727 Ontario Limited
471019 A Line, West Part of Lot 1, Concession B
File Nos. S2-20, Z11-20
Township of East Garafraxa, County of Dufferin**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments.

The applicant proposes the development of 17 single detached units which are anticipated to yield:

- 2 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Benedict	540	478	3
Secondary School	Robert F. Hall	1227	1293	0

The Board requests that the following condition be incorporated in the Conditions of Draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:
 - a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities

and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each Education Service Area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joanne', with a large loop at the start and a trailing flourish.

Joanne Rogers
Senior Planner

Dufferin-Peel Catholic District School Board

(905) 890-0708, ext. 24299

Joanne.Rogers@dpcdsb.org



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

June 20, 2022

Susan M. Stone, AMCT, CAO/Clerk
Township of East Garafraxa
Planning Department
065371 Dufferin County Road 3, Unit 2
East Garafraxa, ON L9W 7J8

Dear Susan,

Re: Draft Plan of Subdivision, Zoning By-law Amendment - Resubmission
2205727 Ontario Limited
471010 A Line
Township of East Garafraxa
File No.: S2-2-, Z11-20

Enbridge Gas Inc. has no changes to the previously identified conditions for this revised application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur'.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Jessica Kennedy

Subject: FW: East Garafraxa - 471019 A Line - S2-20

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Sent: Monday, June 27, 2022 9:58 AM

To: Jessica Kennedy <jkennedy@eastgarafraxa.ca>; Susan Stone <sstone@eastgarafraxa.ca>

Subject: East Garafraxa - 471019 A Line - S2-20

Hello,

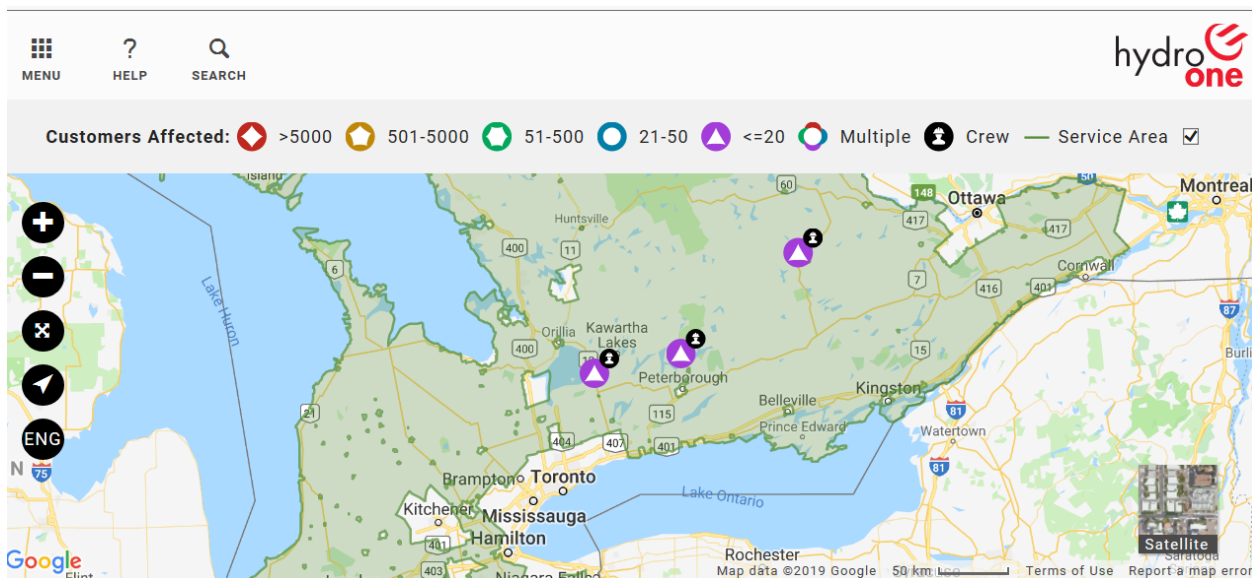
We are in receipt of your Draft Plan of Subdivision Application, S2-20 dated June 13, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Kitty Luk

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road

Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com

From: Jessica Kennedy <jkennedy@eastgarafraxa.ca>

Sent: Monday, June 13, 2022 5:46 PM

To: planner@dufferincountry.ca; luconsents@mpac.ca; MOB.Permits@rci.rogers.com; circulations@wsp.com; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Enbridge Gas Distribution (municipalplanning@enbridge.com) <municipalplanning@enbridge.com>; Stephanie.Cox@dpcdsb.org; Joanne Rogers (joanne.rogers@dpcdsb.org) <joanne.rogers@dpcdsb.org>; Conseil Scolaire Catholique <planification@cscmonavenir.ca>; planification@csviamonde.ca; Grant, Kay (MMAH) <Kay.Grant@ontario.ca>; Consultations <consultations@metisnation.org>; markhill@sixnations.ca; hdi2@bellnet.ca; info@hdi.land; clerksdept@orangeville.ca; Carey Herd <Carey.Herd@caledon.ca>; regional.clerk@peelregion.ca; Li, Annie <Annie.Li@cvc.ca>; Ciasnocha, Heather <Heather.Ciasnocha@cvc.ca>

Cc: Susan Stone <sstone@eastgarafraxa.ca>; Michele Hill <mhill@eastgarafraxa.ca>; David Knight <dknight@eastgarafraxa.ca>; Liz Howson <howson@mshplan.ca>; kitchen@mshplan.ca; Carley Dixon <Carley.Dixon@rjburnside.com>; Gord Feniak <gord.feniak@rjburnside.com>; Dwight Smikle <Dwight.Smikle@rjburnside.com>

Subject: Pine Ridge Estates Resubmission (June 3, 2022) - Request for Comments

You don't often get email from jkennedy@eastgarafraxa.ca. [Learn why this is important](#)

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Good Afternoon,

Please see attached request for comments letter with respect to the resubmission for the Pine Ridge Estates Draft Plan of Subdivision and Zoning By-Law Amendment applications. As noted in the letter we are requesting comments back by Wednesday, July 13, 2022, should you require additional time for your review please contact Susan Stone sstone@eastgarafraxa.ca.

Below is the Dropbox link and password to access the documents. Please note that the link will expire on July 13, 2022.

<https://www.dropbox.com/scl/fo/kmio0lzeqos8he9xyhly2/h?dl=0&rlkey=zpvq4pg1f9c8plc4kt0kmriqb>

Password: PINEJune2022

Sincerely,

Jessica Kennedy, Deputy Clerk

Township of East Garafraxa

065371 Dufferin County Road 3, Unit 2 | East Garafraxa | ON | L9W 7J8

Tel: 226-259-9400 ext. 204 | Toll Free: 877-868-5967 | Fax: 1-226-212-9812

jkennedy@eastgarafraxa.ca | www.eastgarafraxa.ca



Are you registered to vote in the 2022 Ontario Municipal and School Board Elections in October? To make sure you are on the list, and that all your information is accurate, visit www.voterlookup.ca.

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County of Dufferin

W. & M. Edelbrock Centre, 30 Centre Street,
Orangeville, ON L9W 2X1
519.941.2816

Date: July 11, 2022

To:

From: Planning Department-Development and Tourism

Re: 471019 A Line, East Garafraxa - Pine Ridge Estates Resubmission
Draft Plan of Subdivision and Zoning By-Law Amendment applications

This letter serves to confirm that the Planning Department has commenced a preliminary review of the above noted application against the Dufferin County Official Plan concerning Source Water Protection, Natural Heritage Features, and Agricultural.

Comments & Recommendations:

In reviewing the comments responses letter dated June 2nd 2022 we are providing the following comments and Recommendations:

- The applicant consults with the Township to confirm the development requirements;
- The applicant consults with the Township to ensure appropriate mitigation measures be implemented due to the presence of hazardous forest types for wild land fire;
- The applicant consults with the CVC for development requirements within their Regulatory Limit; and,
- The applicant consults with the County GIS staff for development requirements in regards to NG 911 addressing guidelines for public safety and CRTC mandates.

Please be advised that the Planning Department has no other comments at this point.

Should have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Regards,

Silva Yousif
Senior Planner
Phone: 519-941-2816 Ext. 2509
syousif@dufferincounty.ca

Diksha Marwaha
Planning Coordinator
Phone: 519-939-3453 Ext. 2516
dmawaha@dufferincounty.ca



Jessica Kennedy

Subject: FW: Pine Ridge Estates Resubmission (June 3, 2022) - Request for Comments

From: Lindsay Raftis <lraftis@orangeville.ca>

Sent: Tuesday, July 12, 2022 1:31 PM

To: Jessica Kennedy <jkennedy@eastgarafraxa.ca>

Subject: RE: Pine Ridge Estates Resubmission (June 3, 2022) - Request for Comments

Good afternoon Jessica,

The Joint Accessibility Advisory Committee met today for their special meeting and the Pine Ridge Estates Draft Plan of Subdivision and Zoning By-Law Amendment applications were on the agenda. The committee did not have any comments to provide at this time, but did receive the applications. If you have any questions. Please let me know.

Thank you,

Lindsay Raftis | Co-ordinator, Records (Police) | Corporate Services

Town of Orangeville | 87 Broadway | Orangeville, ON L9W 1K1

519-941-0440 Ext. 2215 | Toll Free 1-866-941-0440 Ext. 2215

lraftis@orangeville.ca | www.orangeville.ca



Election Day is October 24, 2022

Visit elections.orangeville.ca to learn more.

From: Jessica Kennedy <jkennedy@eastgarafraxa.ca>

Sent: Thursday, June 16, 2022 4:09 PM

To: planner@dufferincounty.ca; lpuconsents@mpac.ca; MOB.Permits@rci.rogers.com; circulations@wsp.com; LandUsePlanning@HydroOne.com; Enbridge Gas Distribution (municipalplanning@enbridge.com)

<municipalplanning@enbridge.com>; Stephanie.Cox@dpcdsb.org; Joanne Rogers (joanne.rogers@dpcdsb.org)

<joanne.rogers@dpcdsb.org>; Conseil Scolaire Catholique <planification@cscmonavenir.ca>;

planification@cscviamonde.ca; Grant, Kay (MMAH) <Kay.Grant@ontario.ca>; Consultations

<consultations@metisnation.org>; markhill@sixnations.ca; hdi2@bellnet.ca; info@hdi.land; ClerksDept

<clerksdept@orangeville.ca>; Carey Herd <Carey.Herd@caledon.ca>; regional.clerk@peelregion.ca; Li, Annie

<Annie.Li@cvc.ca>; Ciasnocha, Heather <Heather.Ciasnocha@cvc.ca>

Cc: Susan Stone <sstone@eastgarafraxa.ca>; Michele Hill <mhill@eastgarafraxa.ca>; David Knight

<dknight@eastgarafraxa.ca>; Liz Howson <howson@mshplan.ca>; kitchen@mshplan.ca; Carley Dixon

<Carley.Dixon@rjburnside.com>; Gord Feniak <gord.feniak@rjburnside.com>; Dwight Smikle

<Dwight.Smikle@rjburnside.com>

Subject: RE: Pine Ridge Estates Resubmission (June 3, 2022) - Request for Comments

Good Afternoon,

Further to my email below please see attached revised request for comments letter that includes reference to an additional report (Hydrogeological Investigation Report – MTE Consultants dated June 2, 2022) that was received in support of the resubmission.

Please note the Dropbox link below now includes the Hydrogeological Investigation Report – MTE Consultants dated June 2, 2022.

Sincerely,

Jessica Kennedy, Deputy Clerk

Township of East Garafraxa

065371 Dufferin County Road 3, Unit 2 | East Garafraxa | ON | L9W 7J8

Tel: 226-259-9400 ext. 204 | Toll Free: 877-868-5967 | Fax: 1-226-212-9812

jkennedy@eastgarafraxa.ca | www.eastgarafraxa.ca



Are you registered to vote in the 2022 Ontario Municipal and School Board Elections in October? To make sure you are on the list, and that all your information is accurate, visit www.voterlookup.ca.

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From: Jessica Kennedy

Sent: Monday, June 13, 2022 5:46 PM

To: planner@dufferincounty.ca; lpconsents@mpac.ca; MOB.Permits@rci.rogers.com; circulations@wsp.com; LandUsePlanning@HydroOne.com; Enbridge Gas Distribution (municipalplanning@enbridge.com) <municipalplanning@enbridge.com>; Stephanie.Cox@dpcdsb.org; Joanne Rogers (joanne.rogers@dpcdsb.org) <joanne.rogers@dpcdsb.org>; Conseil Scolaire Catholique <planification@cscmonavenir.ca>; planification@csviamonde.ca; Grant, Kay (MMAH) <Kay.Grant@ontario.ca>; Consultations <consultations@metisnation.org>; markhill@sixnations.ca; hdi2@bellnet.ca; info@hdi.land; clerksdept@orangeville.ca; Carey Herd <Carey.Herd@caledon.ca>; regional.clerk@peelregion.ca; Li, Annie <Annie.Li@cvc.ca>; Ciasnocha, Heather <Heather.Ciasnocha@cvc.ca>

Cc: Susan Stone <sstone@eastgarafraxa.ca>; Michele Hill <mhill@eastgarafraxa.ca>; David Knight <dknight@eastgarafraxa.ca>; Liz Howson <howson@mshplan.ca>; kitchen@mshplan.ca; Carley Dixon <Carley.Dixon@rjburnside.com>; Gord Feniak <gord.feniak@rjburnside.com>; Dwight Smikle <Dwight.Smikle@rjburnside.com>

Subject: Pine Ridge Estates Resubmission (June 3, 2022) - Request for Comments

Good Afternoon,

Please see attached request for comments letter with respect to the resubmission for the Pine Ridge Estates Draft Plan of Subdivision and Zoning By-Law Amendment applications. As noted in the letter we are requesting comments back by Wednesday, July 13, 2022, should you require additional time for your review please contact Susan Stone sstone@eastgarafraxa.ca.

Below is the Dropbox link and password to access the documents. Please note that the link will expire on July 13, 2022.

<https://www.dropbox.com/scl/fo/kmio0lzeqos8he9xyhly2/h?dl=0&rlkey=zpvq4pg1f9c8plc4kt0kmriqb>

Password: PINEJune2022

Sincerely,

Jessica Kennedy, Deputy Clerk

Township of East Garafraxa

065371 Dufferin County Road 3, Unit 2 | East Garafraxa | ON | L9W 7J8
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Jessica Kennedy

Subject: FW: Draft Plan of Subdivision (S2-20) and ZBLA (Z11-20); 471019 A Line, East Garafraxa

From: circulations@wsp.com <circulations@wsp.com>

Sent: Tuesday, June 28, 2022 3:43 PM

To: Susan Stone <ssone@eastgarafraxa.ca>

Subject: Draft Plan of Subdivision (S2-20) and ZBLA (Z11-20); 471019 A Line, East Garafraxa

2022-06-28

Susan Stone

East Garafraxa

, ,

Attention: Susan Stone

Re: Draft Plan of Subdivision (S2-20) and ZBLA (Z11-20); 471019 A Line, East Garafraxa; Your File No. S2-20,Z11-20

Our File No. 93787

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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**Credit Valley
Conservation**
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VIA EMAIL

September 15, 2022

Township of East Garafraxa
065371 Dufferin County Road 3 – Unit 2
East Garafraxa, ON L9W 7J8

Attention: Susan M. Stone, CAO/Clerk

**Re: Township File No. S2-20 & Z11-20
CVC File No. T 20/002 & OZ 20/011 – 2nd Submission Comments
2205727 Ontario Limited
471019 A Line
Part of Lot 1, Concession B
Township of East Garafraxa**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the *Planning Act* – providing comments based on CVC's Board approved policies;
2. Planning Advisory Services – providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

The following documents, reports and drawings were reviewed as part of this submission:

- Comment Response Letter – Mainline Planning Services Inc. dated June 2, 2022
- Environmental Impact Study – Dillon Consulting dated May 2022
- Functional Servicing and Preliminary Stormwater Management Report – C.F. Crozier & Associates Inc. dated March 2022
- Proposed Pine Ridge Estates Hydrogeological Investigation Report prepared by METC Consultants dated June 2, 2022
- Draft Plan of Subdivision – Mainline Planning Services Inc. – Reissue date April 2022
- Draft Zoning By-Law Amendment

SITE CHARACTERISTICS:

The subject property is within a CVC Regulated Area as it contains the Provincially Significant Caledon Lake Wetland Complex. The subject property also contains an Environmentally Significant Area (ESA).

Credit River Watershed Natural Heritage System

In addition, a portion of the subject property is located within the Credit River Watershed Natural Heritage System (CRWNHS). The CRWNHS consists of High Functioning and Supporting terrestrial and aquatic natural heritage features, buffers, and complementary natural heritage areas (Centres for Biodiversity). Based on a watershed scale, the CRWNHS is intended to support Provincial, Regional and Local municipal natural heritage systems as identified in their respective Strategies or Plans. As a watershed based management agency and landowner CVC intends to implement the CRWNHS by using it as a strategic program guidance tool; to inform further development of CVC projects and policies, to assist CVC staff in providing technical advice to landowners and stakeholders at a watershed scale; and to promote a more consistent approach to natural system planning across CVC's jurisdiction. For more detailed information or questions please contact the undersigned to discuss further.

Source Water Protection:

The subject property is entirely located within WHPA-Q1 and Q2 of the CTC Source Protection Plan. The north eastern portion of the property is located within an Issue Contributing Area (ICA) and WHPA-C, and WHPA-D.

ONTARIO REGULATION 160/06:

This property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).

COMMENTS:

Further to the CVC comments provided dated December 13, 2020, CVC staff have reviewed the 2nd submission documents, (above noted documents) for the proposed applications for Draft Plan of Subdivision and Zoning By-Law Amendment to permit a residential subdivision consisting of 17 single-detached dwelling lots serviced by private well and septic system, 2 environmental area blocks, 3 stormwater management blocks, and 1 block proposed to be retained by the owner.

The Township had previously provided confirmation that the above noted applications for the subject lands would not need to conform to the *Greenbelt Plan, 2017*. However, it is noted that policies of the *Greenbelt Plan* should be considered as appropriate. As such, the provided CVC comments continue to be in keeping with this confirmation.

The following comments are provided to be addressed by the proponent.

General

1. Further to a number of pre-consultation guidance meetings and direction prior to the formal application, the 1st submission CVC comments and subsequent meetings (including a site visit to the site on April 20th, 2021 with CVC staff and the

proponent's consultants to confirm the limit of the significant dripline; and a meeting on January 12th 2022 with Township staff/reviewers and the proponent) CVC staff continue to have concerns with the proposed limit of development.

As previously noted, the proposed limit of development encroaches within the significant woodland feature and does not provide sufficient minimum buffer to the Provincially Significant Wetland (PSW). CVC staff continues to advise that the proposed "Street B" and associated lots with this street (i.e., Lots 12-17, Block 6 & 7) are not appropriate given the substantial encroachment into the above noted features and their buffers. CVC staff had previously provided direction that the proposed lot area along "Street A" (i.e., Lots 1-11 area) may be viable subject to some adjustments of the lot line boundaries and provided appropriate mitigation and offsetting is provided for the encroachment into the significant woodland in that area. This would have to be reviewed in further detail and to the satisfaction of the Township and CVC. However, the additional encroachments into the significant woodland and PSW buffer associated with Street B is not acceptable. As such, efforts to establish an acceptable limit of development should be directed to the Lots 1-11 and Street A area. The proposed draft plan in its current form does not demonstrate no negative impact.

2. Please provide the following clarification in the Environmental Impact Study – Figure 7 (which overlays the proposed development above the environmental features):
 - a. Please confirm whether the limit of the Provincially Significant Wetland was confirmed by Provincial staff and label the figures with the date this was confirmed.
 - b. This figure does not show the limit of the significant woodland confirmed by CVC staff staked in April 2021). Please include the limit of the CVC staked woodland and associated 10 m buffer as it differs from the limit of the significant woodland determined by Dillon.
 - c. The associated 10 m buffer to the limit of the significant woodland determined by Dillon is not provided at all locations on the figure (i.e. in Lots 12, Block 6, and Lot 13). Please update the figure to include the buffer to the limit of significant woodland determined by Dillon.
3. This application has not been submitted with the required CVC review fee. As the CVC fee is based on the net developable area and the current development concept does not reflect an appropriate developable area, the fee amount will be requested under separate cover for this application.
4. It is our understanding based on the response matrix that the Planning Justification report has not been updated and does not contain any reference to the subject lot being located within the *CVC Regulated Area nor the CVC Planning and Regulation Policies, April 2010*.
5. It should be noted that once the environmental appropriate block(s) have been established for in accordance with the direction from Comment 1, it should be placed in an appropriate environmental protection zoning category. The block(s) should also be placed under public ownership to (i.e. Township or CVC).

- a. Block 8 is shown to be lands to be retained by owner. As this block includes PSWs and is located entirely within the Significant Woodland, the block should be zoned in an environmental protection zone and placed under public ownership. This Block should be merged with other environmental blocks to be placed under public ownership.
6. Please include a draft Zoning by-law schedule in addition to the proposed zoning by-law text. Further to Comment 1, a reduction of setback to the PSW to 17m contained in the current draft text is not appropriate. The limit of development is to be revised per Comment 1 and the draft zoning by-law text and schedule revised to reflect an appropriate limit of development.
7. Hydrogeology: It is noted that an overall site water balance and feature based water balance has been added to the hydrogeology report. The analyses has been completed in an appropriate manner, by applying the relevant guidance material. However, there is outstanding monitoring data which would need to be incorporated (see detailed hydrogeology comments below). In addition, there are outstanding comments and concerns related to the proposed limit of development. As such, it is anticipated that the feature based, and overall site water balance will need to be updated based on the revised limits of development and to include outstanding monitoring information. Furthermore, the water balance in the post-development with mitigation scenario has not been included in the assessment and should be included in the next submission (prior to detailed design).

Ecology

CVC Regulated Wetlands

8. The Draft Plan should be updated to ensure maintenance of hydrologic and ecologic function within and among the Provincially Significant units (PSW) and their associated upland habitat. It is unclear based on the provided reports how water balance for the wetlands will be achieved.
9. The data collected from the conducted studies would not appear to be sufficient to support the conclusions drawn in the Environmental Impact Study (EIS) regarding no impacts to the hydrologic or ecological function of the wetland. The proposal in its current form would appear to represent a high risk scenario for the wetlands on site in terms of water balance. The Draft Plan should be updated and the scenario re-assessed using the Wetland Water Balance Risk Assessment.
 - a. Note the intent of the use of the guideline is to ensure the development will result in a low risk to the hydrologic function of the wetlands. High risk scoring will require mitigation solutions that are feasible on the site.
10. The subject property contains natural heritage features that are ecologically connected through the site and are contiguous and provide linkages among and between adjacent parcels as is evident from the EIS. The proposed Draft Plan will result in a loss of landscape connectivity within and among the site. Please revise the Draft Plan to demonstrate that there will be no development within the NHS and its associated buffers (which do not appear to be accurately depicted on the site plan – see below comments).

11. These wetlands are functioning as provincially significant and contain high quality breeding habitat for sensitive species such as Spring Peeper, of which a full chorus was observed. The proposed Draft plan represents fragmentation of wetlands communities as well as their associated upland habitat. Please update the Draft Plan with appropriate limits of and buffers to all PSW units including wetland 4.
12. Per the EIS section 7.1 development is proposed within a red osier thicket swamp. Please confirm that this community has been incorporated within the greater PSW complex following OWES protocols (e.g. within 750 m) and provided an appropriate buffer. The limits of wetland 4 may also need to be verified. Lot creation within wetlands or their buffers, or the creation of lots that contain portions of wetlands, is not supported given the concept and data provided.
13. A more ecologically appropriate design should ensure landscape connectivity within the site and within the greater landscape. The recommended mitigation (e.g. eco passage) does not appear to appropriately address the proposed fragmentation. The proposed Draft Plan will result in significant barriers to species dispersal between and among adjacent wetland and upland habitat which are used for all aspects of the species life history.
 - a. The EIS Table C indicates that SWM for woodland breeding habitat has potential to exist on site but that thresholds were not reached. The observations of a full chorus of Spring Peeper indicate the habitat should be considered candidate in the absence of appropriate studies to demonstrate otherwise (as stated previously the studies conducted cannot provide the data required to exclude this type of SWH). As such, amphibian movement corridors must be also considered and retained.

Woodlands

14. It is noted that development is proposed within the significant woodland which is not ecologically appropriate and does not demonstrate attempts at policy conformance. The EIS describes these areas as declining Scots Pine plantation, but it is evident that there are areas of encroachment into on plantation communities (i.e. wetland communities, mature FOC and FOD), and their protective buffers. These communities are not only significant woodland but are at minimum candidate Significant Wildlife Habitat (SWH); the demonstration of no negative impact is required to inform the Limit of Development.
15. The EIS recommends a significant woodland delineation based on forestry merit and does not include recommendations for management to enhance the feature rather than removal. The EIS indicates that the woodlands (specifically the Scots Pine communities) are worthy of restoration, so it remains unclear why significant portions of the woodlands are being encompassed by the proposed lot framework, including areas of encroachment into mature FOC and FOD communities included in the significant woodland. As there is no mechanism to retain the significant woodland once the lots are created the justification provided for the encroachment is not satisfactory.
16. The Draft Plan should ensure a contiguous natural heritage system (i.e. single block) that will be transferred into public ownership.

Significant Wildlife Habitat

17. The data collected from the conducted studies are not sufficient to support the conclusions drawn in the EIS regarding Significant Wildlife Habitat (SWH). Several categories are mentioned as possibly candidate in the EIS but were not thoroughly discussed. SWH cannot be determined as absent given the data collected and should be considered candidate based on habitat criteria and species observed. The proposed Draft Plan does not demonstrate the use of the mitigation hierarchy to achieve no negative impact on SWH. The Draft Plan should be updated to demonstrate how ecological function has been maintained and policy conformance met.

Greenbelt

18. The EIS references the Planning Justification Report to address concern regarding Greenbelt Policy conformance. The Planning Justification Report notes that the EIS concludes the Draft Plan adheres to Greenbelt Policy, which it does not. The reports are not consistent and should be updated to accurately reflect the conclusions that can be drawn and development being proposed. The Draft Plan is to consider the Greenbelt Plan as appropriate; attempts at avoidance of what qualifies as Greenbelt Natural Heritage System should be demonstrated.

Species at Risk

19. The EIS indicates the subject property contain habitat suitable for Species at Risk (e.g. Little Brown Myotis). Given the level of information already obtained including snag density, habitat type, acoustic data and estimated removals, it would be prudent and appropriate to contact the current review agency, Ministry of Environment Conservation and Parks (sarontario@ontario.ca), to discuss the proposed Draft Plan and potential permitting required under the *Endangered Species Act* for Species at Risk that have potential to be on site.

Restoration

20. The EIS indicates the site would benefit from restoration and recommends restoration of retained cultural woodland. The EIS should use existing conditions data to develop high level restoration targets (communities, species, densities) for the subject lands. Note that it is standard practice that the buffers are enhanced through restoration plantings as well, in addition to any plantings required for any approved compensation. See Appendix – Detailed Design comments for additional considerations in this regard to be addressed at detailed design.

- a. Upon the approval of the Limit of Development, a Tree Inventory and Protection Plan should be developed to inform grading plans.

Engineering

General

21. The Plan of Subdivision showing topographic information is to be stamped and signed by an OLS. The OLS signature only covers the property boundary, and not the topography data, according to the text.

22. Functional Servicing Report (FSR) water balance to retain the first 5 mm: The criteria has been updated and a feature-based water balance has been applied. Please provide further discussion justifying the relocation of infiltration from the Wetland 3 catchment to the Wetland 4 catchment, and demonstrate whether this adjustment will have impacts on the wetland features.

Stormwater Management (SWM)

23. Runoff Coefficients: The runoff coefficient of 0.25 for woodland, meadow and lawn were over-estimated based on the described conditions. Please revise and/or provide justification for the selected values.
24. Peak Flows: Table 3 and Figure 4 both indicate that drainage area 201A is 10.75 ha, whereas the modelling outputs show that drainage area 201A (model 1D 004) is 6.57 ha.
25. Please confirm whether the grassed ditches are different features than the bioswales. If so, where are the features proposed.
26. Bioswales: It is unclear from the calculations and the text whether the external areas were included in the total drainage area to the LID in addition to the areas within catchments 201 and 204. Please clarify.
27. Bioswales: Due to the large role that the bioswales have in the overall SWM strategy, it needs to be demonstrated that the bioswales will not pose a threat to private groundwater wells prior to the detailed design stage.
28. Infiltration rate: The hydrogeology report still does not include a factor of safety applied to the infiltration rates. A factor of safety was not applied within the FSR with a value of 21.3 mm/hr still being utilized.
29. In Appendix B of the FSR, many of the Hydrologic Parameter Sheets indicate that they are for pre-development conditions rather than post-development conditions, despite land use changes being present within the catchments. Please clarify.
30. Table 3 in the FSR indicates a catchment of 201E, whereas Figure 4 does not show catchment of 201E. Based on the drainage areas, Figure 4 shows 201E included in 201D. Please update the figure to match the updated catchments.
31. It appears that the quantity control SWM criteria is not being met. Cumulatively across the site, the peak flow rates increase from 17% during the 100-year event to 45% during the 2-year event. Additionally, pre-development catchment areas should be updated to include the change from the Forest Hill Estate subdivision, as that represents the current existing condition. This will allow for a fair comparison between the pre- and post-development peak flows. Finally, discussion should be provided regarding the decrease in peak flow during the regional event despite an increase in impervious area, as this result was not expected.
32. A 2 m increase in water level within Wetland 4 during regional flow is noted, with the wetland being surrounded by proposed development (roads and/or residential

buildings). To avoid risk to the proposed residential lots, please provide an overflow outlet for Wetland 4.

Hydrogeology

33. Additional monitoring data has been presented to October 2021. However, the data applies to the previous array of monitors – none of which are actually sited within the Provincially Significant Wetland (PSW). Without the installation of nested monitors in the PSW, it would be difficult to ascertain the definitive relationship between the surface water and groundwater, as well as seasonal and annual hydraulic gradients pertaining to PSW. In respect to this, there is little baseline information on which to reliably assess or interpret the impacts of pump-testing on the PSW. As such, the previous comment related to the continual monitoring of groundwater elevation to assess seasonal changes – required for evaluation of surface water – groundwater elevations especially in the vicinity of the PSW, review of clearance for potential mitigation measures and septic systems remain unaddressed.
34. The monitoring network described (Section 5.2.1, Pumping Test) appears to be identical to that reflected in the first draft of the report (Section 5.3.1) per the identification of monitoring wells (MW 101-19, MV 103-19, MW 106-19, MW 108A-19). The mapping (Figure 3) shows an additional monitor (MW 08B-19), but none of these monitors are located within the PSW itself (see comment above). The vast majority of the conclusions related to groundwater flow/interaction pertaining to the PSW are based on interpolated data from monitoring wells located between the pumped wells and the PSW, or from wells in other locations around the PSW.
35. The review of potential impacts to municipal wells will be deferred to the Township.
36. We are not in agreement with the approach/response that “If the shallow groundwater levels are maintained, the wetland connections will be maintained – pumping of deep aquifer showed no response in the shallow groundwater system.” There is little baseline information in the PSW/immediate vicinity of the proposed development, on which to assess the impacts of pump-testing on overburden associated directly within the PSW. The current array of monitors are all outside of the PSW, and without the installation of nested monitors within the PSW itself, it would be difficult to reliably assess the nature of the relationship between surface water and groundwater, or seasonal and annual hydraulic gradients pertaining to the PSW.

Water Quality Engineering – Septic Systems

37. The Functional Servicing Report and Hydrogeological Investigation report was reviewed for Nitrate-N impact assessment. There would appear to be some inconsistencies and some deficiencies pertaining to Nitrate-N impact assessment. Please update the above noted reports based on the following comments below. Please also refer to the attached CVC Nitrate Guideline.
- a. Section 5.1.3: Sewage Effluent Flow (SEF) considered is 1,00 L/yr/Lot; however, SEF estimated in FSR (Section 6.1) is 3,000 L/yr/Lot. Please use the accurate value in Nitrate-N impact assessment.

- b. Section 5.1.4 says: “Under this condition, additional tertiary treatment would then be required to meet the surface water Standard from 20 mg/L to 10 mg/L in the treated wastewater effluent.” However, the report does not reveal what type of additional treatment will be given to the effluent to get 10 mg/L Nitrate-N concentration.
- c. Area for infiltration is not the total developable area, however, pervious area downstream of the tile bed only (MOE Design Guidelines for Sewage Works, Chapter 22). Please re-calculate Nitrate-N concentrations using accurate infiltration area.

CONCLUSION:

A CVC permit would be required for the development as proposed upon approval of the zoning and subdivision draft plan approval. However, presently, there remain fundamental concerns with the proposed limit of development to the natural heritage features which must be revised and resolved to establish an appropriate limit of development.

We trust that these comments are sufficient. Please circulate CVC on any future correspondence for this file. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 380) should you have any future questions or concerns.

Sincerely,



Annie Li
Planner, Planning & Development Services

cc: Township of East Garafraxa – Jessica Kennedy, Michele Hill, Shannon Peart
R.J. Burnside & Associates – Carely Dixon
MECP – sarontario@ontario.ca
McAllister Aurora (MECP) – Aurora.McAllister@ontario.ca

Attachment – Nitrate-Nitrogen Impact Assessment Guideline for Development Applications in the Credit Valley Watershed, March 2022

Attachment – Appendix Detailed Design (enclosed)

APPENDIX – DETAILED DESIGN

Please see below some preliminary CVC comments provided for guidance for the detailed design stage upon draft plan approval (once the limit of development has been established and overall feasibility has been demonstrated satisfactorily). Please note that this is not a comprehensive list and further comments would be provided during the detailed design review stage.

1. Engineering: The geotechnical report noted the potential for sump pumping from basements to connect to the storm system at areas of high groundwater. Based on the proponent's response, it is noted that at detailed design sump pump mitigation features will be explored. This is acceptable and will be noted as a condition of draft plan approval to be deferred to detailed design.
2. Engineering: There would appear to be significant grading associated with the proposed subdivision which may impact the hydraulic conductivity of the existing soils. At detailed design, it is to be confirmed that the hydraulic conductivity of the soils for the proposed LID measures is sufficient.
3. Engineering: The proposed roadside swales concentrate flows to the receiving wetlands. While flow rates entering the wetland may be reduced due to infiltration, the flow is still concentrated due to the channelization caused by the grassed swales. At detailed design, additional erosion and energy dissipation controls (i.e. stone core wetland or level spreader) to address this issue would be required.
4. Engineering: A general dewatering detail is required as part of the Erosion and Sediment Control (ESC) Plan.
5. Engineering: Please note that an operations and maintenance manual (OMM) will be required as part of the proposed bioswale facilities being proposed within the development.
6. Engineering: the provision for 1 m separation between the seasonally high groundwater elevation and the bottoms of the LID measures is to be confirmed and shown on plan-profile drawings. Sufficient detail will need to be shown on the plans to demonstrate 1 m of separation from the seasonally high groundwater level.
7. Engineering: Detailed drawdown calculations at each of the bioswales locations is required at this stage to demonstrate 24-48 hr drawdown.
8. Engineering: A staged ESC Plan is required outlining the various ESC measures to be used at each stage, and detailing how the bioswale areas will be protected during construction. Refer to the Erosion and Sediment Control Guide for Urban Construction for more information: https://cvc.ca/wp-content/uploads/2020/03/rpt_ESCGuideforUrbanConstruction_f_2019.pdf
9. Engineering: CVC have developed a series of standard ESC notes. Please incorporate the appropriate notes within the ESC plan. Please refer to the following link for CVC's standard ESC noted: <https://cvc.ca/wp-content/uploads/2017/12/Standard-Notes-for-Drawings-Submitted-for-CVC-Review.pdf>

10. Ecology – Restoration and Mitigation:

- a. The restoration plan should be developed using quantities recommended in the CVC Offsetting Guideline (https://cvc.ca/wp-content/uploads/2021/06/rpt_CVCEcoOffset_FINAL_20200313.pdf) and species selected from the CVC Plant Selection Guideline (<https://cvc.ca/wp-content/uploads/2021/06/Plant-Selection-Guideline-FINAL-APRIL-24th-2018.pdf>)

11. Ecology: The subject lands proposed development is located within close proximity to confirmed breeding bird habitat. Please consider incorporating bird-friendly glass/design elements within the construction of the new dwellings. Window collisions are the second-highest cause of bird deaths globally with 90% of these collisions occurring with windows in homes. Bird-friendly design aims to reduce bird collisions mortalities caused by reflective glazing by making glazed areas visually distinct to birds and by reducing images of trees or sky reflected in glass through shading/muting reflections. The most critical zone for bird collisions is a minimum of the first 16 m above grade or to the height of the surrounding mature tree canopy. Please refer to the following link from the City of Toronto's Green Development Standards for further direction: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-version-3/low-rise-residential-version-3/ecology-for-low-rise-residential-development/> and this link: <https://safewings.ca/strategies/best-practices/>



**Credit Valley
Conservation**
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Nitrate-Nitrogen Impact Assessment Guideline for Development Applications in the Credit Valley Watershed

Prepared by: Credit Valley Conservation

March 2022

Acknowledgements

Credit Valley Conservation would like to acknowledge the assistance of all those who have worked and commented on this report.

Writer

Amanjot Singh

Reviewers

Joshua Campbell

Dorothy DiBerto

Rizwan Haq

Jakub Killis

Contributors/Editors

Jennifer Dougherty

Alex Fitzgerald

To Be Cited As:

(Credit Valley Conservation, 2022. Nitrate-Nitrogen Impact Assessment Guideline for Development Applications in the Credit Valley Watershed)

Introduction

The purpose of this guideline is to identify when the need for a nitrate-nitrogen impact assessment is triggered through a development application. Credit Valley Conservation (CVC) reviews a variety of development applications including Planning Act applications and permitting applications under Ontario Regulation 160/06.

The focus of review relates to natural hazard management and natural heritage protection, including water quality. Specifically, the focus on water quality is based on CVC's role in plan review that includes responsibility as a commenting agency, supporting watershed municipalities with technical advice based on Memorandums of Understanding (MOU) and through Source Water Protection.

The need for a nitrate-nitrogen impact assessment can be determined when reviewing development applications for single buildings of any use, multiple lots and draft plans of subdivision. The following guideline provides criteria for applicants to determine when the impact assessment is required.

Criteria for Nitrate-Nitrogen Impact Assessment

A nitrate-nitrogen impact assessment is required to assess the risk of undesirable effects of the sewage on surrounding natural heritage features (wetland, watercourse, woodland, etc.) bearing sensitive biota. Due to the known impacts, available guidelines, and the conservative nature of nitrate-nitrogen, the water quality impact assessment is conducted for nitrate-nitrogen only.

Nitrate-nitrogen impact assessment is needed to demonstrate that the treated effluent at the boundary of the property or natural heritage feature boundary, whichever is closer to the septic tile field, would not exceed the Canadian Council of Ministers of the Environment (CCME) Nitrate-Nitrogen guideline of 3 mg/L (CCME 2012)¹. A Nitrate-Nitrogen impact assessment is required for development applications that include onsite subsurface disposal systems if ALL three (3) conditions apply:

1. Total average daily sewage flows (not peak sewage flow) from a development are greater than 5000 L/day AND
2. Tile field is within 1 km of a natural heritage feature AND
3. If the downgradient watercourse receiving the effluent is a designated cold water fish habitat or a wetland/woodland receiving the effluent is amphibian habitat

¹ <https://ccme.ca/en/res/nitrate-ion-en-canadian-water-quality-guidelines-for-the-protection-of-aquatic-life.pdf>

A development could include a large building, subdivision, or multiple severances.

Note: If the discharge is greater than 10,000 L/day, then Ministry of the Environment, Conservation, and Parks' approval is needed.

Mass balance calculation steps to assess Nitrate-Nitrogen concentration at the property/Natural Heritage feature boundary

These steps are based on Design Guidelines for Sewage Works², 2008, section 22.5.8; page: 22-11.


Assumptions

The following assumptions should be made unless local conditions can be shown to be otherwise:

1. **Typical wastewater flows – 1000 L/d per lot**
2. **Typical nitrate concentration in wastewater – 40 mg/L**

Infiltration rate - The proponent will need to use an appropriate infiltration rate and infiltration factor in the nitrate impact assessment that is consistent with water balance calculations. Locally interpreted infiltration rates should be used for calculated dilution volumes. An infiltration rate of 250 mm/year can be used if site specific information is not available. Upgradient groundwater cannot be used unless it can be shown that the quantity and quality of this water will remain constant or improve (i.e. increase in quantity or improve in quality).

Calculations

The equations below can be used to estimate nitrate-nitrogen concentration at the property/natural heritage feature boundary. Double-click on the pin  to open an Excel sheet to assist with this calculation.

² http://www.urecon.com/learning/pdfs/Sewage_Works.pdf

$$V_A = A_D \times k$$

$$V_T = V_A + V_S$$

$$C_{PB} = \frac{C_S \times V_S}{V_T}$$

where:

V_A = annual dilution volume [m^3 (US gal)];

A_D = dilution area [m^2 (ft^2)];

V_T = total volume of water [m^3 (US gal)];

V_S = annual sewage volume [m^3 (US gal)];

C_{PB} = concentration at property boundary [mg/L (lb/US gal)];

C_S = concentration in sewage [mg/L (lb/US gal)]; and

k = 0.25 m (SI) or 6.23 US gal/ ft^2 (US).

The above calculation assumes a 250 mm (10 in) annual dilution precipitation rate (k).

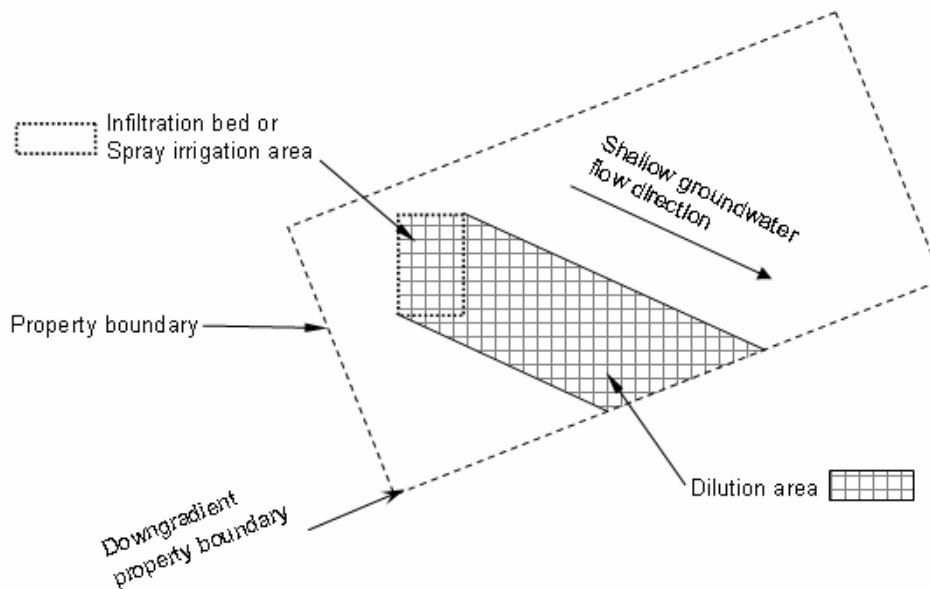


Figure 1: Schematic for a basic groundwater dilution calculation²

Final Steps

A) If guideline is met at the property/feature boundary

No further action is needed.

B) If guideline is exceeded at the property/feature boundary

Tertiary treatment is necessary to meet the guideline at the property/feature boundary. The proposed sewage treatment design should demonstrate:

- What type of tertiary treatment will be used
- Nitrate-Nitrogen concentration of the effluent after tertiary treatment
- Use the above spreadsheet to demonstrate that the Nitrate-Nitrogen criteria is met

Contact

If you have a question, please contact:

Amanjot Singh, Ph.D., P.Eng.
Sr. Engineer, Water and Climate Change Science
Credit Valley Conservation
amanjot.singh@cvc.ca



Date: January 20, 2023

To: Township of East Garafraxa

Re: Pine Ridge Estates Subdivision-S2-20 and Zoning By-Law Amendment-Z11 - 471019 A Line

The Dufferin County is in receipt of the Request for Comments for the above noted application, dated 2023-01-04.

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind Regards,

Diksha Marwaha
Planning Coordinator
Phone: 519-941-2816 Ext. 2516
planner@dufferincounty.ca



Date: January 10, 2023

From: Building Services

-We have no objection or comments with respect to the rezoning of the subject property.

Doug Kopp, Plans Examiner

Date: 1/13/2023

From: Public Works-Waste Services

Please confirm the dimensions and turning radii of the turnaround.

From the perspective of waste collection by the County of Dufferin, the following are the general parameters that are required to be adhered to:

- 1) No backing up within the site by waste collection vehicles. A turn around must be in place (hammerhead, or otherwise).
- 2) Turning radii of 5 meters.
- 3) Minimum road width of 6m.
- 4) Access to collect on both side of the road.
- 5) For corner radii and turnaround dimensions, we default to that of the standards for Fire Services vehicles.

Angelina Yellowlees



25 Nature's Landing Drive, East Garafraxa, Ontario L9W 6T8

Date: January 20th, 2023

SENT BY: EMAIL

Corporation of the Township of East Garafraxa
065371 Dufferin County Road 3, Unit 2
East Garafraxa ON, L9W 7J8

RE: Proposed Plan of Subdivision S2-20 - Pine Ridge Estates

To whom it may concern,

My name is Angelina Yellowlees. I am an owner of 25 Nature's Landing Drive, East Garafraxa, West of the proposed Plan of Subdivision S2-20, also known as Pine Ridge Estates. I am also a real estate law clerk at [REDACTED] with over 40 years of experience in real estate development, conveyancing and registration of lands.

This letter is being sent to the Town of East Garafraxa to express my sentiment for the proposed Plan of Subdivision S2-20. I find that the lots are in conformity with both our subdivision and the development of the surrounding area. I am pleased with the proposed plan and ultimately glad that the land is finally being developed. I look forward to its approval.

I hope this letter finds its way into the Town Meeting scheduled for January 25th, 2023. I will be busy working at my firm during this meeting but wish to provide my full support for approval of the proposal.

Sincerely,

Angelina Yellowlees

Law Clerk [REDACTED]

Accounts Payable

ALL ACCOUNTS PAYABLE RPT SUMMARY DEC 9 2022 TO JAN 20 2023

Vendor 000000 Through 999999

Invoice Entry Date 12/09/2022 to 01/20/2023 Paid Invoices Cheque Date 12/09/2022 to 01/20/2023

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Chq Nbr Item Amount
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Department Summary

01-0119	DEVELOP.DEPOSITS + Other Recoverables	92,301.96
01-0123	ACCTS PAYABLE & MISC DEPOSITS REPAYABLE	32,006.80
01-0155	GENERAL GOVERNMENT REVENUES	100.00
01-0161	GENERAL GOVERNMENT	44,187.22
01-0162	PROTECTION TO PERSONS/PROPERTY	28,302.15
01-0163	TRANSPORTATION SERVICES	66,584.48
01-0164	ENVIRON - WATER SYSTEM	21,340.08
01-0167	RECREATION and PARKS	93,027.11
01-0168	PLANNING & DEVELOPMENT	59,416.59
01-0689	COUNTY OF DUFFERIN	581,822.72
01-0789	EDUCATION PAID English Public&Sep	275,873.68
01-0889	EDUCATION PAID French Public&Sep	2,268.26
Report Total		1,297,231.05



CORPORATION OF
Township of East Garafraxa

065371 Dufferin County Road 3, Unit 2, E. Garafraxa ON L9W 7J8

TEL: (226) 259-9400 FAX: (226) 212-9812

info@eastgarafraxa.ca

REPORT TO COUNCIL

Date: January 19, 2023
To: Township Council
From: Alan Selby, Treasurer
Meeting Date: Wednesday January 25, 2023
Subject: **Extensions of Existing Services**

Purpose

The purpose of this report is to recommend the extension for 2023 of certain services provided to the Township.

Background & Discussion

The Township has certain services that require extension into 2023, and could be provided by existing service suppliers, at no increases in cost. With many other budget items facing substantial cost increases in 2023, it is welcome news whenever some services can avoid cost increases, if extended under existing terms.

Staff recommend these extensions for 2023, based on the favorable pricing and based on the quality of services received from these suppliers in the past. If approved, these quoted prices will be included in the Draft 2023 Budget.

1. Grass Cutting and Lawn Maintenance, and Garbage Removal, at multiple Township parks and other property sites (cemeteries)

Nind Yard Works has been providing this service for several years, including garbage removal year-round at Brookhaven and Nature's Landing Parks at no charge. The work has been performed professionally at high quality. Nind owns all of the necessary machinery and equipment to perform the duties properly. Nind has provided an offer in writing to continue in 2023 at no cost increase.

Annual costs are approx. \$39,000 and the alternatives include finding an alternate supplier possessing all the necessary equipment, or taking the duties in-house, hiring a new employee and paying the one-time costs to purchase the necessary equipment to perform this work in-house.



CORPORATION OF
Township of East Garafraxa

065371 Dufferin County Road 3, Unit 2, E. Garafraxa ON L9W 7J8

TEL: (226) 259-9400 FAX: (226) 212-9812

info@eastgarafraxa.ca

2. Preparation of the bi-annual OSIM Study of Township Culverts and Bridges, for 2023

RJ Burnside Engineers (RJB) completed the Township's 2021 OSIM Study. This is a mandatory study, required by the Province to be done every two years. RJB has all the data available from their 2021 work, and for 2023 it would be a case of conducting inspections, making professional evaluations of current asset condition, and updating the content of their 2021 report.

Another engineering firm could do this work, however they would be writing their report "from scratch". The Township was satisfied with the quality of the 2021 RJB report, and has had different firms prepare previous years' OSIM reports that, in the opinion of staff, were not of the same quality.

The price offered in writing by RJB for 2023 is \$9,000 of which 50% will be financed from Development Charges that have been collected.

3. Roadside Grass Cutting and Weed Spraying

Grass cutting and weed spraying along Township roadsides has been done recently by Milton Truck Equippers (Mr. Al Harris) and the price in 2022 was \$7,500. A written quote to do the same work in 2023, for the 2022 price, has been received. The Public Works Director is comfortable with the supplier and the quality of the work and recommends accepting the offer for 2023.

Recommendation

THAT the Treasurer's report on Extension of Existing Services be received;

AND THAT the services for Grass Cutting and Lawn Maintenance in 2023 be awarded to Nind Yard Works;

AND THAT the 2023 OSIM Study preparation be awarded to R J Burnside Engineers, for a cost of \$9,000 including Bridge Condition Index (BCI) measures;

AND THAT the services for Roadside Cutting and Spraying for 2023 be awarded to Mr. Harris of Milton Truck Equippers.

Respectfully Submitted,
Alan Selby, CPA CGA
Treasurer
Township of East Garafraxa

Jessica Kennedy

Subject: FW: Dufferin County Council Resolution

From: Michelle Hargrave

Sent: Friday, January 13, 2023 1:34 PM

Subject: Dufferin County Council Resolution

Good Afternoon,

At its regular meeting on January 12, 2023, Dufferin County Council passed the following resolution:

THAT the report of the Director of Development and Tourism, titled MCR Phase II OPA - Schedule B, C, and E Changes, dated January 12, 2023, be received;

AND THAT staff be directed to host a statutory public open house and receive comments from local municipal Councils;

AND THAT staff be directed to circulate any changes to local municipalities for review, following receiving feedback and conducting the public open house, with comments to be returned to the County prior to the March 9, 2023 County Council meeting, before submitting the draft MCR Phase II OPA - Schedule B, C, and E Changes and related draft OPA to the Province for review.

Thank you,
Michelle Hargrave

**Michelle Hargrave | Administrative Support Specialist, Clerk's Department | Office of the CAO
County of Dufferin** | Phone: 519-941-2816 Ext. 2506 | mhargrave@dufferincounty.ca | 30 Centre Street,
Orangeville, ON L9W 2X1

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██████████
East Garafraxa, Ontario ██████████

12 January, 2013

Warden Mills and Members of Council
County of Dufferin
W&M Edelbrock Centre
30 Centre Street
Orangeville, Ontario L9W 2X1

EAST GARAFRAXA

JAN 12 2023

RECEIVED

Subject: Farm, Part Lot 3, Concession XIX, East Garafraxa Township.

Dear Warden Mills and Members of Council:

Having received advice concerning possible new restrictions on the use of my farmland, I submit the following statement:

Under no circumstances do I agree to the designation of my land as natural heritage or any other restrictive designation without my express permission.

Yours sincerely,

Charles Hooker

cc: East Garafraxa Township



Committee of Adjustment
Decision of Committee with Reasons
Re Application for Minor Variance

Planning Act, R.S.O. 1990, c. P.13, ss. 45(8)

Approval Authority: The Corporation of the Town of Orangeville

Applicants: Judith A. Marr

Location of Property: **Lot 17, Block 7, Plan 159**, municipally known as 6 Third Avenue, in the Town of Orangeville

Purpose of Application: The applicant is requesting minor variances to permit an accessory dwelling unit only within the accessory structure of a detached dwelling to increase the height of an accessory building from 4.3 metres to 6.7 metres and to increase the new driveway in the rear yard from 6.0 metres to 7.5 metres. These variances are to permit the construction of a detached garage.

We, the undersigned, in making the Decision upon this application have considered whether or not the variances requested were minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45(1) of the Planning Act,

Concur in the following Decision and reasons for the Decision made on the **4th day of January, 2023**.

The Request is hereby: **Approved**

This Decision:

If **approved**: is subject to the conditions and for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

If **refused**: is for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

Alan Howe, Member
Scott Wilson, Chair
Todd Taylor, Member
Rita Baldassara, Member

Approved by all members present who concur in this Decision.

Certification
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

I, Tracy MacDonald, Acting Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **January 4, 2023** with respect to the application recorded therein.

Tracy MacDonald, Acting Secretary-Treasurer
Committee of Adjustment

This Decision or any condition is subject to appeal to the Ontario Land Tribunal. The applicant, the Minister or any specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the Tribunal website at: <https://olt.gov.on.ca/about-olt/>

The appeal form and payment may be delivered in person to Town Hall, 87 Broadway, Orangeville or mailed to:

Tracy MacDonald, Acting Secretary-Treasurer
Committee of Adjustment
Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Date Decision Mailed: January 12, 2023

Last Day for Appealing this Decision: January 24, 2023

(Appeals must be received no later than 4:30 p.m. on the above date)

File # A-16/22 was approved, generally in accordance with the attached Site Plan.

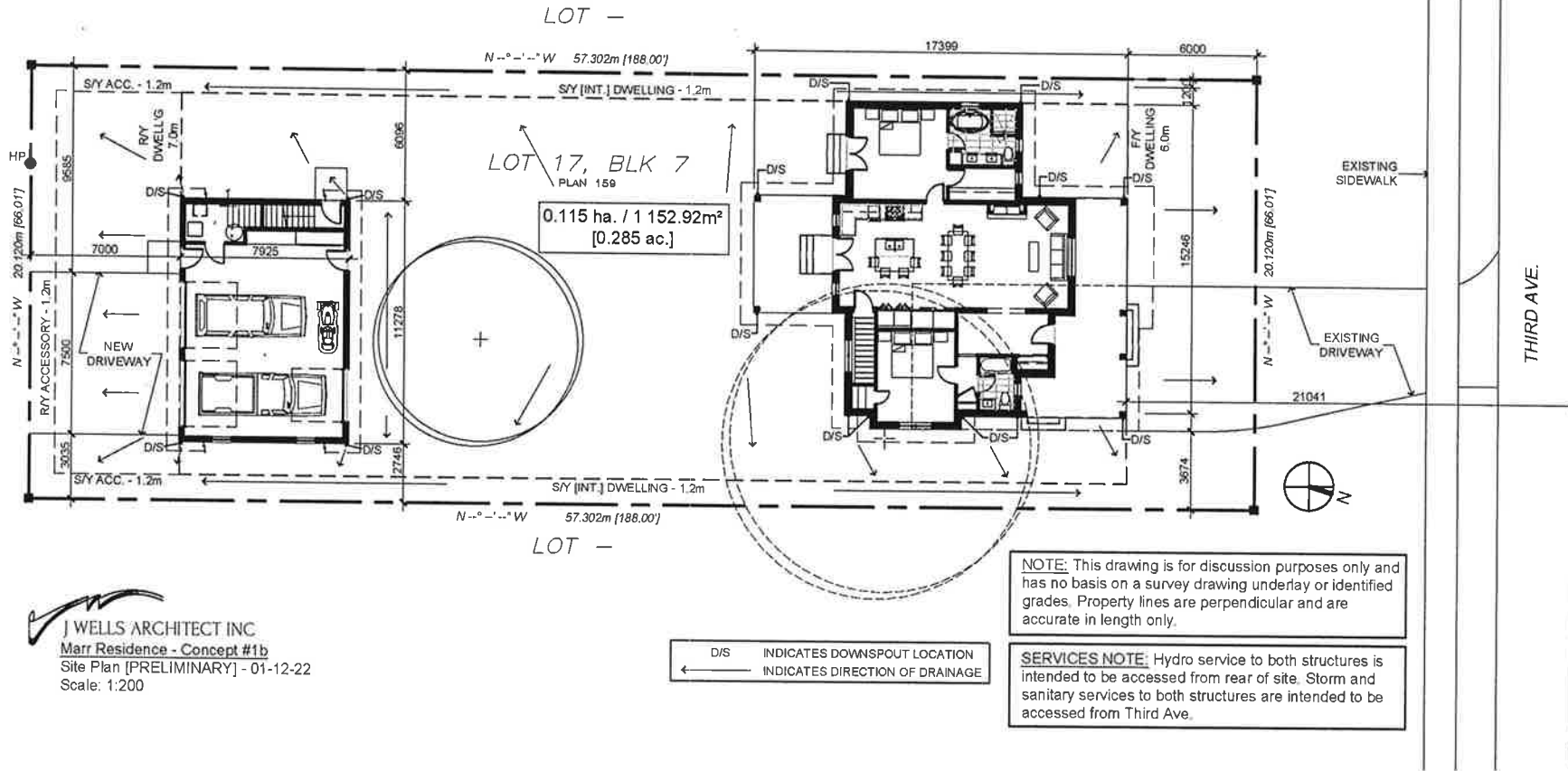
Reason for Decision:

The Committee has received written and/or oral submission from the following during the hearing and has taken these submissions into consideration.

- Report from L. Russell, Senior Planner, Infrastructure Services, dated January 4, 2023.

The Committee supports the report by L. Russell, Senior Planner regarding the application and finds the request to be minor in nature, desirable for the appropriate development or use of the lands and believes that the general intent and purpose of the Official Plan and the Zoning by-law are maintained.

ACCESS LANEWAY



J WELLS ARCHITECT INC
Marr Residence - Concept #1b
Site Plan [PRELIMINARY] - 01-12-22
Scale: 1:200



Committee of Adjustment

**Decision of Committee with Reasons
Re Application for Minor Variance**

Planning Act, R.S.O. 1990, c. P.13, ss. 45(8)

Approval Authority:	The Corporation of the Town of Orangeville
Applicants:	Tim McDonald
Location of Property:	Part of Lot 1, Concession 3, Part 1, Reference Plan 7R-3580, municipally known as 16 Blind Line, in the Town of Orangeville
Purpose of Application:	The applicant is requesting minor variances to permit an accessory dwelling unit only within the accessory structure of a detached dwelling and to increase the height of an accessory building from 4.3 m to 6.1 m. These variances are to permit the construction of a detached garage.

We, the undersigned, in making the Decision upon this application have considered whether or not the variances requested were minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45(1) of the Planning Act,

Concur in the following Decision and reasons for the Decision made on the **4th day of January, 2023**.

The Request is hereby: **Approved**

This Decision:

If **approved**: is subject to the conditions and for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

If **refused**: is for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

Alan Howe, Member
Scott Wilson, Chair
Todd Taylor, Member
Rita Baldassara, Member

Approved by all members present who concur in this Decision.

Certification
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

I, Tracy MacDonald, Acting Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **January 4, 2023** with respect to the application recorded therein.

Tracy MacDonald, Acting Secretary-Treasurer
Committee of Adjustment

This Decision or any condition is subject to appeal to the Ontario Land Tribunal. The applicant, the Minister or any specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the Tribunal website at: <https://olt.gov.on.ca/about-olt/>

The appeal form and payment may be delivered in person to Town Hall, 87 Broadway, Orangeville or mailed to:

Tracy MacDonald, Acting Secretary-Treasurer
Committee of Adjustment
Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Date Decision Mailed: January 11, 2023

Last Day for Appealing this Decision: January 24, 2023

(Appeals must be received no later than 4:30 p.m. on the above date)

File # A-17/22 was approved, generally in accordance with the attached Site Plan.

Reason for Decision:

The Committee has received written and/or oral submission from the following during the hearing and has taken these submissions into consideration.

- Report from L. Russell, Senior Planner, Infrastructure Services, dated January 4, 2023.

The Committee supports the report by L. Russell, Senior Planner regarding the application and finds the request to be minor in nature, desirable for the appropriate development or use of the lands and believes that the general intent and purpose of the Official Plan and the Zoning by-law are maintained.

16 Blind Line Orangeville ON

* Water

* Sewer Waste

* Water Drainage

: Represented by blue arrows

* Five parking spaces measure 2.7 x 5.5 each

* Existing interior water, water and gas meter displayed

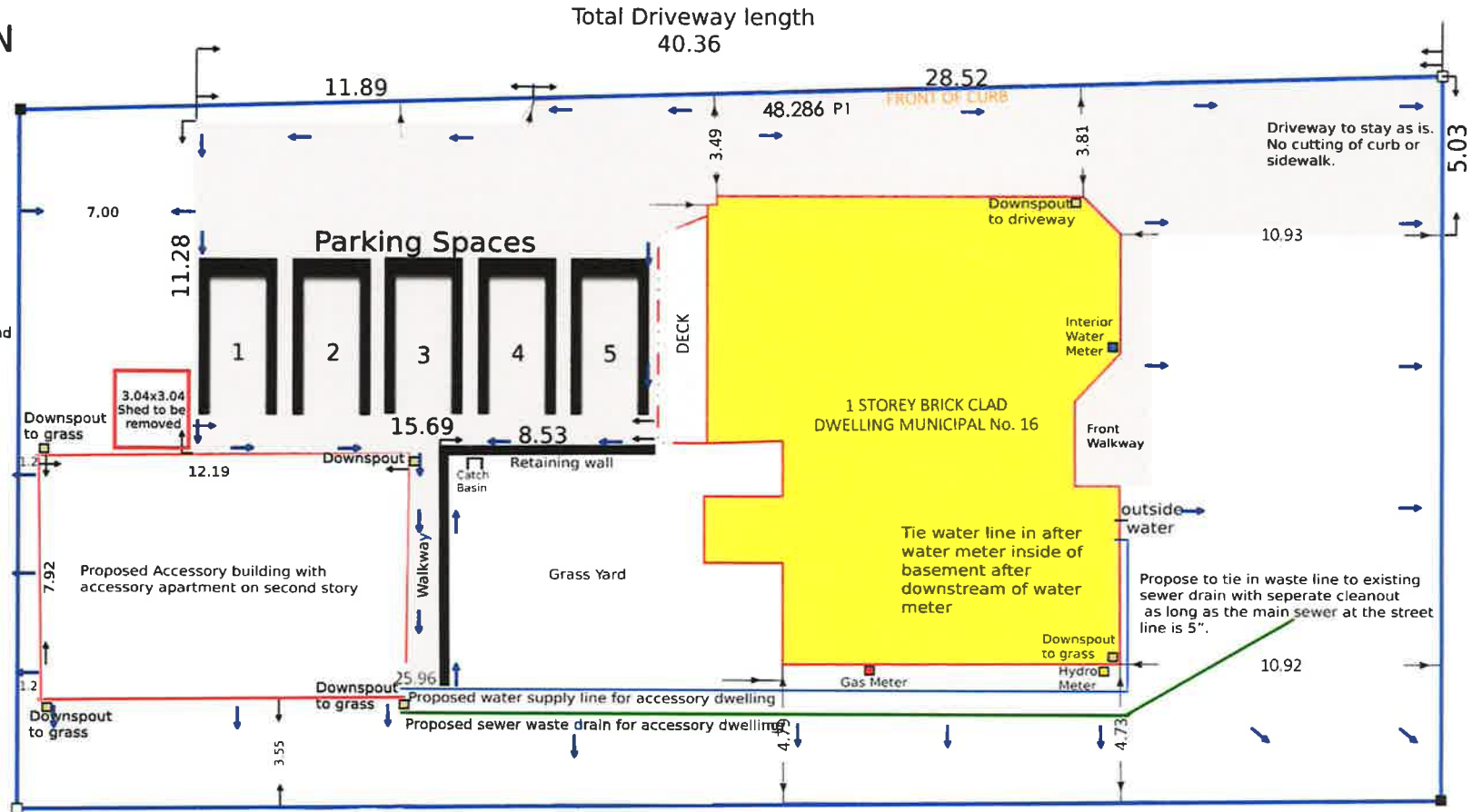
* Downspouts displayed

* Height from grade to mid-point of roof slope is 5.99m

* Encroachment will be corrected to a minimum of 1.2m set back

* Existing grade to be maintained and not changed

* Existing 10x10 shed to be removed





Committee of Adjustment
Decision of Committee with Reasons
Re Application for Minor Variance

Planning Act, R.S.O. 1990, c. P.13, ss. 45(8)

Approval Authority: The Corporation of the Town of Orangeville

Applicants: Sheldon Creek Developments Inc.

Location of Property: Part of Lots 1 and 2, Block 4, Plan 237, municipally known as 200 Elizabeth Street, in the Town of Orangeville

Purpose of Application: The applicant is requesting a minor variance to permit an accessory building on the property. The accessory building will be used as a retail store for a maximum of two years.

We, the undersigned, in making the Decision upon this application have considered whether or not the variances requested were minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45(1) of the Planning Act,

Concur in the following Decision and reasons for the Decision made on the **4th day of January, 2023**.

The Request is hereby: **Approved**

This Decision:

If **approved**: is subject to the conditions and for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

If **refused**: is for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

Alan Howe, Member
Scott Wilson, Chair
Todd Taylor, Member
Rita Baldassara, Member

Approved by all members present who concur in this Decision.

Certification
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

I, Tracy MacDonald, Acting Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **January 4, 2023** with respect to the application recorded therein.

Tracy MacDonald, Acting Secretary-Treasurer
Committee of Adjustment

This Decision or any condition is subject to appeal to the Ontario Land Tribunal. The applicant, the Minister or any specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the Tribunal website at: <https://olt.gov.on.ca/about-olt/>

The appeal form and payment may be delivered in person to Town Hall, 87 Broadway, Orangeville or mailed to:

Tracy MacDonald, Acting Secretary-Treasurer
Committee of Adjustment
Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Date Decision Mailed: January 11, 2023

Last Day for Appealing this Decision: January 24, 2023

(Appeals must be received no later than 4:30 p.m. on the above date)

File # A-18/22 was approved.

Conditions: That the variance be approved for a temporary period of two (2) years from the date of the Committee's decision.

Reason for Decision:

The Committee has received written and/or oral submission from the following during the hearing and has taken these submissions into consideration.

- Report from L. Russell, Senior Planner, Infrastructure Services, dated January 4, 2023.

The Committee supports the report by L. Russell, Senior Planner regarding the application and finds the request to be minor in nature, desirable for the appropriate development or use of the lands and believes that the general intent and purpose of the Official Plan and the Zoning by-law are maintained.



Dufferin County Road 109/2nd Line Realignment

Schedule 'C' Municipal Class Environmental Assessment Study

Public Information Centre #1

December 15, 2022

Land Acknowledgement

We would like to begin by respectfully acknowledging that Dufferin County resides within the traditional territory and ancestral lands of the Tionontati (Petun), Attawandaron (Neutral), Haudenosaunee (Six Nations), and Anishinaabe peoples.

We also acknowledge that various municipalities within the County of Dufferin reside within the treaty lands named under the Haldimand Deed of 1784 and two of the Williams Treaties of 1818: Treaty 18: the Nottawasaga Purchase, and Treaty 19: The Ajetance Treaty.

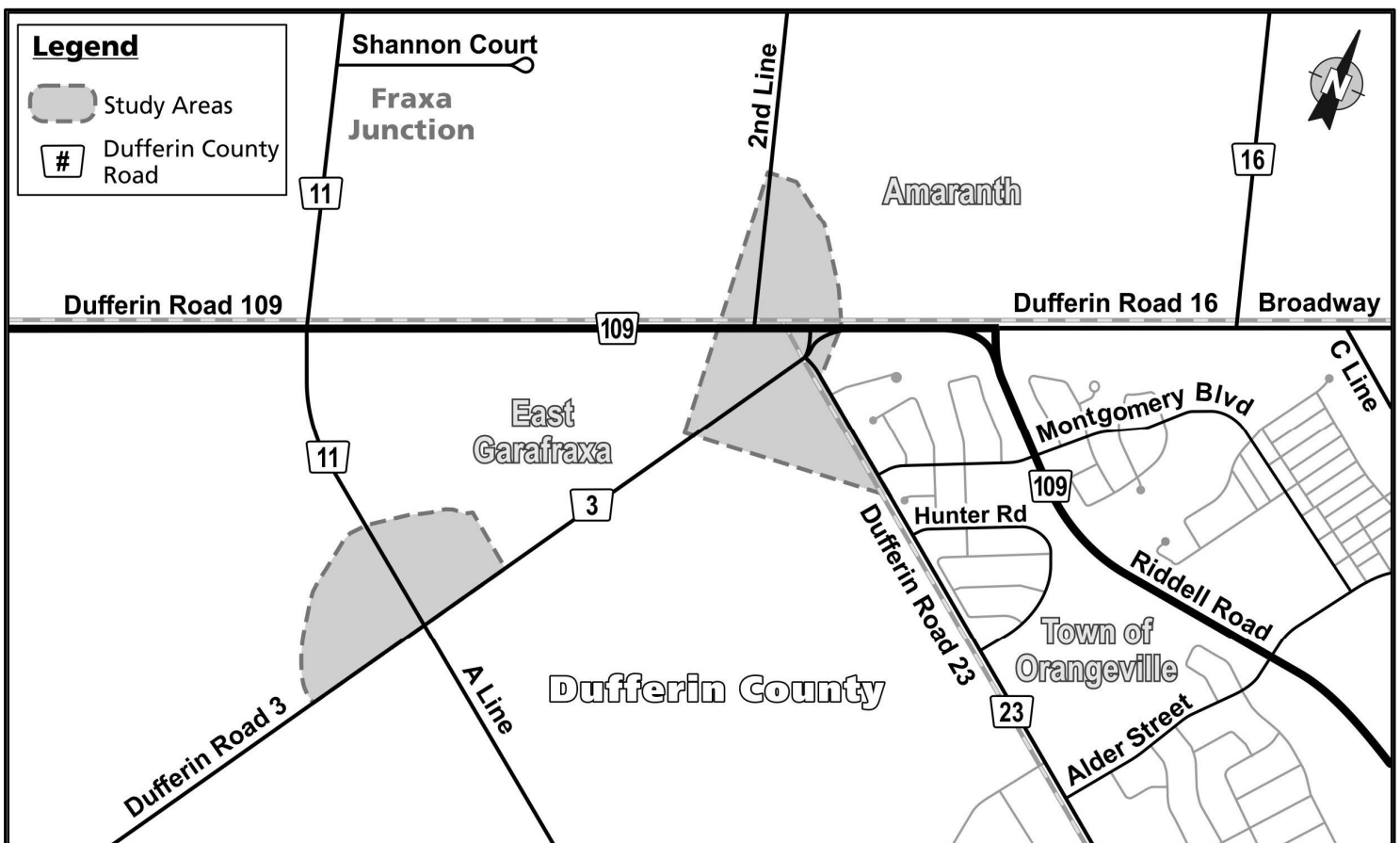
These traditional territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

Overview of Public Information Centre #1

1. Project Background
2. Environmental Assessment (EA) Process
3. Problem and Opportunity Statement
4. Existing Conditions
5. Evaluation of Alternative Solutions
6. Possible Realignment Concepts
7. Evaluation Process & Criteria
8. Next Steps

Background

Dufferin County is conducting a Class Environmental Assessment (EA) Study for the intersection realignment of **Dufferin County Road 109 and 2nd Line**.



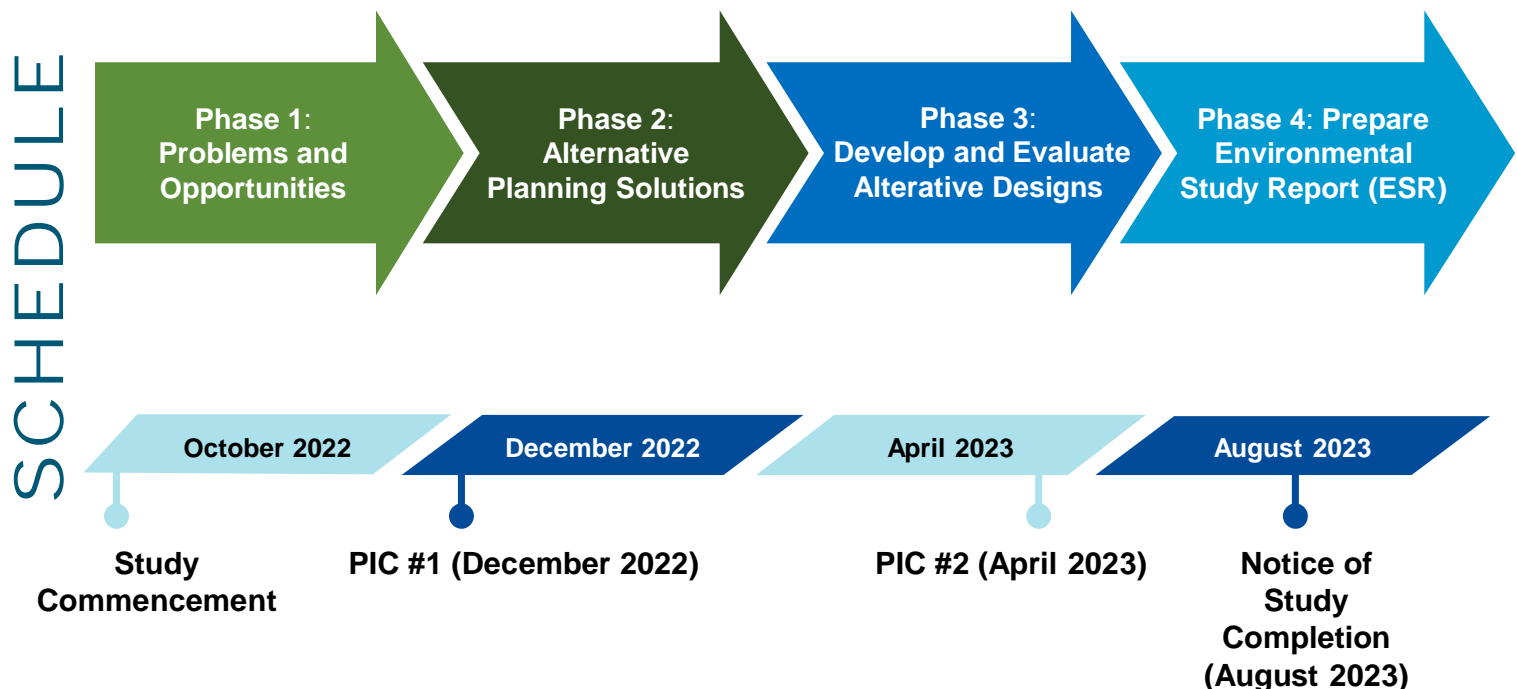
Objective:

To better understand the broader traffic impacts of the realignment and to confirm the best solution(s) for the study area.

Environmental Assessment Process

This study follows the **Municipal Class Environmental Assessment (MCEA)** process, which is a process set out by the Province with established phases and requirements for data collection, notification of stakeholders, public consultation and engagement, and reporting.

There are five phases in an EA process. This study is a Schedule 'C' project, which includes Phases 1 through 4. Phase 5 of the EA process is the implementation.



Problems and Opportunity Statement

There is a proposed development located near Dufferin County Road 109 and 2nd Line (Amaranth). As part of the development, 2nd Line is proposed to be realigned as the fourth leg of the Dufferin County Road 109 and Dufferin County Road 3 intersection. This realignment could precipitate a domino effect on traffic impacting other intersections in the surrounding area.

Given this, the Environmental Assessment Study will evaluate alternatives that will:

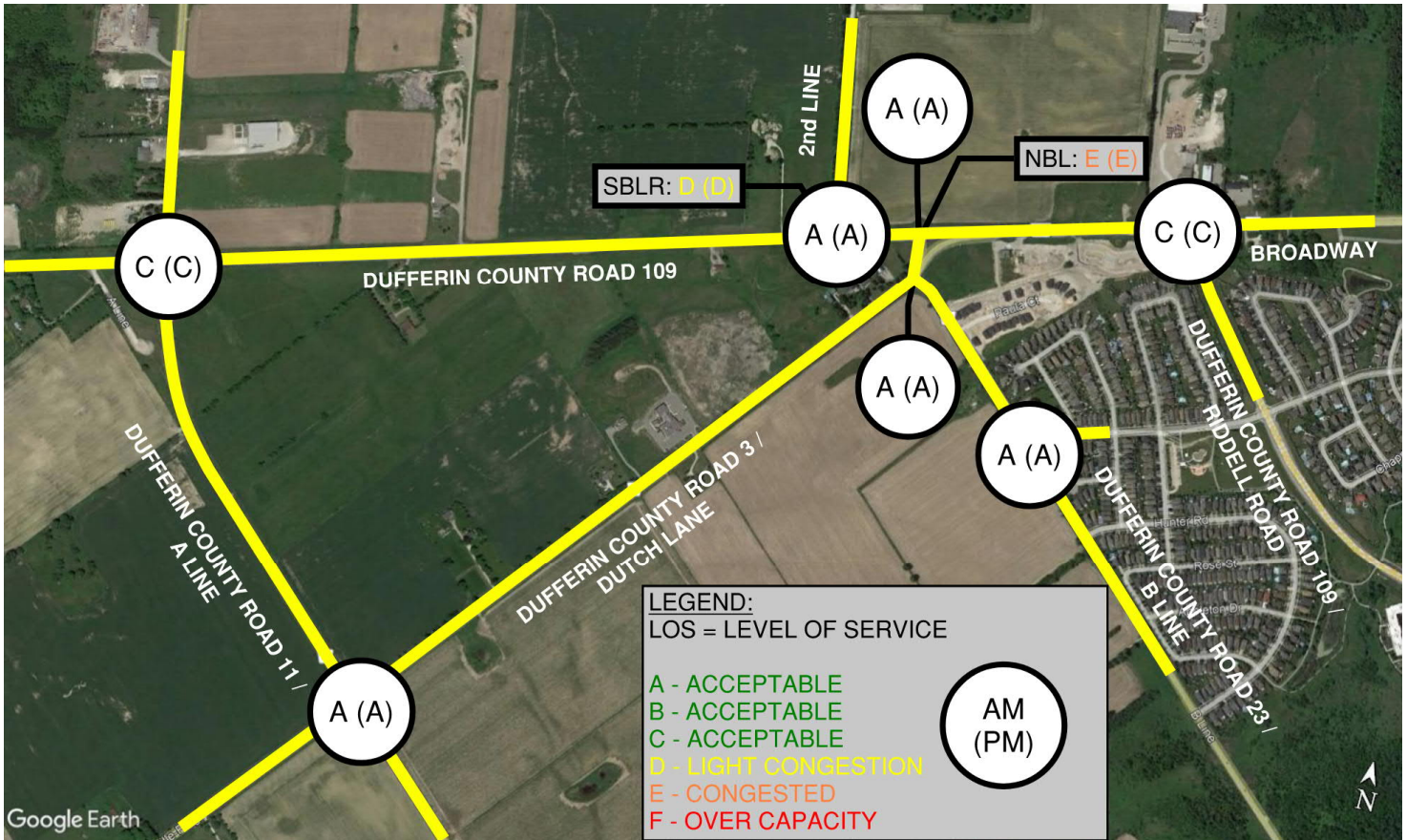


Enhance safety of all users and all modes in the surrounding area



Accommodate existing and future traffic demand

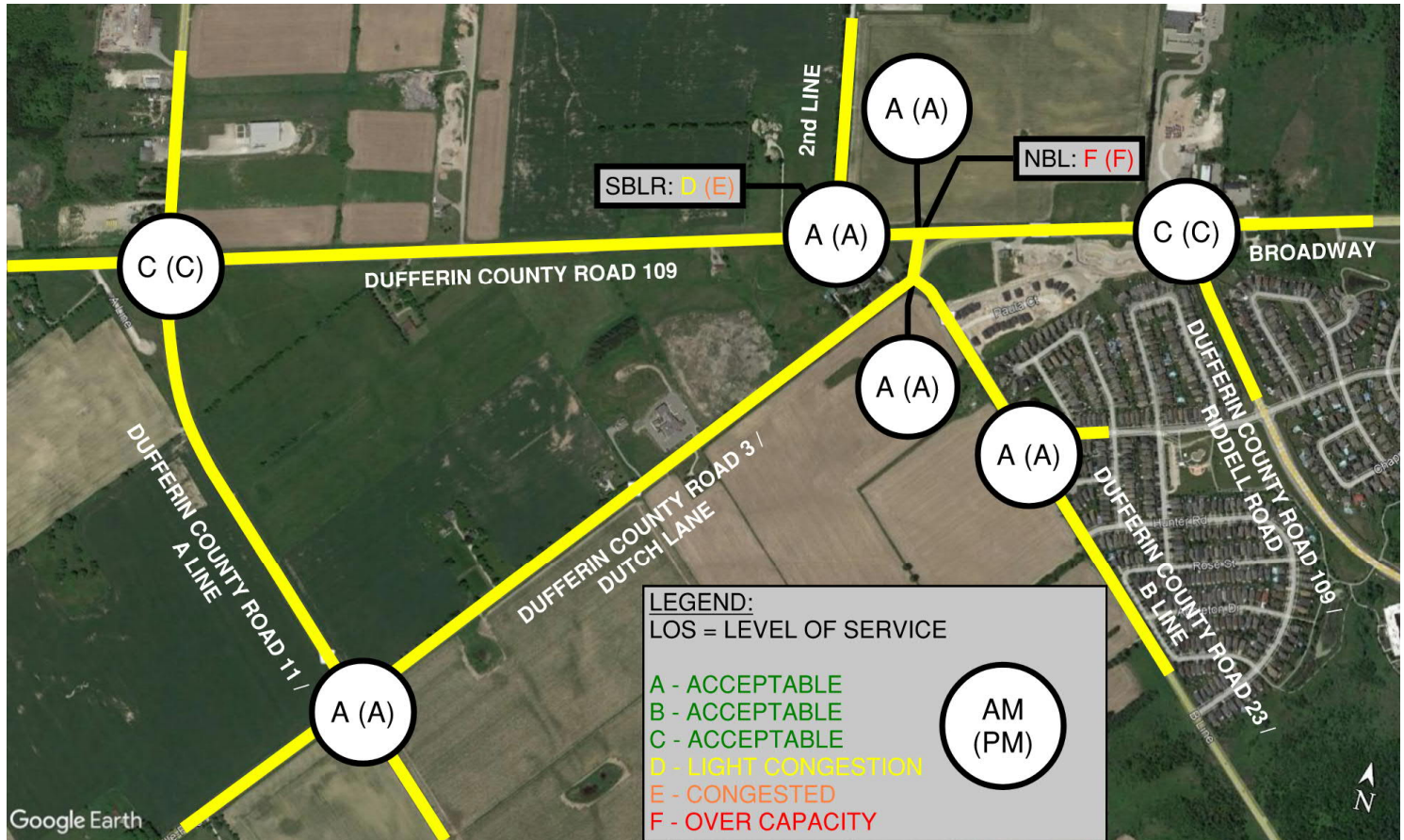
Existing Traffic Operations



SBLR – Southbound Left Right
NBL – Northbound Left

Generally, intersections studied exhibit acceptable conditions. Stop-controlled movements at 2nd Line and at County Road 3 do experience delay.

Future Traffic Operations – 2027 Do Nothing Scenario



SBLR – Southbound Left Right
NBL – Northbound Left

The stop-controlled intersections are expected to have longer delays for vehicles compared to existing conditions. Improvements to these two intersections should be considered.

Existing Conditions Map



Environmental Investigations & Studies

Several technical analyses and disciplines have been or will be completed as part of this EA Study and included in the analysis of the final recommendations:



Cultural Heritage



Groundwater



Drainage



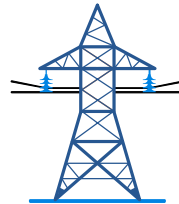
Natural Environment



Traffic



Archaeology



Utilities



Agriculture



Geotechnical



Noise



Contamination



Air Quality

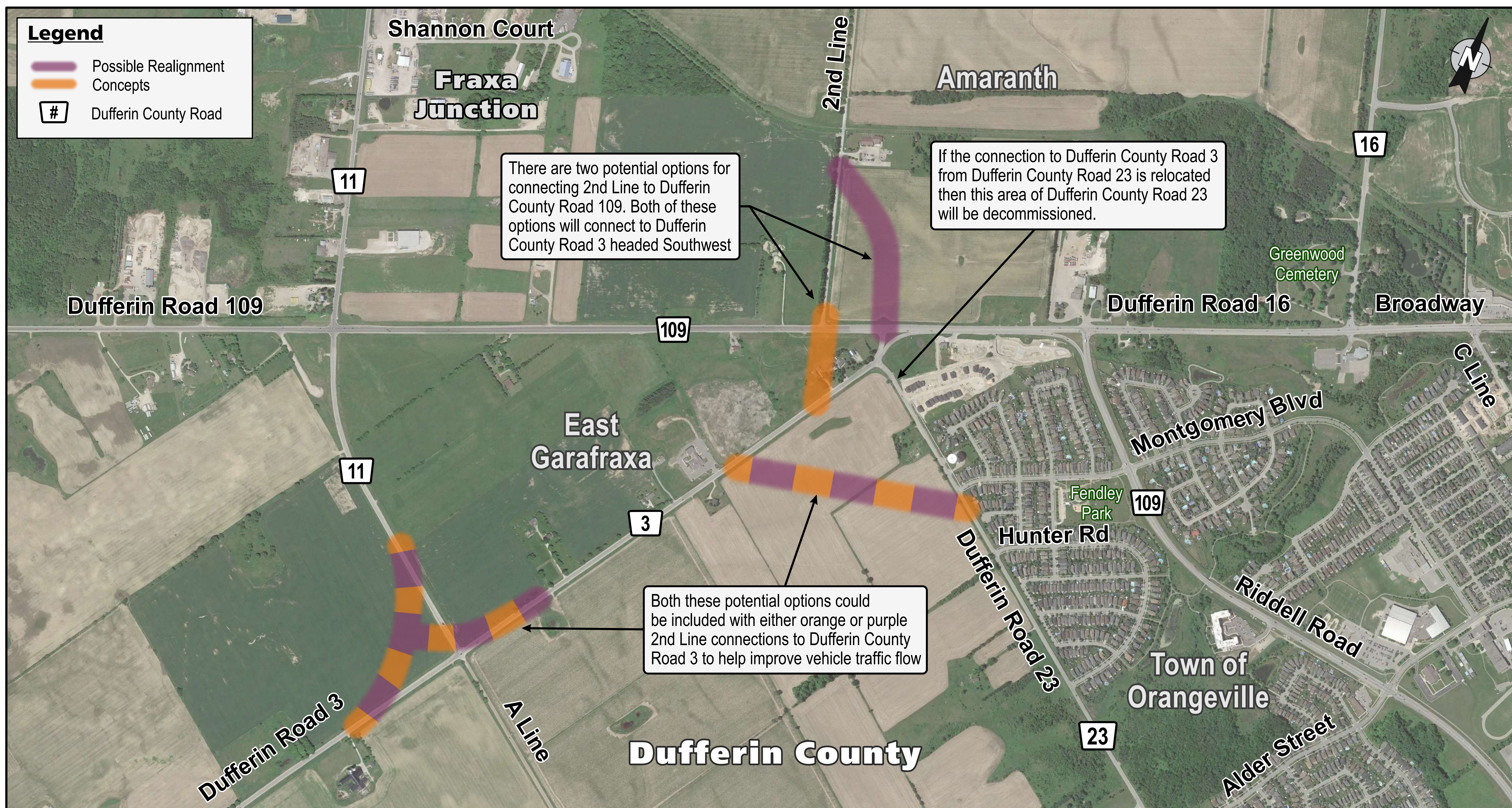
Alternative Solutions Evaluation

Do Nothing	While the Do Nothing alternative would not involve capital costs and would not impact the environment or private property, it also does not address the problem statement concerns of forecasted traffic congestion and safety concerns within the study limits.	Carried Forward (for comparison)
Improve and Expand Transit Service (Transportation Demand Management)	Enhancing transportation demand management measures may reduce vehicle demand in the study area to a certain degree. Expanding transit service would not necessarily increase transit ridership to a point of decreasing vehicle traffic demand enough to not require any further improvements to the roadways.	Set Aside
Improve and Expand roadways within the study area	Widening roadways within the study area addresses the forecast vehicle capacity constraints to a certain degree but does not address improvements of the flow of traffic and safety concerns.	Set Aside
Construct a new roadway	Constructing a brand new roadway that presently does not exist in the study area would not be ideal due to the property impacts and constraints of the other roadways in the study area.	Set Aside
Constructing realignment alternatives within the study area	Constructing realignment alternatives of current roads within the study area would address the forecasted traffic congestion by directing the traffic flow appropriately to ease congestion and addresses safety concerns in the current study area.	Carried Forward

Based on the review of the alternative solutions, “**Constructing realignment alternatives within the study area**” is the preferred alternative solution as it addresses the forecasted traffic congestion and improves safety.

Possible Realignment Concepts

This map presents the possible realignment concepts that are being considered and potential combinations of these options will be carried forward to develop the alternative designs for evaluation in order to determine a preferred alternative for the study area.



Evaluation Process & Methodology/Criteria



Prepare alternative designs to be considered for evaluation based on possible realignment alternatives and public/stakeholder input.



Confirm the Evaluation Criteria established through public input, similar projects, provincial guidelines, and existing conditions.



Identify potential impacts on the natural, cultural, and socio-economic environments and technical and financial criteria.



Rank alternative designs according to their relative advantages and disadvantages.



Identify a preferred alternative design

The Evaluation Criteria include:

- Natural environment impacts
- Ability to adapt to climate change
- Impacts on active transportation
- Effect on residences, businesses and institutions
- Impacts to agriculture
- Impacts on property accesses
- Property impacts
- Impacts to road user safety, municipal services, and traffic operations (emergency response, waste removal, snow clearing)
- Impacts to built heritage resources, cultural heritage landscapes, and potential archaeological resources
- Capital costs, as well as operation and maintenance costs

PIC #2 will present the alternative designs, the evaluation of those alternatives and the recommended solution for this project.

Next Steps

After this Public Information Centre (PIC), the following tasks will be completed:

- Review comments received during this PIC and respond to comments;
- Prepare alternative designs considering possible realignment alternatives and public / stakeholder input;
- Evaluate alternative designs and determine the Preferred Alternative as the most suitable solution;
- Complete Technical Reports;
- Notify impacted property owners and arrange meetings as needed; and,
- Prepare for PIC #2 in Spring 2023 to present project updates and receive comments on the evaluation process and the Preferred Alternative.

Contact Us

Thank you for attending!

For ongoing updates including study notices and other information, please visit the project website at: <https://www.dufferincounty.ca/MCEA>

If you have any questions or wish to be added to the mailing list, please email us directly at: dufferin109ea@dufferincounty.ca

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GRAND VALLEY & DISTRICT
FIRE BOARD
SPECIAL MEETING
AGENDA

Thursday, January 19, 2022
5:00 PM



1. Call Meeting to Order

2. Appointments

- 2.1. Chair
- 2.2. Vice Chair
- 2.3. Secretary/Treasurer
- 2.4. Auditors

3. Approval of Agenda

4. Disclosure of Pecuniary Interest

5. Fire Chief's Report

- 5.1. Report - Capital Replacement Profile

6. Financials

- 6.1. 2023 Budget- draft.

7. New Business

8. Closed session

Recommendation: That Council resolve itself into closed session under the provisions of Section 239(2) of the Municipal Act, 2001 to discuss:

Personal matters about an identifiable individual, including municipal or local board employees.

- 8.1. Fire Chief remuneration

9. Confirming Resolution and Adjournment



Grand Valley & District Fire Board

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OFFICE: 519-928-5652
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REPORT TO FIRE BOARD

To: Grand Valley and District Fire Board of Management
From: Justin Foreman, Fire Chief
Meeting Date: January 19, 2023
Subject: Capital Replacement Profile Review

Purpose

The purpose of this report is to present items for discussion toward reviewing of the Capital Replacement Profile.

Background

The Capital Replacement Profile was last time revised in February 2020.

Discussion

The Capital Budget has undergone a comprehensive review and adjustment necessitated by significant cost increases realized over the last several years that were not anticipated in the exiting capital plan. The projected future costs throughout the existing plan were not sufficient to cover the realistic prices and price increases before the large jump experienced in the last year. Projecting further out showed that the shortfalls would only compound and that the problem would grow dramatically. This adjusted plan aims to bring the Capital Budget inline with market realities and department needs and is structured to reflect reasonable expectations combined with prudent purchasing.

Financial Impact

Reviewed profile will provide Capital Budget Values for upcoming years, which will allow the necessary planning. Fire Department will be able to have enough funds saved for major purchases.

Recommendation

THAT Board receives and approves Report – Capital Replacement Profile as presented.

Respectfully submitted by,

Fire Chief Justin Foreman

Grand Valley & District Fire Department

Attachments:

1. Capital Replacement Profile - revised.

Revised Jan 2023		GRAND VALLEY & DISTRICT FIRE DEPARTMENT Proposed Capital Replacement Profile							
		2021	2022	2023 Original From Plan	2023	2024	2025	2026	2027
Protective Equipment		4-SETS	4-SETS	5-SETS	13-SETS	10-SETS	12-SETS	8-SETS	3-SETS
Bunker Gear		\$ 10,950.00	\$ 11,000.00	\$ 14,000.00	\$ 44,200.00	\$ 35,700.00	\$ 44,976.00	\$ 31,487.00	\$ 12,400.00
Helmets		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,200.00	\$ 2,310.00	\$ 2,425.00	\$ 2,546.00	\$ 2,675.00
Hoods		\$ 500.00	\$ 500.00	\$ 500.00					
Boots		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,625.00	\$ 2,756.00	\$ 2,894.00	\$ 3,040.00
Gloves		\$ 600.00	\$ 700.00	\$ 700.00					
Coveralls					\$ 3,500.00				
TOTAL		\$ 16,050.00	\$ 16,200.00	\$ 19,200.00	\$ 52,400.00	\$ 40,635.00	\$ 50,157.00	\$ 36,927.00	\$ 18,115.00
Breathing Apparatus									
Air Packs		\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,350.00	\$ 7,717.50	\$ 8,103.38	\$ 8,508.54	\$ 8,933.97
Cylinders - repl 2-4/yr		\$ 5,800.00	\$ 6,000.00	\$ 6,000.00	\$ 8,000.00	\$ 8,400.00	\$ 8,820.00	\$ 9,261.00	\$ 9,724.05
Compressor		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00
Face Pieces - repl 3-6/yr		\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 1,575.00	\$ 1,653.75	\$ 1,736.44	\$ 1,823.26	\$ 1,914.42
TOTAL		\$ 16,200.00	\$ 16,500.00	\$ 16,500.00	\$ 18,925.00	\$ 21,771.25	\$ 22,659.81	\$ 24,592.80	\$ 25,572.44
Firefighting Equipment									
TIC		\$ 500.00	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Hoses									
Tools		\$ 1,960.00	\$ 2,020.00	\$ 2,075.00	\$ 5,000.00	\$ 5,000.00	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00
Hydraulics		\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 40,000.00	\$ 40,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Medical		\$ 1,480.00	\$ 1,520.00	\$ 1,570.00	\$ 1,570.00	\$ 1,615.00	\$ 1,665.00	\$ 1,720.00	\$ 1,775.00
Nozzles									
TOTAL		\$ 17,940.00	\$ 19,040.00	\$ 18,145.00	\$ 47,070.00	\$ 47,115.00	\$ 22,665.00	\$ 22,720.00	\$ 23,275.00
Communications									
Portables		\$ 1,850.00	\$ 1,920.00	\$ 2,005.00	\$ 2,400.00	\$ 2,520.00	\$ 2,646.00	\$ 2,778.30	\$ 2,917.22
Pagers		\$ 2,207.00	\$ 2,300.00	\$ 2,370.00	\$ 2,900.00	\$ 3,045.00	\$ 3,197.25	\$ 3,357.11	\$ 3,524.97
Repeaters		\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,500.00	\$ 2,000.00	\$ 2,500.00
Dispatch		\$ 4,950.00	\$ 5,100.00	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	\$ 6,500.00	\$ 7,000.00	\$ 7,500.00
TOTAL		\$ 9,507.00	\$ 9,820.00	\$ 10,375.00	\$ 11,300.00	\$ 12,565.00	\$ 13,843.25	\$ 15,135.41	\$ 16,442.18
Training Equipment		\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Station Upgrades		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
IT/Hardware Upgrades		\$ 2,000.00	\$ 2,000.00		\$ 3,000.00	\$ 3,150.00	\$ 3,307.50	\$ 3,472.88	\$ 3,646.52
TOTAL Upgrade Costs		\$ 21,000.00	\$ 21,000.00	\$ 14,000.00	\$ 42,000.00	\$ 48,150.00	\$ 48,307.50	\$ 48,472.88	\$ 48,646.52
TOTAL EQUIPMENT COSTS		\$ 80,697.00	\$ 82,560.00	\$ 78,220.00	\$ 171,695.00	\$ 170,236.25	\$ 157,632.56	\$ 147,848.09	\$ 132,051.15
		2021	2022	2023 Original From Plan	2023	2024	2025	2026	2027
Standard Firefighting Vehicles									
20 yr 1996 #32 Pumper - \$1 275 000 - 2039				\$30,000.00	\$5,000.00	\$5,000.00	\$55,000.00	\$60,000.00	\$70,000.00
20 yr 2012 #33 Rescue - \$845,000- 2032		\$20,000.00		\$35,000.00	\$20,000.00	\$20,000.00	\$80,000.00	\$105,000.00	\$110,000.00
20 yr 2009 #34 Pumper - \$860,000 - 2029		\$70,000.00	\$80,000.00	\$45,000.00	\$55,000.00	\$65,000.00	\$95,000.00	\$105,000.00	\$125,000.00
20 yr 2004 #35 Tanker - \$655,000 - 2024		\$80,000.00	\$115,000.00	\$55,000.00	\$215,000.00	\$215,000.00	\$15,000.00	\$15,000.00	\$20,000.00
20 yr 2016 #36 Tanker - \$855,000-2035				\$20,000.00	\$5,000.00	\$5,000.00	\$60,000.00	\$60,000.00	\$60,000.00
8yr 2014 #31 Pick-up- 2021 100000 IN 28		\$25,000.00		\$10,000.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$20,000.00
10yr 2022 Car 301 - 125,000 - 2032					\$5,000.00	\$5,000.00	\$15,000.00	\$10,000.00	\$10,000.00
TOTAL VEHICLE REPLACEMENT COSTS		\$195,000.00	\$195,000.00	\$195,000.00	\$315,000.00	\$325,000.00	\$340,000.00	\$375,000.00	\$415,000.00
Equipment/Training		\$ 80,697.00	\$ 82,560.00	\$ 78,220.00	\$ 171,695.00	\$ 170,236.25	\$ 157,632.56	\$ 147,848.09	\$ 132,051.15
Standard Vehicle		\$195,000.00	\$195,000.00	\$195,000.00	\$315,000.00	\$325,000.00	\$340,000.00	\$375,000.00	\$415,000.00
TOTAL CAPITAL CONTRIBUTIONS		\$ 275,697.00	\$ 277,560.00	\$ 273,220.00	\$ 486,695.00	\$ 495,236.25	\$ 497,632.56	\$ 522,848.09	\$ 547,051.15
Less Annual MVC Revenue Estimates (ACTUAL FOR 20 -	\$ 27,130.00	\$ 20,848.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
TOTAL CAPITAL FUNDS TO BE RAISED BY MUNICIPALITY		\$ 248,567.00	\$ 256,712.00	\$ 243,220.00	\$ 456,695.00	\$ 465,236.25	\$ 467,632.56	\$ 492,848.09	\$ 517,051.15



2023 *PROPOSED BUDGET*

January 19, 2023

2023 PROPOSED BUDGET GVFD

Account No. Account Name

General Operating Expenses		2021 BUDGET	2021 ACTUAL	2022 BUDGET	2022 ACTUAL	2023 BUDGET
6-4-4100-0100	SECRETARY-TREASURER MEETING EXPENSES	0	0	0		
6-4-4100-0110	FIREFIGHTERS REMUNERATION	204,500	187,431	254,000	232,589	298,500
6-4-4100-0120	BENEFITS - EHT RETURN & CPP PAYABLE	4,500	6,099	7,000	7,464	8,500
6-4-4100-0130	WORKERS COMPENSATION	7,100	7,813	8,500	9,103	9,500
6-4-4100-0140	BANK CHARGES	360	457	500	699	750
6-4-4100-0150	INSURANCE	26,585	26,576	30,100	26,980	35,000
6-4-4100-0500	MISC. LEGAL FEES	0	488	0	0	0
6-4-4100-0400	ANNUAL AUDIT REVIEW	4,500	4,579	4,900	4,884	5,300
6-4-4100-0600	FIRE STATION - MATERIALS & SUPPLIES	600	440	600	2,494	1,200
6-4-4100-0610	FIRE STATION - INTERIOR MAINTENANCE	5,600	7,987	6,000	8,611	10,000
6-4-4100-0615	FIRE HALL - EXTERIOR MAINTENANCE	12,250	17,075	13,700	10,887	20,000
	Training Facility - Maintenance	500	0	500	0	
6-4-4100-0705	WEBSITE/INTERNET SERVICES	800	586	800	1,102	combine with 4100-0708
6-4-4100-0708	SOFTWARE UPGRADES	0	4,616	6,000	7,737	7,000
6-4-4100-0710	OFFICE TELEPHONE	3,900	3,159	2,900	3,399	3,500
6-4-4100-0715	CELLUAR PHONE SERVICE	2,100	1,558	2,100	2,895	2,100
6-4-4100-0720	HEAT	3,100	2,756	3,100	3,958	4,200
6-4-4100-0730	HYDRO	3,900	4,194	4,000	4,338	4,500
6-4-4100-0750	GENERAL ADMINISTRATION	7,800	3,753	7,800	13,107	7,800
6-4-4100-0755	FIRE CALLS - PLATE SEARCH FEES	0	0	0	0	0
6-4-4100-0760	TWP ADMINISTRATION SERVICES	10,000	6,090	7,000	9,148	8,500
6-4-4100-0800	FIRE PREVENTION ~ PUBLIC EDUCATION	2,000	2,279	2,000	3,287	6,000
6-4-4100-0810	MEMBERSHIP, CHIEF/DEPUTY CONFERENCES	2,500	590	2,500	3,598	5,000
6-4-4100-1010	FP - MISC EXPENSES SEE SUPPLIES/EXPENSES			0		0
6-4-4100-1240	COVID-19 Expense	0	7,557	3,000	3,395	0
6-4-4100-1500	BAD DEBTS - FIRE CALL WRITE OFFS	0	809	0	0	0
6-4-4100-5100	INTEREST EXPENSE - CAPITAL LEASE	0	-756	0	0	0
Total General Operating Expenses		302,595	296,137	357,000	359,675	437,350
			6,458		-2,675	
Equipment Operating Expenses						
6-4-4200-1010	FUEL	8,000	6,362	8,000	11,156	10,000
6-4-4200-1020	PARTS/SERVICE/REPAIRS/TRUCK OPS	17,250	29,460	18,000	26,585	20,000
6-4-4200-1022	WATER RESCUE TRAINING	0	0	0	0	
6-4-4200-1040	HOSE & NOZZLES	2,100	1,298	2,100	3,876	4,000
6-4-4200-1050	BREATHING APPARATUS/COMPRESSORS	2,000	3,886	6,200	7,289	7,000
6-4-4200-1060	PAGERS/RADIOS & ANNUAL LICENSING	6,250	6,215	6,500	7,340	7,500
6-4-4200-1065	911 DISPATCH SERVICES	14,430	14,133	15,000	14,812	15,181
6-4-4200-1070	EXTINGUISHERS	500	87	500	862	1,000
6-4-4200-1080	FIRST AID SUPPLIES	500	1,532	500	611	1,000
6-4-4200-1100	HEALTH & SAFETY SERVICES	1,000	22	1,000	2,128	1,000
6-4-4200-1200	MISCELLANEOUS TOOLS & EQUIPMENT	3,500	4,231	4,500	9,775	6,500
6-4-4200-1202	FITNESS MEMBERSHIP	3,000	4,121	4,500	4,500	17,000
6-4-4200-1204	MUTUAL AID CONTRIBUTIONS	1,200	0	1,200	0	1,200
6-4-4200-1210	PROTECTIVE CLOTHING	4,000	2,706	4,000	8,289	8,000
6-4-4200-1220	MEDICAL/IMMUNIZATION	500	120	500	730	1,000
6-4-4200-1230	UNIFORMS	3,000	3,131	7,000	5,149	11,500
6-4-4200-1240	TRAINING ~ SUPPLIES/EXPENSES	11,000	11,136	11,000	16,609	20,000
6-4-4200-1244	TRAINING COURSES/CONFERENCES	0	2,769	0	0	0
6-4-4200-1275	NEW EQUIPMENT & UPGRADING	1,500	157	1,500	3,352	4,000
	FF RECOGNITION					6,500
6-4-4200-6000	ANNUAL AMORTIZATION					
Total Equipment Operating Expenses		79,730	91,366	92,000	123,062	142,381
			-11,636		-31,062	
					-33,737	
TOTAL OPERATING EXPENSES		382,325	387,503	449,000	482,737	579,731

**GRAND VALLEY AND
DISTRICT FIRE**

2023 Proposed Capital Budget		2020	2020	2020 Ending	2021	2021	2021 Ending	2022	2022	2022 Ending	2023
G/L		Budget	Actuals	Balance	Budget	Actuals	Balance	Budget	Actuals	Balance	Budget
	Capital Expense Account										
8000-0620	Fire Station	\$ 5,000	\$ (3,867)	\$ 42,782	\$ 17,000	\$ -	\$ 59,782	\$ 5,000	\$ -	\$ 64,782	\$ 25,000
8000-0630	Training Facility						\$ -		\$ -	\$ -	
8000-1055	Breathing Apparatus	\$ 12,700	\$ (36,553)	\$ 5,520	\$ 16,200	\$ (16,050)	\$ 5,670	\$ 16,500	\$ -	\$ 22,170	\$ 18,925
8000-1063	Communications	\$ 9,180	\$ (6,263)	\$ 11,076	\$ 9,507	\$ (2,824)	\$ 17,759	\$ 9,820	\$ (1,905)	\$ 25,674	\$ 11,300
8000-1150	FF Equipment	\$ 17,843	\$ (12,963)	\$ (17,832)	\$ 17,940	\$ (4,341)	\$ (4,233)	\$ 19,040	\$ (3,325)	\$ 11,482	\$ 27,070
8000-1215	Protective Clothing	\$ 16,000	\$ (13,984)	\$ 10,126	\$ 16,050	\$ (18,145)	\$ 8,030	\$ 16,200	\$ (7,884)	\$ 16,346	\$ 52,400
8000-1250	Training Supplies	\$ 14,000	\$ -	\$ 16,442	\$ 14,000	\$ -	\$ 30,442	\$ 14,000	\$ (710)	\$ 43,732	\$ 14,000
8000-0708	IT Hardware	\$ 2,000	\$ -	\$ 11,600	\$ 2,000		\$ 13,600	\$ 2,000	\$ (621)	\$ 14,979	\$ 3,000
8000-1030	Vehicle Improvements								\$ -	\$ -	
8000-1045	Hose & Nozzles			\$ 37,268	\$ -	\$ -	\$ 37,268		\$ -	\$ 37,268	
Misc	Duplicated in operating	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000		\$ -	\$ 3,000	\$ -
8000-1825/1030	Vehicle Funding/Improvements	\$ 195,000	\$ 5,469	\$ 255,857	\$ 202,000	\$ -	\$ 457,857	\$ 195,000	\$ (66,495)	\$ 586,362	\$ 315,000
8000-1025	Water Rescue Equipment		\$ 42,541	\$ 11,625		\$ (2,539)	\$ 9,086		\$ -	\$ 9,086	
	Water Rescue Donation								\$ -	\$ -	
4200-1022	Water Rescue Training			\$ 10,000					\$ -	\$ -	
	Total Capital Expense	\$ 271,723	\$ (25,620)	\$ 397,463	\$ 294,697	\$ (43,898)	\$ 638,262	\$ 277,560	\$ (80,940)	\$ 834,883	\$ 466,695
	Less Revenue				\$ (37,401)			\$ (27,130)			\$ (20,898)
	Previous Year's Deficit - General operating				\$ (32,450)			\$ (6,458)			\$ 31,062
	Previous Year's Deficit - Equipment operating				\$ (4,014)			\$ 11,636			\$ 2,675
	Previous Year's Interest Earned				\$ (3,185)			\$ (1,247)			\$ (13,185)
	Transfer to Reserves										
	Total Capital Raised				\$ 217,647			\$ 254,361			\$ 466,349

**GRAND VALLEY AND
DISTRICT FIRE**

2023 Proposed Capital Budget		2020	2020	2020 Ending	2021	2021	2021 Ending	2022	2022	2022 Ending	2023
G/L		Budget	Actuals	Balance	Budget	Actuals	Balance	Budget	Actuals	Balance	Budget
	Capital Expense Account										
8000-0620	Fire Station	\$ 5,000	\$ (3,867)	\$ 42,782	\$ 17,000	\$ -	\$ 59,782	\$ 5,000	\$ -	\$ 64,782	\$ 25,000
8000-0630	Training Facility						\$ -		\$ -	\$ -	
8000-1055	Breathing Apparatus	\$ 12,700	\$ (36,553)	\$ 5,520	\$ 16,200	\$ (16,050)	\$ 5,670	\$ 16,500	\$ -	\$ 22,170	\$ 18,925
8000-1063	Communications	\$ 9,180	\$ (6,263)	\$ 11,076	\$ 9,507	\$ (2,824)	\$ 17,759	\$ 9,820	\$ (1,905)	\$ 25,674	\$ 11,300
8000-1150	FF Equipment	\$ 17,843	\$ (12,963)	\$ (17,832)	\$ 17,940	\$ (4,341)	\$ (4,233)	\$ 19,040	\$ (3,325)	\$ 11,482	\$ 27,070
8000-1215	Protective Clothing	\$ 16,000	\$ (13,984)	\$ 10,126	\$ 16,050	\$ (18,145)	\$ 8,030	\$ 16,200	\$ (7,884)	\$ 16,346	\$ 52,400
8000-1250	Training Supplies	\$ 14,000	\$ -	\$ 16,442	\$ 14,000	\$ -	\$ 30,442	\$ 14,000	\$ (710)	\$ 43,732	\$ 14,000
8000-0708	IT Hardware	\$ 2,000	\$ -	\$ 11,600	\$ 2,000		\$ 13,600	\$ 2,000	\$ (621)	\$ 14,979	\$ 3,000
8000-1030	Vehicle Improvements								\$ -	\$ -	
8000-1045	Hose & Nozzles			\$ 37,268	\$ -	\$ -	\$ 37,268		\$ -	\$ 37,268	
Misc	Duplicated in operating	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000		\$ -	\$ 3,000	\$ -
8000-1825/1030	Vehicle Funding/Improvements	\$ 195,000	\$ 5,469	\$ 255,857	\$ 202,000	\$ -	\$ 457,857	\$ 195,000	\$ (66,495)	\$ 586,362	\$ 315,000
8000-1025	Water Rescue Equipment		\$ 42,541	\$ 11,625		\$ (2,539)	\$ 9,086		\$ -	\$ 9,086	
	Water Rescue Donation								\$ -	\$ -	
4200-1022	Water Rescue Training			\$ 10,000					\$ -	\$ -	
	Total Capital Expense	\$ 271,723	\$ (25,620)	\$ 397,463	\$ 294,697	\$ (43,898)	\$ 638,262	\$ 277,560	\$ (80,940)	\$ 834,883	\$ 466,695
	Less Revenue				\$ (37,401)			\$ (27,130)			\$ (20,898)
	Previous Year's Deficit - General operating				\$ (32,450)			\$ (6,458)			\$ 31,062
	Previous Year's Deficit - Equipment operating				\$ (4,014)			\$ 11,636			\$ 2,675
	Previous Year's Interest Earned				\$ (3,185)			\$ (1,247)			\$ (13,185)
	Transfer to Reserves										
	Total Capital Raised				\$ 217,647			\$ 254,361			\$ 466,349

**GRAND VALLEY AND DISTRICT FIRE DEPARTMENT
2023 MUNICIPAL LEVY SUMMARY**

OPERATING LEVY 2023		\$	579,731.00
* Based on average of three year record			
	Total Calls	Percentage	Operating Levy
Amaranth	64	22%	\$130,185.21
East Garafraxa	47	16%	\$95,604.76
Grand Valley	165	61%	\$353,941.03
TOTAL	276	100%	

SUMMARY FIRE CALLS					
	2021	2021	2022	Total	Percentage of Total
Amaranth	21	23	20	64	22.46%
East Garafraxa	13	16	18	47	16.49%
Grand Valley	36	54	84	174	61.05%
TOTALS	70	93	122	285	100.00%

	<i>Equipment</i>	<i>Trucks</i>	<i>Surplus/FC Revs/Res/Loan</i>	
EQUIPMENT RESERVE LEVIES 2023	\$ 171,695.00	\$ 315,000.00		\$ 486,695.00
Based on Assessments for 2021				2023
	Assessment	Percent	NOTE: offset by MVA firecall revenues previous years surplus/deficit interest earned	Total Capital Levy
Amaranth	283,100,800	24%		\$ 117,910.89
East Garafraxa	170,756,300	15%		\$ 71,119.64
Grand Valley	714,684,218	61%		\$ 297,664.47
TOTAL	1,168,541,318	100%		\$ 486,695.00



GRAND VALLEY & DISTRICT FIRE BOARD

Klaudia Mirska, Secretary-Treasurer

C/O Town of Grand Valley

5 Main Street North

Grand Valley, ON L9W 5S6

Tel#(519)928-5652 Fax#(519)928-2275

kmirska@townofgrandvalley.ca



January 20, 2023

Township of East Garafraxa
065371 Dufferin County Road 3, Unit 2
East Garafraxa, ON L9W 7J8

Mayor Gardhouse and members of East Garafraxa Council,

At the January 19, 2023, special meeting of the Grand Valley & District Fire Board the following resolution was passed:

#2023-01-04

Moved By: G. Gardhouse

Seconded By: J. Stirk

BE IT RESOLVED THAT the Grand Valley & District Fire Department approves the 2023 Draft Budget as amended. Operating in the amount of \$579,731.00 and the 2023 Capital Budget in the amount of \$386,695.00.

AND FURTHER THAT the Board requests that this 2023 Budget be presented to the participating municipalities for their endorsement.

Carried.

The budget is enclosed for your review and consideration.

Thank you,
GRAND VALLEY & DISTRICT FIRE BOARD

Klaudia Mirska, Secretary/Treasurer
Grand Valley & District Fire Board

Encl.



2023 BUDGET

January 19, 2023

2023 APPROVED BUDGET GVFD

Account No. Account Name

General Operating Expenses		2021 BUDGET	2021 ACTUAL	2022 BUDGET	2022 ACTUAL	2023 BUDGET
6-4-4100-0110	FIREFIGHTERS REMUNERATION	204,500	187,431	254,000	232,589	298,500
6-4-4100-0120	BENEFITS - EHT RETURN & CPP PAYABLE	4,500	6,099	7,000	7,464	8,500
6-4-4100-0130	WORKERS COMPENSATION	7,100	7,813	8,500	9,103	9,500
6-4-4100-0140	BANK CHARGES	360	457	500	699	750
6-4-4100-0150	INSURANCE	26,585	26,576	30,100	26,980	35,000
6-4-4100-0500	MISC. LEGAL FEES	0	488	0	0	0
6-4-4100-0400	ANNUAL AUDIT REVIEW	4,500	4,579	4,900	4,884	5,300
6-4-4100-0600	FIRE STATION - MATERIALS & SUPPLIES	600	440	600	2,494	1,200
6-4-4100-0610	FIRE STATION - INTERIOR MAINTENANCE	5,600	7,987	6,000	8,611	10000
6-4-4100-0615	FIRE HALL - EXTERIOR MAINTENANCE	12,250	17,075	13,700	10,887	20000
	Training Facility - Maintenance	500	0	500	0	0
6-4-4100-0705	WEBSITE/INTERNET SERVICES	800	586	800	1,102	combined with 4100-0708
6-4-4100-0708	SOFTWARE UPGRADES	0	4,616	6,000	7,737	7,000
6-4-4100-0710	OFFICE TELEPHONE	3,900	3,159	2,900	3,399	3,500
6-4-4100-0715	CELLUAR PHONE SERVICE	2,100	1,558	2,100	2,895	2,100
6-4-4100-0720	HEAT	3,100	2,756	3,100	3,958	4,200
6-4-4100-0730	HYDRO	3,900	4,194	4,000	4,338	4,500
6-4-4100-0750	GENERAL ADMINISTRATION	7,800	3,753	7,800	13,107	7,800
6-4-4100-0755	FIRE CALLS - PLATE SEARCH FEES	0	0	0	0	0
6-4-4100-0760	TWP ADMINISTRATION SERVICES	10,000	6,090	7,000	9,148	8,500
6-4-4100-0800	FIRE PREVENTION ~ PUBLIC EDUCATION	2,000	2,279	2,000	3,287	6000
6-4-4100-0810	MEMBERSHIP, CHIEF/DEPUTY CONFERENCES	2,500	590	2,500	3,598	5,000
6-4-4100-1010	FP - MISC EXPENSES SEE SUPPLIES/EXPENSES			0		0
6-4-4100-1240	COVID-19 Expense	0	7,557	3,000	3,395	0
6-4-4100-1500	BAD DEBTS - FIRE CALL WRITE OFFS	0	809	0	0	0
6-4-4100-5100	INTEREST EXPENSE - CAPITAL LEASE	0	-756	0	0	0
Total General Operating Expenses		302,595	296,137	357,000	359,675	437,350

Equipment Operating Expenses

6-4-4200-1010	FUEL	8,000	6,362	8,000	11,156	10,000
6-4-4200-1020	PARTS/SERVICE/REPAIRS/TRUCK OPS	17,250	29,460	18,000	26,585	20,000
6-4-4200-1022	WATER RESCUE TRAINING	0	0	0	0	0
6-4-4200-1040	HOSE & NOZZLES	2,100	1,298	2,100	3,876	4,000
6-4-4200-1050	BREATHING APPARATUS/COMPRESSORS	2,000	3,886	6,200	7,289	7,000
6-4-4200-1060	PAGERS/RADIOS & ANNUAL LICENSING	6,250	6,215	6,500	7,340	7,500
6-4-4200-1065	911 DISPATCH SERVICES	14,430	14,133	15,000	14,812	15,181
6-4-4200-1070	EXTINGUISHERS	500	87	500	862	1,000
6-4-4200-1080	FIRST AID SUPPLIES	500	1,532	500	611	1,000
6-4-4200-1100	HEALTH & SAFETY SERVICES	1,000	22	1,000	2,128	1,000
6-4-4200-1200	MISCELLANEOUS TOOLS & EQUIPMENT	3,500	4,231	4,500	9,775	6,500
6-4-4200-1202	FITNESS MEMBERSHIP	3,000	4,121	4,500	4,500	17,000
6-4-4200-1204	MUTUAL AID CONTRIBUTIONS	1,200	0	1,200	0	1,200
6-4-4200-1210	PROTECTIVE CLOTHING	4,000	2,706	4,000	8,289	8,000
6-4-4200-1220	MEDICAL/IMMUNIZATION	500	120	500	730	1,000
6-4-4200-1230	UNIFORMS	3,000	3,131	7,000	5,149	11,500
6-4-4200-1240	TRAINING ~ SUPPLIES/EXPENSES	11,000	11,136	11,000	16,609	20,000
6-4-4200-1244	TRAINING COURSES/CONFERENCES	0	2,769	0	0	0
6-4-4200-1275	NEW EQUIPMENT & UPGRADING	1,500	157	1,500	3,352	4,000
NEW	FF RECOGNITION					6,500
6-4-4200-6000	ANNUAL AMORTIZATION					
Total Equipment Operating Expenses		79,730	91,366	92,000	123,062	142,381

TOTAL OPERATING EXPENSES

382,325	387,503	449,000	482,737	579,731
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**GRAND VALLEY AND
DISTRICT FIRE**

2023 Approved Capital Budget		2020	2020	2020 Ending	2021	2021	2021 Ending	2022	2022	2022 Ending	2023
G/L		Budget	Actuals	Balance	Budget	Actuals	Balance	Budget	Actuals	Balance	Budget
	Capital Expense Account										
8000-0620	Fire Station	\$ 5,000	\$ (3,867)	\$ 42,782	\$ 17,000	\$ -	\$ 59,782	\$ 5,000	\$ -	\$ 64,782	\$ 25,000
8000-0630	Training Facility						\$ -		\$ -	\$ -	
8000-1055	Breathing Apparatus	\$ 12,700	\$ (36,553)	\$ 5,520	\$ 16,200	\$ (16,050)	\$ 5,670	\$ 16,500	\$ -	\$ 22,170	\$ 18,925
8000-1063	Communications	\$ 9,180	\$ (6,263)	\$ 11,076	\$ 9,507	\$ (2,824)	\$ 17,759	\$ 9,820	\$ (1,905)	\$ 25,674	\$ 11,300
8000-1150	FF Equipment	\$ 17,843	\$ (12,963)	\$ (17,832)	\$ 17,940	\$ (4,341)	\$ (4,233)	\$ 19,040	\$ (3,325)	\$ 11,482	\$ 47,070
8000-1215	Protective Clothing	\$ 16,000	\$ (13,984)	\$ 10,126	\$ 16,050	\$ (18,145)	\$ 8,030	\$ 16,200	\$ (7,884)	\$ 16,346	\$ 52,400
8000-1250	Training Supplies	\$ 14,000	\$ -	\$ 16,442	\$ 14,000	\$ -	\$ 30,442	\$ 14,000	\$ (710)	\$ 43,732	\$ 14,000
8000-0708	IT Hardware	\$ 2,000	\$ -	\$ 11,600	\$ 2,000		\$ 13,600	\$ 2,000	\$ (621)	\$ 14,979	\$ 3,000
8000-1030	Vehicle Improvements								\$ -	\$ -	
8000-1045	Hose & Nozzles			\$ 37,268	\$ -	\$ -	\$ 37,268		\$ -	\$ 37,268	
Misc	Duplicated in operating	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000		\$ -	\$ 3,000	\$ -
8000-1825/1030	Vehicle Funding/Improvements	\$ 195,000	\$ 5,469	\$ 255,857	\$ 202,000	\$ -	\$ 457,857	\$ 195,000	\$ (66,495)	\$ 586,362	\$ 215,000
8000-1025	Water Rescue Equipment		\$ 42,541	\$ 11,625		\$ (2,539)	\$ 9,086		\$ -	\$ 9,086	
	Water Rescue Donation								\$ -	\$ -	
4200-1022	Water Rescue Training			\$ 10,000					\$ -	\$ -	
	Total Capital Expense	\$ 271,723	\$ (25,620)	\$ 397,463	\$ 294,697	\$ (43,898)	\$ 638,262	\$ 277,560	\$ (80,940)	\$ 834,883	\$ 386,695
	Less Revenue				\$ (37,401)			\$ (27,130)			\$ (20,898)
	Previous Year's Deficit - General operating				\$ (32,450)			\$ (6,458)			\$ 31,062
	Previous Year's Deficit - Equipment operating				\$ (4,014)			\$ 11,636			\$ 2,675
	Previous Year's Interest Earned				\$ (3,185)			\$ (1,247)			\$ (13,185)
	Transfer to Reserves										
	Total Capital Raised				\$ 217,647			\$ 254,361			\$ 386,349

**GRAND VALLEY AND DISTRICT FIRE DEPARTMENT
2022 MUNICIPAL LEVY SUMMARY**

OPERATING LEVY 2023			\$ 579,731.00
* Based on average of three year record			
	Total Calls	Percentage	Operating Levy
Amaranth	64	22%	\$130,185.21
East Garafraxa	47	16%	\$95,604.76
Grand Valley	174	61%	\$353,941.03
TOTAL	285	100%	\$579,731.00

SUMMARY FIRE CALLS					
	2020	2021	2022	Total	Percentage of Total
Amaranth	21	23	20	64	22.46%
East Garafraxa	13	16	18	47	16.49%
Grand Valley	36	54	84	174	61.05%
TOTALS	70	93	122	285	100.00%

	Equipment	Trucks	Total	
EQUIPMENT RESERVE LEVIES 2023	\$ 171,695.00	\$ 215,000.00	\$ 386,695.00	\$ (346.00)
Based on Assessments for 2021				
	Assessment	Percent	<i>NOTE: offset by MVA firecall revenues previous years surplus/deficit interest earned</i>	
Amaranth	283,100,800	24%		
East Garafraxa	170,756,300	15%		
Grand Valley	714,684,218	61%		
TOTAL	1,168,541,318	100%		
				2023
				Total Capital Levy
				\$ 93,600.21
				\$ 56,456.31
				\$ 236,292.49
				\$ 386,349.00

GRAND VALLEY & DISTRICT COMMUNITY CENTRE

Board Meeting Agenda

Friday, January 20, 2023, 5:30 PM

Grand Valley Council Chambers

5 Main Street North, Grand Valley

1. Call to order

2. Elections of Chair and Vice Chair

3. Agenda Approval

3.1. January 20, 2023

4. Disclosure of Pecuniary Interest

5. Form Committees

5.1. Policy/Planning

5.2. Building

5.3. Budget

6. Minutes of Previous Meetings

6.1. October 17, 2022

7. Business arising from minutes

8. Deputations/Presentations

None

9. Financial Reports

9.1. Accounts Payable

9.2. Accounts Receivable

9.3. Budget variance

9.4. 2023 Draft Budget.

10. Correspondence

None

11. Arena Manager's Report

11.1. OEYC Rental Agreement

11.2. Staffing update

12. Unfinished Business

12.1. Renovation project

12.2. OEYC Rental Agreement

13. New Business

None

14. Confirmation of Meeting**15. Adjournment**

GRAND VALLEY & DISTRICT COMMUNITY CENTRE

BOARD MEETING MINUTES

October 17, 2022 @ 4:30pm

In person, Grand Valley & District Community Centre

Members present: Lenora Banfield, Bret Lyons, Rick Taylor, Paul Latam, Deb Halls, Gail Little, James Allen- Recreation Facilities Manager, Klaudia Mirska-Secretary Treasurer

Members absent: Steve Niedzwiecki (with regrets), Rick Taylor (with regrets), Clinton Taylor

1. Call to order

Chair called the meeting to order at 4:37 pm.

2. Agenda Approval

#2022-10-01

Moved By: P Latam

Seconded By: Brett Lyons

BE IT RESOLVED THAT the October 17, 2022, regular meeting agenda be approved as circulated.

Carried.

3. Disclosure of Pecuniary Interest

No pecuniary interest was declared.

4. Minutes of Previous Meetings

#2022-10-02

Moved By: G Little

Seconded By: D Halls

BE IT RESOLVED THAT the minutes of September 12, 2022, be adopted as circulated.

Carried.

5. Business arising from minutes

None

6. Deputations/Presentations

None

7. Financial Reports

7.1. Accounts Payable

#2022-10-03

Moved By: G Little

Seconded By: B Lyons

BE IT RESOLVED THAT the the accounts payable for September of 2022 in the amount of \$ 15,765.88 be approved and paid from the Operating Account.

Carried.

7.2. Accounts Receivable

#2022-10-04

Moved By: P Latam

Seconded By: G Little

BE IT RESOLVED THAT receipts for September of 2022 in the amount of \$24,520.73 have been deposited into the Community Centre bank account and are hereby approved.

Carried.

7.3. Budget variance

The Board received and reviewed the presented financial reports.

8. Correspondence

8.1. Fee waiver request- Town of Grand Valley

8.2. Fall Fair rental fee- Grand Valley Agricultural Society

#2022-10-05

Moved By: G Little

Seconded By: B Lyons

BE IT RESOLVED THAT that the Grand Valley and District Community Centre Board directs Secretary/Treasurer to adjust the 2022 Fall Fair rental fee to \$650.00 due to the Arena floor being under construction

Carried.

The Board received the correspondence.

9. Arena Manager's Report

9.1. New Staff

Allen updated the Board on recent recruitment. Six new staff members were hired for Concession Booth and Ice Patrol.

9.2. Construction update

Allen informed the Board that glass for the arena has arrived and will be installed.

9.3. Concession booth update

Allen is getting the snack bar ready for arena reopening. Allen informed the Board that after a couple of years being closed, due to Covid-19 pandemic, it required major cleaning.

9.4. Grand reopening

Allen is planning to host a grand reopening of the ice surface to the public on Friday, November 4th. The Board directed Secretary/Treasurer to invite Council members of three joint Municipalities and advertise a free public skate event to the public.

10. Unfinished Business

10.1. Renovation project

10.2. Outdoor ice rink

10.3. B. Cook- retirement recognition

Secretary/Treasurer invited Cook to join the Board after the meeting to celebrate his retirement.

11. New Business

11.1. OEYC rental agreement renewal

The Board directed Secretary/Treasurer to research the annual percentage increase and Allen to confirm who owns the digital sign that's installed on the building. The rental renewal will be discussed further at the next Board meeting.

12. Confirmation of Meeting

#2022-10-06

Moved By: D Halls

Seconded By: G Little

BE IT RESOLVED THAT leave be given to confirm the proceedings of the October 17, 2022, Grand Valley & District Community Centre Board Meeting.

Carried.

13. Adjournment

#2022-10-07

Moved By: D Halls

Seconded By: P Latam

BE IT RESOLVED THAT we do now adjourn this meeting to meet again on December 19, 2022, at 4:30 pm or at the call of the Chair.

Carried.



GRAND VALLEY & DISTRICT COMMUNITY CENTRE

FOR BOARD MEETING: 20-Jan-23

		2022	2022	2022	TOTAL
		October	November	December	
ACCOUNTS PAYABLE					
1024	Loan for Olympia	-	-	14,782.80	14,782.80
1425	Loan Interest (Olympia)	-	-	639.00	639.00
1104	Liabilities (HST/Payroll)	1,866.57	-	-	1,866.57
1010	Wages & Benefits	11,463.75	8,545.68	8,122.20	28,131.63
1022	Payroll deductions	3,909.41	-	7,329.76	11,239.17
1040	Wages & Ben (Admin personnel)	1,746.80	1,522.29	1,564.68	4,833.77
1050	Staff Expense/Recognition	1,533.30	805.00	-	2,338.30
1300	Training & Workshops	-	-	-	-
1320	Professional Fees/Memberships	-	-	76.00	76.00
1420	Bank/Interest Chgs	-	-125.37	98.33	-27.04
1430	Merchant Chgs - debit/mc/visa	-	-	-	-
1440	Accounting/Audit Fees	-	-	-	-
1460	Insurance	-	-	-	-
1470	Advertising	10.92	128.89	10.99	150.80
2010	Consumable Supplies	55.53	1,048.09	517.56	1,621.18
2015	Concession Booth Supplies	3,007.93	2,607.60	2,890.88	8,506.41
2024	Heat	270.96	739.41	1,767.29	2,777.66
2030	Hydro	1,463.78	5,113.32	6,488.44	13,065.54
2040	Water/sewer/street lights	134.22	270.60	176.26	581.08
2050	Telecommunications	253.69	233.35	252.73	739.77
2055	Streaming Services	-	-	-	-
2110	Covid-19 Expense	-	-	-	-
2120	Office & Computer Supplies	602.12	703.50	413.55	1,719.17
2410	R&M - Community Ctre Bldg	1,325.19	1,982.62	1,450.34	4,758.15
2420	R&M - Arena	5,989.55	1,076.81	542.40	7,608.76
2430	R&M - Concession Booth	460.29	934.96	150.11	1,545.36
2450	Snow Removal	-	3,390.00	3,390.00	6,780.00
2460	R&M - Skate Park	-	-	-	-
3025	Equipment chgs - Zamboni/Olympia	450.14	421.72	1,514.36	2,386.22
3030	R&M - Compressor Room & Equipment	3,480.40	3,970.28	-	7,450.68
3055	Annual Inspections	-	-	-	-
4000	Summer Camp Expense	-	-	-	-
4021	Pickle Ball Expense	-	-	-	-
4040	50th Celebrations	-	-	-	-
7132	Miscellaneous Exp	-	-	-	-
8000	Capital Expenditure	-	-	-	-
9000	Transfer to Reserves	-	-	-	-
					-
GRAND TOTAL		\$ 38,024.55	33,368.75	\$ 52,177.68	\$ 123,570.98

[illegible]



Budget Variance Report

Date : Jan 18,2023

Time : 1:24 pm

Fiscal Year : 2022 Period : 12

Budget Type : BUDGET VALUES

Account Code : ?-?-????-???? To ?-?-????-????

Acct Code	Acct Desc	Current Month	Year to Date	Budget Amt	Variance	% Variance
Revenue						
7500 COMMUNITY CENTRE						
2-3-7500-3010	Levy Pymt-Amaranth	0.00	-63648.03	-63648	0.03	0.00
2-3-7500-3020	Levy Pymt-East Garafraxa	-3273.37	-34868.60	-38142	-3273.40	8.58
2-3-7500-3030	Levy Pymt-Grand Valley	-13612.17	-157258.00	-157258	0.00	0.00
2-3-7500-6010	Ice Rental	-21861.97	-89330.02	-110000	-20669.98	18.79
2-3-7500-6020	Summer Floor Rental	0.00	0.00	-2000	-2000.00	100.00
2-3-7500-6030	Summer Camp Reg'ns	0.00	-28267.23	-32000	-3732.77	11.66
2-3-7500-6040	Advertising Signs	-600.00	-3642.48	-6000	-2357.52	39.29
2-3-7500-6050	Public Skating	-926.54	-1795.58	-3000	-1204.42	40.15
2-3-7500-6210	Concession Booth	-4104.22	-5696.49	-5000	696.49	-13.93
2-3-7500-6410	Hall & Room Rental	-2160.29	-14177.10	-8000	6177.10	-77.21
2-3-7500-6420	Ont Early Years Rental	-1732.00	-20784.00	-20784	0.00	0.00
2-3-7500-6610	Donations (not for rental)	-2100.00	-2600.00	0	2600.00	0.00
2-3-7500-7302	Wage Recovery (Grant/Subsidy)	0.00	0.00	-22500	-22500.00	100.00
2-3-7500-7610	Revenue to Offset Expense	0.00	-13934.01	-25000	-11065.99	44.26
Total COMMUNITY CENTRE		-50370.56	-436001.54	-493332	-57330.46	11.62
Total Revenue		-50370.56	-436001.54	-493332	-57330.46	11.62
Expense						
7500 COMMUNITY CENTRE						
2-4-7500-1010	Wages & Benefits	33835.72	170641.98	200000	29358.02	14.68
2-4-7500-1020	Wages & Ben - Camp	0.00	18265.10	40000	21734.90	54.34
2-4-7500-1040	Wages&Ben-Admin Personnel	1564.68	14003.01	8200	-5803.01	-70.77
2-4-7500-1050	Staff Expense/Recognition	698.00	3528.60	700	-2828.60	-404.09
2-4-7500-1300	Training & Workshops	0.00	2866.84	3000	133.16	4.44
2-4-7500-1320	Professional Memberships	76.00	901.08	250	-651.08	-260.43
2-4-7500-1420	Bank / Interest Chgs	-388.66	-1615.28	1000	2615.28	261.53
2-4-7500-1425	Loan Interest	639.00	639.00	639	0.00	0.00
2-4-7500-1430	Merchant Chgs-debit/mc/visa	225.05	1893.81	1000	-893.81	-89.38
2-4-7500-1440	Accounting/Audit Fees	0.00	2712.00	2500	-212.00	-8.48
2-4-7500-1460	Insurance	0.00	26353.08	25000	-1353.08	-5.41
2-4-7500-1470	Advertising	10.99	237.09	500	262.91	52.58
2-4-7500-2010	Replenishable Supplies	458.02	3710.42	4000	289.58	7.24
2-4-7500-2015	Conc Booth Supplies	2722.27	8058.60	2000	-6058.60	-302.93
2-4-7500-2024	Heat	1563.97	8673.82	8000	-673.82	-8.42
2-4-7500-2030	Hydro	5741.98	37032.20	65000	27967.80	43.03
2-4-7500-2040	Water/Sewer/Street Lights	176.26	5246.44	6000	753.56	12.56
2-4-7500-2050	Telecommunications	229.41	2712.74	3100	387.26	12.49
2-4-7500-2055	Streaming Services	0.00	0.00	200	200.00	100.00
2-4-7500-2110	COVID-19 Expense	0.00	13811.25	25000	11188.75	44.76
2-4-7500-2120	Office & Computer Supplies	413.55	2994.50	1500	-1494.50	-99.63
2-4-7500-2410	R&M - Community Ctre Bldg	1283.22	13865.65	10000	-3865.65	-38.66
2-4-7500-2420	R&M - Arena	480.00	10489.67	10000	-489.67	-4.90
2-4-7500-2430	R&M - Concession Booth	-565.16	669.58	1000	330.42	33.04
2-4-7500-2450	Snow Removal	3000.00	15600.00	13560	-2040.00	-15.04

Budget Variance Report

Date : Jan 18,2023

Time : 1:24 pm



Fiscal Year : 2022 Period : 12

Budget Type : BUDGET VALUES

Account Code : ?-?-????-???? To ?-?-????-????

Acct Code	Acct Desc	Current Month	Year to Date	Budget Amt	Variance	% Variance
Expense						
2-4-7500-2450	Snow Removal	3000.00	15600.00	13560	-2040.00	-15.04
2-4-7500-3025	Equip Chgs - Zamboni/Olympia	1340.14	4078.56	5000	921.44	18.43
2-4-7500-3030	R&M - Compressor Room & Equip	0.00	12345.48	10000	-2345.48	-23.45
2-4-7500-3055	Annual Inspections	0.00	3629.54	5000	1370.46	27.41
2-4-7500-4000	Summer Camp Expense	0.00	2107.73	1400	-707.73	-50.55
2-4-7500-7132	Miscellaneous Exp/Olympia Loan	0.00	0.00	14783	14783.00	100.00
2-4-7500-9000	Transfer to Reserve	0.00	0.00	25000	25000.00	100.00
Total COMMUNITY CENTRE		53504.44	385452.49	493332	107879.51	21.87
Total Expense		53504.44	385452.49	493332	107879.51	21.87
Report Total		3133.88	-50549.05	0	50549.05	0.00



2023 *PROPOSED BUDGET*

January 20, 2023

Community Centre Budget 2023

REVENUE

Account No.	Account Name	2020 Actual	2021 Budget	2021 Actual	2022 Budget	2022 To Date	2023 Budget
Revenue							
2-3-7500-3010	Levy Pymt-Amaranth	\$51,496	\$ 60,519	\$60,519	\$ 63,648	\$63,648	
2-3-7500-3020	Levy Pymt-East Garafraxa	\$28,959	\$ 34,028	\$34,028	\$ 38,142	\$34,869	
2-3-7500-3030	Levy Pymt-Grand Valley	\$127,322	\$ 137,017	\$137,017	\$ 157,258	\$157,258	\$ 349,022
2-3-7500-3200	Prior Year's Surplus/Deficit		(11,715.00)		-		
2-3-7500-6010	Ice Rental	\$83,467	\$ 65,000	\$62,858	\$ 110,000	\$89,330	\$ 110,000
2-3-7500-6020	Summer Floor Rental	\$420	\$ -		\$ 2,000	\$0	\$ 200
2-3-7500-6030	Summer Camp Registrations		\$ -	\$31,929	\$ 32,000	\$28,267	\$ 33,000
2-3-7500-6040	Advertising Signs	\$6,400	\$ -	\$5,000	\$ 6,000	\$3,642	\$ 6,000
2-3-7500-9050	Public Skating	\$1,106	\$ 1,000	\$1,022	\$ 3,000	\$1,796	\$ 2,000
2-3-7500-6060	Pro Shop/Skate Sharpening		\$ -	\$0	\$ -		
2-3-7500-6072	Pickle Ball/Walking Track	\$4	\$ -	\$0	\$ -		
2-3-7500-6210	Concession Booth	\$5,218	\$ 3,000	\$0	\$ 5,000	\$5,696	\$ 15,000
2-3-7500-6410	Hall & Room Rental	\$7,916	\$ 3,000	\$9,310	\$ 8,000	\$14,177	\$ 15,000
2-3-7500-6420	Ont Early Years Rental	\$19,980	\$ 20,180	\$20,630	\$ 20,784	\$20,784	\$ 21,000
2-3-7500-6610	Donations (not for rental)		\$ -	\$0	\$ -	\$2,600	
2-3-7500-7302	Wage Recovery (Grant/Subsidy)		\$ -		\$ 22,500		\$ 22,500
2-3-7500-7610	Revenue to Offset Expense			\$36,619	\$ 25,000	\$13,934	
	Total Revenue	\$332,288	\$312,029	\$398,931	\$493,332	\$436,002	\$573,722

EXPENSES

Account No.	Account Name	2020 Actual	2021 Budget	2021 Actual	2022 Budget	2022 to Date	2023 Budget
2-4-7500-1010	Wages & Benefits	\$176,815	\$115,585	\$ 103,772.76	\$200,000	\$ 170,641	\$ 200,000
2-4-7500-1020	Wages & Ben - Camp	\$956	\$0	\$ 38,468.96	\$40,000	\$ 18,265	\$ 40,000
2-4-7500-1040	Wages&Ben-Admin Personnel	\$7,523	\$8,200	\$ 7,955.02	\$8,200	\$ 14,003	\$ 13,000
2-4-7500-1050	Staff Recognition	\$858	\$1,000	\$ 686.08	\$500	\$ 3,529	\$ 3,000
	Staff uniforms				\$200		
2-4-7500-1300	Training & Workshops	\$369	\$4,000	\$ 670.00	\$3,000	\$ 2,867	\$ 3,000
2-4-7500-1320	Professional Fees/Memberships	\$114	\$1,000	\$ 264.07	\$250	\$ 901	\$ 1,200
2-4-7500-1420	Bank & Interest Chgs	\$726	\$750	\$ 1,489.12	\$1,000	\$ -1,128	\$ -
2-4-7500-1430	Merchant Chgs-debit/mc/visa	\$938	\$1,000	\$ 344.83	\$1,000	\$ 1,669	\$ 2,000
2-4-7500-1440	Accounting/Audit Fees	\$2,150	\$2,200	\$ 2,026.19	\$2,500	\$ 2,712	\$ 2,800
2-4-7500-1450	Loan Interest	\$1,429	\$1,040	\$ 1,039.51	\$639	\$ 639	\$ 227
2-4-7500-1460	Insurance	\$20,727	\$23,422	\$ 23,185.44	\$25,000	\$ 26,353	\$ 32,000
2-4-7500-1470	Advertising	\$122	\$500	\$ 63.95	\$500	\$ 237	\$ 250
2-4-7500-2010	Replenishable Supplies	\$3,701	\$4,000	\$ 3,377.39	\$4,000	\$ 3,710	\$ 4,000
2-4-7500-2015	Conc Booth Supplies	\$994	\$1,000	\$ -	\$2,000	\$ 8,058	\$ 6,000
2-4-7500-2024	Heat	\$5,940	\$6,500	\$ 6,851.23	\$8,000	\$ 8,674	\$ 9,500
2-4-7500-2030	Hydro	\$46,678	\$62,000	\$ 37,165.36	\$65,000	\$ 37,032	\$ 65,000
2-4-7500-2040	Water/Sewer/Street Lights	\$4,234	\$5,000	\$ 4,265.96	\$6,000	\$ 5,246	\$ 6,000
2-4-7500-2050	Telecommunications	\$2,014	\$2,500	\$ 3,418.82	\$3,100	\$ 2,712	\$ 3,100
2-4-7500-2055	Streaming Services	\$110	\$0	\$ -	\$200	\$ -	\$ -
2-4-7500-2120	Office & Computer Supplies	\$699	\$750	\$ 1,535.38	\$1,500	\$ 2,994	\$ 4,000
2-4-7500-2410	R&M - Community Ctre Bldg	\$11,911	\$12,000	\$ 7,147.71	\$10,000	\$ 13,866	\$ 20,000
2-4-7500-2420	R&M - Arena	\$11,108	\$12,000	\$ 2,859.34	\$10,000	\$ 10,489	\$ 20,000
2-4-7500-2430	R&M - Concession Booth	\$72	\$0	\$ 425.00	\$1,000	\$ 670	\$ 2,000
2-4-7500-2450	Snow Removal	\$8,449	\$11,300	\$ 14,400.00	\$13,560	\$ 15,600	\$ 16,000
2-4-7500-2460	R&M - Skate Park	\$0	\$0	\$ -	\$0		
2-4-7500-3025	Equip Chgs - Zamboni/Olympia	\$1,938	\$2,500	\$ 2,265.09	\$5,000	\$ 4,078	\$ 5,000
2-4-7500-3030	R&M - Compressor Room & Equip	\$3,675	\$10,000	\$ 11,449.36	\$10,000	\$ 12,345	\$ 14,000
2-4-7500-3055	Annual Inspections	\$2,649	\$4,400	\$ 2,452.21	\$5,000	\$ 3,630	\$ 5,000
	Structural Inspection	\$0	\$5,000		\$0		
2-4-7500-4000	Summer Camp Expense	\$0	\$0	\$ 1,134.95	\$1,000	\$ 2,108	\$ 3,000
	high five				\$400		
2-4-7500-4021	Pickle Ball Expense	\$0	\$0	\$ -	\$0		
2-4-7500-	Olympia Loan Payment	\$13,993	\$14,382		\$14,783	\$ 14,783	\$ 15,195
NEW	COVID-19 related expense			\$ 14,362.38	\$25,000	\$ 13,811	
	Capital expenses						\$ 78,500
	floor, olympia,				\$25,000		
2-4-7500-7132	Miscellaneous Exp	\$1,328		\$ 3,180.10			
	Total Expenses	\$332,220	\$312,029	\$ 296,256.21	\$493,332	\$ 400,493	\$ 573,772

Notes:

SURPLUS:

\$ 15,772.79

\$ 92,839.07

Grand Valley Community Centre Capital Projects

[illegible]

RENTAL AGREEMENT

Made this _____ day of _____, 2022, between:

GRAND VALLEY & DISTRICT COMMUNITY CENTRE BOARD
(hereinafter referred to as the “Landlord”)

- and -

COUNTY OF DUFFERIN
(hereinafter referred to as the “Tenant”).

THE TENANT HEREBY LEASES FROM THE LANDLORD those premises as hereinafter described, subject to the terms and conditions set forth in the Lease.

1 DEMISED PREMISES

The “Demised Premises” is composed of the designated upper-level sections of the Community Centre, excluding the Grand River Room, located at 90 Main St. North, Grand Valley, in the County of Dufferin, Ontario.

2 TERM

The Tenant agrees to lease the Demised Premises from the Landlord for a term of FIVE (5) years commencing on the first (1st) day of January 2023 and ending on the thirty-first (31st) day of December 2027.

3 BASIC RENT

The Tenant shall pay to the Landlord, in lawful money of Canada, and without deduction, abatement or set-off, an annual gross rent for the Demised Premises in the amounts specified in Table One: Basic Rent, to be increased annually at 2% inflation rate, for the period January 1st, 2023, to December 31st, 2022.

Table One: Basic Rent (*see Section 4. below)

Dates	Yearly Amount	Monthly Amount
01/01/23 to 31/12/23	\$ 21,200.00	\$ 1,767.00
01/01/24 to 31/12/24	\$ 21,624.00	\$ 1,802.00
01/01/25 to 31/12/25	\$ 22,056.00	\$ 1,838.00
01/01/26 to 31/12/26	\$ 22,497.00	\$ 1,875.00
01/01/27 to 31/12/27	\$ 22,947.00	\$ 1,912.00

4 APPLICABLE TAXES

All of the above amounts include applicable taxes imposed on the Landlord or the Tenant with respect to rent payable by the Tenant, which tax(es) are payable by the Tenant on a monthly basis.

5 MONTHLY PAYMENT OF RENT

All monthly installments of Rent must be paid in advance on the first (1) day of each month. If the rent has not been received by the Landlord by the fifth (5) day of the month, the Tenant shall pay a late payment service charge of \$25.00. Any cheques returned by the bank for any reason will carry a \$25.00 penalty. If payment is not received by the tenth (10) day of the month, the Landlord shall proceed in accordance with provisions for default in this Lease.

6 CONSENT TO ASSIGN OR SUB-LET PREMISES

In the event that the Tenant desires to assign, sublet or part with possession of all or any part of the Demised Premises, or to transfer this Lease in any other manner, in whole or in part or any estate or interest thereunder, then and so often as such event shall occur, the Tenant shall give prior written notice to the Landlord of such desire, specifying therein the proposed assignee, transferee or sublet tenant. The Landlord shall, within thirty (30) days thereafter, notify the Tenant in writing, either that it consents or does not

consent as aforesaid to the assignment, subletting or parting with or sharing possession as the case may be. Consent may be withheld if, in the Landlord's opinion, the use will adversely affect other tenants in the centre.

7 RULES & REGULATIONS

From time to time, the Landlord shall be entitled to make and to amend reasonable rules and regulations that do not prohibit the use of the Demised Premises for the purposes permitted in paragraph 8. Notice of these rules shall be given to the Tenant in writing from the Landlord or the Landlord's agent. The Tenant shall comply with such rules and regulations and shall cause its officers, agents, servants, employees, contractors, customers, invitees and licensees to comply with such rules and regulations.

8 USE

The Demised Premises shall be used solely for the purpose of providing space for the County's Early Years Child and Family Centre, Grand Valley site.

In addition, the Landlord consents to the Tenant using the Grand River Room for Early Years activities when the Room is not otherwise in use.

Cleaning Needs for the EarlyON Space:

After each day the space is occupied, the premises will be:

- Swept and all open areas shall be wet mopped
- Vacuum all carpeted areas and mats
- Empty all garbage and recycling receptacle
- Disinfect door handles and high-touch surfaces with mild disinfectant
- Other general custodian duties

Weekly As needed:

- Clean entrance windows
- Dust shelves, and open areas
- Damp wipe all hard surfaces with mild disinfectant

As Required:

- Clean interior windows
- Clean walls and base boards
- Clean and disinfect washroom walls
- Other general custodian duties

Shared Space:

Bathrooms:

- Clean and disinfect all washroom fixtures and floors (toilet, sinks, waste receptacles, towel holder, change tables), clean washroom mirrors
- Replace/refill hand towels in washroom, toilet rolls and hand soap
- Empty all garbage's

Kitchen:

- Damp wipe kitchen counters and sink with mild disinfectant
- Empty all garbage's

9 SIGNAGE

The Tenant will, at its sole expense, erect and maintain signage in a good and workmanlike manner, subject to municipal by-laws and government regulations and subject to the Landlord's prior written approval as to the design, colour, and content of any such sign, which consent shall not be unreasonably withheld.

10 INSURANCE

The Tenant agrees to provide the Landlord with proof of liability insurance and property insurance for non-landlord-owned contents. If the cost of the Landlord's insurance premiums should increase as a result of the use to which the Demised Premises are being put by the Tenant, the Tenant agrees to pay such increased cost of premiums.

11 REPAIR

The Tenant shall undertake all repairs to and maintenance of the Demised Premises.

12 MAINTENANCE BY LANDLORD

- a) The Landlord covenants and agrees that, at all times throughout the Term of this Lease and any renewal, it will maintain and repair, or cause to be maintained and repaired, as would a prudent owner of similar premises, the structure of the building, including without limitation:
 - a. foundations
 - b. exterior weather walls excluding non-structural repairs to the exterior weather walls
 - c. sub-floor
 - d. roof excluding the roof membrane
 - e. bearing walls
 - f. structural columns, and
 - g. beams.
- b) The Landlord will maintain and repair the roof membrane and make non-structural repairs to the exterior weather walls, but the cost of such repairs shall be included in the Operating Costs.
- c) The Tenant shall be liable and responsible for the cost of any such repairs if the Landlord is required to make such repairs by reason of the application of laws or ordinances, or the directions, rules or regulations of any duly constituted regulatory body to the business carried on by the Tenant, or by reason of any act, omission to act, neglect or default of the Tenant, or those for whom the Tenant is in law responsible.

13 NO REGISTRATION

This Lease or any notice thereof, or any caution indicating an interest on the lands upon which the building is constructed, shall not be registered against the title to the Lands.

14 NOTICES

Any notice, demand, or request which any party shall give to any other party shall be in writing and shall be deemed to have been validly given if delivered at, or mailed by registered mail to the address of such party shown below

to the Landlord at:

Grand Valley & District Community Centre Board
c/o Town of Grand Valley
5 Main Street North,
Grand Valley, ON L9W 5S6

- and -

to the Tenant at:

County of Dufferin,
Early Years and Child Care Division
30 Centre Street
Orangeville, ON L9W 2X1

or to such other address as such party shall have given written notice of, or in the case of the Tenant, at the Demised Premises, and shall be deemed to have been received the second day after the date of posting such notice, demand, or request.

15 COMPLIANCE WITH LAWS

The Landlord and the Tenant respectively covenant that they will not cause or suffer each other unjust hardship by non-compliance with all laws, statutes, by-laws, ordinances, regulations or other lawful requirements of any governmental authority having jurisdiction with respect to the ownership and tenancy of the Premises.

16 TERMINATION

- a) Should the Tenant wish to terminate this Lease without cause, the Tenant shall provide sixty (60) days' written notice of termination to the Landlord. Such notice shall be delivered to the Landlord as specified under section 14, or as changed upon notice. The Landlord shall consider the date of the notice received to be the date of the first meeting of the Board of Management, and so sixty days' notice shall start the date of said meeting.
- b) The Landlord shall respond to the notice in writing, acknowledging receipt and stating any requirements in order to satisfy the termination of the Lease.
- c) In the event the Tenant cancels this Lease, the Tenant must surrender the Demised Premises to the Landlord upon the date prescribed in the notice to cancel this Lease.

17 DEFAULT & RE-ENTRY

- a) If the rents above reserved, or any part thereof, shall be and remain unpaid for more than ten (10) days following the due date thereof, and such default is not cured within twenty (20) days after written notice from the Landlord of such default, or should the Tenant file for bankruptcy, either voluntarily or involuntarily, or make an assignment in favour of its creditors, the Landlord may cancel this Lease upon thirty (30) day's written notice by the Tenant, provided, however, that the Tenant is not in default through reasons of a legitimate dispute or circumstances beyond its control. Should the Tenant remedy such default and pay the rent owing together with a three per cent (3%) penalty (calculated on a monthly basis), the cancellation notice by the Landlord would be null and void for the current default.
- b) Throughout the Term of this Lease, should the Tenant file for bankruptcy, either voluntarily or involuntarily, or make an assignment in favour of its creditors, or if the rents above reserved or any part thereof shall be and remain unpaid on the due date thereof, or if the Landlord cancels this Lease, the Tenant cannot remove its goods and chattels from the premises so that there would not be sufficient goods on the Premises subject to distress to satisfy the rents and arrears hereunder.
- c) In the event the Tenant fails to remedy a default of Rent, after receiving due notice as contained above, the Landlord shall have the right to enter the Premises. The Landlord, using best efforts, must attempt to lease or sub-let the Premises and apply the proceeds of such leasing or sub-letting on account of Rent due.

18 DISPUTE PROCEDURES

In the event of a dispute between the Landlord and the Tenant arising out of this Lease, the parties herein agree:

- i. that each shall attempt to resolve the dispute by participating in good faith in a mediation of the matter as soon as possible, failing which the matter in dispute shall be referred to binding arbitration in accordance with the *Arbitration Act of Ontario*;
- ii. the Landlord and the Tenant shall each bear their own legal and other costs; and,
- iii. the Landlord will not commence a legal action for a declaration that the Lease is at an end or has been breached by the Tenant without first giving the Tenant twenty (20) days' notice of its intention to commence the same.

DATED AT GRAND VALLEY, ONTARIO THIS _____ day of _____, 2022.

Per: _____
Debra Halls, Chair
For the Landlord
I have the authority to bind the Board.

Per: _____
Meghan Townsend, Secretary
For the Landlord

The undersigned Tenant accepts the above lease in its entirety this _____ day of _____, 2022.

Per: _____

For the Tenant
I have the authority to bind the Corporation.

Grand Valley Public Library Board
Minutes Wednesday December 14, 2022

PRESENT

Chair: Carol Hall

Vice Chair: Julie Van Alstine

Board Member: Rahmatu Etti-Balogun

Town of Grand Valley Rep.: James Jonker

Amaranth Rep.: Andrew Stirk

CEO: Joanne Stevenson

Guest: Amy Steele

REGRETS

East Garafraxa Rep.: Dave Halls

Board Member: Shane di Benedetto

1. **Call to order:** 7:11 p.m.
2. We [I] would like to acknowledge that we are on the the Haldimand Tract, land promised to the Haudenosaunee (**HOE day na shun ay**) people of Six Nations, which includes six miles on each side of the Grand River. This territory is the traditional territory of the Neutral, Anishnaabeg (**On ish KNOB eck**), and Haudenosaunee (**HOE day na shun ay**) Peoples.
3. **Approval of the agenda.**
MOTION #1: Moved by J. Van Alstine, seconded by J. Jonker, that the agenda be approved
4. **Declaration of any conflicts of interest at this time.** None
5. **Minutes of the November 9, 2022 meeting.**
MOTION #2: Moved by J. Van Alstine, seconded by R. Etti-Balogun, that the minutes of the November 2022 meeting, be approved.
6. **Business arising from the minutes.**
7. **Correspondence.**
None
8. **Financial Report.**
8.1 **Operating.**
MOTION #3: Moved by J. Van Alstine, seconded by R. Etti-Balogun, to accept the reviewed operating expenses for November (\$24,407.24)

8.2 Capital

MOTION #4: Moved by J. Van Alstine, seconded by R. Etti-Balogun, to accept the reviewed operating expenses for November (\$3,325.00)

MOTION #5: Moved by J. Van Alstine, seconded by R. Etti-Balogun, to accept the amended Capital Financial Statement.

9. Committee Reports.

9.1 Finance

Draft Budget for 2023 will be reviewed in January.

9.2 Personnel, Administration and By-laws.

Municipal contract agreements for the Township of Amaranth and the Township of East Garafraxa signed by C. Hall, Chair for the new term of council and will be forwarded to the Townships for signatures.

9.3 Advocacy.

Book Sale: November 14-19, raised \$677.96.

Library Board Members 2023-2026 – Andrew Stirk, Amaranth Rep.; Dave Halls, East Garafraxa Rep.; James Jonker, Grand Valley Rep.; Julie Van Alstine & Amy Steele, community members. 2 positions unfilled at this time.

9.4 Strategic Planning.

Strategic Plan Report Card reviewed and amended.

9.5 Information Technology/Communications.

10. Chair Report.

11. CEO Report.

- Programs are ongoing with no programs next Friday, December 23. Offering a new after school program “Creative writing with Jim Shaw”.
- There will be 6 Children’s programs during the Christmas Holidays
- Gingerbread Houses were distributed to 60 families.
- The library is selling the International Plowing Match Cookbooks
- Canada Summer Jobs Grant has been applied for, 13 weeks for 30 hours per week.
- CEO has been researching C-pens to help children with reading disabilities.
- CEO had been researching Radon Monitors for a library lending program in the Fall of 2023. Cost of Radon Monitors are \$90 for the first and others at \$126. CEO is looking into programs to fund the purchase of the monitors. CEO has contact WDG health unit, they do not have funding available but do have resources for information. The Regulatory Operations and Enforcement Branch of Health Canada may have funding available to purchase Radon Monitors but will not know until the end of March, beginning of April 2023. CEO has applied for “100 Radon Test Kit Challenge” for Fall 2023 through the Take Action on Radon website.

12. New Business

Recruit for the 2 unfulfilled positions on the new Library Board.

13. **Next meeting.** Wednesday January 11, 2022. 7:15 p.m. McGinnis Room
14. **Motion to adjourn.** 8:25 p.m. J. Van Alstine.



Top
Aggregate
Producing
Municipalities of
Ontario

TAPMO Annual General Meeting

MINUTES

August 14, 2022
Zoom Meeting

Executive Members Present:

James Seeley, Chair
Sandra Easton, Vice-Chair
Mayor Dave Barton
Mayor Susan Foxton
Mayor Jim Hegadorn

Executive Member Regrets:

Mayor Marcus Ryan
Councillor Andrew Veale
Councillor Margaret McCreery

Others Present:

Scott Wilson, CAO, County of Wellington
Amber Crawford, AMO Senior Policy Advisor
Lianne Sauter, AMO Policy Advisor
Allan Alls, Mayor, Town of Erin
John Brennan, Councillor, Town of Erin
Nathan Hyde, CAO, Town of Erin
Allan Thompson, Mayor, Town of Caledon
David Bailey, Mayor, County of Brant
Steve Clement, Councillor, Town of Bracebridge
Scott Mackey, Mayor, Township of Chatsworth
Alison Warwick, Warden, County of Middlesex
Guy Gardhouse, Mayor, East Garafraxa
Rick Maloney, Mayor, Town of Bracebridge
David Miller, Councillor, County of Brant

Staff Present:

Kim Courts, Deputy Clerk
Ken DeHart, County Treasurer

1. Call to Order

At 10:00 am, the Chair called the meeting to order.

2. Chair's Remarks

Chair Seeley welcomed everyone to the annual general meeting.

3. Declaration of Pecuniary interest

There were no declarations of pecuniary interest.

4. Approval of Minutes - May 31, 2022

Moved by: Mayor Dave Barton

Seconded by: Mayor David Bailey

That the TAPMO Executive Committee Meeting minutes dated May 31, 2022 be approved.

Carried

5. Financial Statements as of July 31, 2022

Moved by: Vice-Chair Sandra Easton

Seconded by: Mayor Jim Hegadorn

That the Financial Statements as of July 31, 2022 be approved.

Carried

6. TAPMO Terms of Reference - Closed Meetings

Moved by: Mayor Sue Foxton

Seconded by: Mayor Dave Barton

That the proposed **Sections 5.9 and 5.10 to Article V – Officers and Meetings** as outlined in the staff report be approved and the TAPMO Terms of Reference be updated.

Carried

Moved by: Mayor Sue Foxton

Seconded by: Mayor Dave Barton

That upper-tier municipalities be encouraged to become members of TAPMO.

Carried

7. TAPMO Workplan - 2022-2023

Moved by: Mayor Allan Thompson

Seconded by: Mayor Sue Foxton

That the TAPMO Workplan 2022-2023 update provided by Chair Seeley be received for information.

Carried

Moved by: Mayor Sue Foxton

Seconded by: Mayor Dave Barton

That the Executive Committee review the workplan focusing on concerns around fill trucks and their effects on local municipalities.

Carried

8. TAPMO Provincial Campaign Digital Metrics

Moved by: Mayor Sue Foxton

Seconded by: Mayor Allan Thompson

That the TAPMO Provincial Campaign Reporting Report provided by Sussex Strategy Group Inc. be received for information.

Carried

9. Executive Committee Vacant Position

Moved by: Mayor Allan Thompson

Seconded by: Mayor Jim Hegadorn

That the TAPMO Chair be directed to email member municipalities in the Northern District (as outlined in the Terms of Reference) after the municipal election and recruit someone to fill the vacant position - Northern district on the Executive Committee.

Carried

10. New / Other Business

Chair Seeley requested that member municipalities create a page on their website with a link to www.tapmo.ca.

11. Next Meeting

Thursday, October 20, 2022 at 10:00 am via Zoom.

12. Adjournment

At 11:58 am, the Chair adjourned the meeting until October 20, 2022 or at the call of the Chair.

James Seeley - Chair TAPMO Executive Committee



January 18, 2023

Clerk, Township of East Garafraxa
Township of East Garafraxa Municipal Office, 065371 Dufferin County Road 3, Unit 2

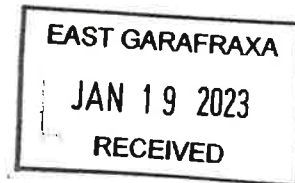
To Whom It May Concern;

The Lake Erie Region Source Protection Committee released the draft updated Grand River Source Protection Plan for public consultation at their January 19, 2023 meeting.

A 35-day public consultation period on the draft updated plan begins on January 25 and ends on February 28, 2023. A highlighted copy of relevant proposed changes to the draft updated plan, including the assessment report, is enclosed for public display at your office. Providing hard copies available to the public during the public consultation period satisfies s. 41 of O. Reg. 287/07 under the *Clean Water Act, 2006*. These documents will also be available online at www.sourcewater.ca/GR-SPP-Update.

If you have any questions, please feel free to contact:

Ilona Feldmann
Source Protection Program Assistant
ifeldmann@grandriver.ca
519. 621.2763 ext. 2318



Sincerely,

Source Protection Program Assistant
Lake Erie Source Protection Region



For the first time the International Plowing Match and Rural Expo is coming to Dufferin County, September 19-23, 2023! We are excited to host one of the largest events our county has ever held.

There will be plowing competitions, a tented city filled with education, local artisans and businesses, antique displays and an RV park where you can stay close to all the action! We're also excited to have a beautification competition throughout Dufferin with hope to include young and old, rural and urban, residential and local businesses. The competition will promote the IPM 2023 and welcome everyone to our community (more details to follow in the spring).

We are welcoming all those who would like to be involved to contact Cindy at: 519-939-0707 or cindysabo@xplornet.ca

You can keep up to date by following us on Facebook "International Plowing Match 2023" and Instagram @ipm2023 or check our website;

<https://www.plowingmatch.org/ipm2023> .

January 2023

For your generous
donation to the Grand
Valley Food Bank, a
sincere thank-you. Also
please pass on our thanks
to the Curt's Family on
whos behalf you donated
another 100.-
Vereen Tupling
Grand Valley Food Bank

To the Corporation of Township
of East Carleton Place,

Thank you for generous
donation to Groves Foundation.
We truly appreciate the
support from the Township
which will fund vital
equipment for our patients
and community.

Thank you!

Lon Asernauff

Shannon Peart

Subject: FW: NDACT Fundraiser February 11, 2023 at the Dufferin Public House

From: karrenwallace karrenwallace

Sent: Tuesday, January 17, 2023 12:18 PM

Subject: NDACT Fundraiser February 11, 2023 at the Dufferin Public House

Please join us for our first fundraiser in many years. NDACT continues to be active in lobbying for greater protection for prime farmland, food and source water. We are working closely with Strada Aggregates on their proposal to mine below the water table at their pit in Melancthon. This is a ground breaking initiative in Ontario and probably in North America. Our expenses are minimal but include audit fees, web hosting, bank fees and liability insurance.

Please come out to the Duffy at 5 pm on February 11. The venue will be romantically decorated for Valentine's food will be amazing, DJ and dancing as well as high end silent auction items (bidding will close at 8 pm).

Tickets are \$75.00 each and available through eventbrite <https://bit.ly/3Zx3ywk>



Valentine Fundraiser

Saturday February 11th, 2023

The Dufferin Public House

214 Main St. E., Shelburne

5:00pm \$75.00 per person





A People Place, A Change of Pace
SHELBURNE
ONTARIO, CANADA

Meeting Date: Monday, January 23, 2023

To: Mayor Mills and Members of Council

From: Denyse Morrissey, CAO
Steve Wever, Town Planner
Carey Holmes, Director of Financial Services
/ Treasurer

Report: CAO2023-04

Subject: Bill 23 – More Homes Built Faster Act, 2022
and Potential Impacts

Recommendation

THAT Report CAO2023-04 summarizing Bill 23, the *More Homes Built Faster Act, 2022*, and Potential Impacts to the Town, be received; and that

The tendering and construction of the WPCP capital project be delayed until a financial strategy is developed; and that

WHEREAS Bill 23, the *More Homes Built Faster Act, 2022*, was introduced by the Province on October 25, 2022 and received Royal Assent on November 28, 2022, amending several Acts including the *Planning Act* and the *Development Charges Act*;

AND WHEREAS the Town of Shelburne has and continues to plan for and accommodate housing needs including significant residential growth nearly doubling the Town's population over the past 15 years, including approximately 40% population growth between 2011 and 2016 making Shelburne the fastest growing small Town in Ontario during that period;

AND WHEREAS the Town of Shelburne is planning to accommodate additional residential growth to the year 2051 including over 2,000 new homes providing housing for approximately 5,500 people, bringing the Town's 2051 population to over 15,000 as per the County Municipal Comprehensive Review (MCR) to contribute to meeting the growth targets for the County in accordance with the Growth Plan for the Greater Golden Horseshoe;

AND WHEREAS the Town of Shelburne supports the Province's initiative to address the housing crisis by increasing the supply of available housing;

AND WHEREAS the required housing to meet these needs locally in Shelburne is already the subject of active development applications and plans in process, including plans for new seniors rental housing, a new retirement home project that has been awarded grant funding by the Province, several other subdivision and intensification projects, and development of the Shelburne West Secondary Plan area via urban expansion as proposed in the County MCR;

AND WHEREAS the timing of these housing projects in Shelburne is impacted by the lack of available servicing capacity and is dependent on sufficient available funding for critical infrastructure including required capacity upgrades to the Town's Wastewater Pollution Control Plant (WPCP);

AND WHEREAS the Town of Shelburne has completed an Environmental Assessment and is in the process of completing detailed design work for the planned WPCP upgrades which are expected to cost \$2 million in order to service the planned growth to 2051, on the basis that the eligible growth-related capital cost will be funded by Development Charges;

AND WHEREAS, to service this growth, the Town of Shelburne has also recently constructed a new water tower at a cost of \$7.2 million, on the basis that the eligible growth-related capital cost will be recovered through Development Charges;

AND WHEREAS the timing of implementation of the WPCP upgrades, originally planned for 2024-25 to enable currently proposed housing projects to proceed in a timely manner, is entirely dependent on available funding from Development Charges including front-ending by the development community and will be deferred in the absence of sufficient available funding;

AND WHEREAS any shortfall in Development Charges revenues will be required to be made up in the form of in-kind contributions by the development community and/or funding assistance from senior levels of government, or the planned housing projects will be delayed by the lack of available servicing capacity;

AND WHEREAS the Town of Shelburne's ability to fund the WPCP upgrades and other critical infrastructure projects that are required to accommodate the planned housing projects is directly impacted by the legislative changes introduced by Bill 23;

AND WHEREAS the Town of Shelburne has adopted the principal that "growth pays of growth" and is not supportive of shifting the burden of the capital costs for growth-related infrastructure projects to the property tax base;

NOW THEREFORE BE IT RESOLVED

The Town of Shelburne requests the Province identify by June 2023 how the DC shortfall will be addressed through new provincial funding programs for required infrastructure; and that

Council directs staff to contact provincial representatives in an effort to work towards a collaborative approach and investigate potential opportunities to advance the WPCP project in partnership with the Province including a financial strategy and proposed timeline, so that planned housing projects can proceed contributing to achieving the Province's goal of 1.5 million new homes by 2031, and report back to Council in August 2023; and that

Council directs staff to circulate a copy of Report CAO2023-04 to the Premier Ford, Deputy Premier and MPP Sylvia Jones, Minister of Municipal Affairs and Housing Steve Clark, Dufferin County and lower tier municipalities in Dufferin County.

Background

Bill 23, the *More Homes Built Faster Act, 2022*, was issued by the Province on October 25, 2022 and received Royal Assent on November 28, 2022, amending several Acts including the *Planning Act*, the *Development Charges Act*, the *Conservation Authorities Act*, the *Ontario Land Tribunal Act* and the *Ontario Heritage Act*, among others. The overall purpose of Bill 23 is to increase the speed and volume of housing to be made available to accommodate housing needs in the Province, while reducing the cost to construct housing, towards the goal of delivering 1.5 million new homes by the year 2031.

Bill 23 was posted for comments on the Environmental Registry of Ontario (ERO) for 45 days from October 25th to December 9th, 2022. The ERO posting indicates that the government received 582 written submissions and summarizes three (3) changes that were made to Bill 23 as a result of the comments received. Most of the legislative amendments in Bill 23 came into effect on the date of Royal Assent, while others came into effect on January 1, 2023, and still others will become effective by proclamation dates to be determined by the Province.

This report highlights some of the significant legislative changes that Bill 23 had made and related potential impacts to the Town.

Appendix 1 provides a summary of the key changes.

Financial implications related to the future delivery of growth-related infrastructure and services are discussed and although these impacts are not fully quantified at this time they are considered to be significant.

Analysis

The Town has taken major steps and invested significantly over many years to accommodate a large share of housing, business and employment growth within Dufferin County. Working with the County and area municipalities through the County Municipal Comprehensive Review (MCR) process, and through related infrastructure and servicing studies, Environmental Assessments and Master Plans, the Town is currently working towards accommodating further significant growth to the year 2051. The County Land Needs Assessment (LNA) projects over 2,000 new housing units will be required in Shelburne to accommodate approximately 5,500 people, bringing the Town's population to over 15,000 by 2051.

A large portion of this growth is intended to be accommodated through planning for the servicing and development of the remaining vacant west side land including the area proposed for urban expansion, in the Shelburne West Secondary Plan Area, as well as continued intensification within the built-up area.

The following housing projects are planned but are dependent on the timing of implementation of the planned servicing capacity upgrades and cannot proceed until the required infrastructure capacity is available:

Housing Projects	# of Units
Emerald Crossing / Shelburne 89 Developments Ltd. (Fieldgate Homes) – Plan 7M-79 Block 215 (Future Medium/High Density/Mixed Use)	60
416, 428, 428 Main St. W. - NMJ Developments Inc. / Sahyog Investments Inc. & 2728476 Ontario Ltd. – Draft Plan of Subdivision – Shelburne West Secondary Plan Area	179
501-505 Main Street West – 1005024 Ontario Ltd. – Draft Plan of Subdivision – Shelburne West Secondary Plan Area	74 +50 future phase
124 Owen Sound Street – Owen Green Developments – Site Plan	44

Shelburne Meadows – Highway 89 & 4 th Line – 796413 Ontario Limited (Flato Developments) – Draft Plan of Subdivision – Shelburne West Secondary Plan Area	93 +463 future phases
434 Main Street West – Harpreet S. Goraya	38
Southbridge – New Retirement Home	128 beds
DiPoce Lands – East of 4 th Line - Shelburne West	250+
Intensification Potential within Built-up Area	513
Total Planned and Proposed Residential Units	1,764+ +128 beds

Major infrastructure projects required to achieve this growth include the Wastewater Pollution Control Plant (WPCP) upgrades and the recently completed new water tower, as well as sanitary system and pumping station upgrades, water system improvements and an additional future municipal well supply.

Further, a Transportation Master Plan to be completed in partnership with the MTO will address future intersection and roadway improvements particularly along Main Street West to facilitate access for the planned development of the urban expansion area (Shelburne West), and planning for a much-needed truck by-pass to unlock the intensification and redevelopment potential of the Town's main streets and downtown area.

Additionally, a Parks and Recreation Master Plan is currently underway to plan for community services needs which will continue to be shaped by rapid population growth and change over the next decade and beyond.

As in the past, the Town's ability to implement these projects to accommodate growth and development, and its continued commitment to the principal of "growth pays for growth", are reliant on Development Charges (DC) revenues. Without adequate DC's, critical capital projects will be delayed or may become cost-prohibitive altogether based on the Town's limited borrowing capacity and impacts to property taxation.

Financial Impact

As the Town continues to plan and progress as a complete community in accordance with the Provincial Growth Plan, the legislative changes under Bill 23 will have a significant detrimental impact on the Town's ability to continue to fund the necessary infrastructure and municipal services that is necessary to make this growth happen.

Although the long-term financial impacts of Bill 23 have not been fully quantified, it is clear that the Town will not be financially positioned to proceed with major infrastructure projects such as the WPCP upgrades, without which

the required housing growth cannot be accommodated, unless the projected loss of Development Charge revenues is made up by other funding sources such as senior government grants and/or voluntary capital contributions by the development community.

Waste Pollution Control Plant project estimated timelines:

- In 2021, Council approved using \$2M from capital reserves to fund the design and tendering portion of the WPCP upgrades which are currently ongoing.
- The final WPCP EA Public Information Center (PIC) was held in 2022.
- Final EA documents and Notice of Completion will be issued in early 2023.
- Initial timing was based on completion of the detailed design and tendering the works by the end of 2023
- Construction occurring in 2024 to 2026, contingent on funding.

The upgrades to the Water Pollution Control Plant (WPCP) estimated cost was \$33 Million to \$34 Million in 2022. It is expected due to significant inflationary impacts the project cost will increase.

However, the impacts of Bill 23 and the Town's ability to offset construction costs with Development Charges may significantly effect these timelines.

This report has recommended that the tendering and construction of the WPCP capital project be delayed until a financial strategy is developed. This could mean the construction of the WPCP is delayed for years, or even the WPCP expansion that was to support growth would not be completed.

With the recent borrowing of \$5 million dollars in 2022 for the Water Tower and no other existing loans ending until the end of 2026, the Town's borrowing capacity is limited until 2027. Even then the Town will fall short of the amount needed to fund the WPCP upgrades and expansion without the commitment of other guaranteed revenue sources.

Policies & Implications (if any) Affecting Proposal

N/A

Consultation and Communications

As Bill 23 will significantly affect the Town's financial position and future planning for growth and development and infrastructure projects, the CAO, Director of Financial Services / Treasurer, Town Planner and Town Engineer have collaborated on this report. The Director of Development and Operations was also consulted in the preparation of this report.

Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There are a total of 12 targets with the three Goals.

This report aligns with the Sustainable and Livable Goals and with the Engaged Goals within the Targets:

Target T1 Develop long term (10 – 15 year) financial plan
Target T2 Municipal services review and evaluation
Target T3 Invest and fund critical infrastructure for future
Target T4 Promote balanced growth

Target T6 Promote more open communication
Target T7 Promote partnerships and collaboration

Supporting Documentation

Appendix 1 – BILL 23 SUMMARY OF LEGISLATIVE CHANGES AND IMPACTS

Prepared by:

Denyse Morrissey, CAO

Steve Wever, Town Planner

Carey Holmes, Director of Financial Services/Treasurer

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Bill 23 – Planning Act Changes	Staff Comments / Potential Impacts
<p>Parkland</p> <ul style="list-style-type: none"> Alternative parkland dedication and cash-in-lieu for higher density residential development reduced by half (from 1 ha/300 units to 1 ha/600 units for land, and from the value of 1 ha/500 units to 1 ha/1,000 units for cash), with an overall cap of 10% for development sites 5 ha or less in area and 15% for sites >5 ha 	<ul style="list-style-type: none"> No significant short-term impacts as residential densities are generally low enough that the standard 5% parkland or cash-in-lieu yields more land or cash-in-lieu. As densities increase in the future, this change will reduce the amount of new parkland or cash-in-lieu that the Town may require.
<ul style="list-style-type: none"> Parkland dedication and cash-in-lieu of parkland requirements frozen at time of zoning or site plan application unless more than 2 years elapses from date of application approval to date of first building permit 	<ul style="list-style-type: none"> Overall, these changes will reduce the amount of parkland and/or cash-in-lieu that the Town may receive from future developments over the longer term, but the full magnitude of the impact is unknown at this time.
<ul style="list-style-type: none"> Parkland dedication and cash-in-lieu of parkland requirements based on “net” residential units excluding existing units, (and affordable units, attainable units and Inclusionary Zoning (IZ) units*) 	<ul style="list-style-type: none"> This will require further review through the Parks and Recreation Master Plan to assess the needs for future parkland.
<ul style="list-style-type: none"> Landowner/developer may identify the proposed parkland which may include encumbered land, municipality may require agreement, or if municipality refuses the land it must give notice and the landowner/ developer may appeal the refusal to the OLT * 	<ul style="list-style-type: none"> This change could result in substandard parkland, but staff will work to avoid these issues through a continued collaborative planning process with landowners to ensure the parkland meets Town standards and optimizes benefits to the area residents
<ul style="list-style-type: none"> Must spend or allocate at least 60% of the parkland reserve annually beginning in 2023 and each year thereafter 	<ul style="list-style-type: none"> It is anticipated that much of the reserve will be needed in the short-term to fund priority projects to be identified through the Parks and Recreation Master Plan.

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Bill 23 – Planning Act Changes	Staff Comments / Potential Impacts
<p>Site Plan Control</p> <ul style="list-style-type: none"> The construction, placing or erection of a building or structure for residential purposes on a parcel of land is exempt from site plan requirements if the parcel of land will contain no more than 10 residential units 	<ul style="list-style-type: none"> The exemption lacks clarity and is bound to create some problems and confusion in its future application, and ultimately could result in some undesirable multi-unit residential developments of 10 units or less.
<ul style="list-style-type: none"> Exclusions from Site Plan Control revised so that exterior design of buildings is no longer included in scope, except exterior access to a building that will contain affordable housing units and also protection or conservation of the environment via a by-law under s. 97.1 of the Municipal Act 	<ul style="list-style-type: none"> Locally, most multi-unit developments involve 10 or fewer residential units which have warranted or benefited from the site plan process. Zoning and Building By-law regulations will need to be reviewed and updated. These changes will impact the Town’s ability to influence the exterior design of buildings which increases the likelihood that new development may be out of character with the area and/or does not meet the Town’s expectations for high quality design
<ul style="list-style-type: none"> To require building plan, elevation and cross-section drawings for residential buildings with fewer than 25 units, the Official Plan must identify the area where such drawings are required 	<ul style="list-style-type: none"> Updates to the Official Plan will need to be considered to determine if any policy and mapping updates are necessary to address where building plan, elevation and cross-section drawings are required for residential buildings with fewer than 25 units
<p>Regional/Upper-Tier Planning</p> <ul style="list-style-type: none"> Specific Regional and upper-tier municipalities defined as no longer having planning responsibilities and 	<ul style="list-style-type: none"> No immediate impact. If planning responsibilities are removed from the County of Dufferin in future, Council

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Bill 23 – Planning Act Changes	Staff Comments / Potential Impacts
<p>the Minister may add to this list* – the list does not currently include the County of Dufferin which will maintain upper-tier planning responsibilities unless/until the County is added to the list in future</p>	<p>would have decisions to make about whether and how to adopt and use the County Official Plan as a local Official Plan in conjunction with the Town’s existing Official Plan.</p>
<p>Zoning for Residential Units</p> <ul style="list-style-type: none"> • Scope of municipal authority within zoning by-laws does not include the authority to prohibit up to 3 units on a parcel of urban residential land including 2 units in a detached, semi-detached or rowhouse with 1 unit in an ancillary building, or 3 units in the detached, semi-detached or rowhouse with no units in an ancillary building • No more than one parking space per unit may be required in a zoning by-law • Minimum floor areas for these residential units may not be regulated in a zoning by-law • Ministry may make regulations governing these added residential units, and the regulations supersede a zoning by-law in effect 	<ul style="list-style-type: none"> • It is unclear if the current process of requiring re-zoning or minor variances based on the current Zoning By-law definition “cellar” and restriction of units located below grade will continue to apply based on this change • The Zoning By-law does not currently permit a dwelling unit in ancillary buildings in residential or other zones • Staff are working on draft updates to the Zoning By-law to address these changes and to avoid confusion with the recent changes to the Planning Act • Parking will be a concern as in some cases 1 space per unit will not be adequate leading to on-street parking issues • These changes will also be reviewed in relation to servicing allocation impacts
<p>Public Consultation and Appeals</p> <ul style="list-style-type: none"> • A public meeting is no longer required for a plan of subdivision application • Third party appeal rights removed for Consents, Minor Variances 	<ul style="list-style-type: none"> • Re-zoning is typically required in conjunction with subdivision applications, so it is unclear if/how this would speed up development approvals • More weight to Committee of Adjustment decisions

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Development Charges Act Changes	Staff Comments / Potential Impacts
Exemptions from DC's: <ul style="list-style-type: none"> • enlargement of an existing residential unit; • creation, in an existing rental residential building with four or more units, of one residential unit or of 1% of the number of existing units, whichever is greater; • creation of additional residential units under the Planning Act, in an existing dwelling or in a new residential building; • non-profit residential development, • residential units that are required through inclusionary zoning; 	<ul style="list-style-type: none"> • Minor impact to DC revenues as some of these types of development were already exempt such as certain additional residential units and there are no existing rental residential buildings with more than 100 units that allow 2+ exempted units • The exemption of up to 3 units total per residential property for detached, semi-detached and rowhouses will have a cumulative impact over the longer term
<ul style="list-style-type: none"> • Affordable and attainable residential units* • Affordable: rent or purchase price no greater than 80% of average market rent or average purchase price – Provincial bulletin will list these averages • Attainable: not the same as affordable, not rented, part of prescribed development or class of developments • Agreements required to maintain unit at affordable level for 25 years, attainable units at the time the unit is sold • Vendor and renter/purchaser must be dealing at arm's length 	<ul style="list-style-type: none"> • Exemption of affordable and attainable residential units will reduce future DC revenues – the magnitude of this impact is unknown at this time and will depend on when these provisions come into effect and the volume of residential units proposed/approved that meet the definition of affordable and attainable • Further details and clarity are needed with respect to what constitutes an "attainable" unit and to ensure this will not become a DC loophole • How will the Provincial bulletin define the market areas
Existing Service Levels <ul style="list-style-type: none"> • Calculation of the DC ceiling now based on 15-year average service levels instead of past 10 years 	<ul style="list-style-type: none"> • This change may impact soft service DC's (e.g. parks and recreation) as going back 15 years reduces the average level of service more significantly than for hard infrastructure

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Development Charges Act Changes	Staff Comments / Potential Impacts
Eligible DC Costs <ul style="list-style-type: none"> Excludes cost of studies in connection with acquisition of land, improvement of land, acquisition, leasing, construction, or improvement of buildings, structures, or other facilities, and preparing the DC Study 	<ul style="list-style-type: none"> This change will mean the Town will eventually have to fund growth-related studies and future DC Study updates through other non-DC sources Some “soft costs” could potentially be incorporated as part of the infrastructure costs included in the DC
Phase-in of DC Rates and Duration <ul style="list-style-type: none"> For new DC By-laws passed on or after January 1, 2022, the calculated DC rate must be phased-in at 80% of calculated rate in Year 1, 85% in Year 2, 90% in Year 3, 95% in Year 4 (100% in Year 5) The period after which a DC by-law expires has been extended from five years to ten years 	<ul style="list-style-type: none"> No immediate impact as the Town’s current DC By-laws were passed before Jan 1, 2022; This is potentially a major financial impact to the timing of collection of DC’s for future major growth-related capital projects (i.e. WPCP upgrades) as new/updated DC By-laws will need to be passed to incorporate these costs;
DC Discounts for Rental Housing <ul style="list-style-type: none"> A building with four or more units used as rental residential are discounted based on the number of bedrooms in each unit: reduced by 25% for any unit with three or more bedrooms, by 20% for a unit with two bedrooms, and by 15% for any other unit. 	<ul style="list-style-type: none"> These changes will reduce DC revenues but the magnitude of impact is unknown at this time and will depend on the volume and type of future residential apartment housing and other developments for which DC’s are deferred or collected in installments
Maximum DC Interest Rate <ul style="list-style-type: none"> Capped at average prime rate +1% This change does not apply to DC’s payable before Bill 23 came into effect 	<ul style="list-style-type: none"> For these developments, DC interest revenues will be reduced as the Town’s DC interest rate policy is 5% plus current Bank of Canada rate
Use of DC Reserves <ul style="list-style-type: none"> Must spend or allocate at least 60% of the parkland reserve annually beginning in 2023 and each year thereafter, for water 	<ul style="list-style-type: none"> It is unclear how this will work for larger infrastructure projects that may take many years to establish sufficient funding reserves in DC’s to initiate the

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Development Charges Act Changes	Staff Comments / Potential Impacts
supply services, wastewater services, roads/public works, and any other services prescribed	project, though “allocate” suggests the funds can be earmarked for such projects

Amendments to Conservation Authorities Act

The summary below focuses on amendments made to the *Conservation Authorities Act* by Bill 23 that came into effect either upon Royal Assent (on November 28, 2022) or on January 1, 2023. Some amendments come into effect on July 1, 2023; these pertain primarily to ss. 24–27 of the Act, regarding matters such as the recovery and apportionment of project capital costs and of operating expenses.

Conservation Authorities Act Changes	Staff Comments / Potential Impacts
<p>Minister responsible for administration of the Act</p> <ul style="list-style-type: none"> The term “Minister,” as it is used in the Conservation Authorities Act, now refers to the Minister of Natural Resources and Forestry and not the Minister of the Environment, Conservation and Parks. 	
<p>Reviewing and commenting on applications</p> <ul style="list-style-type: none"> As of January 1, 2023, conservation authorities are no longer authorized to review and comment on a proposal or application made under a prescribed Act – of note, including the Condominium Act, the Drainage Act, the Ontario Heritage Act, and the Planning Act. A conservation authority may still provide municipal programs and services within its area of jurisdiction under a memorandum of understanding or similar agreement, so long as those programs and services do not contravene this prohibition on reviewing or commenting on applications. 	<ul style="list-style-type: none"> Currently, the Town relies upon and has a Memorandum of Understanding with the NVCA for review of Planning Act applications by providing ecological expertise such as the review of Environmental Impact Studies (EIS). Outside subject-matter experts will need to be retained by the Town to provide these services for environmental matters to review these components of planning applications going forward.

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Amendments to Ontario Heritage Act

Ontario Heritage Act Changes	Staff Comments / Potential Impacts
<p>Municipal Heritage Register</p> <ul style="list-style-type: none"> • As of July 1, 2023, the Municipal Heritage Register must be accessible to the public on the municipality's website. For properties that were listed on the Register as of January 1, 2023, Council must give notice of intention to designate the property within two years or remove the property from the Register. • Similarly, Council must give notice of intention to designate any property added to the Register on or after January 1, 2023, within two years of the property being added to the Register or remove the property from the Register. • A property can only be listed on the Register if it meets the criteria set out in Section 1 of O. Reg. 9/06 under the Act. • A listed property must be removed from the Municipal Heritage Register if: <ul style="list-style-type: none"> - Council withdraws its notice of intention to designate; - Council does not pass a by-law to designate the property within 120 days of publishing the notice of intention to designate (or within any other prescribed period of time, as the case may be); or - Council passes a designating by-law but subsequently repeals that by-law, either on its own or at the direction of the Tribunal. 	<ul style="list-style-type: none"> • No significant immediate / short-term impacts given there are few designated properties / buildings.

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Ontario Heritage Act Changes	Staff Comments / Potential Impacts
<ul style="list-style-type: none"> • Council is not required to consult with the Municipal Heritage Committee before removing the property from the Register if one of the above circumstances applies. • If a listed property is removed from the Register under one of the above circumstances, it cannot be added back to the Register for at least five years. • If a property is removed from the Register because Council has not issued notice of intention to designate, Council must wait another five years before it can list the same property again (so seven years from the original date on which the property was first listed or from Jan. 1, 2023, for properties that were already on the register before Bill 23). 	
<p>Designation after prescribed events</p> <ul style="list-style-type: none"> • Council can only give notice of intention to designate a property after an event prescribed for the purposes of subs. 29 (1.2) has occurred (i.e., notice of complete application has been given for an OPA, ZBA, or plan of subdivision) if the property was already listed on the Municipal Heritage Register when the “prescribed event” occurred. 	
<p>Heritage conservation districts</p> <ul style="list-style-type: none"> • Council can only designate an area as a heritage conservation district if the area meets the criteria set out in Section 3 of O. Reg. 9/06 under the Act. 	

*Changes not yet in effect – subject to proclamation date

**CAO2023-04, APPENDIX 1- BILL 23 SUMMARY OF LEGISLATIVE CHANGES
AND IMPACTS**

Ontario Heritage Act Changes	Staff Comments / Potential Impacts
<ul style="list-style-type: none">• Those criteria require that at least 25 percent of the properties in the area to be designated have cultural heritage value or interest: properties must satisfy at least two of the nine attributes listed in the regulation.• To amend or repeal a by-law passed to designate a heritage conservation district, Council must follow any processes as may be prescribed by regulation (none at present).	

*Changes not yet in effect – subject to proclamation date



The Corporation of
The Township of Brock
1 Cameron St. E., P.O. Box 10
Cannington, ON L0E 1E0
705-432-2355

January 9, 2023

The Honourable Doug Ford
Premier of Ontario

Sent via email: premier@ontario.ca

Re: Bill 23 Proposed Changes

Please be advised that the Council of the Township of Brock, at their meeting held on December 12, 2022, endorsed the Township of Puslinch's Resolution No. 2022-366, a copy of which is enclosed for your consideration.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Yours truly,

THE TOWNSHIP OF BROCK

A handwritten signature in black ink, appearing to read 'Fernando Lamanna', is written over a light blue background.

Fernando Lamanna
Clerk/Deputy CAO

FL:dh

Encl.

- cc. The Honourable Steve Clark, Minister of Municipal Affairs & Housing – steve.clark@pc.ola.org
The Honourable Ted Arnott, MPP Wellington-Halton Hills – ted.arnottco@pc.ola.org
The County of Wellington – donnab@wellington.ca
Association of Municipalities of Ontario – amo@amo.on.ca
Rural Ontario Municipal Association – romachair@roma.on.ca
Grand River Conservation Authority – planning@grandriver.ca
Conservation Halton – cpriddle@hrca.on.ca
Hamilton Conservation Authority – ereimer@conservationhamilton.ca
All Ontario Municipalities

If this information is required in an accessible format,
please contact the Township at 705-432-2355.



575/22
CII - Nov 17

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's
Park
Toronto, ON M7A 1A1
VIA EMAIL:
premier@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 17, 2022

RE: 9.3.3 Report ADM-2022-065 Bill 23 Proposed Changes

Please be advised that Township of Puslinch Council, at its meeting held on November 9, 2022 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2022-366: **Moved by Councillor Sepulis and
Seconded by Councillor Bailey**

That Report ADM-2022-065 entitled Bill 23 Proposed Changes and Consent items 6.6 and 6.15 and Correspondence Item 10.4 be received; and

Whereas the Township of Puslinch has received correspondence dated Oct. 25, 2022 from Minister Clark regarding the More Homes Built Faster Act, 2022 (Bill 23); and

Whereas the Township of Puslinch Council recognizes that there is a housing affordability concern in Ontario;

Be it resolved that the Township of Puslinch Council advise the Province that it has significant concerns about the actions contained therein to:

1. Essentially remove meaningful public participation from the land use planning process;
2. Reduce the protection of natural heritage features/natural hazards, and the resulting impact on public health, public safety, and climate change objectives;
3. Reduce the important role of Conservation Authorities in the review of development applications (a loss of technical expertise critical to rural municipalities);



4. Eliminate the long-established regional planning framework in the Province;
5. Streamlining aggregate applications by permitting Ministry staff to make decisions until such time that more information is provided;
6. Financial implications of all of the impacts of Bill 23, by eliminating the long accepted concept of growth paying for growth, and shifting that burden to the tax payer through property taxes;
7. Proposed Heritage Act changes related to timelines to designate properties listed on the Registry with undesignated status undermines the ability of the community to save these structures through community engagement and goodwill; and

Whereas the Township of Puslinch received the presentation from the Mill Creek Stewards;

Be it Resolved, that Puslinch Council request that the Ministry review the presentation by the Mill Creek Stewards; and

Whereas the Township of Puslinch received the Hamilton Conservation Authority Board Resolution and the Halton Conservation Authority correspondence addressed to the Province;

Be it Resolved, that Puslinch Council supports the comments contained therein; and

That the presentation and the Council Resolution be forwarded to Premier Ford, Minister Clark, Speaker Arnott, County of Wellington, AMO, ROMA, Grand River Conservation Authority, Conservation Halton, Hamilton Conservation Authority and all Ontario municipalities.

CARRIED



As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,
Courtenay Hoytfox
Municipal Clerk

CC:

The Honourable Steve Clark, Minister of Municipal Affairs and Housing steve.clark@pc.ola.org

The Honourable Ted Arnott, MPP Wellington-Halton Hills ted.arnottco@pc.ola.org

The County of Wellington donnab@wellington.ca

Association of Municipalities of Ontario (AMO) amo@amo.on.ca

Rural Ontario Municipal Association (ROMA) romachair@roma.on.ca

Grand River Conservation Authority planning@grandriver.ca

Conservation Halton cpriddle@hrca.on.ca

Hamilton Conservation Authority ereimer@conservationhamilton.ca

All Ontario Municipalities

Mill Creek Steward's Comments On

Bill 23

Building Homes Faster Action Plan



Mr Mayor, Councillors

May we begin with our deepest sympathies, no I'm kidding, congratulations to you all on your recent election/acclamation. The Mill Creek Stewards believe you're going to have an especially significant and challenging term in office as municipalities try to define their role in the provincial-municipal relationship.

That relationship brings us to the "More Homes Built Faster Action Plan" proposed by the Ontario government and presented to you as Item 6.6 on today's Agenda.

The provincial government is trying to sell this Plan as a means of building homes faster and cheaper by empowering municipalities.

It does neither. This bill is a wolf in a sheepskin.

If we start with those innocent looking sheepskins. This plan supports:

- 1) Eliminating/reducing regional planning to allow more local input.
- 2) Streamlining and reducing the costs of development applications.
- 3) "As of right" Additional Residential Units ARUs
- 4) Building more homes near transit corridors.
- 5) Housing targets and helping homebuyers
- 6) Improving the Ontario Land Tribunal.

At least some are creditable goals!

We can't argue with those goals but if we look underneath we see wolves.

- 1) Eliminating regional planning. Does allow more local input but at significantly more local costs. At the same time, by stripping input from Conservation Authorities, the result is no cross-jurisdictional planning, a critical aspect of water, land and environment planning recognized and instituted decades ago and applauded internationally. To add insult to injury this plan requires CAs to define CA land suitable for housing development and removes barriers to their sale.
- 2) Streamlining and reducing application costs. Does allow for faster application approvals but is that the problem? The provincial government's own Housing Task Force in the spring of 2022 identified land availability and development applications as non-issues. Their maps showed the lands adjacent to communities, and still available for development, serve the province's needs for the next 30 years with minimal new lands and no greenbelt land. As well, lands proposed for removal from the greenbelt are farther from infrastructure and would cost municipalities significantly more to develop. It should be noted that there is a shortage associated with housing but its not land. The average house and lot size has doubled in the last twenty years, doubling resource consumption and creating a resource not housing shortage, which explains why so much approved-land sits undeveloped. While reducing application and development costs compromises the generation of critical municipal revenue necessary for essential housing infrastructure development, especially extended development. The province offers no offsets to cover municipality's significant losses in revenue, while at the same time downsizing CAs and regional governments, further increasing the administration costs of local municipalities.
- 3) "As of right" ARUs. A true sheep with no wolf but unnecessary as municipalities like Puslinch have already implemented this aspect in everything but name.
- 4) Building near transit corridors. Again a true sheep but very small compared to the wolves.
- 5) Housing targets and assisting homebuyers. Does help homebuyers through attainable housing targets and development fee exemptions but leaves large loopholes in who can buy attainable housing and especially resell, while fee exemptions include no provincial offsets, once again leaving the tax base of local municipalities to bear the costs.
- 6) Improving the OLT. Does sound positive but it's limited to eliminating third party i.e. community groups like ours from appealing any Official Plan or Zoning bylaw amendments while permitting industry to appeal. This is at the same time as the province has removed regional planning and the right of appeal from regional governments and right of input from CAs.

And sadly the province already has specific targets for these wolves:

Pitting its wolves against two Greenland agreements covering the Golden Horseshoe. The province seeks to reverse both agreements. In the case of both agreements, the means for amendments already exist. Its just criteria that protect critical aspects of the broader community need to be met first. The province claims these criteria that protect the environment, natural features and farmland are too slow but slower is not slow and slower is the way that democracy, government by the people, works to balance risk for the broad community.

Pitting wolves against the Greenbelt itself, where the province is seeking to remove large swaths of protected land, while promising to offset it with land elsewhere. No belt can do its job if its chewed in pieces and the Greenbelt is no different, especially when the offset lands are distant, less than presented and being recycled as they were trumpeted months ago. As stated previously, these lands are not even needed and the province was very clear prior to the election that the no land would be removed from the Greenbelt. At the same time the substitute restricted development lands are being passed to distant municipalities like Puslinch at no gain.

Pitting its wolves against two specific higher tier municipalities, Hamilton and Kitchener-Waterloo, whose land planning guided by referendums met provincial targets but ran counter to provincial wishes. In this case the province promises low tier municipalities the power to ignore higher tier planning. One of the most significant problems resulting from this Bill is the elimination of cross-jurisdictional planning associated with regional governments (higher tier) and our unique conservation authorities (watersheds).

Pitting its wolves against wetlands, farmland and natural heritage features is of particular concern to our group. The province has supplied little wolf detail in its Action Plan except in the case of wetlands through its "Proposed Changes to OWES". These changes are a preview of what we can expect with respect to all other areas of planning. The core of this proposal is reducing bureaucracy and its costs by eliminating provincial oversight. I refer you to the paper appendix where original text is in black and removed or added text is blue. Removed text has a line through it, which is most of the text. In essence little has been added and much taken away in the name of streamlining. This reduction doesn't empower municipalities. It is a crass means of cutting provincial costs, downloading research on municipalities and minimizing the effectiveness of land planning oversight: all while appearing to substitute municipal oversight, i.e. empowerment. Municipalities will either face significant additional planning staff costs or face approving by default, all applications for development.

Specifically the province proposes to almost totally eradicate Ministry input into land planning when it comes to evaluating farmland, water courses, natural heritage features, wetlands and endangered species. Unfortunately as a replacement it only offers municipalities one option: subjective evaluations done without the benefit of objective report frameworks (page 1), significantly reduced detail including references (page 2,3), potentially done by unskilled workers supervised at a distance, done without the benefit of experienced Conservation Authority and Ministry personnel and considered complete when presented to the appropriate planner regardless of comprehensiveness (page 4).

This is not municipal empowerment, just a means to chaos, chaos that disempowers municipalities in every case where the municipalities and province disagree.

Finally in finishing our review, we must comment on the cynical use throughout both Bill 23 and the OWES Plan, of the "offsets" concept. This offset concept sounds innocent but in effect it eliminates any protection municipalities may have still hoped to extend to their water sources, farmlands, wetlands, natural heritage

features, species habitats and greenlands. Worst is the offset fund aspect, which allows developers to circumvent substitution and simply pay for destruction. When destruction engenders millions of dollars, a few thousand dollars is a small price for developers to pay.

Bill 23 is not municipal empowerment but nuclear disempowerment. It won't build homes faster or cheaper but will have catastrophic effects on our environment including our Mill Creek.

We have no doubt the Township's staff have prepared a comprehensive review of this Plan but we felt given this Action Plan's massive and immediate impact even as far as the Provincial Policy Statement, required we add our voice in person.

We are especially concerned by its plan to deny community groups like ours the right to participate in planning decisions and further the right to appeal planning decisions if we somehow manage to learn about them.

Please consider a strong response to the province's request for input on this proposed Plan. Thank you for your time and attention.

Note this legislation while eliminating the right of community groups like ours to appeal municipal decisions, doesn't eliminate the right of industry (aggregate, housing etc.)

Note this legislation tries to distract from municipalities that are already resolving housing shortages with densification at much lower cost and speedier resolution.

Note the extremely short timeline for comment on this Bill as well as the shortened timelines on all ERO comment periods, reflects a provincial agenda while significantly stressing our municipal staff.

Note greenbelt lands and wetlands have already been bought cheaply by speculators anticipating government proposed changes, meaning the whole concept of greenbelt, i.e. its permanency, is being destabilized.

Note this legislation not only eliminates the requirement for CA input for development applications but forbids it, i.e. a gag order. "Required to look at watershed protection only without reference to development".

Note this legislation put the existence of the Provincial Policy Statement, the foundation of lower tier government planning, in question, as it over-rides the PPS on farmland, wetlands, natural heritage sites, species protection etc.



A Healthy Watershed for Everyone

Via Email: gschwendinger@puslinch.ca

November 7, 2022

Glenn Schwendinger, CAO/Clerk
Office of the CAO/Clerk
Township of Puslinch Office
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Re: Hamilton Conservation Authority Board Resolution re. Ministry of Natural Resources and Forestry proposals in support of Bill 23 More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23

Dear Mr. Schwendinger,

On November 3, 2022, the Hamilton Conservation Authority (HCA) Board of Directors passed the following unanimous resolution:

BD12, 3113

**MOVED BY: Jim Cimba
SECONDED BY: Brad Clark**

THAT the following key points regarding the Ministry of Natural Resources and Forestry proposals in support of Bill 23 More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23 be sent to HCA's member municipalities:

- **Proposed changes should take into account a watershed-based approach to balance growth with the environment and public health and safety.**
- **CAs should continue with the ability to review and comment on natural heritage in permitting and planning applications and retain responsibility for**

Natural Hazard approvals to ensure safe development.

- **We request continued collaboration with the Province in regard to the proposed changes and support Conservation Ontario's call to engage with the established multi-stakeholder Conservation Authorities Working Group (CAWG) that helped guide the Province in its implementation of the last round of changes to the CA Act.**
- **Municipalities should retain the option to enter into MOUs with CAs for municipally requested advisory services.**
- **Permit CAs to work towards cost recovery targets so that development pays for development.**
- **The Province should recognize the importance of CA lands and ensure clear policies to protect them.**

CARRIED

Sincerely,

A handwritten signature in black ink that reads "Lisa Burnside". The signature is written in a cursive, flowing style.

Lisa Burnside
CAO, Hamilton Conservation Authority

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON, M7A 1A1
premier@ontario.ca

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park 17th Floor, 777 Bay St,
Toronto, ON M7A 2J3
steve.clark@pc.ola.org

The Honourable Graydon Smith
Minister of Natural Resources and Forestry
Whitney Block, 99 Wellesley St W,
Toronto, ON M7A 1W3
minister.mnrf@ontario.ca

The Honourable David Piccini
Minister of the Environment, Conservation and Parks
College Park 5th Floor, 777 Bay St,
Toronto, ON M7A 2J3
david.piccinico@pc.ola.org

October 31st, 2022

Dear Premier Ford, Minister Clark, Minister Smith and Minister Piccini,

We are writing to you in response to Bill 23, the *More Homes Built Faster Act*, which was announced on Tuesday, October 25th, 2022, specifically regarding Schedule 2.

We agree that there is a housing supply and affordability issue in Ontario that needs to be pragmatically addressed. We support the government's commitment to reducing unnecessary barriers to development and streamlining processes. We share this commitment and publicly report on the standards of service delivery to illustrate our goal of providing the best customer service to the municipalities, communities, residents and developers we serve.

We will do our part to help the Province meet its goal of building 1.5 million homes in Ontario over the next ten years. We think your stated outcomes are important but are concerned that your proposed legislative changes may have unintentional, negative consequences. Rather than creating the conditions for efficient housing development, these changes may jeopardize the Province's stated goals by increasing risks to life and property for Ontario residents.

1. Potential sweeping exemptions to transfer CA regulatory responsibilities to municipalities

Conservation Halton would like to understand the government's intentions with this proposed exemption. It is unclear whether it will be limited to certain types of low-risk development and hazards, or if the purpose is to transfer Conservation Authorities (CA) responsibilities to municipalities on a much broader scale. While the government wants to focus CAs on their core mandate, this proposed sweeping exemption signals the exact opposite. As proposed in the legislation, the CA exclusions will nullify the core functions of CAs and open up significant holes in the delivery of our natural hazard roles, rendering them ineffective. This will negatively

impact our ability to protect people and property from natural hazards, which seem to be more and more prevalent with extreme weather events.

Without limitations or further scoping, these proposed changes signal the likelihood of future delegation of CA permitting roles to municipalities that have neither capacity nor expertise in water resources engineering, environmental planning and regulatory compliance. This will result in longer response times and increased costs and impede the government's goal of making life more affordable.

Municipalities will also assume sole liability for the impact of development on natural hazards within municipal boundaries and on neighbouring upstream and downstream communities, which is a significant and new responsibility that they have never had to manage.

Key Recommendations:

- Address this risk expressly – keep all hazard-related responsibilities with CAs.
- Engage with the existing multi-stakeholder Conservation Authorities Working Group (CAWG) to ensure there is a streamlined, consistent and scoped process for CAs to help the Province achieve its housing goals while ensuring costs are low, the process is fast and Ontario taxpayers are protected.

2. Proposed change that would prohibit CAs from entering into MOUs with municipalities for other services (e.g., natural heritage reviews, select aspects of stormwater management reviews, etc.)

Conservation Halton has demonstrated that we can deliver these services efficiently without lengthening the approvals process. There is no evidence that municipalities can do this faster or cheaper. Bill 23 as currently written, precludes municipalities from entering into agreements with CAs to provide advice on environmental and natural heritage matters. They will have to coordinate with neighbouring municipalities and the Province on a watershed basis, rather than taking advantage of expertise already available within many CAs.

Key Recommendations:

- Municipalities should retain the option to enter into MOUs with CAs, with clearly defined terms, timelines and performance measures, as allowed under Section 21.1.1 (1) of the CA Act.
- Work with the CAWG to develop guidance for commenting and exploring the option of limiting CAs from commenting beyond natural hazards risks except where a CA has entered into an agreement or MOU.

3. Proposed change to freeze CA fees

This proposal has no guidelines on the timing or permanence of the fee freeze. Conservation Halton has already undertaken an extensive cost-based analysis that has been benchmarked against other development review fees to ensure our fees do not exceed the cost to deliver the service. We meet regularly with developer groups and municipalities to ensure our fees, processes and service standards are transparent, consistent and fair. We hope that you will be guided by your already approved fee policy that Conservation Halton supports, otherwise this change will impose additional costs on municipalities.

Key Recommendation:

- Require CAs to demonstrate to the Province that permit and planning fees do not exceed the cost to deliver the program or service and only consider freezing fees if CAs are exceeding 100% cost recovery.

4. Wetland Offsetting

Wetlands play a critical role in mitigating floods. Further wetland loss may result in serious flooding, putting the safety of communities at risk. Wetlands are a cost-effective strategy for protecting downstream properties. The

government must be prudent when considering changes like offsetting, which could negatively affect the ability of wetlands to reduce flooding and confuse roles in wetland management and protection between municipalities and CAs.

Conservation Halton is disciplined and focused on providing mandatory programs and services related to natural hazards. We have a transparent and proven track record of providing regulatory services that are streamlined, accountable and centred on rigorous service delivery standards. Our commitment focuses on stakeholder engagement, from meeting homeowners on-site to engaging with the development community to better understand perceived barriers. This approach helps us find innovative solutions for continued and safe growth in the municipalities we serve.

To ensure the most effective implementation of this Bill, we believe it is critical that the government presses pause on the proposed changes we have highlighted and meet with us to clarify and consider more effective alternatives. It is our hope that we can work with you again to safeguard the best possible outcomes for the people of Ontario.

You had such great success through the multi-stakeholder CA Working Group, which your Progressive Conservative government created and which Hassaan Basit, President and CEO of Conservation Halton, chaired. We strongly suggest continuing this engagement and we stand ready to help.

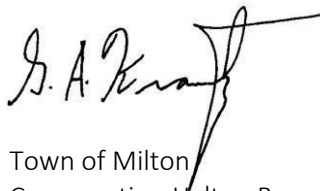
Sincerely,

Gerry Smallegange



Chair
Conservation Halton Board of Directors

Mayor Gordon Krantz



Town of Milton
Conservation Halton Board member

Mayor Rob Burton, BA, MS



Town of Oakville
Conservation Halton Board member

Mayor Marianne Meed Ward



City of Burlington
Conservation Halton Board member

cc:

MPP Ted Arnott
MPP Parm Gill
MPP Stephen Crawford
MPP Effie Triantafilopoulos
MPP Natalie Pierre
MPP Donna Skelly
MPP Deepak Anand
MPP Peter Tabuns



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Jameson Pickard, Senior Policy Planner
Date: Thursday, November 10, 2022
Subject: **Bill 23 – More Homes Built Faster Act, 2022**

1.0 Purpose

The purpose of this report is to provide an overview of proposed changes recently introduced by the Minister of Municipal Affairs and Housing through the “More Homes Built Faster Act, 2022” (Bill 23) aimed at increasing housing supply in Ontario.

This report comments on parts of the amendments related to the land use planning and development approvals process and also highlights other changes under consideration that have impacts across County Departments, Member Municipalities and Conservation Authorities. The Treasury Department will report separately to the Administration, Finance and Human Resources Committee on the potential impacts related to development charges.

2.0 Background

The Provincial Government has proposed sweeping changes to multiple statutes, regulations, policies and other matters to help achieve the goal of building 1.5 million homes in Ontario over the next 10 years. Bill 23 impacts nine statutes, including major changes to the Planning Act, Development Charges Act and Conservation Authorities Act. The Government is moving fast and the changes are far reaching.

3.0 Major Themes

The proposed changes focus on the following major themes:

- building more homes;
- streamlining processes; and
- reducing costs and fees to build houses.

The Government has posted material for comment on the Environment Registry of Ontario and the Ontario Regulatory Registry about the proposed legislative and regulatory changes (see Appendix A for list). Planning staff have reviewed and summarized information to assist the County and Member Municipalities in their review of the material (Appendix B) but encourage those interested to review the proposed changes in their entirety.

Key changes are listed below.

3.1 Building More Homes

In an effort to build more homes, the Province has proposed the following changes:

Additional Residential Units (ARUs)	<ul style="list-style-type: none">• allow landowners to have up to 3 residential units per lot without the need for a zoning by-law amendment in municipally-serviced urban residential areas• would permit 3 units in the main dwelling (including 2 ARUs) or a combination of 2 units in the main dwelling (including 1 ARU) and another ARU in an ancillary building• zoning by-laws cannot set a minimum unit size or require more than one parking space per unit, but other zoning rules would apply
Housing targets to 2031	<ul style="list-style-type: none">• set housing targets to 2031 for 29 “large and fast-growing” municipalities in Southern Ontario (not applicable to Wellington County)
Major transit stations	<ul style="list-style-type: none">• build more homes near major transit stations (not applicable to Wellington County)
Conservation Authorities	<ul style="list-style-type: none">• identification of Conservation Authority lands suitable for housing

3.2 Streamlining

The Provincial Government is looking to streamline a wide range of policies and procedures to reduce the time it takes for new housing to be built.

Public Involvement	<ul style="list-style-type: none">• remove “third party” appeal rights for all planning applications (this would include appeals by the public)• remove the public meeting requirement for draft plan of subdivision approvals
Conservation Authorities (CAs)	<ul style="list-style-type: none">• remove Conservation Authority appeal rights for planning applications, except where the appeal would relate to natural hazards policies• limit Conservation Authority responsibilities to review and comment on planning applications (either on behalf of a municipality or on their own) to focus on natural hazards and flooding• change the Provincial wetland evaluation system, including shifting responsibility for wetland evaluation to local municipalities• establish one regulation for all 36 CAs in Ontario

New Provincial Planning Document	<ul style="list-style-type: none"> eliminate duplication between the Provincial Policy Statement (PPS) and A Place to Grow (Growth Plan), by combining them into one document and providing a more flexible approach to growth management
Planning Responsibilities	<ul style="list-style-type: none"> shift planning responsibilities from some upper-tier municipalities to lower-tier municipalities (not applicable to Wellington County)
Site Plans	<ul style="list-style-type: none"> exclude projects with 10 or fewer residential units from site plan control exclude exterior design of buildings from site plan control
Heritage	<ul style="list-style-type: none"> add more stringent requirements related to municipal heritage registers and timing of designation
Rental Unit Demolition and Conversion	<ul style="list-style-type: none"> impose limits and conditions on the powers of a local municipality to prohibit and regulate the demolition and conversion of residential rental properties

3.3 Reducing Costs and Fees

Reductions in costs and fees are mainly focused in the following areas:

Development Charges and Parkland Dedication	<ul style="list-style-type: none"> exempt non-profit housing developments, inclusionary zoning residential units (not applicable to Wellington County), and affordable, additional and attainable housing units from development charges and parkland dedication discount development charges for purpose-built rentals remove costs of certain studies from development charges reduce alternative parkland dedication requirements
Conservation Authorities	<ul style="list-style-type: none"> a temporary freeze on CA fees for development permits and proposals
Other	<ul style="list-style-type: none"> review of other fees charged by Provincial ministries, boards, agencies and commissions

3.4 Additional Matters

Beyond the proposed land use planning changes, other key changes include to:

- enable the Ontario Land Tribunal (OLT) to speed up processing of appeals
- provide the OLT with discretionary power to order the unsuccessful party at a hearing to pay the successful party's costs

- provide a potential rent-to-own financing model
- increase penalties under the New Homes Construction Licensing Act of up to \$50,000

4.0 Conclusion

Ontario is in the midst of a housing crisis. While there are no simple solutions to the problem, action is required. Several of the Government's initiatives support recommendations of the County's Attainable Housing Strategy such as:

- streamlining the land use planning approval process;
- reducing/exempting certain development charges and parkland dedication requirements;
- introducing an attainable housing category; and
- considering a potential rent-to-own financing model.

While the above proposals will likely increase the supply of housing, more information is needed to better understand how related cost reductions will be passed on to potential home buyers.

The County has previously commented to the Province about duplication between the Provincial Policy Statement and the Provincial Growth Plan for the Greater Golden Horseshoe Area and welcome the creation of one streamlined Provincial Planning document and a simplified process for comprehensive growth reviews. Planning staff do, however, have concerns about how this might impact the municipal comprehensive review (MCR) work completed to date.

We have significant concerns about actions to:

- essentially remove meaningful public participation from the land use planning process;
- reduce the protection of natural heritage features/natural hazards, and the resulting impact on public health, public safety, and climate change objectives;
- reduce the important role of Conservation Authorities in the review of development applications (a loss of technical expertise critical to rural municipalities); and
- eliminate the long-established regional planning framework in the Province.

Staff note that there is a substantial amount of material posted for consultation and little time to respond (most comments are due late November or early December). Unfortunately, this timeframe does not allow for many newly elected Councils (including Wellington County) to meet and discuss their comments. We understand that more information is to follow as Bill 23 also introduces the potential for additional policies and regulations. Therefore, the full impact of the proposed amendments is unknown.

5.0 Next Steps

At the time of writing this report, the Bill has passed second reading and is at the Committee stage in the Legislature. Staff will continue to monitor the proposed legislation as it moves through the legislative process. Staff will engage with AMO and other organizations to provide input and will report at a later date when the legislation comes into effect and/or additional policies and regulations are made available.

Recommendations

That the report “Bill 23 – More Homes Built Faster Act, 2022” be received for information.

That this report be forwarded to the Ministry of Municipal Affairs and Housing on behalf of the County of Wellington and circulated to member municipalities for their consideration prior to Environmental and Regulatory Registry Provincial comment deadlines.

Respectfully submitted,



Sarah Wilhelm, BES, MCIP, RPP
Manager of Policy Planning



Jameson Pickard, B. URPL, RPP, MCIP
Senior Policy Planner

**Ministry of Municipal
Affairs and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des Affaires
Municipales et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



November 4, 2022

Dear Clerks, CAOs, and Conservation Authority Administrators:

As you are aware, on October 25, 2022 the government introduced the [More Homes Built Faster](#) plan, which takes bold action to advance our plan to address the housing crisis by building 1.5 million homes over the next 10 years. The government is taking further action to support this goal by launching a consultation on proposed changes to the Greenbelt that would support our municipal partners to plan for responsible growth and help build housing faster and in a targeted manner, while leading to an overall expansion of the Greenbelt.

Ontario is expected to grow by more than two million people by 2031, with approximately 1.5 million people living in the Greater Golden Horseshoe Region.

To accommodate that growth and support the building of more homes, MMAH is seeking feedback on proposed amendments to the Greenbelt Plan, the Greenbelt Area boundary regulation (O. Reg. 59/05) and the Oak Ridges Moraine Conservation Plan in order to:

- Remove/redesignate lands from the Greenbelt Plan and Oak Ridges Moraine Conservation Plan that would be suitable for residential development; and
- Add a portion of the **Paris Galt Moraine area**, designated as Protected Countryside with a Natural Heritage System.

The proposed strategic removal of lands from the Greenbelt Area was considered in the context of the objectives and policies of the Greenbelt Plan and the requirement in the Greenbelt Act, 2005 that the total amount of land within the Greenbelt Area shall not be reduced. The area of the Paris Galt Moraine lands that are proposed to be added would be in addition to the proposed 13 Urban River Valley areas that were consulted upon previously in March 2022 (see [ERO Posting 019-4485](#)). The total lands proposed to be added would be greater than the area of the lands proposed for removal from the Greenbelt Plan under this proposal.

For more information on this proposal and the consultation, please visit the following links where you will find information including a description of the proposed amendments to the Greenbelt Plan, Greenbelt boundary regulation, Oak Ridges Moraine Conservation Plan, and the associated maps.

- [ERO 019-6216 Proposed amendments to the Greenbelt Plan](#)
- [ERO 019-6217: Proposed amendments to the Greenbelt Area boundary regulation O. Reg. 59/05](#)
- [ERO 019-6218: Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan O. Reg. 140/02](#)

The comment period on the Environmental Registry of Ontario will close on December 5, 2022.

The government is building a strong foundation for action that will continue to ensure Ontario is a prosperous and growing province – and the best place in the world to call home. The Province looks forward to continued collaboration with municipal partners to get more homes built faster.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark". The signature is fluid and cursive, with the first name "Steve" and last name "Clark" clearly distinguishable.

Steve Clark

Minister

- c. Kate Manson-Smith, Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing

**The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
The City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 740-4680 ext. 4585
mantond@cambridge.ca**

December 21, 2022

Re: City of Cambridge - Opposition to Bill 23, More Homes Built Faster Act

Municipalities of Ontario,

At the Special Council Meeting of December 15, 2022, the Council of the Corporation of the City of Cambridge passed the following Motion:

Moved By: Councillor Roberts

Seconded By: Councillor Hamilton

Whereas the More Homes Built Faster Act received Royal Assent on November 28, 2022; and

Whereas these changes that will have significant impacts on several provincial Acts and in turn, significant and longstanding impacts on Ontario municipalities; and

Whereas the Act defines affordable housing as 80% of the market rate; and

Whereas a definition of affordability which is tied to a percentage of market rates remains largely unaffordable for many; and

Whereas the province has restricted the use of inclusionary zoning by limiting it to 5% of dwellings within a development, thereby limiting affordable housing opportunities; and

Whereas the province has restricted the use of inclusionary zoning by capping the time to remain affordable at 25 years, thereby limiting the longevity of housing affordability; and

Therefore, be it resolved that the Cambridge City Council requests that the provincial definition of affordable be based on income and not market rates, and

Be it further resolved that the Cambridge City Council requests that the provincial limitation of 5% of the use of inclusionary zoning within a development be increased; and

Be it further resolved that the Cambridge City Council requests that the provincial timelines regarding the use of inclusionary zoning affordable housing be increased beyond 25 years;

Be it further resolved that the Cambridge City Council requests that the Province reconsider how the More Homes Built Faster Act, 2022, will negatively impact environmental protection, heritage preservation, public participation, and loss of farmland; and

Be it further resolved that Cambridge City Council also supports the resolution passed on December 8, 2022 by the Ontario Big City Mayors regarding the More Homes Built Faster Act.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton
City Clerk

Cc: (via email)
Hon. Premier Ford
Ministry of Municipal Affairs and Housing
Ontario MP's and MPP's
Association of Municipalities of Ontario
All Ontario Municipalities
City of Cambridge Council



TOWNSHIP OF BRUDENELL, LYNDOCH AND RAGLAN

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

January 9th, 2023

Association of Municipalities of Ontario (AMO)
200 University Avenue
Suite 801
Toronto, Ontario
M5H 3C6

By E-Mail To: amo@amo.on.ca

Dear Sir/Madam:

RE: Resolution – OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee

Please be advised that the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution at their regular meeting held January 5th, 2023:

Resolution # 2023-01-05-04
Moved by Councillor Kevin Quade
Seconded by Councillor Wayne Banks

"THAT, the Council of the Township of Brudenell, Lyndoch and Raglan supports Tay Valley Township's resolution regarding OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee; AND THAT, this resolution be circulated to the Association of Municipalities of Ontario (AMO), Sylvia Jones, Solicitor General of Ontario, and all Ontario Municipalities for their consideration and support."

Carried

Sincerely,

Virginia Phanenhour,
Clerk-Treasurer

c.c. Association of Municipalities of Ontario
Hon. Sylvia Jones, Solicitor General of Ontario
All Ontario Municipalities



Tay Valley Township

August 31, 2022

Association of Municipalities of Ontario (AMO)
200 University Ave., Suite 801
Toronto, ON M5H 3C6
Sent via email: resolutions@amo.on.ca

RE: RESOLUTION – OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee

The Council of the Corporation of Tay Valley Township at it's Council meeting on August 23rd, 2022 adopted the following resolution:

RESOLUTION #C-2022-08-42

"WHEREAS, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) administers the Ontario Wildlife Damage Compensation Program to provide compensation to farm producers for livestock killed by wildlife;

AND WHEREAS, Ontario Municipalities administer the Program on behalf of OMAFRA by appointing a Livestock Investigator and staff to work on wildlife damage claims;

AND WHEREAS, the costs associated with wildlife damage claims typically exceed the administration fee of \$50.00 per claim as provided to the Municipality from OMAFRA;

NOW THEREFORE BE IT RESOLVED THAT, the Council of Tay Valley Township request the Ministry of Agriculture, Food and Rural Affairs to review the administrative fee provided to Municipalities for the administration of the Ontario Wildlife Damage Compensation Program;

AND FURTHER THAT, this resolution be circulated to the Association of Municipalities of Ontario (AMO) and all Ontario Municipalities for their consideration and support."

ADOPTED



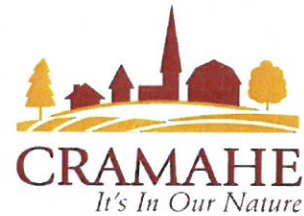
If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Janie Laidlaw".

Janie Laidlaw, Deputy Clerk

cc: All Municipalities of Ontario



January 10th, 2023

Attn: Tatiana Dafoe (Clerk)
The City of Stratford
City Hall, P.O. Box 818
Stratford ON N5A 6W1

Please be advised that at the December 20th, 2022, Township of Cramahe Council Meeting the following resolution was passed with respect to supporting The City of Stratford's petition regarding funding and support of Via Rail services.

Resolution No. 2022-319

Moved by Councillor Van Egmond

Seconded by Deputy Mayor Arthur

BE IT RESOVLED THAT Council support the City of Stratford's resolution passed at their November 14th, 2022, meeting on the Funding and Support for VIA Rail Services; and

THAT the Council of the Township of Cramahe recommend to the Government of Canada to adequately fund and fully support VIA Rail Canada in increasing the frequency, reliability, and speed of VIA real services in 2023 and successive years, specifically train #651 in Cobourg Ontario.

CARRIED

Sincerely,

Holly Grant
Municipal Clerk
Township of Cramahe
holly@cramahe.ca

CC: Premier Doug Ford
MPP David Piccini
MP Philip Lawrence
Association of Municipalities of Ontario
Federation of Canadian Municipalities
All Ontario Municipalities

The Corporation of the Township of Cramahe

1 Toronto Street, P.O. Box 357, ON K0K 1S0 • Tel 905-355-2821 • www.visitcramahe.ca



Shari Dahmer, M.Sc.
Source Protection Program Manager
Grand River Conservation Authority
400 Clyde Road, PO N1R 5W6
VIA EMAIL:
sdahmer@grandriver.ca

Ilona Feldmann
Source Protection Program Assistant
Grand River Conservation Authority
400 Clyde Road, PO N1R 5W6
VIA EMAIL:
ifeldmann@grandriver.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

January 10, 2023

Re: Township of Puslinch Citizen Appointment to the Source Protection Committee for the 2022-2026 Term.

Please be advised that Township of Puslinch Council, at its meeting held on December 7, 2022 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2022-389:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Puslinch Council nominate Councillor John Sepulis to the Lake Erie Source Protection Committee for the 2022-2026 term.

CARRIED

Sincerely,

Courtenay Hoytfox
Municipal Clerk



TOWNSHIP OF EAST GARAFRAXA
065371 DUFFERIN COUNTY ROAD 3 • UNIT 2
EAST GARAFRAXA • ON • L9W 7J8
T: 226-259-9400 • TOLL FREE: 877-868-5967 • F: 1-226-212-9812
www.eastgarafraxa.ca

January 18, 2023

Township of East Garafraxa to Welcome New Chief Administrative Officer (CAO)

News Release

The Council for the Township of East Garafraxa is pleased to announce that Peter Avgoustis has been appointed as the Chief Administrative Officer (CAO) for the Township, effective January 23, 2023.

Mr. Avgoustis will be replacing Susan Stone, CAO, who will be retiring this Spring. Ms. Stone has been with the Township since 1982 and has progressed through various roles within the organization and has provided dedicated services to the Township and its residents through her 41-year career.

“On behalf of Council and the residents of the Township of East Garafraxa, I am excited to welcome Peter into his new role as CAO. Mr. Avgoustis brings a wealth of municipal government experience and corporate leadership to the position”, said Mayor Gardhouse.

The Chief Administrative Officer (CAO) is the most senior member of staff for the Township. They report directly to Council and work to implement Council’s direction and initiatives and all organizational and operational services for the Township.

Jessica Kennedy, Clerk

Township of East Garafraxa

065371 Dufferin County Road 3, Unit 2 | East Garafraxa | ON | L9W 7J8

Tel: 226-259-9400 ext. 204 | Toll Free: 877-868-5967 | Fax: 1-226-212-9812

jkennedy@eastgarafraxa.ca | www.eastgarafraxa.ca

The Corporation of The Township of East Garafraxa

By-Law Number XX- 2023

**Being A By-Law to Authorize the Execution of an Agreement
Between the Grand Valley Public Library Board and The
Township of East Garafraxa**

Whereas Section 29(1) of the Public Library Act, R.S.O. 1990 Chapter P.44, allows for the Council of a municipality to enter into a contract with a public library board for the purpose of providing the residents of the municipality with library services, on the terms and conditions set out in the agreement; and

Whereas the Grand Valley Public Library Board and the Township of East Garafraxa deem it expedient to enter into such an agreement;

Now Therefore the Corporation of The Township of East Garafraxa by the Municipal Council thereof enacts as follows:

- 1. That the Mayor and Clerk are hereby authorized to execute the agreement in the same form or substantially the same form as attached as Schedule “A” which forms part of this by-law.
- 2. That by-law comes into effect upon the passing thereof.
- 3. That all or any by-laws or resolutions not consistent with this by-law are hereby rescinded.

BY-LAW READ A FIRST AND SECOND TIME THIS 25th DAY OF JANUARY 2023
BY-LAW READ A THIRD TIME AND PASSED THIS 25th DAY OF JANUARY 2023

Clerk

Head of Council

CONTRACT AGREEMENT

This agreement made in duplicate this 14 day of December, 2022.

BETWEEN: The Grand Valley Public Library Board
(hereinafter called the "Board"),

AND The Corporation of the Township of East Garafraxa
(hereinafter called the "Municipality")

WHEREAS Section 29.-(1) of the Public Libraries Act, Revised Statutes of Ontario, 1990 Chapter P.44 as amended by: 1993, Chapter 27, Sched. and the following Regulation (as amended): Grants to Public Libraries (R.R.O. 1990, Reg. 976, allows for the Council of a municipality to enter into a contract with a public library board for the purpose of providing the residents of the municipality with library services.

AND WHEREAS the Board and the Municipality deem it expedient to enter into such an agreement.

NOW THEREFORE, the parties hereto agree as follows:

1.
 - a) THAT THE GRAND VALLEY PUBLIC LIBRARY BOARD shall be composed of five(5) members appointed by the Town of Grand Valley Council; one (1) of whom shall be a member of Council, to hold office for a term concurrent with the term of the Council of The Town of Grand Valley.
 - (b) AND ALSO THAT the Public Library Board shall request the Council of the Town of Grand Valley to appoint one representative from the Township of Amaranth and one representative from the Township of East Garafraxa, as recommended by the Contracting Municipalities to the Public Library Board. Said appointee to hold office for a term concurrent with the term of the appointing Municipal Council PROVIDED also that a good and valid contract exists between the Library Board and the Contracting Municipality, which contract shall include satisfactory financial support for the operating of the Public Library as determined by the Public Library Board and approved by the Council of the Town of Grand Valley.
2. DESCRIPTION OF SERVICES:
 - a) The Board shall endeavour to provide a comprehensive and efficient library service to the residents of the Municipality.
 - b) The Board shall allow the residents of the Municipality to,
 - borrow circulating books, magazines, DVDs, Books on CD, and all other circulating material without charge;
 - use all online eResources without charge;
 - use Internet computers and Wifi without charge

- c) The Board may impose such fees as it considers proper for services not referred to in Sections 2 (b) i.e. photocopies, Faxes, overdues.

3. WARRANTIES OF THE BOARD:

- a) The Board is a corporation duly established under the Public Libraries act, Revised Statutes of Ontario, 1990.
- b) To ensure quality library service under this Agreement the Board shall:
 - * maintain up-to-date policies on all areas governing the management of the Library;
 - * ensure that library facilities are accessible as defined by the Accessibility for Ontarians with Disabilities Act 2005;
 - * provide resources, programs and services to meet defined community needs;

4. REPORTS:

- a) The Board shall submit an Annual Report to the Municipality.
- b) The Municipality shall make an Annual Financial Report to the Minister as required under the Public Libraries Act, Revised Statutes of Ontario, 1990.

TERMS OF AGREEMENT

- 5. a) Either the Municipality or the Board may terminate this Agreement upon one (1) years written notice. Any notice given as foresaid shall terminate this Agreement as of December 31st of the following year in which notice is given.
- b) Notices under this Agreement shall be given in writing by personal delivery or by mail. Mailing addresses for notices under this Agreement
 - i. Corporation of the Township of East Garafraxa
Township of East Garafraxa
065371 County Road 3
Unit 2
East Garafraxa ON L9W 7J8
 - ii for the Board
Grand Valley Public Library Board
4 Amaranth St. E.
Grand Valley, ON
L9W 5L2

6. FINANCIAL

- a) The Municipality shall in each year appropriate and pay to the Board its approved share of the amount of the estimates of the Board that has been approved by said Municipality for the operation and maintenance of a comprehensive and efficient Public Library Service.
- b) The approved share each year will be based on the number of households in the catchment area of the Municipality.

7. PAYMENT TERMS

- a) The Municipality shall pay to the Board the funds under Section 6 (a) in twelve equal monthly payments.

The Board has exclusive control of the disbursement of the finances of the Library.

The income, revenues, issues and profits of the Board shall be applied solely to the establishment, operation and maintenance of the Public Library Services.

8. ENTIRE AGREEMENT

- a) This agreement constitutes the entire Agreement between the parties. Upon the execution of this Agreement, any existing Agreements between the parties with respect to library services shall forthwith become null and void.

THE GRAND VALLEY PUBLIC
LIBRARY BOARD

Per: 
Chairman

CORPORATION OF THE TOWNSHIP OF
EAST GARAFRAXA

Per: _____
~~Reeve~~ Mayor -

Per: 
Chief Executive Officer

Per: _____
Chief Administrative Officer

CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

BY-LAW NUMBER XX-2023

**A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP
OF EAST GARAFRAXA AT ITS MEETING HELD ON
JANUARY 25, 2023**

WHEREAS Section 5(1) of the Municipal Act, 2001, as amended provides the powers of a Municipal corporation are to be exercised by its Council;

AND WHEREAS Section 5(3) of the Municipal Act, 2001, as amended provides that municipal powers shall be exercised by by-law;

**NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA
BY THE MUNICIPAL COUNCIL ENACTS AS FOLLOWS:**

1. All actions of the Council of the Corporation of the Township of East Garafraxa at the Electronic Council Meeting on January 25, 2023, to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Head of Council and Officers of the Corporation of the Township of East Garafraxa are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required and except where otherwise provided, to execute all documents necessary in that behalf.

BY-LAW READ A FIRST AND SECOND TIME THIS 25th DAY OF JANUARY 2023

BY-LAW READ A THIRD TIME AND PASSED THIS 25th DAY OF JANUARY 2023

Clerk

Head of Council