



LUCAN BIDDULPH COUNCIL AGENDA

TUESDAY, DECEMBER 1, 2020 6:00 PM
Lucan Biddulph Township Office
270 Main Street P.O. Box 190 Lucan, ON

AGENDA

MEETING TO BE HELD ELECTRONICALLY. THE MEETING WILL BE AVAILABLE AS FOLLOWS AT 6:00 P.M. ON DECEMBER 1, 2020

https://www.youtube.com/channel/UCeA4Y0M03UFY2O_nbymnWHg

1. Call to Order

2. Disclosure of Pecuniary Interest & Nature Thereof

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act.

3. Announcements

4. 6:00 pm Closed Session

(Note: Resolution required for the Council to adjourn its regular meeting in order to conduct a closed session Pursuant to Section 239 (2)(c) of the Municipal Act)

Section 239 (2) (c) - a proposed or pending acquisition or disposition of land by the municipality or local board;

(Note: Resolution required for the Council to reconvene its regular meeting.)

5. 6:30 pm Delegations, Presentations & Petitions

a) Mari Veliz, Healthy Watershed Manager from Ausable Bayfield Conservation Authority
[Monitoring for Healthy Watersheds Presentation](#)

b) Francis Veilleux, President - Bluewater Recycling Association
Draft Blue Box Regulation changes

6. Public Meetings

(Note: Resolution required for the Council to adjourn its regular meeting in order to sit as a Committee of Adjustment under the Planning Act.)

- a) Consent Application B-13-2020
Paul and Sue Manders, Owner c/o Westdell Development Corporation
SBM Engineering and Planning, Agent
315 Main Street, Lucan, ON
[PL-22-2020 - Consent and ZBA Applications for 315 Main Street \(Westdell Development Corp\)](#)

(Note: Resolution required for the Council to adjourn Committee of Adjustment to convene a Public meeting under the Planning Act.)

- b) Zoning Amendment Application ZBA-10-2020
Paul and Sue Manders, Owner c/o Westdell Development Corporation
SBM Engineering and Planning, Agent
315 Main Street, Lucan, ON
(see [PL-22-2020](#) listed above)

(Note: Resolution required for the Council to reconvene its regular meeting.)

7. Adoption of Minutes

[Council Minutes - Nov 17 2020](#)

[Special Meeting Minutes - Nov 4 2020](#)

8. Business Arising From the Minutes

[BA Dec 1 2020](#)

9. Correspondence

1. [ABCA - Conservation Authorities Act Proposed Changes](#)
2. [UTRCA Concerns regarding CA Act Changes](#)

Balance of Communications:

3. [Memo to CAO's - Enforcement of Orders under the Reopening Ontario Act 2020 \(Nov 16 2020\)](#)
4. [Ministry of Finance - Letter to Municipalities - Nov 17 2020](#)
5. [BRA November 2020 Notes \(2021 Budget\)](#)
6. [ABCA - Save Conservation in Ontario](#)
7. [Resolutions \(combined 4\) - re Bill 229 Amendments to Conservation Acts](#)
8. [Resolution - Howick Township - OMAFRA Tile Drain Loan Program](#)
9. [Support Resolution - Northumberland County - Municipal Elections Act](#)
10. [Support Resolution - County of Wellington - Aggregate Resource Property Valuation](#)
11. [Support Resolution - Northumberland County and Wasaga Beach - unauthorized car rallies](#)
12. [Support Resolution - Town of Grimsby-Bill 108](#)
13. [Support Resolution - Twp of Lake of Bays - Bill 124](#)
14. [Support Resolutions Combined \(6\) - re Cannabis Act, Illicit Cannabis Operations, Cannabis Production and Land Use Regulation](#)
15. [Support Resolution - City of Belleville - Funding to comply with Accessibility for Ontarians with Disabilities Act](#)

16. [2021 UTRCA Draft Budget](#)
17. [UTRCA Minutes, Reports, BOD Meeting Minutes and Video](#)
18. [AMO Watchfile Nov 19](#) [AMO Watchfile Nov 26](#)

10. Committee Reports

- a) CEDC
- b) Bluewater Recycling
- c) Lake Huron
- d) Fire Boards
- e) ABCA
- f) UTRCA
- g) Parks & Recreation

11. Staff Reports

- a) CAO/Clerks Office
- b) Building/By-law Enforcement
- c) Finance
[FIN-15-2020 - 2021 Remuneration](#)
- d) Planning
- e) Public Works
- f) Parks & Recreation
- g) Economic Development

12. Councillor's Comments

13. Changes to Budget

14. Notice of Motions

15. Motions and Accounts

[Motions - Dec 1 2020](#)

16. By-laws

[209-2020 ZBA \(315 Main St\)](#)

[57-2020 Confirming By-law](#)

17. Adjournment

Monitoring for Healthy Watersheds

A presentation by Mari Veliz

Lucan Biddulph

Zoom meeting

December 1, 2020

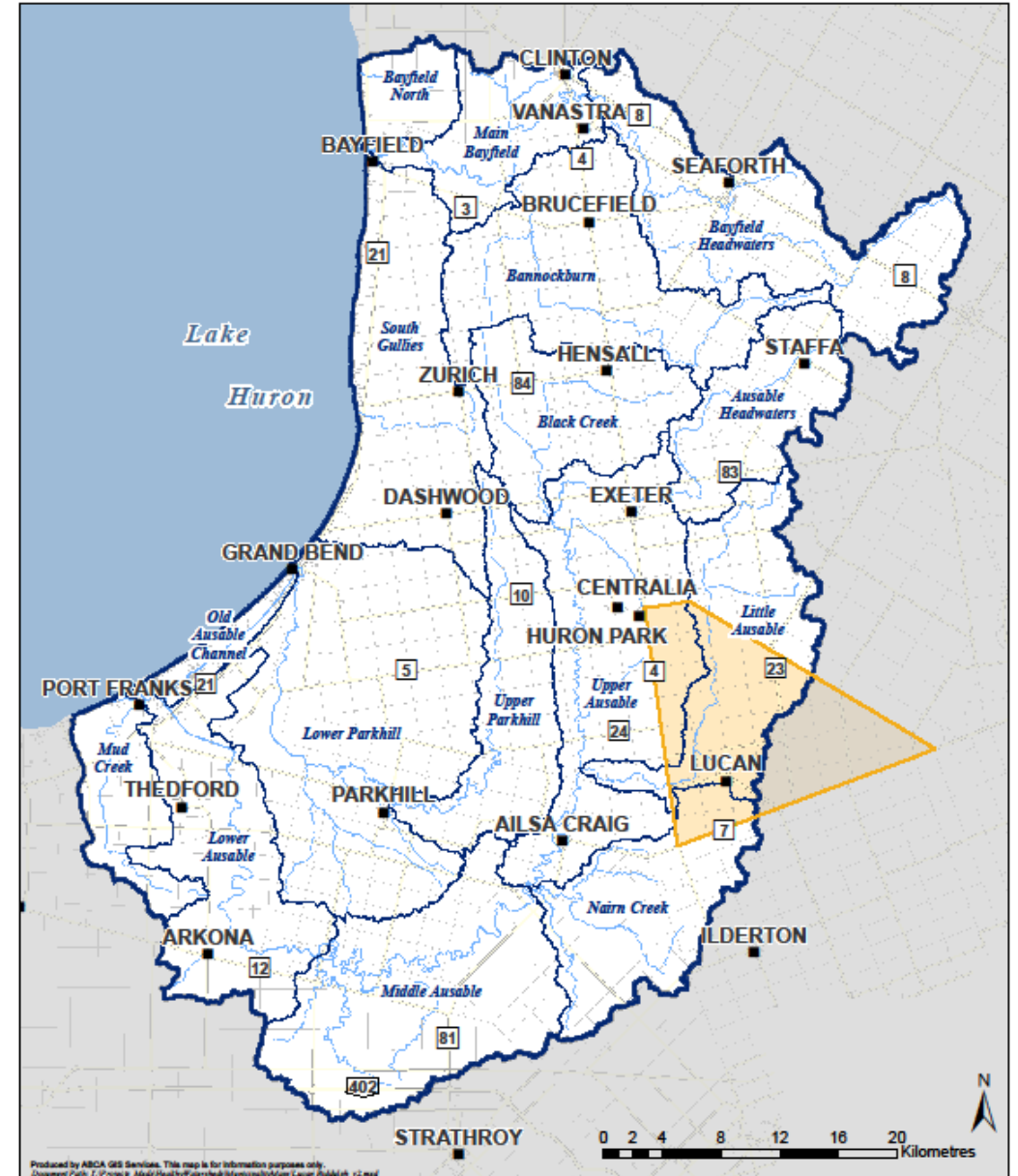
Monitoring and Reporting informs Community Conservation

Environmental issues
Local
Community responses



Lucan Biddulph

The Little Ausable
Upper Thames



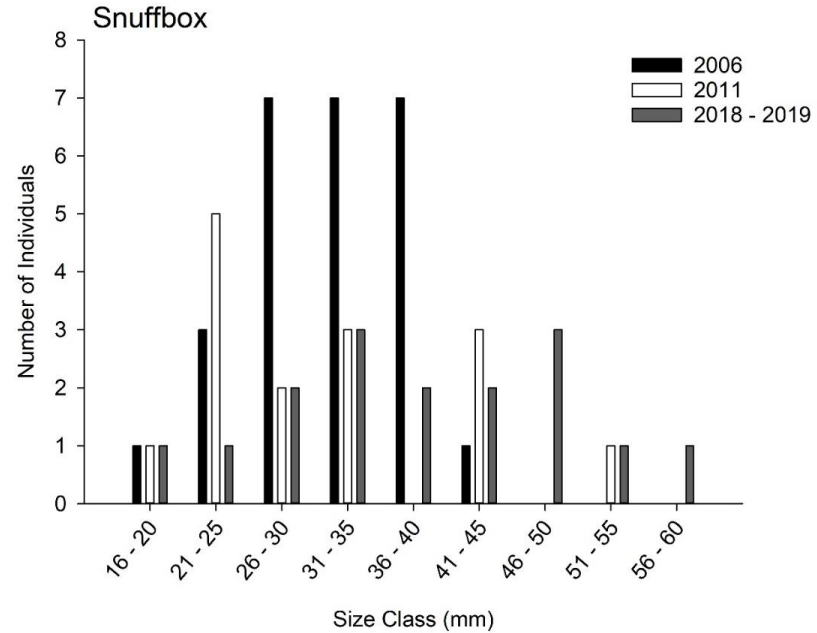
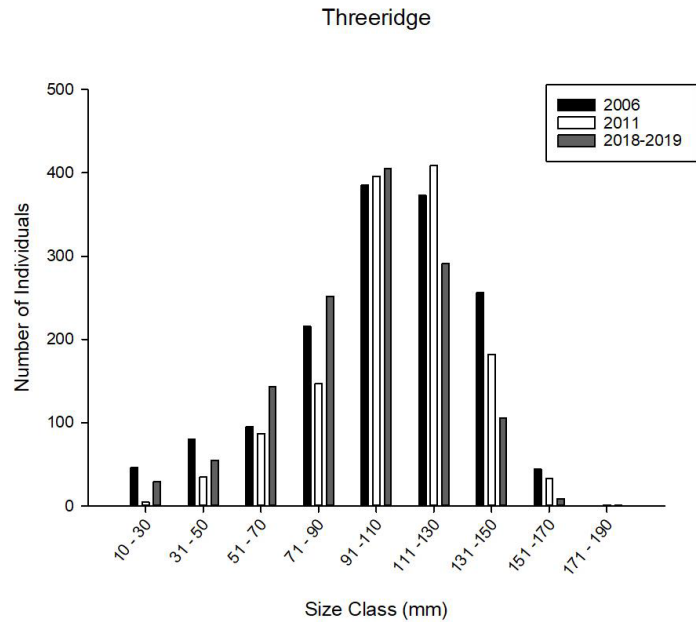
Healthy Watersheds Reports (2020)

March 2020 Reports

- 1. Redside Dace Habitat Monitoring and Enhancement in Gully Creek.pdf
- 2. Recommendations to Protect and Restore the northern Old Ausable Channel.pdf
- 3. Aquatic community health near Hensall Summary 2006 to 2019.pdf
- 4. Water Quality and Aquatic Community Monitoring in Heenan Drain.pdf
- 5. 2019 Mussel Biomonitoring_ABCA_CNF.pdf ★
- 6. BioMonitoring_ABCA_Fishes_CNF2019-20.pdf
- 7. FINAL shore protection factsheet.pdf
- 7. Submitted Nature Based Shorelines-Final-June 26, 2020.docx.pdf
- 7. FINAL shore protection checklist.pdf
- 8. OAC_SAR Fish Habitat Monitoring_HSP 2019-20.pdf
- 9. Huronview Communications Strategy_May_Final.pdf
- 10. A Conservation Perspective on Wetlands - FINAL.pdf ★
- 11. A Mapping Review of Wetland Gains and Losses in Nairn Creek Watershed over 2006-2015.pdf
- 12. A preliminary analysis of the Huronview tile loading data.docx
- 12. A preliminary analysis of the Huronview tile loading data.pdf



Freshwater Mussels – Ausable River



Numbers of rare species are not robust

Slightly better in 2019 than 2011; decrease might be related to flow conditions



Fish Forward



Long term program with consistent sites in Ausable, Bayfield and shoreline tributaries

Evaluate fish community, species at risk fish and track changes over time

Wetlands in Developed Landscapes



Photo Courtesy: Greg and Ruth Strapp

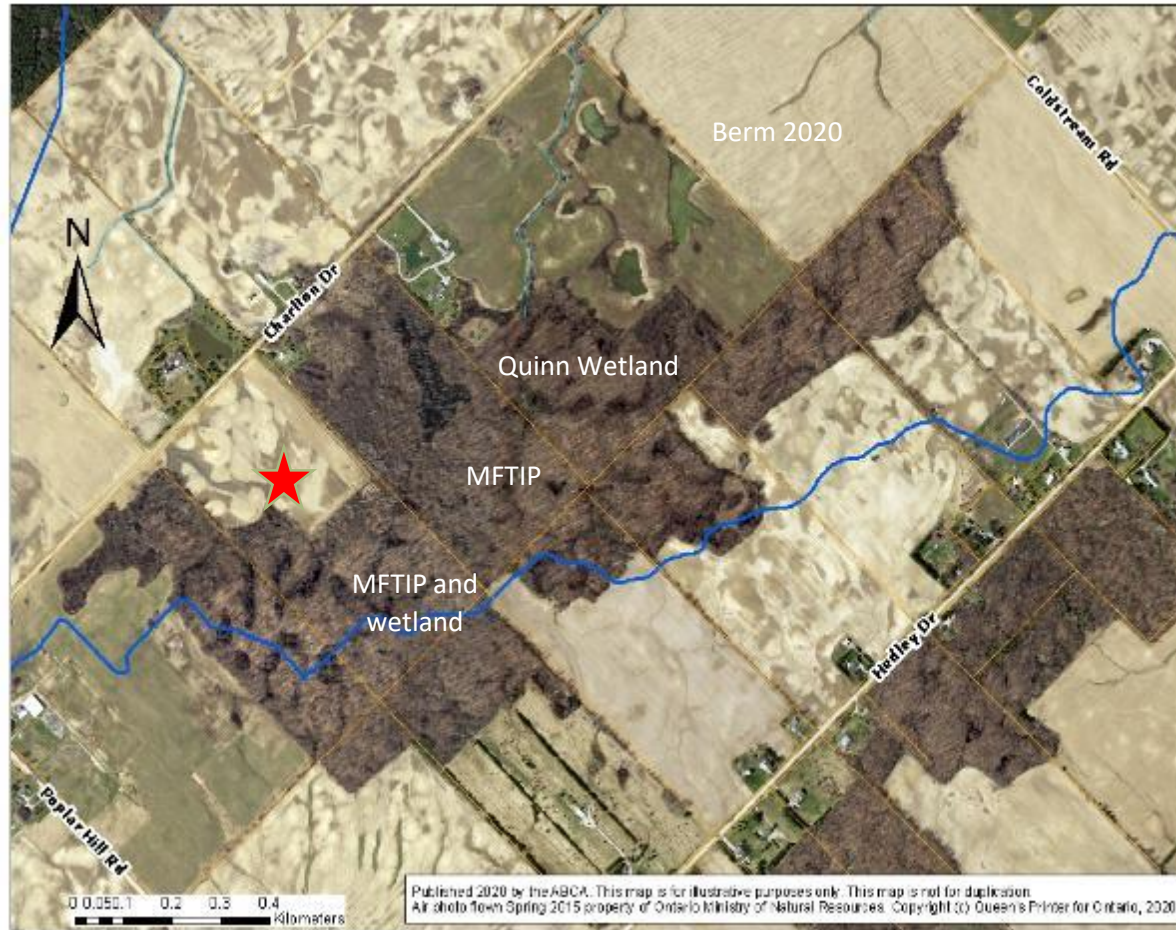
Low amount of wetlands

Tools: policy, outreach, stewardship visits

Outreach and support to enhance existing wetlands

More community understanding needed for protection

Stewarding Wetlands



With more stewardship - wetlands can be enhanced.



How does community supported monitoring enhance our local environment?



Community Awareness:

- A big change over the past 20 years
- People seek nature
- Local community events



Agricultural and Urban Best Management:

- Maintain vegetative cover (cover crops), reduce tillage, follow nutrient management
- Enhance floodplains and fragile lands
- Low Impact Development (buffers, rain barrels, rain gardens, permeable pavement)



Long-term Monitoring:

- We won't know if we are making a difference unless we monitor
- Tells us where to focus protection and improvements

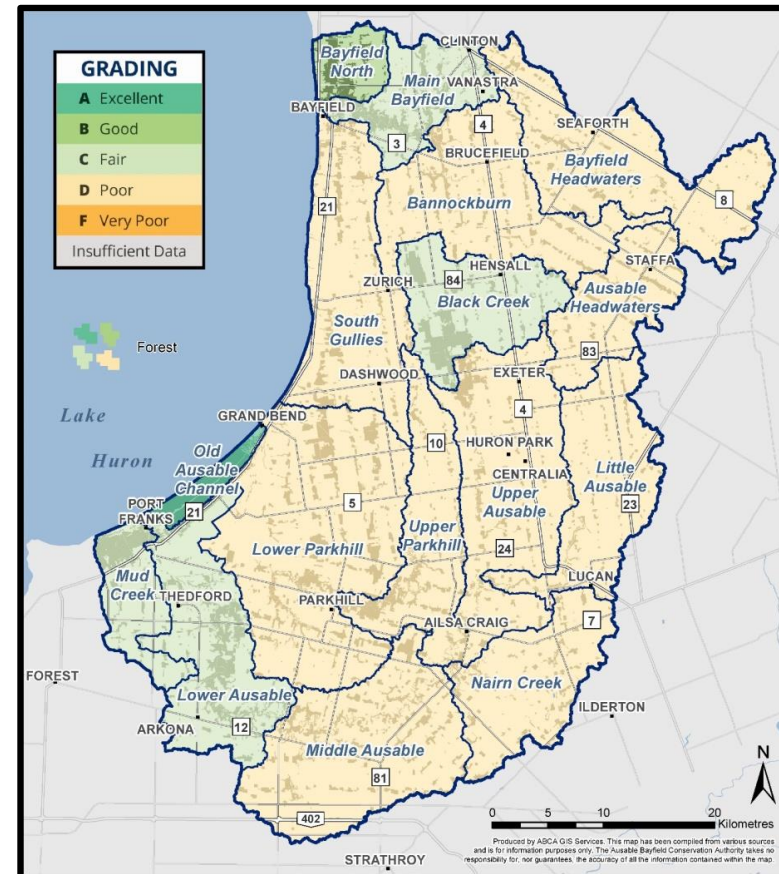
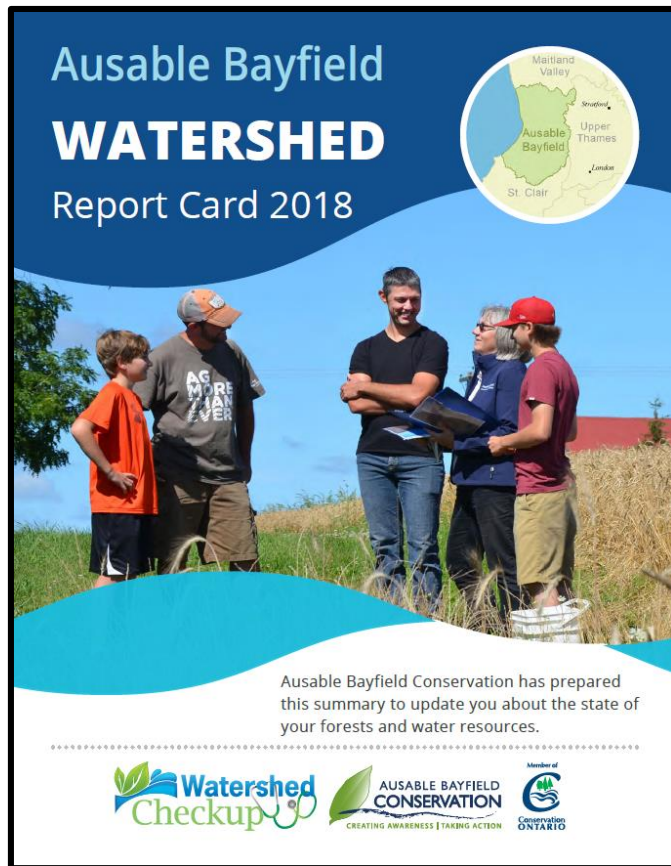


Ongoing Outreach and Education:

- The community has asked for reports on progress
- Continue to support the community in actions that they want to take to enhance watershed resources and ultimately the Great Lakes

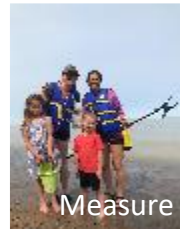
Watershed Report Cards

<https://www.abca.ca/watershedreportcard/>



2018 Forest Conditions

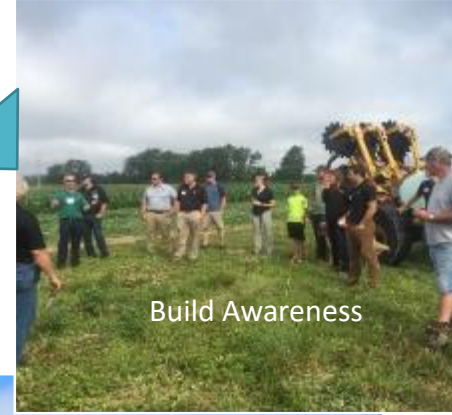
Thank you!



Measure



Healthy Environment, People and Economy



Build Awareness



Support Community Involvement



Take Action





Planning Department
County of Middlesex
399 Ridout Street North
London, ON N6A 2P1
519.434.7321
www.middlesex.ca

Meeting Date: December 1, 2020

REPORT

TO: Chair and Members of the Committee of Adjustment and Council
Township of Lucan Biddulph

FROM: Dan FitzGerald MPI, Planner

**RE: Applications for Consent (B-13/2020) and Zoning By-law Amendment (ZBA 10/2020)
Paul and Sue Manders C/O Westdell Development Corporation / SBM Engineering and Planning c/o Laverne Kirkness (Owner / Applicant)
Part of Lots 3 and 4, Biddulph CON SLR, Part 1 of Reference Plan 33R20363,
in the Township of Lucan Biddulph, County of Middlesex.**

Purpose:

The purpose and effect of the consent application is to sever a portion of land currently located within the Village of Lucan Settlement Area from a larger portion of land currently located outside of the Village of Lucan Settlement Area, which would accommodate the establishment of a commercial use.

The purpose and effect of the Zoning By-law Amendment application is to change the zoning of the lands to be severed from a General Agricultural (A1) Zone to a 'site specific' Highway Commercial exception (C2-11) Zone; which would consider a reduction to the front yard, interior side yard, and rear yard setback requirements, and also add the following uses: Clinic, Convenience Store, Office Professional, Office General, Personal Care Establishment, Personal Service Establishment, and Place of Entertainment or Amusement. The remnant farm lands would be rezoned to a 'site specific' General Agricultural exception (A1-#) Zone to recognize the undersized nature of the lands.

Background (see attachment 1):

The subject property is a 21.83 hectare (54.29 ac) parcel situated on the south side of Main / Richmond Street (Highway 4), on the northern most edge of Lucan. The lands are also north of the Lucan Community Memorial Centre and municipally known as 315 Main Street, as shown on the attached map. The property is surrounded by agricultural lands to the north, east, south and west. The property is currently a vacant parcel of land used for agricultural crop production. The north-west portion of the existing lot is within the Urban Settlement Area of Lucan. This area of land is designated Highway Commercial in the Lucan Biddulph Official Plan. The remainder of land is outside of the Urban Settlement Boundary of Lucan and is designated Agricultural in the Township Official Plan. The property is currently zoned General Agricultural (A1) Zone. Municipal services currently do not exist to the property and access is maintained through Main Street.

The applicant has applied to sever a portion of the agricultural lands that is within the Urban Settlement Boundary of Lucan from a larger parcel of land that is outside of the Settlement Boundary. The intent for the severance would be to accommodate a commercial development on the lands designated Highway Commercial. The proposal would consider severing a portion of lands with a frontage of approximately 220.2 metres (721.7 feet) on Main Street and an area of approximately 3.76 hectares (9.29 acres). The remnant parcel would have a frontage of approximately 251.68 metres (825.5 feet) on Richmond Street and an area of approximately 18.07 hectares (44.6 acres).

The proposal is summarized below:

	Parcel 1 (Severed)	Parcel 2 (Retained)
Lot Frontage	220.2 metres (721.7 feet)	251.68 metres (825.5 feet)
Lot Depth	219.17 metres (955.3 feet)	741.58 metres (2433 feet)
Lot Area	3.76 hectares (9.29 acres)	18.07 hectares (44.6 acres)

Additionally, the applicant is proposing to rezone the lot to be severed from a General Agricultural (A1) Zone to a 'site specific' Highway Commercial Exception (C2-11) Zone for the portion of lands designated Highway Commercial in the Township Official Plan. The proposed Zoning By-law amendment would permit the following on the land:

- to permit a front yard setback of 3.0 metres, whereas 15.0 metres is currently required;
- to permit an interior side yard setback of 3.0 metres, whereas a minimum of 6.0 m is required;
- to permit a rear yard setback of 7.5 metres, whereas a minimum of 10.0 metres is required.

In addition to the specified exceptions, the applicant is also seeking to add the following uses to the proposed site specific Highway Commercial Exception (C2-#) Zone:

- Clinics
- Convenience Store
- Office, Professional
- Office, General
- Personal Care Establishment
- Personal Service Establishment
- Place of Entertainment or Amusement

The remaining balance of lands are proposed to be rezoned to a 'site specific' General Agricultural Exception (A1-13) Zone to recognize the undersized nature of the lands. Currently, the General Agricultural (A1) Zone requires a minimum lot area of 40 hectares, whereas the applicant is seeking permission to reduce the minimum requirement to 18.07 hectares. The retained lands would continue to be used for agricultural purposes.

Policy and Regulation:

Provincial Policy Statement (PPS)

Section 3 of the Planning Act requires all decisions made under the Act “to be consistent with” the Provincial Policy Statement (PPS). The following PPS policies are most relevant to the proposed development and need to be considered when evaluating the subject application.

The PPS generally encourages a mix of land uses within settlement areas including residential, commercial and industrial uses to efficiently use land and infrastructure. Specifically, section 1.1.3 provides direction to direct growth and development to settlement areas where it can efficiently use land and resources, and is appropriate for existing or planned infrastructure. Further, settlement areas should include opportunities for intensification and redevelopment.

Section 1.3.1 of the PPS directs Planning authorities to promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs.

Section 1.6 of the PPS speaks to servicing. The PPS has a hierarchy for services, where municipal services are the preferred form of servicing. Section 1.6.6.1a) states ‘Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services’.

County of Middlesex Official Plan

The County of Middlesex Official Plan speaks to settlement areas in section 2.3.8. This section states ‘urban areas and community areas shall be the focus for future growth including residential, commercial and industrial development’. The County Official Plan also has a similar servicing hierarchy as the PPS, and prefers full municipal services within settlement areas.

The County of Middlesex's Official Plan in section 2.4.5 discusses the servicing hierarchy similar to those discussed in the PPS. Specifically, the County encourages new development to proceed on the basis of full municipal services.

The County Official Plan provides a regional policy framework within which development proposals are to be evaluated. Section 3.2.1 of the County Official Plan dictates that growth within Middlesex is generally to be directed to the County's Settlement Areas in order to protect Agricultural Areas, protect natural heritage and promote efficient use of water and sewage services. It is noted that the detailed land use policies, and particularly those that pertain to development within settlement areas, are provided in the official plans of the County's member municipalities. Section 3.2.4.1 of the County Official Plan provides for a variety of land uses, including commercial uses, to be located in the Urban Areas of Middlesex.

Township of Lucan Biddulph Official Plan

In review of the Township of Lucan Biddulph's Official Plan, it is noted that the following contains a list of policies for consideration based on the existing and proposed site specific Official Plan Amendment.

The subject lands are split designated Highway Commercial and Agricultural in the Township of Lucan Biddulph's Official Plan.

Section 2.1.3 states areas designated 'Highway Commercial' are situated along Main Street towards the periphery of the Village. They are generally developed in a space extensive manner with buildings set back from the street and with generous provision for on-site parking in marked contrast to the intensive and compact form of development characteristic of the downtown core. The 'Highway Commercial' designation includes existing commercial development as well as lands considered suitable to accommodate future commercial needs.

In respect to the Highway Commercial designation, section 2.1.3.1 Land use states in areas designated 'Highway Commercial' on Schedule "A", uses will be characterized by those which cater to the needs of the automobile, the travelling public and single purpose shopping trips. Typical uses include motor vehicle sales and services, garden supply outlets, sale of bulk goods, restaurants and certain types of convenience retail and service outlets. The actual uses permitted shall be specified in, and regulated by, the provisions of the Zoning By-law.

Further to the above, section 2.1.3.2 states commercial development will be characterized primarily by buildings set back from the street and extensive areas for parking, outside storage and display. Efforts will be made to internally link adjacent development to minimize vehicle entrances and enhance public safety. In view of the location of areas designated 'Highway Commercial' at the main entrances to the Village and the tendency of highway commercial establishments to exhibit a non-distinctive appearance, a high standard of site design, creativity and amenities will be encouraged.

Section 8.4 of the Township Official Plan provides further direction regarding new lot creation through consent. As identified, lot creation by land severance or consent shall be evaluated in accordance with the following:

- a) Whether a plan of subdivision is considered necessary to ensure the proper and orderly development of the Township. Generally, a plan of subdivision shall not be considered necessary where the proposal represents a limited number of lots, the proposed lots front on an open public road and there is no other land under the same ownership adjacent to the lots proposed to be created and designated for the same type of development;
- b) Whether the proposed use and severance is in conformity with the policies and land use designations of this Plan and the Official Plan of the County of Middlesex;
- c) Whether the requirements of the Planning Act with respect to a plan of subdivision are satisfied;
- d) The effect of any relevant provincial policy statements issued pursuant to the Planning Act;
- e) The input received from public agencies.

Further, the policy states that issues arising out of the above evaluation may be addressed through conditions imposed to the granting of the severance, including entering into an agreement between the Municipality and the applicant pursuant to the Planning Act.

Section 8.10 of the Township Official Plan provides guidance and clarity around the site plan control process. Site plan shall address such requirements as the proposed use, the location of the buildings and structures, proposed ingress and egress, parking area, landscaping, grading and drainage, external lighting, buffering and other measures to protect adjoin lands.

Township of Lucan Biddulph Zoning By-law No. 100-2003

The current zoning, General Agriculture (A1) Zone requires a minimum lot area of 40 hectares, and a minimum lot frontage of 150 metres.

As previously noted in the background section, the applicant is seeking to rezone the proposed severed portion of land, that is currently designated Highway Commercial, to a 'site-specific' Highway Commercial Exception (C2-11) Zone. The applicant's proposal would also rezone the remnant parcel of land to a 'site-specific' General Agricultural Exception (A1-13) Zone to recognize the undersized lot area.

Consultation:

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements to the Planning Act.

Public Comments:

At the time of the writing of this report, staff did not receive any comments from the public.

Agency Comments

- a) County Engineer – no comment.
- b) Hydro One – no comments or concerns at this time.
- c) Chief Building Official – no objection at this time to this application, however the applicant should be advised that all buildings must meet the separation distances outlined in the building code (which vary depending on a number of variables such building face construction types/windows)
- d) Manager of Public Works – Detailed comments for the water, sanitary, and storm water design will be further reviewed as additional information is provided. Further, a commercial development in this area will put pressure on the municipality to extend urban services to this property. This would include sidewalks, street lighting and road drainage.
- e) Ministry of Transportation - Thank you for circulating the Ministry of Transportation (MTO), we have completed our review of the proposed Consent to Sever and Zoning By-law Amendment to accommodate the development of multiple commercial retail units located at 20363 Richmond Street (Highway 4). The proposal has been considered in accordance with the *Public Transportation and Highway Improvement Act* (PTHIA) and MTO's highway access management guidelines.

The proposed severed land is located within the Lucan Connecting Link immediately adjacent to the Highway 4 provincial arterial highway property limit.

MTO has interest in any planning application that can impact the provincial highway network. The number and type of entrances along or near a highway have a direct impact on the operation and safety of the highway. MTO does not object to the Consent to Sever and Zoning By-Law to support a commercial development, however, the subject property falls within the MTO Highway 4 Permit Control Area (PCA), and as such, an MTO Building and Land Use Permit is required. As a condition of permit, MTO provides the following comments:

MTO approvals/permits are conditional upon our review and approval of a complete comprehensive submission. The Proponent shall submit an acceptable Site Plan, Grading Plan, Drainage Plan and Site Servicing Plan for MTO review and approval

for the proposed commercial development. These plans shall clearly identify all structures/works (existing and proposed) and all setbacks to MTO's property limit.

MTO has concerns with the proposed intersection spacing of the two westerly entrances due to their close proximity to the Highway 4 property limit. MTO will require a Traffic Impact Study (TIS) that assesses and analyzes the impact of the development to the road network, completed by a Registry, Appraisal and Qualification System (RAQS) approved traffic consultant. The report should provide supporting information to document if improvements are required and if they would extend into or affect the Highway 4 property limit. The owner should be aware that any highway improvements identified from our review and analysis of the study will be the sole responsibility of the owner, financially and otherwise. A Legal Agreement will be required to be entered into between the owner and MTO, whereby the owner agrees to assume financial responsibility for the design and construction all necessary highway improvements.

MTO recommends that the proponent should contact us prior to completion of the TIS to discuss the scope of work.

Storm Water Management - As a condition of MTO permits, to ensure that stormwater runoff from this property does not adversely affect our highway drainage system or highway corridor, MTO requires the owner to submit a Storm Water Management Report (SWMR) along with the above-noted grading/drainage plans for the proposed development for our review and approval.

MTO Stormwater Management Requirements for Land Development Proposals can be obtained from the following website:

<http://www.mto.gov.on.ca/english/engineering/drainage/stormwater/index.html>

Any encroachments and works identified within the Highway 4 property limit is subject to MTO conditions, approval and permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO, and as such, it is advantageous to the proponent for all servicing requirements to be identified on a Site Servicing Plan as early as possible. Additionally, please note that each individual service crossing/connection within MTO property limits requires a separate MTO Encroachment Permit.

The existing entrance onto Highway 4 located approximately 475 m east of Coursey Line may remain only for the current agricultural use of the retained lands. An MTO entrance permit will be required to define the current agricultural use.

General

MTO is aware that the lands to be retained have been identified for possible future growth and residential use/plan of subdivision. MTO is supportive of residential

growth in Lucan-Biddulph, however, it must be noted that there is insufficient distance from Coursey Line to the lands to be retained to accommodate a new municipal road connection within this section of Highway 4. As noted above, the existing access to the lands to be retained may continue for agricultural field access only.

In order to support and facilitate any future intensified access to the lands to be retained, as a condition of consent, MTO requires the establishment of a permanent easement over the lands to be severed, in order that such easement may eventually be redefined as a municipal road to serve any future development of the lands to be severed.

MTO looks forward to the advancement of this development, and we anticipates receiving additional plans and submissions as the project progresses. Please feel free to contact me directly should you have any questions or concerns.

Analysis

Planning staff have reviewed the application and the analysis provided in this section weighs the existing guiding policy documents of the Provincial Policy Statement (PPS), County of Middlesex Official Plan and Township of Lucan Biddulph Official Plan. Additionally, staff have reviewed guiding policy and its interpretation by way of existing permissions implemented in the Township of Lucan Biddulph's Comprehensive Zoning By-law No. 100-2003.

The applicant's proposal seeks to sever a portion of agricultural land currently within the settlement boundary from lands located outside of the boundary, as well as amend the Township of Lucan Biddulph's Comprehensive Zoning By-law No. 100-2003 through the establishment of a 'site-specific' Highway Commercial Exception Zone. The proposed zone would contemplate the addition of uses as well as relaxation of existing provisions in the zoning by-law, including a reduction to the front yard setback, interior side yard setback, and rear yard setback standards of the Highway Commercial (C2) Zone. Additionally, due to the proposed severance of land, the resulting agricultural parcel is undersized based on the Zoning By-law provisions. As such the applicant is also seeking to establish a 'site-specific' General Agricultural Exception (A1-13) Zone, for the intended purpose of permitting the undersized nature of the remnant agricultural land that would result from approval of a severance.

The subject property is located within a 'Settlement Area' according to the County of Middlesex Official Plan, is partially designated 'Agricultural' and 'Highway Commercial' in the Township of Lucan Biddulph Official Plan, and is zoned General Agricultural (A1) Zone in the Township Comprehensive Zoning By-law. Additionally, the portion of land designated Highway Commercial is within the Settlement Area of Lucan, while the portion designated Agricultural is outside of the Settlement Area. Planning have reviewed and analyzed the file based on the request for consent and the request for a zoning by-law amendment.

Application for Consent

Generally, the Provincial Policy Statement 2020, County Official Plan and Local Official Plan all encourage infill an intensification of lands located within existing settlement boundaries. Consent would provide the applicant with the ability to achieve an infill development, which is supported by the policies of the Provincial Policy Statement, the County of Middlesex Official Plan and the Middlesex Centre Official Plan. The proposed infill development represents a more efficient use of land in an Urban Settlement Area of the Municipality that will utilize municipal water and sanitary sewer services that are available in Lucan. Intensification is encouraged by provincial policy as well as the County and Middlesex Centre Official Plans, and is the preferred form of development because it promotes more efficient use of land and infrastructure, while also reducing the need for expansion of settlement area boundaries. The subject property is in an appropriate location for intensification and would promote compact form and more appropriate development standards for commercial lots having access to full municipal services.

The applicant's request for consent serves the purpose of creating a new lot which would be fully located within the settlement boundary, from a larger remnant agricultural lot that is not located within the settlement boundary. Planning policies have a servicing hierarchy in which the preferred option for new development within settlement area is full municipal servicing. Given its location within the settlement boundary and proximity to existing services on Main Street, the lands are capable and will be required to be municipally serviced. Additionally, a consent of the lands would help encourage economic development and growth within Lucan as it would create an economically viable portion of land to support the implementation of the Highway Commercial policies in the Local Official Plan.

Planning staff recognize that the consent process would also seek to protect the economic viability of the remnant agricultural parcel of lands. By separating the two parcels, the remnant lands located outside of the settlement boundary will continue to support and protect the existing agricultural function of the lands.

Given the above, Planning staff support the proposed application for consent, subject to the conditions outlined in the recommendation section of this report.

Application for Zoning By-law Amendment

The development concept provided by the developer for Council's consideration identifies required 'site specific' exceptions necessary to achieve the proposal. As previously identified, the applicant has requested an exception to the proposed front yard, interior side yard and rear yard setbacks. They are also seeking to add additional uses not currently contemplated in the Highway Commercial (C2) Zone, those being clinic, office general and professional, convenience store, personal care establishment, personal service establishment, and place of entertainment or amusement. As a result of an approval of severance, the applicant is also seeking to establish a site specific General Agricultural Exception (A1-13) Zone to recognize the undersized nature of the resulting parcel.

The PPS, County Official Plan and Local Official Plan all encourage development within settlement areas where the proposed use efficiently utilizes the lands. They all promote economic development and competitiveness by encouraging a diverse economic base that takes into account the existing and future needs of communities. While the PPS and County Official Plan generally encourage infill and redevelopment projects, they both point to the Local Official Plan to establish appropriate policy to guide development. As such a more comprehensive review of the Local Official Plan policy to determine the appropriateness of the development setbacks and proposed uses formulates the basis for the remainder of the proposed Zoning By-law amendment analysis.

As previously noted, the portion of lands consider by the applicant is designated Highway Commercial in the Local Official Plan. The designation notes that land designated Highway Commercial are generally situated along Main Street and should be developed in a space extensive manner with buildings setback from the street and generous provisions for on-site parking. Appropriate uses for the lands are generally considered to be those that cater to the needs of the automobile, the travelling public and single purpose shopping trips. The policies note that buildings should be setback from the street. Links are also encouraged between the sites to keep traffic off municipal roadways. They also require a high standard for site design with creativity and amenities encouraged.

The applicant's proposal seeks to achieve the policy of the Highway Commercial designation by providing a comprehensively designed site with large format flagship buildings located towards the rear of the property and ample parking located on-site. The applicant is also proposing a centralized access area and internal road networks to alleviate traffic flow and congestion from Main Street. Additionally, further design considerations and amenities can be achieved during the site plan approval process for the lands.

The proposal to reduce the front, side, and rear yard setbacks seeks to create a more pedestrian friendly, compact form of commercial development where a portion of the site directly addresses Main Street. While the policy generally suggests that buildings should be located further back on the site, Planning Staff are of the opinion that locating commercial retail units closer to Main Street will provide an attractive interface between the development and the existing public realm. It will also serve to activate the site and provide a lively pedestrian experience along an undeveloped portion of Main Street. Staff also note that the majority of buildings are proposed be located towards the rear of the site with a large expansive parking area in front of the buildings, thereby meeting the intent of the policy. As such Planning Staff do not foresee any potential negative impacts to the neighbouring properties and are satisfied that the proposed reductions are considered appropriate, while also representing good planning.

Staff have also considered the proposal to add the identified uses to a site specific Highway Commercial Zone in context to the Local Official Plan policy as well as the larger context of Lucan. The policy generally encourages uses to be auto-centric or larger format in nature. Staff have weighed concerns regarding the potential to detract from existing businesses and

types of businesses currently located in Lucan. In consideration of the uses and policy, staff note that some of the proposed uses, such as clinic, office general and professional, personal care establishment, and personal service establishment, could be considered more appropriately located in the downtown setting. Staff note that generally these types of businesses can operate with smaller footprints and can offer unique, tailored services to a broad retail customer base. Given the above, Planning Staff have worked with the developer to add minimum gross floor area requirements to these traditionally smaller footprint businesses in order to ensure compliance with the larger format retail intent of the Highway Commercial designation. The proposed minimum are as follows:

- Clinics 186 m² (2000 ft²) per unit
- Office, General and Professional 186 m² (2000 ft²) per unit
- Personal Care Establishment 140 m² (1500 ft²) per unit
- Personal Service Establishment 140 m² (1500 ft²) per unit

The inclusion of minimum gross floor area per units for the above uses helps to protect the existing businesses located in the downtown. It also serves to better meet the intent of the permissible format of businesses traditionally located in larger format retail settings. Given the inclusion of the minimums, staff are satisfied that the proposed uses meet the intent of the Official Plan to maintain auto-centric, larger format uses on the site.

Staff note that the site is currently not serviced and that design could potentially change based on a more detailed review of plans. In order to ensure orderly development of the property, staff is recommending the addition of a Holding symbol (H-2) on the property. This will ensure that the site is appropriately serviced and that a site plan agreement be entered into by the applicant in advance of any build permit approvals on the lands.

Lastly, staff have reviewed the proposal to rezone the remnant farm lands to a site specific General Agricultural Exception (A1-13) Zone, to recognize the undersize nature of the parcel. Planning Staff note that generally the County Official Plan and Local Official Plan require that agricultural parcels of land be a minimum size of 40 hectares. In this case, the resulting remnant lands is the portion of property currently located outside of the urban settlement area. As such staff are satisfied that the reduced area is appropriate given the split designation of the property and partial inclusion within the settlement boundary.

Given the above, planning staff recommend that the requested amendment to the zoning by-law be approved, as the proposal is consistent with the Provincial Policy Statement, 2020, the County of Middlesex Official Plan and Middlesex Centre's Official Plan.

This opinion is provided prior to the public meeting and without the benefit of potentially receiving all comments from agencies or members of the public. Should new information

arise regarding this proposal prior to or at the public meeting, Council is advised to take such information into account when considering the application.

Consent Recommendation:

THAT **Applications for Consent B-13/2020**, filed by SBM Engineering and Planning c/o Laverne Kirkness on behalf of Paul and Sue Manders c/o Westdell Development Corporation, to sever a portion of lands currently located within the Village of Lucan Settlement Area from a larger portion of lands currently located outside of the Village of Lucan Settlement Area, with a frontage of approximately 220.2 metres (721.7 feet) on Main Street and an area of approximately 3.76 hectares (9.29 acres), and the remnant parcel having a frontage of approximately 251.68 metres (825.5 feet) on Richmond Street and an area of approximately 18.07 hectares (44.6 acres), from a property legally described as Part of Lots 3 and 4, Biddulph CON SLR, Part 1 of Reference Plan 33R20363, in the Township of Lucan Biddulph, County of Middlesex; **BE GRANTED** subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act be issued within one year of the date of the notice of decision.
2. That the lands to be conveyed be rezoned to a site specific Highway Commercial Exception (C2-11-H-2) – Holding Zone, and the remnant parcel be rezoned to a site specific General Agricultural Exception (A1-13) Zone to recognize the reduced lot area requirement.
3. That the applicant pay any outstanding property taxes for the subject lands.
4. That the applicant pay \$1,000 cash-in-lieu of parkland dedication to the Township, being \$1,000 per lot to be severed.
5. That the applicant initiate and assume, if required, all engineering costs associated with the preparation of revised assessment schedule(s) for any municipal drain having jurisdiction in accordance with the Drainage Act, as amended, such costs to be paid in full to the appropriate engineering firm prior to submitting a registered copy of the transfer.
6. That the applicant's solicitor submits an Acknowledgment and Direction duly signed by the applicant.
7. That the applicant's solicitor submits an undertaking, in a form satisfactory to the Secretary-Treasurer, to register an electronic transfer of title consistent with the Acknowledgment and Direction and the decision of the Committee of Adjustment.
8. That appropriate zoning be in place and the by-law amendment come into full force and effect.
9. That the Owner obtains a Ministry of Transportation entrance permit to define the current agricultural use of the remnant lands.

10. That the Owner be required to establish and register an easement over the lands to be severed in favour of the Ministry of Transportation, in order that such easement eventually be redefined as a municipal road to serve any future development of the lands to be severed.

Reasons:

- Consistency with the Provincial Policy Statement would be maintained;
- Conformity with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan would be maintained;
- The requirements of the Township of Lucan Biddulph Zoning By-law are capable of being satisfied through an amendment thereto.

Rezoning Recommendation:

THAT **Application for Zoning By-law Amendment ZBA 10/2020**, filed by SBM Engineering and Planning c/o Laverne Kirkness on behalf of Paul and Sue Manders C/O Westdell Development Corporation, for the lands legally described as Lots 3 and 4, Biddulph CON SLR, Part 1 of Reference Plan 33R20363, in the Township of Lucan Biddulph, County of Middlesex, be approved and that the implementing By-law be forwarded to Township Council for consideration.

Reasons:

- Consistency with the Provincial Policy Statement would be maintained;
- Conformity with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan would be maintained;
- The requirements of the Township of Lucan Biddulph Zoning By-law are capable of being satisfied through an amendment thereto.

Attachments:

1. Location Map
2. Proposed Severance Plan
3. Conceptual Site Plan

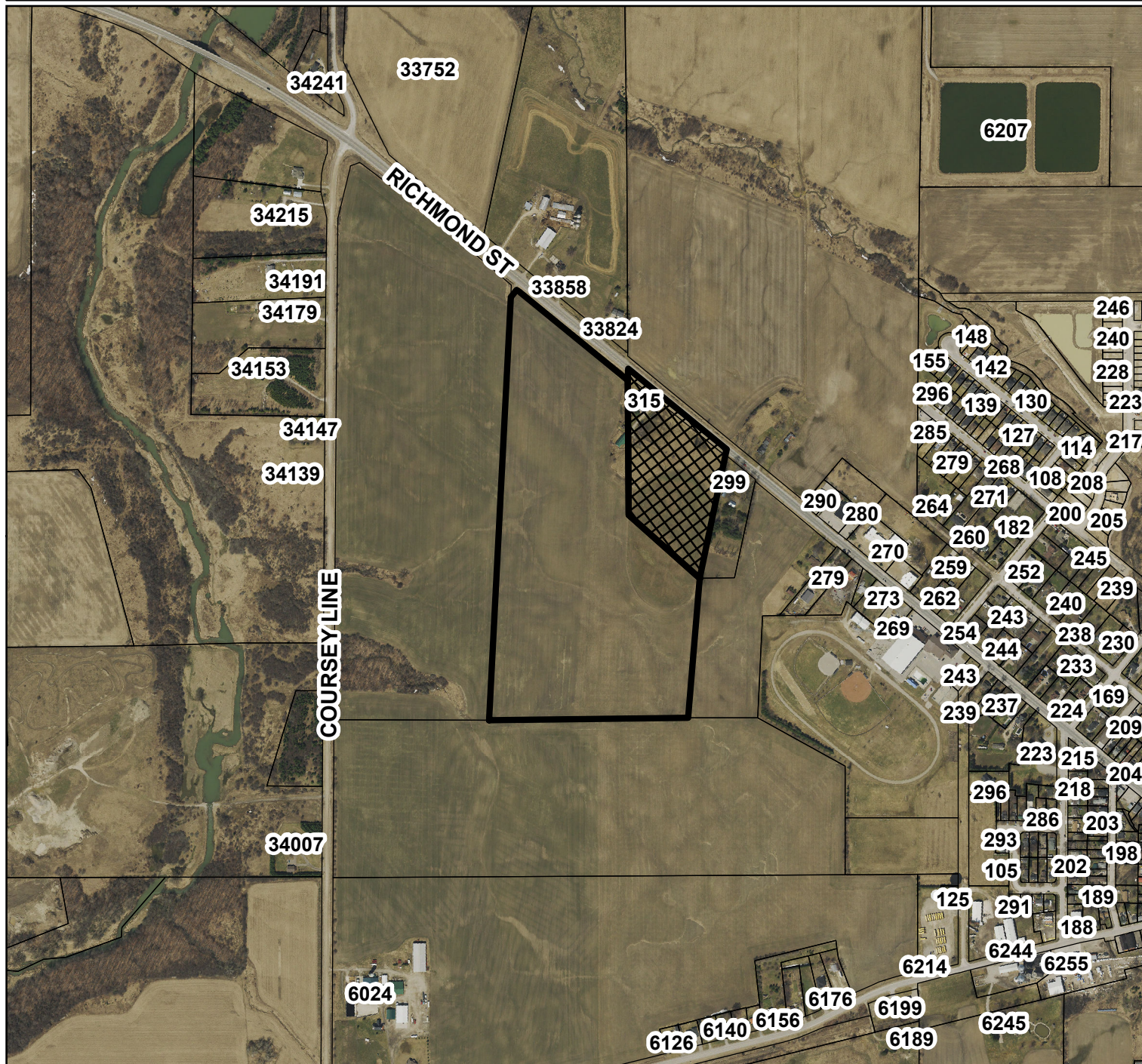

APPLICATIONS FOR CONSENT: B13-2020 AND ZONING BY-LAW AMENDMENT: ZBA-10-2020

Paul and Sue Manders (Owners)
SBM Engineering and Planning (Agent)





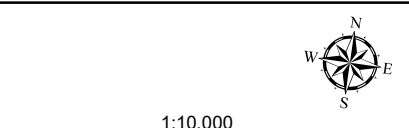
33799 Richmond Street
Township of Lucan Biddulph

Township of LUCAN BIDDULPH KEY MAP

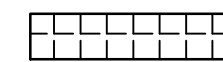
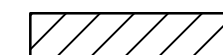
Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
September 2020

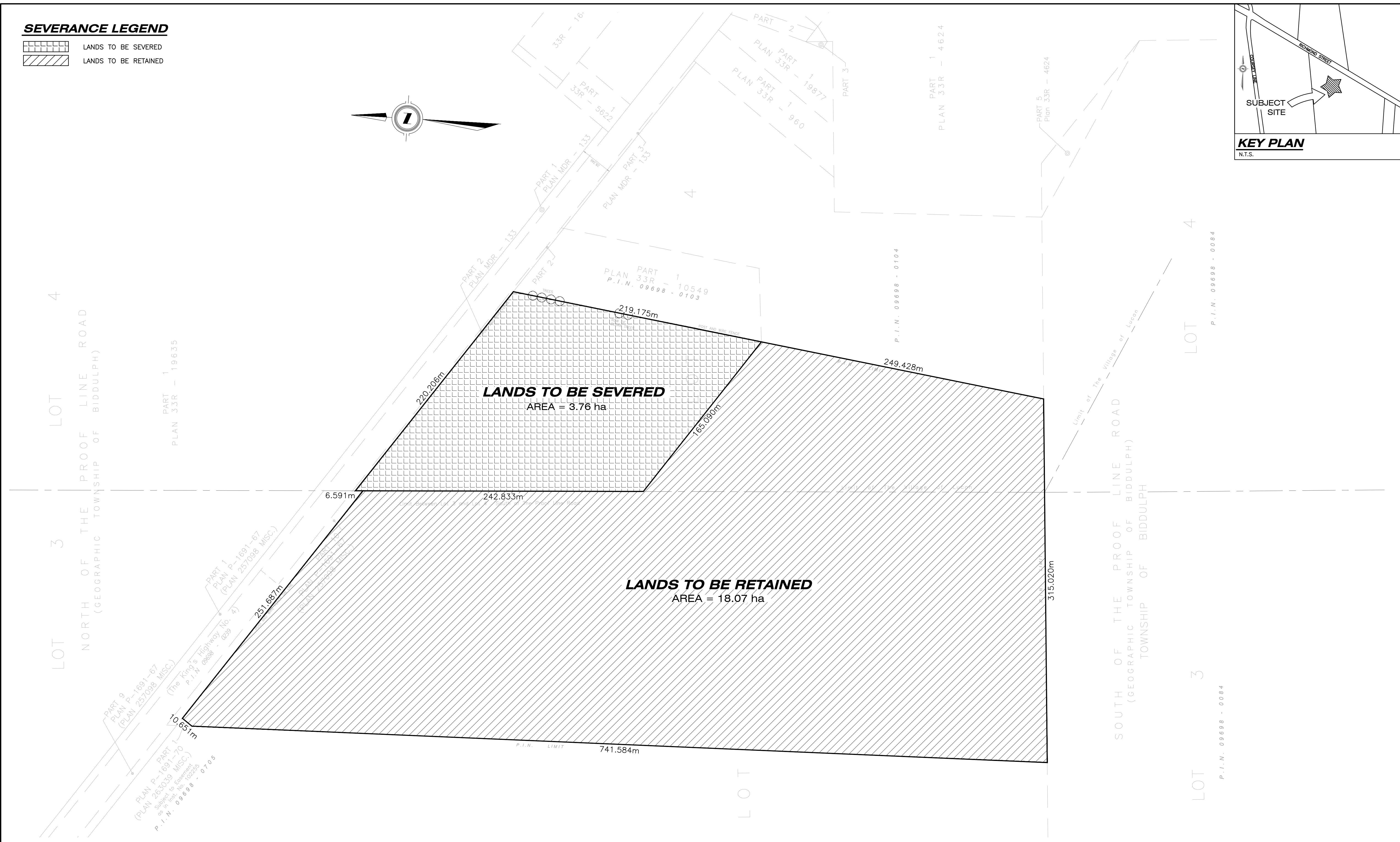
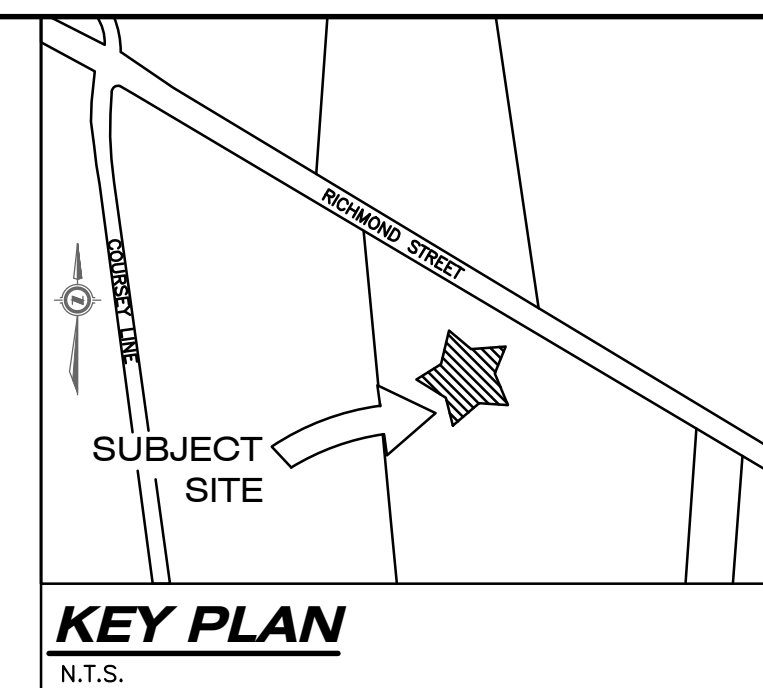
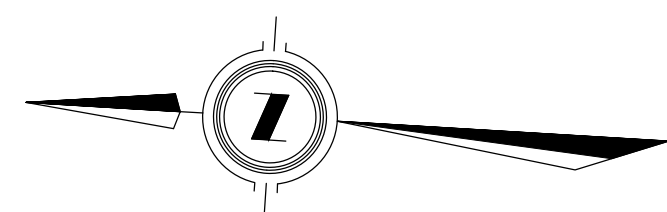
-  Lands to be retained
-  Lands to be severed and rezoned from 'Agriculture' to 'Site Specific Highway Commercial Exception (C2-#)'



1:10,000 Metres
0 60 120 180 240
ORTHOPHOTOGRAPHY: SWOOP 2015
Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.

SEVERANCE LEGEND

-  LANDS TO BE SEVERED
-  LANDS TO BE RETAINED



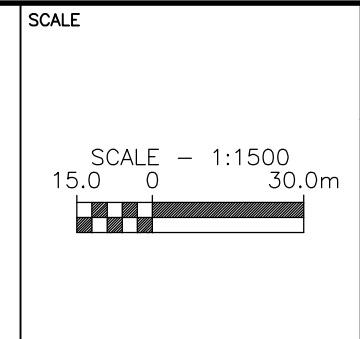
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	CJ	1	FOR DISCUSSION	24/08/20	CJ
	DRAWN	CJ				
	CHECKED	KK/KAM				
	APPROVED	KAM				
	DATE	21/08/2020				
	CAD	20-1919				

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	CJ	1	FOR DISCUSSION	24/08/20	CJ
	DRAWN	CJ				
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sbm STRIK BALDINELLI MONIZ
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ENGINEER'S STAMP
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CLIENT
WESTDELL DEVELOPMENT CORPORATION
 782 RICHMOND ST.
 LONDON, ON
 N6A 3H5
 P: 519.850.0000
 E: INFO@WESTDELLCORP.COM



TITLE
CONCEPTUAL PLAN OF SEVERANCE
SEVERANCE SKETCH
 315 RICHMOND STREET
 LUCAN, ON.

PROJECT No.
SBM-20-1919
 SHEET No.
SV2
 PLAN FILE No.
 -

WASTE REMOVAL

GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.

CANADA POST

PROPOSED MAIL DELIVERY/PICK-UP TO BE DETERMINED BY CANADA POST.

PERMITTED USES

HIGHWAY COMMERCIAL (C2) ZONE:

- ANIMAL CLINIC
- CAR WASH
- DRIVE-IN OR TAKE-OUT RESTAURANT
- FINANCIAL INSTITUTION
- GARAGE, PUBLIC
- GARDEN CENTRE
- GAS BAR
- GENERAL RETAIL STORE
- MARKET GARDEN
- MOBILE FOOD OUTLET
- MOTEL
- MOTOR VEHICLE SALES ESTABLISHMENT
- MOTOR VEHICLE SERVICE ESTABLISHMENT
- RESTAURANT
- SERVICE SHOP

PARKING REQUIREMENTS

MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m, MINIMUM B/F PARKING SPACE DIMENSION 3.7mX5.5m

RETAIL STORE:

1 SPACE PER 30 m² OF FLOOR AREA

DRIVE THROUGH RESTAURANT:

1 SPACE PER 5 SEATS

VEHICLE STACKING = 12 SPACES

CAR WASH:

1 SPACE + 2 SPACES PER BAY

VEHICLE STACKING = 10 SPACES

ON-SITE PARKING REQUIRED:

TOTAL RETAIL AREA = 4243.43m ² / 30m ²	= 142 SPACES
DRIVE THROUGH RESTAURANT = 12 SEATING / 5	= 3 SPACES
CAR WASH	= 3 SPACES
GAS BAR	= 2 SPACES
TOTAL PARKING REQUIRED	= 150 SPACES
TOTAL PARKING PROVIDED	= 277 SPACES

BARRIER FREE PARKING REQUIRED = 4% OF 277

BARRIER FREE PARKING PROVIDED = 12 SPACES

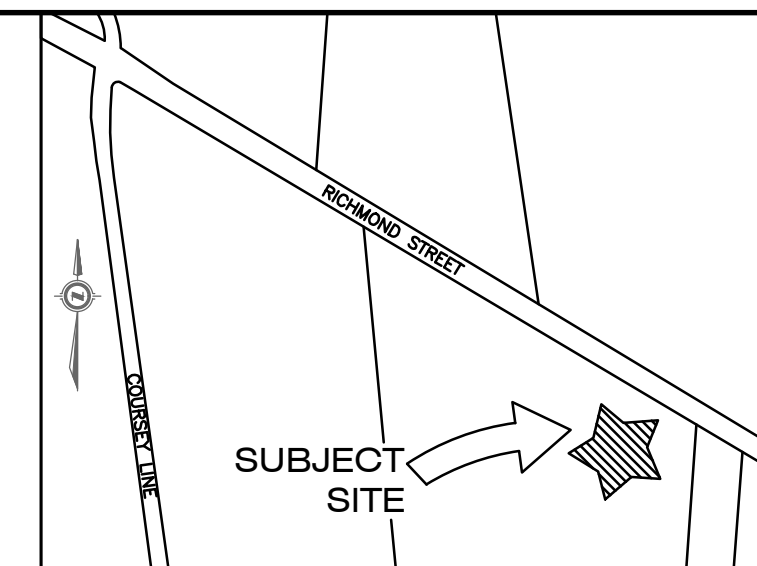
TOTAL ON-SITE PARKING PROVIDED:

277 SPACES + 12 BARRIER FREE SPACES + 22 STACKED SPACES = 311 SPACES

ZONING DATA CHART

ITEM	C2	REQUIRED	PROVIDED
1	PERMITTED USES	COMMERCIAL USES	COMMERCIAL USES
2	LOT AREA (m ² MIN)	4000.0	28,989.72
3	LOT FRONTAGE and DEPTH(m MIN)	60.0 and 60.0	220.21 and 145.05
4	FRONT YARD AND INTERIOR SIDE YARD SETBACK (NORTH) (m MIN)	15.0 6.0	3.0* 3.0*
5	REAR YARD AND INTERIOR SIDE YARD SETBACK (SOUTH) (m MIN)	10.0 6.0	7.50* 28.48
6	LOT COVERAGE (% MAX)	25.0	15.32
7	LANDSCAPED OPEN SPACE (%) MINIMUM	NOT APPLICABLE	23.29
8	HEIGHT (m MAX)	10.0	10.0
9	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE

* SITE SPECIFIC ZONING REQUIRED



KEY PLAN

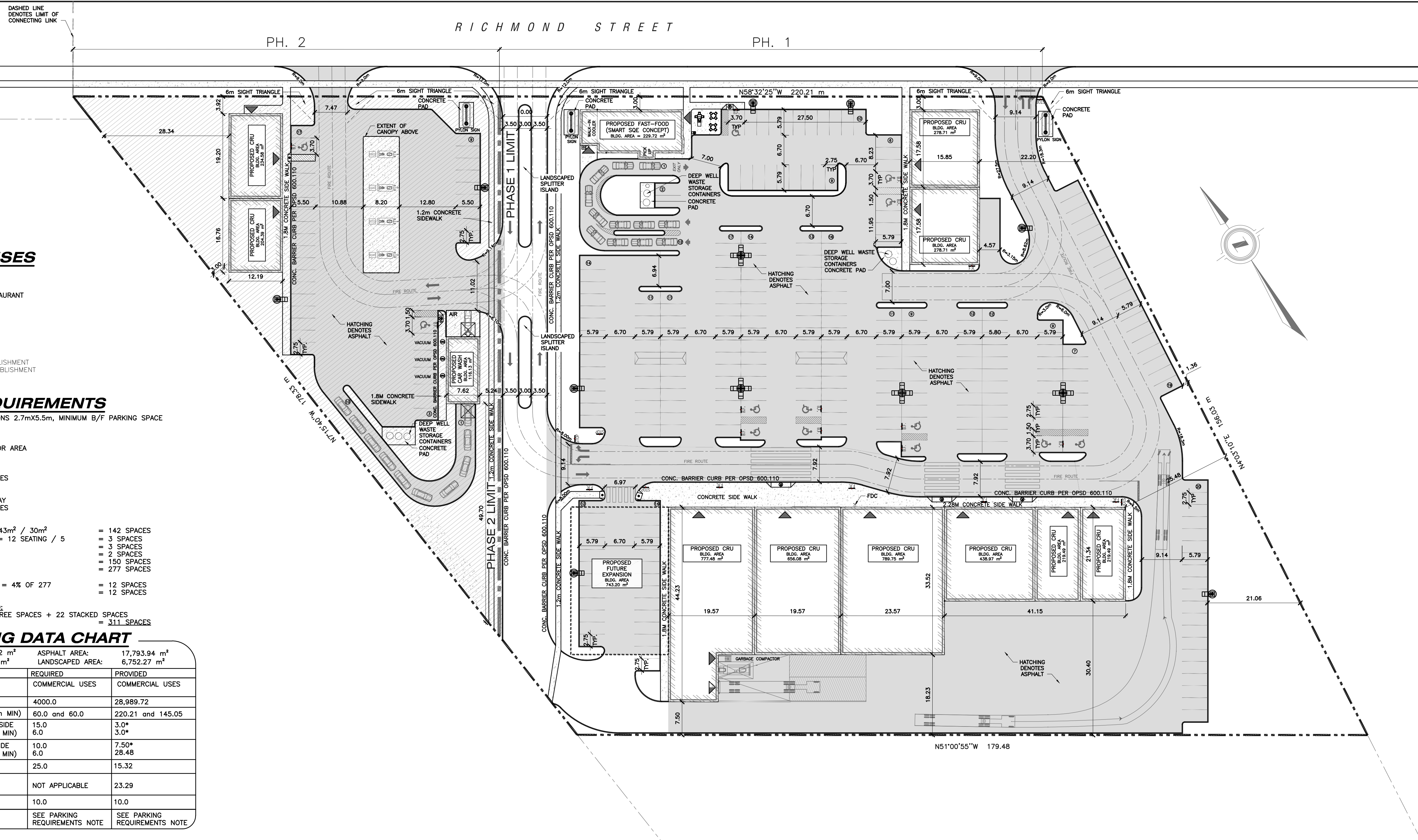
N.T.S.

LEGAL INFORMATION

PART OF LOT 4 SOUTH OF THE PROOF LINE ROAD (GEOGRAPHIC TOWNSHIP OF BIDDULPH) IN THE TOWNSHIP OF LUCAN BIDDULPH COUNTY OF MIDDLESEX

LEGEND:

- FR: PROPOSED FIRE ROUTE SIGN
- STOP: PROPOSED STOP SIGN
- B.F.: PROPOSED B/F PARKING SIGN
- : PROPOSED BARRIER FREE ROUTE
- - - -: PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
- : PROPOSED RAMP (SEE DETAIL ON SP2)
- ⊕: BUILDING ENTRANCE
- ▲: OVERHEAD DOOR
- ▭: PROPOSED ASPHALT
- ▭: PROPOSED CONCRETE
- ▭: PROPOSED BUILDING
- : LIMITS OF PROJECT BOUNDARY
- ▨: PHASE 2

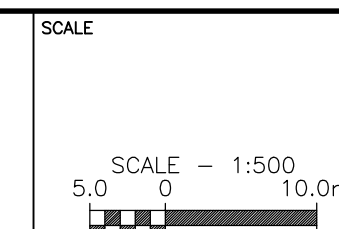


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	CJ	1	ISSUED FOR ZONING BY-LAW AMENDMENT	05/08/2020	CJ
	DRAWN	CJ	2	ISSUED FOR ZONING BY-LAW AMENDMENT	11/08/2020	CJ
	CHECKED	KK/KAM	3	ISSUED FOR ZONING BY-LAW AMENDMENT	23/09/2020	CJ
	APPROVED	KAM				
	DATE	23/09/2020				
	CAD	20-1919				

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TITLE CONCEPTUAL SITE PLAN & ZONING DATA CHART	PROJECT No. SBM-20-1919
THE GLENNIS SHOPPING CENTRE 315 RICHMOND STREET LUCAN, ON.	SHEET No. SP1
	PLAN FILE No. -

The Corporation of the Township of Lucan Biddulph Council Minutes

Present: Mayor C. Burghardt-Jesson, Deputy Mayor D. Manders, Councillor D. Regan, Councillor P. Mastorakos and A. Westman

Also Present: R. Reymer-CAO/Clerk, T. Merner-Deputy Clerk, L. deBoer-Economic Development Coordinator, J. Little-Public Works Manager, K. Langendyk-Treasurer, D. Fitzgerald-County Planner

Absent: P. Smith-Parks & Recreation Manager

Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 6:00 pm. The meeting took place electronically with the Mayor and CAO/Clerk in attendance at the Township office and all other attendees via electronic participation.

Declaration of Pecuniary Interest & Nature Thereof

None

Announcements

The weather outside today was a reminder that winter and the unpredictability of the season is upon us. I want to take this opportunity to thank Jeff and his team for all the work they have done to prepare for the season. Jeff has updated us over the past few meetings on the work the staff has done internally but also the plans that have been made with neighbouring communities. All of this background work will prepare us to ensure that number one: our staff remains safe. It also will ensure the continuity of service. These preparations will make sure that our residents will continue to move safely and effectively. When it comes to winter weather and winter road maintenance our team are the true heroes of the season. I know that I can speak for all of council when I ask Jeff to pass along to everyone how proud we are that we can represent them to the public and how grateful we are to their work ethic and efforts to ensure our roads our safe so that we can continue to do our everyday living.

The weather has also caused me to think of Christmas. We are now just a little over 5 weeks away from the holidays. Things in Lucan Biddulph will begin to look a little more festive as the Christmas lights will begin to be put up starting this week. We do know that many community groups are working on holiday celebrations, events or initiatives to ensure that the Holiday spirit is alive and well in Lucan Biddulph. Of course we have the modified Santa Claus parade, food drive and Santa Drive by being organized. Many of the traditional events we look forward to across the community will be modified to ensure safety. I want to take this opportunity to thank all the volunteers involved in the efforts being made across the township to ensure that we are all feeling festive. We know you are doing your best to modify celebrations so that they can continue in some fashion. I know that our residents are aware that things will not be the same this year. Things will be modified and that's ok. We can still celebrate...just in a new way. If you know of a volunteer who is working on something to make sure the spirit of the holidays, in particular Christmas is alive and well. Thank them for their efforts, be kind to those that are doing their best. It may be smaller, it may be different...but it is something and we can be thankful for that.

Public Meeting Under Planning Act, R.S.O. 1990, c.P.13

1/ Committee of Adjustment

Moved by A. Westman

Seconded by D. Regan

Resolved that the Council of the Township of Lucan Biddulph adjourn its regular meeting at 6:04 pm in order sit as a Committee of Adjustment under Section 45 of the Planning Act, R.S.O. 1990, as amended.

CARRIED

a) A-4-2020 – (5690 William Street, Lucan (Troiano))

D. Fitzgerald, County Planner gave a review of Planning Report PL-20-2020 and noted the applicant is requesting relief from the comprehensive zoning by-law for permission to place an accessory building in the front yard of the parcel. D. Fitzgerald noted that staff have concluded that an accessory building will not detract from the main use of the lands and planning staff have no concerns with the request. He further noted one public comment was received from a neighbouring property owner who advised they are in support of the applicant's request.

No questions or comments were received from the Committee Members.

Mayor C. Burghardt-Jesson advised the applicant is in attendance and invited any questions or comments from Mr. Troiano at this time. No comments were received from the applicant.

2/ A-4-2020 (Troiano)

Moved by D. Regan

Seconded by D. Manders

*THAT Application for Minor Variance A-4/2020; filed by Len Troiano for a property located on the north side of William Street and legally described as Part of Lot 30, Biddulph Concession 1 W, and Part 1 on Reference Plan 33R18538, Township of Lucan Biddulph, and municipally known as 5690 William Street, to permit the construction of an accessory building in the front yard; **be GRANTED**, subject to the following condition:*

***THAT** the permission to construct an accessory building in the front yard be limited to the area as shown on the attached site plan.*

AND FURTHER THAT the reasons for granting Minor Variance Application A-04/2020 include:

- The request complies with the general intent and purpose of the Middlesex Centre Official Plan;*
- The request complies with the general intent and purpose of the Middlesex Centre Comprehensive Zoning By-law;*
- The request is minor in nature; and*
- The request represents appropriate development on the subject property.*

CARRIED

3/ Adjourn Public Meeting

Moved by D. Regan

Seconded by A. Westman

Resolved that the Committee does now rise out and reconvene its regular meeting at 6:10 p.m. to continue with its deliberations

CARRIED

Delegations

None

Adoption of Minutes

4/ Minutes

Moved by D. Regan

Seconded by D. Manders

That the regular council minutes of November 3, 2020 be approved as circulated.

CARRIED

Business Arising

J. Little advised that phase 2 of the industrial park lands will have to correspond with expansion of the sewage treatment plant therefore it will be a couple of years before phase 2 can be planned. All remaining items were noted as ongoing.

Correspondence

R. Reymer commented on the COVID-19 Resilience Infrastructure Stream and noted that \$100,000 will be available to Lucan Biddulph next year for eligible projects. He further advised staff are aiming to try and apply for one project that will cover the entire \$100,000.00.

R. Reymer commented on the Inclusive Community Grant Program and noted staff are working on establishing possible projects that could qualify for this grant.

R. Reymer commented on the ROMA Delegation request and noted staff has submitted a delegation meeting request with Solicitor General Sylvia Jones to discuss the wishes of Lucan Biddulph Council to have the OPP station in Lucan remain in our community for the long term.

5/ Receive Correspondence Reports

Moved by A. Westman

Seconded by P. Mastorakos

That Correspondence Items 9 a) through 9 r) be received for information.

CARRIED

Committee Reports

ABCA and UTRCA

A Westman advised that UTRCA held a special meeting this morning concerning the proposed changes to the Conservation Act which will have an impact on Conservation Authorities and Municipalities. He advised an email containing the details of the proposed changes has been sent to each council member for information.

Staff Reports

CAO/Clerk

T. Merner reviewed report no. CL-10-2020 and advised the 2021 Council meeting schedule has been prepared, which includes two daytime meetings, one in May and one in October, as per discussion and direction given at the previous council meeting.

Finance

K. Langendyk reviewed report no. FIN-14-2020 and noted the proposed Water and Sewer Billing and Collection policy introduces two new changes including elimination of the water disconnection procedure and changes to tenant accounts going forward. She further noted existing tenant accounts will be grandfathered into to the new policy while all future tenant accounts will be set up in the property owner’s name only.

Councillor D. Regan questioned the \$25 penalty fee that would remain for those accounts that hold arrears and are transferred to the property tax account and K. Langendyk advised this fee is in place to cover staff time and act as a deterrent for outstanding accounts.

6/ Water/Sewer Billing and Collection Policy

Moved by D. Manders

Seconded by D. Regan

That Council adopts the Finance Policy No. 200-01-2020 (Water/Sewer Billing and Collection Policy).

CARRIED

K. Langendyk gave a couple department updates including scheduling of the capital budget meeting and cancellation of the recent property tax sale.

Planning

D. Fitzgerald reviewed report no. PL-21-2020 and advised the applicant has requested exemption from Section 45 (1.3) of the Planning Act in order to permit an application for minor variance inside the 2-year anniversary of a zoning bylaw amendment implemented on the subject lands. D. Fitzgerald further advised that the applicant intends to develop a townhome block registered as a vacant land condominium plan which changes the property lines of the parcel and therefore requires a minor variance for rear yard and side yard setbacks. He further noted a similar application was brought forward by the Applicant for Phase 1 of the townhomes development in the Ridge Crossing subdivision.

Discussion took place regarding the intent of the minor variance and the cost to the applicant.

7/ Request to submit Minor Variance – Ridge Crossing Townhomes Phase 2

Moved by D. Regan

Seconded by A. Westman

THAT Council resolve that Section 45 (1.4) of the Planning Act does apply for minor variance applications made before the second anniversary of the day on which the by-law was amended, and as a result, the applicant be permitted to apply for a minor variance for a lot legally described as Block 103 in Plan 33M739.

CARRIED

Public Works

J. Little reviewed report no. PW-35-2020 and noted the drinking water financial plan is a requirement through the Safe Drinking Water Act, 2002 and the update was completed by BM Ross Engineers and is renewed every five years. J. Little noted a 2% increase to our water & sewer rates each year would cover the cost of inflation and also that the water financial plan does not lock us into any rates however acts as a guideline tool.

Discussion took place regarding the historic number of users added to the system annually and the estimated increase based on recent growth activity.

J. Little gave a few other department updates including the sale of the recent public works pick-up truck, and the bylaws included for passing at the end of the meeting. He further noted he was pleased to receive all documentation required in order for assumption of Phase 1 of Olde Clover Village to proceed.

Economic Development

L. deBoer advised the mural dedication planned for today was cancelled due to weather and has been re-scheduled to Friday at 11am. She further noted the event is by invite only to adhere to COVID-19 restrictions.

Councillor's Comments

Deputy Mayor D. Manders asked who is in charge of ensuring businesses are meeting COVID-19 restrictions? R. Reymers advised primarily the Health Unit is responsible and any complaints received would be referred to them. Mayor C. Burghardt-Jesson noted that large gatherings fall under the protective order and therefore would be followed up by the OPP, however again this is complaint driven.

Councillor P. Mastorakos advised he received information from the Ontario Fire Marshall's Office advising that Occupational Health and Safety falls under the responsibility of the municipality whether you have a fire board or not. He further advised he will send further information by email regarding an online course available called Essentials of Municipal Fire Protection, A Decision Maker's Guide.

Councillor D. Regan noted he has just finished another great book regarding the Black Donnelly's and reminded council and residents to try and connect with the culture, history and heritage of our community.

Mayor C. Burghardt-Jesson advised she is participating in a Polar Bear dip fundraiser arranged by Thames Centre's Deputy Mayor, Kelly Elliott which will be taking place Thursday at Noon at the recently renovated Thames Centre outdoor pool. Funds raised will be going towards the Thames Centre Food Bank.

8/ Accounts Paid

Moved by D. Regan

Seconded by D. Manders

RESOLVED That the Council of the Township of Lucan Biddulph receive the attached accounts as paid for information, as follows:

October 2020

\$818,178.73

CARRIED

9/ 2021 Council Meeting Schedule

Moved by D. Regan

Seconded by A. Westman

That Council adopts the 2021 Council Meeting Schedule as presented in report no. CL-10-2020.

CARRIED

10/ Water Financial Plan

Moved by D. Manders

Seconded by D. Regan

That Council approves the drinking water financial plan for the period of 2021 to 2026 as presented in report no. PW-35-2020 on a 2% annual increase in revenue beginning in 2021.

CARRIED

11/ Confirming

Moved by A. Westman

Seconded by D. Regan

That if no one cares to speak to these By-laws on their First, Second and Third Reading, that they be considered to have been read a First time and Passed, read a Second time and Passed, read a Third time and Passed, that they be numbered:

- 51-2020 Municipal Right-of-Way By-law*
- 52-2020 Assumption of Olde Clover Village – Phase 1*
- 53-2020 Class 4 Noise Designation Level*
- 54-2020 Confirming By-law*

CARRIED

12/ Adjournment

Moved by D. Regan

Seconded by A. Westman

Resolved that the Council meeting be adjourned at 7:08 p.m.

CARRIED

MAYOR

CLERK

The Corporation of the Township of Lucan Biddulph Special Meeting Minutes

Present: Mayor C. Burghardt-Jesson; Deputy Mayor D. Manders, Councillor A. Westman, D. Regan and P. Mastorakos (via electronic participation)

Also Present: R. Reymer-CAO, L. deBoer-Economic Development Officer; T. Merner-Deputy Clerk, K. Langendyk-Treasurer, J. Little-Public Works Manager, P. Smith-Parks & Rec Manager, Dan Fitzgerald-County Planner, Durk Vanderwerff-Director of Planning, Abby Heddle-County Planner, Stewart Findlater-Planning Consultant (via electronic participation)

Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 10:00 a.m.

Declaration of Pecuniary Interest & Nature Thereof

None.

Delegations

Stewart Findlater, of Findlater & Associates Inc. attended to present the Municipal Comprehensive Review. Stewart was hired as a contract consultant by the County and is currently undertaking the Lucan Biddulph Official Plan update project. Mr. Findlater advised the last Official Plan update in Lucan Biddulph was completed in 2015 and the goal of this update is specific to growth and development related issues. Mr. Findlater described the process involved and noted the County of Middlesex is the final approval granting authority for Official Plan Amendments. An overview of the Municipal Comprehensive Review was given which included topics such as 25 year population and housing projections, inventory of current vacant lots and proposed draft plans of subdivisions, land needs assessment, building permit activity over the last seven years, current settlement boundary for Lucan, Granton and Clandeboye, future residential land designation supply in Granton, servicing constraints for consideration in boundary expansion and growth patterns across the County. Mr. Findlater noted the County of Middlesex hired a consultant to complete housing population projections across the County and those numbers were considerably less than what staff has estimated based on recent growth activity in Lucan. A review of those numbers is currently taking place and once completed will then be presented to County Council for approval. Mr. Findlater further advised Council that a number of requests have been received from developers expressing interest to have their lands included in the settlement area.

Discussion from Council members took place regarding the following:

- Lucan's current growth trends,
- population demographics,
- process for re-allocation of future residential designated land,
- previous projections and accuracy of those,
- density targets for our community,
- aging population,
- servicing constraints and estimated completion of the master servicing study,
- expansion of the sewage treatment plant
- re-opening of development charges to collect for future projects.

Discussion also took place regarding the public engagement aspect and the proposed process that will be utilized in consideration of the pandemic and social distancing requirements. Mr. Findlater noted a correction to the 2nd last page of the presentation and advised 50 hectares should be reflected instead of 70 and a further correction to the Figure 10 map wherein a portion of the lands marked commercial at the north end of Main Street

are actually residential.

Next steps were discussed including holding off on the public engagement portion of the process until January 2021 to allow the County the chance to discuss the population projection numbers that are currently being reviewed as this will have a significant impact on the amount of land that Lucan Biddulph can designate for future residential growth. Mayor C. Burghardt-Jesson thanked Mr. Findlater for his presentation and County staff for their assistance.

1/ Municipal Comprehensive Review Report

Moved by D. Regan

Seconded D. Manders

Resolved that the Municipal Comprehensive Review reported as presented by Stewart Findlater on November 4, 2020 and as amended be received for information.

CARRIED

2/ Adjournment

Moved by A. Westman

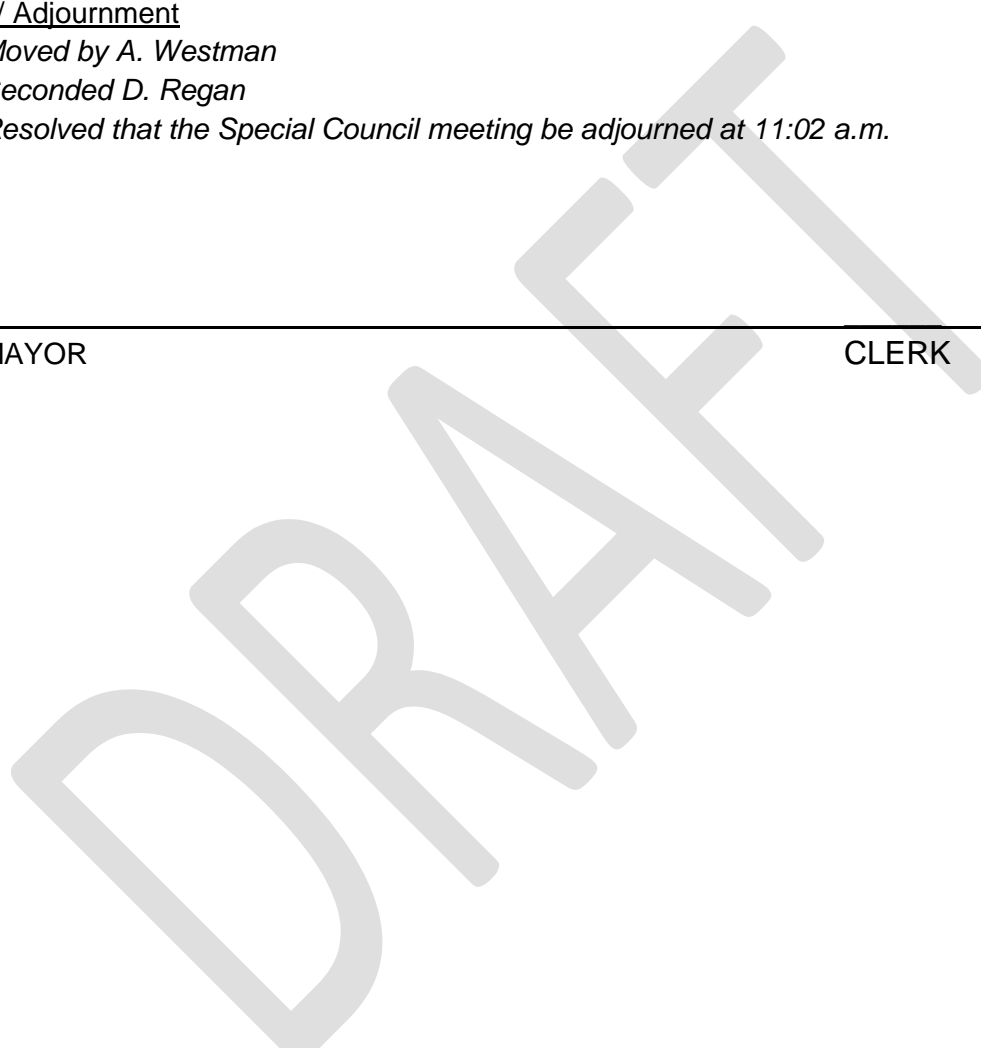
Seconded D. Regan

Resolved that the Special Council meeting be adjourned at 11:02 a.m.

CARRIED

MAYOR

CLERK



Business Arising – Minutes of November 17, 2020

Discussion Item	Minutes Action	Follow-up	Date to be Completed/or Update on Status

Previous Meetings

Discussion Item	Minutes Action	Follow-up	Date to be Completed/or Update on Status
Lucan OPP station	OPP Inspector Dean Croker to provide point of contact info. with respect to longevity of Lucan OPP station	continue to lobby concern re longevity of Lucan OPP station	ongoing
Governance Training for Council	Staff to obtain quotes for a consultant to provide governance training and review roles and accountability of Councillors	Costs to be discussed during budget	Budget Discussion
Affordable Housing	Investigate available options for providing affordable housing in Lucan	Staff to provide information and options for consideration	ongoing
Feasibility Report – Phase 2 Community Centre Project	Campaign Coaches provided report regarding feasibility study conducted	Staff to provide report with recommendation	ongoing
Future Development Lands	Proceed with comprehensive review	Staff to provide updates	ongoing
Roads Analysis	Cost benefit analysis	Staff complete a cost benefit analysis report for council	ongoing

From: Abbie Gutteridge [<mailto:agutteridge@abca.ca>]
Sent: November 20, 2020 9:56 AM
To: Ron Reymer <rreymer@lucanbiddulph.on.ca>
Cc: Alex Westman <awestman@lucanbiddulph.on.ca>; Brian Horner <bhorner@abca.ca>
Subject: Proposed Changes to Conservation Authorities Act

Good morning,

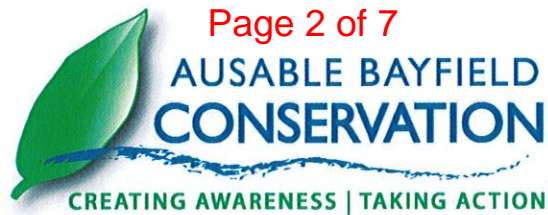
As you have heard, the Province has proposed major changes to the *Conservation Authorities Act*, which would weaken the ability of conservation authorities to protect lives and property in Ontario. Please find attached a letter, backgrounder and a potential resolution for municipalities regarding the proposed changes to the *Conservation Authorities Act*, in Bill 229 – Schedule 6. The ABCA would appreciate your municipality's support in this matter.

Kind regards,

Abbie

Abigail Gutteridge
Corporate Services Coordinator
Ausable Bayfield Conservation Authority
71108 Morrison Line, R.R.#3, Exeter, On N0M 1S5
(t) 519-235-2610 (f) 519-235-1963 www.abca.ca
Creating Awareness • Taking Action

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November 20, 2020

Ron Reymer, CAO/Clerk
Municipality of Lucan Biddulph
Box 190, 270 Main St. S
Lucan, ON, N0M 2J0

Re: Conservation Authorities Act Proposed Changes

Adelaide Metcalfe

On Thursday November 5, 2020 the Province introduced their Budget Bill 229 which included Schedule 6, amendments to the *Conservation Authorities Act*.

Bluelwater

Central Huron

These proposed changes risk watering down or limiting the ability of a conservation authority to ensure a watershed-based approach to development and to the overall protection of Ontario's people, property, and environment in local watersheds.

Huron East

Lambton Shores

Proposed changes will actually create more costs, delays and red tape around permit and planning applications and appeals.

Lucan Biddulph

Enclosed are the following:

Middlesex Centre

- Background report prepared by Conservation Ontario
- Potential resolution for Municipalities

North Middlesex

Our Board directed us to share this information and the proposed resolution with our member Municipalities encouraging their support and action.

Perth South

South Huron

As consideration, we suggest a letter of support be sent to the Premier, Minister of Natural Resources and Forestry, Minister of Finance, Minister of the Environment, Conservation and Parks, and Minister of Municipal Affairs and Housing, as well as your local MPP's, reiterating concerns expressed by Conservation Ontario.

Warwick

If you have any further questions or concerns, please do not hesitate to contact me.

West Perth

Sincerely,

AUSABLE BAYFIELD CONSERVATION AUTHORITY

Brian Horner, CPA,CA
General Manager/Secretary-Treasurer

Encl.

cc: Alex Westman



Proposed Resolution for Municipalities

WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 – Conservation Authorities Act

WHEREAS the Legislation introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications

WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the *Planning Act*

WHEREAS the changes allow the Minister to make decisions without CA watershed data and expertise

WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs

WHEREAS municipalities believe that the appointment of municipal representatives on CA Boards should be a municipal decision; and the Chair and Vice Chair of the CA Board should be duly elected

WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a CA board member to represent the best interests of the conservation authority and its responsibility to the watershed

WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative

WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, and their municipal partners, and potentially result in delays in the development approval process

AND WHEREAS municipalities value and rely on the natural habitats and water resources within our jurisdiction for the health and well-being of residents; municipalities value the conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value the conservation authority's work to ensure safe drinking water

THEREFORE BE IT RESOLVED

- THAT the Province of Ontario repeal Schedule 6 of the Budget Measures Act (Bill 229)
- THAT the Province continue to work with conservation authorities to find workable solutions to reduce red tape and create conditions for growth
- THAT the Province respect the current conservation authority/municipal relationships
- AND THAT the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.



Backgrounder

Concerns About Changes to the *Conservation Authorities Act* and *Planning Act* Which Affect Conservation Authorities

November 13, 2020

The Province has introduced a number of changes to the *Conservation Authorities Act* and the *Planning Act* that significantly either limit or completely change the role of conservation authorities to protect Ontario's environment and ensure people and property are safe from natural hazards. The changes risk watering down or limiting the conservation authorities' ability to ensure a watershed-based approach to development and to overall protection of Ontario's environment.

Highlights of Key Changes:

- remove and/or significantly hinder the conservation authorities' role in regulating development, and engaging in review and appeal of municipal planning applications
- allow the Minister make decisions on permit appeals and issue permits without watershed data and expertise from the conservation authorities
- redirect the fiduciary role (Duty of Members) for municipally appointed CA Board members. They are being told to make decisions in the best interest of the municipalities and not the conservation authority.

Conservation Authority Transparency and Accountability

There are a number of changes which appear administrative in nature which we acknowledge will address concerns around conservation authorities' transparency and accountability. CA Administrative By-Laws were completed by the December 2018 legislated deadline and should already address these concerns including making key documents publicly available; including meeting agendas, meeting minutes, and annual audits.

Conservation Ontario Concerns

Ontario's environment will be at risk.

Provincial changes to both the *Conservation Authorities Act* and the *Planning Act* risk watering down or losing the conservation authorities' science-based watershed approach which currently protects Ontario's environment.

- Conservation authorities are important agencies who help protect Ontario's environment. Their science-based watershed information helps to steer development to appropriate places where it will not harm the environment or create risks to people.
- CAs bring the watershed science and information to the various tables where development and growth are being reviewed and discussed.
- Provincial changes limit the conservation authorities' ability to provide input to municipal planning applications and to permit decisions and appeals.

- The conservation authority watershed model has served Ontario well and is relied upon by many levels of government, businesses and residents to protect the environment from upstream to downstream.
- Conservation authorities undertake watershed-scale monitoring, data collection management and modelling; watershed-scale studies, plans, assessments and strategies; and watershed-wide actions including stewardship, communication, outreach and education activities that protect our environment on a watershed basis.

Provincial changes will actually create more costs, delays and red tape around permit and planning applications and appeals.

- There are new appeal processes which will significantly slow down the permitting process creating delays and more red tape.
- If applicants are not satisfied with decisions made by the Hearing Boards (CA Board of Directors or Executive), then applicants can now appeal directly to the Minister who can make his or her own decision without a hearing and even issue a permit.
- Alternatively, or in addition, the applicant can appeal a decision of the conservation authority to the Local Planning Appeal Tribunal (LPAT).
- These changes could add as many as almost 200 days to the application process.

Changes made by the Province to the conservation authorities' role in not being allowed to independently appeal decisions made around municipal planning applications will put more people and infrastructure at risk of flooding and other natural hazards and add additional stressors to Ontario's biodiversity.

- Changes have been made to the conservation authorities' role in the land use planning process. They are no longer allowed to appeal these decisions independently.
- Being able to participate in appeals processes ensures that the watershed lens is being applied to planning and land use decisions and that people and their property are protected from natural hazards such as flooding.
- Without our ability to look at development applications on a watershed basis, we run the risk of the plan review process being piecemealed and ultimately the potential to exacerbate risks associated with natural hazards and for cumulative negative environmental impacts.

The Province has removed the responsibility for municipally appointed CA Board members to represent the interests of the Conservation Authority.

- The Province has changed the 'Duty to Members' section of the CAA to have municipal representatives on CA Boards actually act in the interests of their own municipality rather than the conservation authority's interests.
- It contradicts the fiduciary duty of board members of any organization to represent the best interests of the corporation they are overseeing. It puts an individual municipal interest above the conservation authority and watershed interests.

- This change undermines the ability of the CA Board to address the broader environmental/resource management issues facing our watersheds today. It limits discourse on these issues and consideration of programs and services that address watershed-wide issues that span municipal boundaries is paramount in a time of increasing climate change.

For more information:

Kim Gavine, General Manager, Conservation Ontario
Cell: 905-251-3268 | kgavine@conservationontario.ca
Conservationontario.ca



"Inspiring a Healthy Environment"

November 18, 2020

Attention: UTRCA Member Municipalities- Mayors, Councils, CAOs, Clerks

Re: Action Request Regarding New Changes to Ontario's Conservation Authorities Act

On behalf of the Board of Directors of the Upper Thames River Conservation Authority (UTRCA), I am circulating this letter to all member municipalities to draw your attention to unexpected amendments to the Conservation Authorities Act. These amendments were introduced through Bill 229, Protect, Support and Recover from COVID-19 Act (Budget Measures), on November 5, 2020.

<https://budget.ontario.ca/2020/contents.html>

The UTRCA Board has concerns regarding several of the proposed amendments, including additional red tape, further delays for permit approvals, and increased costs, as well as several new municipal constraints regarding agreements with Conservation Authorities and control of Board appointments.

This letter is being shared with you to ensure you are aware of proposed changes, and to request your support in requesting that Minister Phillips, Minister Yurek, and Minister Yakabuski reconsider Section 6 of the legislation, pending further discussions with affected municipalities and conservation authorities. A draft resolution is attached for your consideration.

Discussion

Three documents prepared by Conservation Ontario are attached to this report:

- A Summary of Proposed Amendments to the *Conservation Authorities Act and Planning Act* through Bill 229 and Implications,
- Backgrounder: Concerns About Changes to the Conservation Authorities Act and Planning Act Which Affect Conservation Authorities, and
- A Proposed Resolution for Municipalities.

Our concerns regarding the legislative amendments generally fall within one of three broad categories:

1. **Data and Science:** Yet to be defined non-mandatory programs and new ministerial powers to deny or approve permits could preclude watershed science based decisions. Conservation Authorities currently deliver programs and make decisions based on watershed scale benefits and impacts. Clarity is needed regarding how legislative changes will continue to ensure improved watershed health and public safety from hazards through what could potentially be a new system of patch-work programs and services, with the possibility for Ministerial level permitting decisions that preclude watershed science.
2. **Red Tape:** While one intention of legislative change is a reduction in red tape and delays, there is concern that new requirements to negotiate 17 separate municipal service agreements for non-mandatory services will add greatly to administrative effort. In addition, staff effort dealing with new appeal processes before the Local Planning Appeal Tribunal (LPAT) and/or the minister suggests permit approval times could be longer and more expensive.

3. Governance and Local Control: There is significant concern with the proposed change in the “duty of a member” from serving the best interests of the Conservation Authority to serving municipal interests. This is contrary to fiduciary responsibilities required through governance best practices and confuses the purpose of a Conservation Authority. In addition, restricting the eligibility of Board representatives to councillors removes municipal control of appointments and adds to the workload of elected officials.

A Backgrounder further explaining these changes is attached for your information.

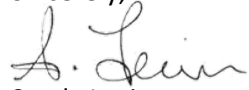
Bill 229 is expected to move quickly through second and third readings so there is an urgency to respond. I would urge you to become familiar with the changes proposed in Schedule 6 of Bill 229, and understand the potential impacts on our local environments as well as the inevitable changes in our municipal/conservation authority relationship. For more than 70 years, the UTRCA and the watershed’s 17 member municipalities have worked cooperatively and successfully to ensure the public is protected from hazards and that environmental improvements support local needs. Please consider expressing any concerns you and your council may have with these provincial changes directly to the following Ministers:

Minister Phillips
Minister of Finance

Minister Yurek
Minister of the Environment, Conservation and Parks

Minister Yakabuski
Minister of Natural Resources and Forestry

Sincerely,



Sandy Levin
Chair, Upper Thames River Conservation Authority

Attachments:

- A Summary of Proposed Amendments to the *Conservation Authorities Act and Planning Act* through Bill 229 and Implications
- Backgrounder: Changes to the Conservation Authorities Act and Planning Act Which Affect Conservation Authorities
- Draft Municipal Resolution

**Summary of Proposed Amendments to the *Conservation Authorities Act*
& *Planning Act* through Bill 229 and Implications**

Description of Proposed Amendments	Implications to Conservation Authorities
<p>Existing aboriginal or treaty rights</p> <p>Section 1 is amended to include a non-abrogation clause with respect to aboriginal and treaty rights.</p>	<p>No concern.</p>
<p>Members of authority</p> <p>Section 14 is amended to ensure that the members of a conservation authority that are appointed by participating municipalities are municipal councillors. The Minister is given the authority to appoint an additional member to a conservation authority to represent the agricultural sector. The powers to define in regulation the composition, appointment or minimum qualifications for a member of the Board have been repealed. The duties of a member are amended, every member is to act honestly and in good faith and shall generally act on behalf of their respective municipalities.</p>	<p>There may be a municipal concern. Municipalities will no longer be able to appoint a member of the public to the Board and the specification of ‘municipal councillor’ rather than “municipally elected official” may exclude Mayors.</p> <p>There may be a municipal concern. Should the Minister choose to appoint a member to represent the agricultural sector it is assumed that candidates would apply through the Public Appointments Secretariat. It is also assumed that these appointments would have the same voting privileges as all members and would be entitled to receive per diems and to be appointed as the chair or vice-chair.</p> <p>There may be a municipal concern. There is no opportunity to manage these legislative amendments through the regulations process as Bill 229 has removed the ability to prescribe by regulation, the composition, appointment, or qualifications of members of CAs.</p> <p>Significant concern. The amendment that would require members to act on behalf of their respective municipalities contradicts the fiduciary duty of a Board Member to represent the best interests of the corporation they are overseeing. It puts an individual municipal interest above the broader watershed interests further to the purpose of the Act.</p>

Description of Proposed Amendments	Implications to Conservation Authorities
<p>Meetings of authorities</p> <p>Section 15 is amended to require that meeting agendas be available to the public before a meeting takes place and that minutes of meetings be available to the public within 30 days after a meeting. They are to be made available to the public online.</p>	<p>No concern. CA Administrative By-Laws were completed by the December 2018 legislated deadline and, as a best practice, should already address making key documents publicly available; including meeting agendas and meeting minutes.</p>
<p>Chair/vice-chair</p> <p>Section 17 is amended to clarify that the term of appointment for a chair or vice-chair is one year and they cannot serve for more than two consecutive terms.</p>	<p>There may be a municipal concern. Municipal Councillor interest and availability regarding this requirement is to be determined.</p>
<p>Objects</p> <p>Section 20 objects of a conservation authority are to provide the mandatory, municipal or other programs and services required or permitted under the Act and regulations.</p>	<p>No concern. Previously the objects of an authority were to undertake programs and services designed to further the conservation, restoration, development and management of natural resources. This is still reflected in the Purpose of the Act. The objects now reference the mandatory and non-mandatory programs and services to be delivered. The “other programs and services” clause indicates that “an authority may provide within its area of jurisdiction such other programs and services as the authority determines are advisable to further the purposes of this Act”.</p>
<p>Powers of authorities</p> <p>Section 21 amendments to the powers of an Authority including altering the power to enter onto land without the permission of the owner and removing the power to expropriate land.</p>	<p>No concern</p>
<p>Programs and Services</p> <p>Section 21.1 requires an authority to provide mandatory programs and services that are prescribed by regulation and meet the requirements set out in that section. Section 21.1.1 allows authorities to enter into agreements with participating municipalities to provide programs and</p>	<p>Significant concern. The basic framework of mandatory, municipal and other program and services has not changed from the previously adopted but not yet proclaimed amendments to the legislation. What has now changed is that municipal programs and services and other programs and services are subject to such standards and requirements</p>

Description of Proposed Amendments	Implications to Conservation Authorities
<p>services on behalf of the municipalities, subject to the regulations. Section 21.1.2 would allow authorities to provide such other programs and services as it determines are advisable to further the purposes of the Act, subject to the regulations.</p>	<p>as may be prescribed by regulation. Potentially the regulations could restrict what the Authority is able to do for its member municipalities or to further the purpose of the Act.</p>
<p>Agreements for ‘other programs and services’</p> <p>An authority is required to enter into agreements with the participating municipalities in its jurisdiction if any municipal funding is needed to recover costs for the programs or services provided under section 21.1.2 (i.e. other program and services). A transition plan shall be developed by an authority to prepare for entering into agreements relating to the recovery of costs. *All programs and services must be provided in accordance with any prescribed standards and requirements.* <i>NOTE- this new addition is addressed as a significant concern under Programs and Services above.</i></p>	<p>Potential concern. This appears to be a continuation of an amendment previously adopted but not yet proclaimed. MECP staff indicate that the current expectation is that the plan in the roll-out of consultations on regulations is that the Mandatory programs and services regulation is to be posted in the next few weeks. It is noted that this will set the framework for what is then non-mandatory and requiring agreements and transition periods. MECP staff further indicated “changes would be implemented in the CA 2022 budgets” which is interpreted to mean that the Transition period is proposed to end December 2021. Subject to the availability of the prescribed regulations this date is anticipated to be challenging for coordination with CA and municipal budget processes.</p>
<p>Fees for programs and services</p> <p>Section 21.2 of the Act allows a person who is charged a fee for a program or service provided by an authority to apply to the authority to reconsider the fee. Section 21.2 is amended to require the authority to make a decision upon reconsideration of a fee within 30 days. Further, the amendments allow a person to appeal the decision to the Local Planning Appeal Tribunal or to bring the matter directly to the Tribunal if the authority fails to render a decision within 30 days.</p>	<p>Some concern. Multiple appeals of fees have the potential to undermine CA Board direction with regard to cost recovery and to divert both financial and staff resources away from the primary work of the conservation authority.</p>
<p>Provincial oversight</p> <p>New sections 23.2 and 23.3 of the Act would allow the Minister to take certain actions after reviewing a report on an investigation into an authority’s operations. The Minister may order the authority to do anything to prevent or remedy non-compliance with the Act. The Minister may also recommend that the Lieutenant Governor in Council</p>	<p>No concern. This appears to be an expansion of powers previously provided to the Minister.</p>

Description of Proposed Amendments	Implications to Conservation Authorities
<p>appoint an administrator to take over the control and operations of the authority.</p>	
<p>Ministerial Review of Permit Decisions</p> <p>Subsection 28.1 (8) of the Act currently allows a person who applied to a conservation authority for a permit under subsection 28.1 (1) to appeal that decision to the Minister if the authority has refused the permit or issued it subject to conditions. Subsection 28.1 (8) is repealed and replaced with provisions that allow the applicant to choose to seek a review of the authority’s decision by the Minister or, if the Minister does not conduct such a review, to appeal the decision to the Local Planning Appeal Tribunal within 90 days after the decision is made. Furthermore, if the authority fails to make a decision with respect to an application within 120 days after the application is submitted, the applicant may appeal the application directly to the Tribunal.</p>	<p>Significant concern. These amendments provide two pathways for an applicant to appeal a decision of an Authority to deny a permit or the conditions on a permit. One is to ask the Minister to review the decision; the other is to appeal directly to the Local Planning Appeal Tribunal. Appeals brought through these processes will create additional workload for the Authority and increase the amount of time that a permit appeal process takes.</p> <p>New guidelines will need to be created to support the Minister and the LPAT in their decision-making processes. There is no reference to a complete application being submitted prior to the 120 day “clock” being started.</p>
<p>Minister’s Order Re. S. 28 Permit</p> <p>New section 28.1.1 of the Act allows the Minister to order a conservation authority not to issue a permit to engage in an activity that, without the permit, would be prohibited under section 28 of the Act. After making such an order the Minister may issue the permit instead of the conservation authority.</p>	<p>Significant concern. These powers appear to be similar to a Minister Zoning Order provided for under the <i>Planning Act</i>. Should the Minister decide to use these powers it is appears that the CA may be required to ensure compliance with the Minister’s permit.</p>
<p>Cancellation of Permits</p> <p>Section 28.3 of the Act is amended to allow a decision of a conservation authority to cancel a permit or to make another decision under subsection 28.3 (5) to be appealed by the permit holder to the Local Planning Appeal Tribunal.</p>	<p>Some concern. Some conservation authorities use the cancellation of a permit as part of their compliance approach; the ability to appeal to the LPAT will add 90 days to the process prior to a LPAT hearing taking place. Renders the tool ineffective if the permit holder decides to appeal.</p>
<p>Entry Without Warrant, Permit Application</p> <p>Subsection 30.2 (permit application) of the Act sets out circumstances in</p>	<p>Some concern. The changes are to amendments previously adopted but not proclaimed. For considering a permit application, the officer is now</p>

Description of Proposed Amendments	Implications to Conservation Authorities
<p>which an officer may enter land within the area of jurisdictions of an authority. Those circumstances are revised.</p>	<p>required to give reasonable notice to the owner and to the occupier of the property, which may result in increased administrative burden for the CA. It also appears to remove the ability to bring experts onto the site.</p>
<p>Entry Without Warrant, Compliance</p> <p>Subsection 30.2 (compliance) of the Act sets out circumstances in which an officer may enter land within the area of jurisdictions of an authority. Those circumstances are revised.</p>	<p>Significant/Some concern. The revisions essentially undo any enhanced powers of entry found within the yet to be proclaimed enforcement and offences section of the Act. The result is that CAs essentially maintain their existing powers of entry, which are quite limited. Conservation authorities will likely have to rely on search warrants to gain entry to a property where compliance is a concern. Reasonable grounds for obtaining a search warrant cannot be obtained where the activity cannot be viewed without entry onto the property (i.e. from the road).</p>
<p>Stop (work) Order</p> <p>Section 30.4 of the Act is repealed. That section, which has not yet been proclaimed and which would have given officers the power to issue stop orders to persons carrying on activities that could contravene or are contravening the Act, is repealed.</p>	<p>Significant concern. This is an important enforcement tool that conservation authorities have been requesting for years. Without this tool, conservation authorities must obtain an injunction to stop unauthorized activities which represents a significant cost to the taxpayers.</p>
<p>Regulations Made By Minister and LGIC</p> <p>The regulation making authority in section 40 is re-enacted to reflect amendments in the Schedule.</p>	<p>No concern.</p>
<p>Throughout the legislation all references to the Mining and Lands Commissioner has been replaced with the Local Planning Appeal Tribunal</p>	<p>Some concern. The LPAT lacks the specialized knowledge that the MLT has with regard to S. 28 applications. There is also a significant backlog of cases at the LPAT.</p>
<p>Planning Act – Exclusion of CAs as Public Body</p> <p>Subsection 1(2) of the <i>Planning Act</i> is amended to remove Conservation Authorities as a public body under the legislation. Conservation authorities will not be able to independently appeal or become a party</p>	<p>Significant concern. There is lack of clarity on the implications of this amendment.</p> <p>The intent of the amendment is to remove from conservation authorities the ability to appeal to LPAT any <i>Planning Act</i> decisions as a</p>

Description of Proposed Amendments	Implications to Conservation Authorities
to an appeal as a public body at the LPAT.	public body or to become a party to an appeal. Conservation authorities will instead be required to operate through the provincial one window approach, with comments and appeals coordinated through MMAH. Note that the one window planning system is typically enacted for the review of Official Plans and Official Plan Amendments. It is expected that conservation authorities will retain the ability to appeal a decision that adversely affects land that it owns however that has not been confirmed.



Backgrounder

Concerns About Changes to the *Conservation Authorities Act* and *Planning Act* Which Affect Conservation Authorities

November 11, 2020

The Province has introduced a number of changes to the *Conservation Authorities Act* and the *Planning Act* that significantly either limit and completely change the role of conservation authorities to protect Ontario's environment and ensure people and property are safe from natural hazards. The changes risk watering down or limiting the conservation authorities' ability to ensure a watershed-based approach to development and to overall protection of Ontario's environment.

Highlights of Key Changes:

- remove and/or significantly hinder the conservation authorities' role in regulating development, permit and planning application appeal process and engaging in review and appeal of municipal planning applications
- allow the Minister make decisions on permit appeals and issue permits without watershed data and expertise from the conservation authorities
- redirect the fiduciary role (Duty of Members) for municipally appointed CA Board members. They are being told to make decisions in the best interest of the municipalities and not the conservation authority.

Conservation Authority Transparency and Accountability

There are a number of changes which appear administrative in nature which we acknowledge will address concerns around conservation authorities' transparency and accountability. CA Administrative By-Laws were completed by the December 2018 legislated deadline and should already address these concerns including making key documents publicly available; including meeting agendas, meeting minutes, and annual audits.

Conservation Ontario Concerns

Ontario's environment will be at risk.

Provincial changes to both the *Conservation Authorities Act* and the *Planning Act* risk watering down or losing the conservation authorities' science-based watershed approach which currently protects Ontario's environment.

- Conservation authorities are important agencies who help protect Ontario's environment. Their science-based watershed information helps to steer development to appropriate places where it will not harm the environment or create risks to people.
- CAs bring the watershed science and information to the various tables where development and growth are being reviewed and discussed.
- Provincial changes limit the conservation authorities' ability to provide input to municipal planning applications and to permit decisions and appeals.

- The conservation authority watershed model has served Ontario well and is relied upon by many levels of government, businesses and residents to protect the environment from upstream to downstream.
- Conservation authorities undertake watershed-scale monitoring, data collection management and modelling; watershed-scale studies, plans, assessments and strategies; and watershed-wide actions including stewardship, communication, outreach and education activities that protect our environment on a watershed basis.

Provincial changes will actually create more costs, delays and red tape around permit and planning applications and appeals.

- There are new appeal processes which will significantly slow down the permitting process creating delays and more red tape.
- If applicants are not satisfied with decisions made by the Hearing Boards (CA Board of Directors and/or Executive), then applicants can now appeal directly to the Minister who can make his or her own decision and even issue a permit.
- Alternatively, or in addition, the applicant can appeal a decision of the conservation authority to the Local Planning Appeal Tribunal (LPAT).
- These changes could add as many as almost 200 days to the application process.

Changes made by the Province to the conservation authorities' role in not being allowed to independently appeal decisions made around permits and municipal planning applications will put more people and infrastructure at risk of flooding and other natural hazards and add additional stressors to Ontario's biodiversity.

- Conservation authorities' regulatory role is not always a popular one but it is very important. Being able to participate in appeals processes ensures that the watershed lens is being applied to planning and land use decisions and that people and their property are protected from natural hazards such as flooding.
- Changes have been made to the conservation authorities' role in the permit appeal process. They are no longer allowed to appeal these decisions independently.
- Without our ability to look at development applications on a watershed basis, we run the risk of the plan review process being piecemealed and ultimately the potential to exasperate risks associated with natural hazards and for cumulative negative environmental impacts.

The Province has removed the responsibility for municipally appointed CA Board members to represent the interests of the Conservation Authority.

- The Province has changed the 'Duty to Members' section of the CAA to have municipal representatives on CA Boards actually act in the interests of their own municipality rather than the conservation authority's interests.
- It contradicts the fiduciary duty of board members of any organization to represent the best interests of the corporation they are overseeing. It puts an individual municipal interest above the conservation authority interests.

- This change undermines the ability of the CA Board to address the broader environmental/resource management issues facing our watersheds today. It limits discourse on these issues and consideration of programs and services that address watershed-wide issues that span municipal boundaries is paramount in a time of increasing climate change.

For more information:

Kim Gavine, General Manager, Conservation Ontario
Cell: 905-251-3268 | kgavine@conservationontario.ca
Conservationontario.ca

Proposed Resolution for Municipalities

WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 – Conservation Authorities Act

WHEREAS the Legislation introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications

WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the *Planning Act*

WHEREAS the changes allow the Minister to make decisions without CA watershed data and expertise

WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs

WHEREAS municipalities require a longer transition time to put in place agreements with conservation authorities for non-mandatory programs

WHEREAS municipalities believe that the appointment of municipal representatives on CA Boards should be a municipal decision; and the Chair and Vice Chair of the CA Board should be duly elected

WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a CA board member to represent the best interests of the conservation authority and its responsibility to the watershed

WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative

WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, and their municipal partners, and potentially result in delays in the development approval process

AND WHEREAS municipalities value and rely on the natural habitats and water resources within our jurisdiction for the health and well-being of residents; municipalities value the conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value the conservation authority's work to ensure safe drinking water

THEREFORE BE IT RESOLVED

- THAT the Province of Ontario work with conservation authorities to address their concerns by repealing and/or amending changes to the *Conservation Authorities Act* and the *Planning Act*
- THAT the Province of Ontario delay enactment of clauses affecting municipal concerns
- THAT the Province of Ontario provide a longer transition period up to December 2022 for non-mandatory programs to enable coordination of CA-municipal budget processes
- THAT the Province respect the current conservation authority/municipal relationships
- AND THAT the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.

**Ministry of Municipal
Affairs and Housing**

Office of the Deputy Minister

777 Bay Street, 17th Floor
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Tel.: 416 585-7100**Ministère des Affaires
Municipales et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7100**November 16, 2020****MEMORANDUM TO: Municipal Chief Administrative Officers and Clerks****SUBJECT: Enforcement of Orders under the *Reopening Ontario Act, 2020***

As you are aware, municipal by-law officers are designated to enforce provincial orders under the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020 (ROA). I want to thank you for your sustained efforts in limiting the spread of infection and managing the impact of the pandemic on your communities.

Given the recent rise in COVID-19 cases in the province, I am attaching information the Ministry of the Solicitor General has shared with Chiefs of Police regarding additional amendments to orders made under the ROA, including O. Reg. 263/20 Rules for Areas in Stage 2 (“Stage 2 Order”), O. Reg. 364/20 Rules for Areas in Stage 3 (“Stage 3 Order”), and O. Reg. 363/20 - Stages of Reopening (“Stages of Reopening Order”). These will be of help to support any municipal enforcement activities.

Ontario’s municipalities have shown great leadership locally. To further support efforts to ensure compliance with public health restrictions and coordinated local enforcement of orders, the Ministry of the Solicitor General and the Ministry of Labour, Training and Skills Development are working together with ministry enforcement partners and local public health units to encourage a proactive approach to awareness, compliance and enforcement and collaboration across all enforcement personnel, including police, public health officers, municipal by-law officers and other provincial offences officers.

A multi-ministry enforcement team, led by the Ministry of Labour, Training and Skills Development, has been developed to support this initiative and their activities will be coordinated with local by-law enforcement personnel, police services and other enforcement partners. Many of Ontario’s municipalities have shown leadership and actively engaged in enforcement and compliance, including of any local by-laws you may have enacted. To ensure we are achieving greater successes given the local need, you may wish to coordinate enforcement activities with provincial enforcement officers and public health officers to achieve greater impact. To identify the lead contact for any

potential planned compliance activity in your community, you can e-mail Natasha Bartlett at natasha.bartlett@ontario.ca.

I would also encourage you to support the Ministry of the Solicitor General's efforts to collect enforcement data on a weekly basis to help monitor and measure the impact of accelerated enforcement and compliance activities province-wide, and in areas reporting higher rates of community transmission. You can find out more on how you may contribute to the Ministry of Solicitor General's weekly data collection efforts by contacting Jeanette Gorzkowski or Agata Falkowski at Jeanette.Gorzowski@ontario.ca or Agata.Falkowski@ontario.ca respectively.

Thank you, once again, for your continued efforts to help keep our communities safe and healthy.

Sincerely,

Kate Manson-Smith
Deputy Minister, Municipal Affairs and Housing

Enclosure:

- Correspondence from the Ministry of the Solicitor General to all Chiefs of Police- English version. If a French version is desired, please contact Richard.Stubbings@ontario.ca.

Ministry of the Solicitor General

Ministère du Solliciteur général

Public Safety Division

Division de la sécurité publique

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MEMORANDUM TO: All Chiefs of Police and
Commissioner Thomas Carrique
Chairs, Police Services Boards

FROM: Richard Stubbings
Assistant Deputy Minister
Public Safety Division

SUBJECT: Further Changes under the *Reopening Ontario Act, 2020*

DATE OF ISSUE:	November 15, 2020
CLASSIFICATION:	General Information
RETENTION:	Indefinite
INDEX NO.:	20-0162
PRIORITY:	High

I am sharing information regarding additional amendments orders under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020* ("ROA"), including O. Reg. 263/20 Rules for Areas in Stage 2 ("Stage 2 Order"), O. Reg. 364/20 Rules for Areas in Stage 3 ("Stage 3 Order"), and O. Reg. 363/20 - Stages of Reopening ("Stages of Reopening Order").

These changes were made in accordance with the new [COVID-19 Response Framework: Keeping Ontario Safe and Open](#).

In addition to the information below, you may also find the recent government [news release](#) about the new framework and the [Ontario.ca webpage](#) listing the current status of each region helpful.

Amendments to Stages of Reopening Order (O Reg 363/20)

Effective Saturday, **November 7, 2020 at 12:01 a.m.**, a new scalable response framework, characterized by five (5) progressive zone categories, was put in place. Under this framework, Public Health Unit (PHU) regions are assigned to colour categories based on a range of public health indicators.

Effective Monday, **November 16, 2020 at 12:01 a.m.**, PHU regions will be assigned to zones as outlined below. Current zone assignments reflect changes to threshold indicators and related factors (e.g., healthcare and public health system capacity).

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Effective **Saturday, November 14 at 12:01 a.m.**, **Toronto** will be subject to all of the current Red Zone requirements rather than the earlier “modified Stage 2” requirements.

Colour Category	PHU Notes
Green – Prevent <i>(Standard Measures)</i>	15 PHU Regions
Yellow – Protect <i>(Strengthened Measures)</i>	Seven (7) PHU Regions <i>Haldimand-Norfolk, Simcoe-Muskoka, Middlesex-London, Sudbury, Huron-Perth, Southwestern and Windsor-Essex</i>
Orange – Restrict <i>(Intermediate Measures)</i>	Seven (7) PHU Regions <i>Ottawa, Waterloo, Brant, Durham, Eastern Ontario, Wellington-Dufferin-Guelph and Niagara</i>
Red – Control <i>(Stringent Measures)</i>	Five (5) PHU Regions <i>Peel, Toronto, Hamilton, Halton and York</i>
Lockdown <i>(Maximum Measures)</i>	n/a

Amendments to Rules for Areas in Stage 2 (O. Reg. 263/20)

Effective November 7, 2020, the Stage 2 Order rules below now apply to the **Red** colour zone.

Generally, if any person providing services indoors must come within two (2) metres of another person who is not wearing a mask or face covering, and is not separated by an impermeable barrier, the person providing services must wear appropriate personal protective equipment that covers their eyes, nose and mouth.

Rules for Safety Plans

Persons responsible for the following establishments/operations must ensure that a safety plan is prepared and made available (and most must also collect the name and contact information of every member of the public who enters):

- Meeting and event spaces;
- Conferences and conventions;
- Food and drink establishments;
- Personal care services;
- Shopping malls;
- Indoor sports and recreation facilities;
- Cinema, casino, bingo hall or other gaming establishment; and
- Venues where concerts or other performances are rehearsed or performed.

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There are new requirements relating to safety plans for establishments that are permitted to open, which include the following:

- A person who is required to prepare a safety plan, or ensure one is prepared, must do so no later than seven (7) days after the requirement first applies to the person.
- The safety plan must describe the measures and procedures that have been or will be implemented to reduce the transmission risk of COVID-19, including how the requirements for Stage 2 will be implemented (e.g., screening, requiring masks).
- The safety plan must be in writing.
- A copy of the plan must be posted where it is mostly likely to come to the attention of individuals working or attending the location and must be made available to any person upon request.

Rules for Meeting and Event Spaces

Persons responsible for businesses or places:

- cannot allow more than one room to be booked for a single event or social gathering, with limited exceptions;
- must limit the number of people who are seated together to four (4);
- must ensure the space is closed during certain hours; and
- must ensure music is not played at a volume at which normal conversation is not possible.

New and existing rules for meeting and event spaces do not apply to rentals for operations by or on behalf of government, or for the purpose of delivering or supporting the delivery of government services, except that persons responsible for rentals must still record the names and contact information for all attendees and ensure that music is not played too loudly.

Rules for Food and Drink Establishments and Liquor Sales/Service

Restaurants, bars and other food or drink establishments must be closed from 10 p.m. to 5 a.m. except for limited purposes. This restriction does not apply to an establishment at a hospital or airport. Except in airports, liquor can only be sold or served between 9 a.m. and 9 p.m. and cannot be consumed between 10 p.m. and 9 a.m.

Restaurants, bars and other food or drink establishments may be open for indoor dining but must limit the number of patrons to the number that can maintain a physical distance of two (2) metres and cannot in any event exceed 10 patrons. A maximum of four (4) people may be seated at a table. These restrictions do not apply to an establishment at a hospital or airport or if the only patrons permitted perform work at the place where the establishment is located.

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The person responsible for the establishment must:

- ensure music must not be played at a volume that exceeds the level at which normal conversation is possible, and
- ensure that there is no dancing, singing or live performance of brass or wind instruments.

It is clarified that the rules relating to food and drink establishments apply to any business, place, facility or establishment at which food or drink is sold or served, including businesses that are also subject to other categories of rules under the order (e.g., cinemas, casinos, museums), whenever and wherever food or drink is sold or served.

Provisions authorizing the operation of the “NHL hub” are revoked.

Rules for Sports and Recreational Facilities

Community centres and multi-purpose facilities may be open for indoor sports and recreational fitness activities. They may also open any communal kitchens and indoor dining spaces. In addition, hotels, motels and other short-term rental businesses may open fitness centres or gyms.

Facilities for indoor sports and recreational fitness activities may provide indoor fitness or exercise classes (there is no longer a special exemption for dance classes) and areas containing weight or exercise machines may be open, although there are certain exceptions. Specifically, at any one time, the total number of members of the public permitted in an exercise or fitness class, or an area containing weights or exercise machines, must be limited to the number that can maintain a physical distance of at least three (3) metres from every other person and cannot exceed 10 persons.

Facilities for indoor sports and recreational fitness activities must comply with the following conditions, although there are exceptions to certain conditions:

- No spectators are permitted in the facility but each person under the age of 18 years who is engaged in activities at the facility may be accompanied by one parent or guardian.
- Any instructions given to members of the public engaged in a class or organized activity that is not a sport must be delivered through a microphone if the instructor would otherwise need to raise their voice beyond the level of normal conversation.
- Music must not be played at a level that exceeds the level at which normal conversation is possible.
- No member of the public may enter the facility unless they have made a reservation.
- No member of the public may remain at the facility for longer than 90 minutes unless engaged in a sport.

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Facilities for outdoor sports and recreational fitness activities are also subject to the above conditions with respect to instructions provided in a class or organized activity, physical distancing requirements and 10 person maximum, volume of music, and no entry without a reservation.

Personal physical fitness or sports trainers are no longer required to provide services outside of a gym.

Marinas, boat clubs, golf courses and driving ranges may open:

- Any fitness centres or gyms; and
- Any clubhouses for the purpose of serving food or beverages in accordance with the general requirements applicable to restaurants.

Rules for Retail Businesses

A place of business that engages in the retail sale or rental of items to the public, including a shopping mall, are subject to the following restrictions:

- patrons may not be permitted to congregate outside of a retail or rental business unless the patrons maintain a physical distance of at least two (2) metres and wear a face covering; and
- the person responsible must ensure that music is not played at the place of business that exceeds the level at which normal conversation is possible.

Rules for Entertainment Establishments

Concert venues, theatres and cinemas remain closed except for the purpose of rehearsing or recording a performance.

Casinos, bingo halls and other gaming establishments may open if they comply with the following conditions:

- Table games are prohibited;
- The total number of members of public permitted to be in the establishment must be limited to the number that can maintain a physical distance of two (2) metres from every other person and in any event cannot exceed:
 - 10 persons if the establishment is indoors; or
 - 25 persons if the establishment is outdoors;
- Ensure that a safety plan is prepared and made available; and
- Collect the name and contact information of every member of the public who enters the establishment.

Bathhouses remain closed and sex clubs are closed.

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Rules for International Students

Public and private schools under the *Education Act* can only provide in-person teaching or instruction to international students that entered Canada on or after November 17, 2020 if the school has a COVID-19 plan approved by the Minister of Education and operates in accordance with that plan. This rule also applies to Stage 3.

Amendments to Rules for Areas in Stage 3 (O. Reg. 364/20)

Effective November 7, 2020, the Stage 3 Order now applies to all PHUs in the **Green**, **Yellow** and **Orange** colour zones, and contains some rules which differ across zones.

For all zones, if a person providing services indoors must come within two (2) metres of another person who is not wearing a mask or face covering, and is not separated by an impermeable barrier, the person providing services must wear appropriate personal protective equipment that covers their eyes, nose and mouth.

Rules Regarding Safety Plans

In addition, in **Yellow** and **Orange** zones, persons responsible for the following establishments/operations must ensure that a safety plan is prepared and made available (and some must also collect the name and contact information of every member of the public who enters):

- Meeting and event spaces;
- Food and drink establishments;
- Personal care services;
- Shopping malls;
- Sports and recreation facilities;
- Cinema, casino, bingo hall or other gaming establishment; and
- Venues where concerts or other performances are rehearsed or performed.

There are new requirements relating to safety plans for establishments that are permitted to open, which include:

- A person who is required to prepare a safety plan, or ensure one is prepared, must do so no later than seven (7) days after the requirement first applies to the person;
- The safety plan must describe the measures and procedures that have been or will be implemented to reduce the transmission risk of COVID-19, including how requirements for Stage 3 will be implemented (e.g., screening, requiring masks);
- The safety plan must be in writing; and
- A copy of the plan must be posted where it is mostly likely to come to the attention of individuals working or attending the location and must be made available to any person upon request.

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Rules for Meeting and Event Spaces

Persons responsible for businesses or places cannot allow more than one room to be booked for a single event or social gathering, with limited exceptions.

In the **Yellow** and **Orange** Zones, additional rules apply to rented meeting or event space with limited exceptions. For example, the person responsible for the place or business must ensure they, limit the number of people who are seated together, the space is closed during certain hours, music is not played at a volume at which normal conversation is not possible, and ensure the names and contact information for all attendees is recorded.

New and existing rules for meeting and event spaces do not apply to rentals for operations by or on behalf of government, or for the purpose of delivering or supporting the delivery of government services, except that persons responsible for rentals in Yellow and Orange zones must still record the names and contact information for all attendees.

Rentals of meeting or event space in **Green** and **Yellow** zones are not required to comply with existing maximum capacity limits (i.e., 50 persons indoors and 100 persons outdoors) if they comply with a plan for the rental of meeting or event space approved by the Office of the Chief Medical Officer of Health.

Rules for Food and Drink Establishments and Liquor Sales/Service

Covered outdoor dining areas at food and drink establishments must have at least two (2) full sides of the entire outdoor dining area open to the outdoors, without substantial blockage by any impermeable barriers. Outdoor dining areas with retracted roofs must have at least one full side of the outdoor dining area open to the outdoors, without substantial blockage by any impermeable barriers.

Restrictions on opening hours no longer apply to **Green** zones. Existing restrictions on opening hours (i.e., must be closed 12 a.m. to 5 a.m. except for limited purposes) continue to apply to **Yellow** zones. In **Orange** zones, establishments must be closed from 10 p.m. to 5 a.m. except for limited purposes.

No one is permitted to line up or congregate outside food or drink establishments unless they maintain a two-metre physical distance from other persons and wear a mask or face covering (subject to limited exceptions).

In **Yellow** and **Orange** zones, the person responsible for the establishment must:

- ensure music is not played at a volume that exceeds the level at which normal conversation is possible, and
- record the names and contact information of every patron, unless the establishment has cafeteria-style service (meanwhile in **Green** zones, the name and contact information of only one patron per party is required).

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In **Orange** zones, the total number of patrons permitted to be seated indoors in the establishment must be limited to the number that can maintain a physical distance of at least two metres from every other person and cannot exceed 50 patrons. There are also maximum limits on people seated at a table: six (6) people in **Yellow** zones and four (4) people in **Orange** zones.

Rules relating to food and drink establishments apply to any business, place, facility or establishment at which food or drink is sold or served, including businesses that are also subject to other categories of rules under the Order (e.g., cinemas, casinos, museums), whenever and wherever food or drink is sold or served. However, the restrictions on opening hours outlined above for **Yellow** and **Oranges** zones do not apply to hospitals or airports.

Restrictions on the sale and service of liquor no longer apply to **Green** zones. The existing restrictions continue to apply to businesses and places in **Yellow** zones (i.e., except in airports, liquor can only be sold or served between 9 a.m. and 11 p.m. and cannot be consumed between 12 a.m. and 9 a.m.). New restrictions apply to **Orange** zones: except in airports, liquor can only be sold or served between 9 a.m. and 9 p.m., and cannot be consumed between 10 p.m. and 9 a.m.

Rules for Personal Care Services

In **Orange** zones, the person responsible for the establishment must ensure that locker rooms, change rooms, showers, whirlpools, baths, etc., are closed, subject to limited exceptions, and personal care services that require the removal of a mask or face covering are not permitted at all. In **Yellow** and **Green** zones, these services are permitted but the existing rules continue to apply (i.e., patrons must wear masks or face covering at all times, except while receiving services that tend to an area of their face that would be covered by a mask or face covering).

In all zones, steam rooms and saunas must be closed. Oxygen bars continue to be closed.

Rules for Retail Businesses

Subject to limited exceptions, patrons may not be permitted to congregate outside of a retail or rental business unless the patrons maintain a physical distance of at least two (2) metres and wear a face covering.

In **Yellow** and **Orange** zones, retail and rental businesses may not play music at the place of business that exceeds the level at which normal conversation is possible. In addition, the person responsible for a shopping mall must ensure that a safety plan is prepared and made available.

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Rules for Sports and Recreational Facilities

Facilities for sports and recreational fitness activities must comply with the following conditions, with exceptions, such as when activities are carried out in accordance with a plan approved by the Office of the Chief Medical Officer of Health.

Every person in the facility, unless engaged in a sport (not restricted to team sports), must maintain a physical distance of at least two (2) metres from others. Sports (not restricted to team sports) may only be played or practiced if they do not allow for physical contact between players.

In **Yellow** and **Orange** zones:

- persons in areas of the facility containing weights and persons participating in a fitness class must maintain a minimum physical distance of three (3) metres from others;
- no member of the public may enter the facility unless they have made a reservation and no member of the public may remain at the facility for longer than 90 minutes unless engaged in a sport; and,
- the total number of members of the public permitted to be at any particular fitness activity must be limited to the number that can maintain a minimum physical distance of three metres and cannot exceed 10 people for indoor activities or 25 people for outdoor activities.

In **Orange** zones:

- the total number of members of the public permitted to be indoors at the facility in all classes or organized activities together with the total in areas containing weights or exercise machines cannot exceed 50; and,
- no spectators are permitted in the facility but persons under 18 years engaged in activities at the facility may be accompanied by one parent or guardian.

Any instructions given to members of the public engaged in a class or organized activity that is not a sport must be delivered through a microphone if the instructor would otherwise need to raise their voice beyond the level of normal conversation. Music must not be played at a level that exceeds the level at which normal conversation is possible.

Rules for Entertainment Establishments

Cinemas operating in **Orange** zones may no longer exceed the capacity limits of 50 persons indoors or 100 persons outdoors if they operate in accordance with a plan approved by the Office of the Chief Medical Officer of Health.

In **Orange** zones, strip clubs, bathhouses and sex clubs are closed.

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In **Yellow** and **Green** zones, bathhouses are no longer required to close. Also in these zones, the person responsible for a strip club, bathhouse or sex club must ensure that a safety plan is prepared and made available.

Compliance and Enforcement

Throughout the pandemic, police and by-law enforcement officers have played an active role in communities across the province to ensure adherence to public health restrictions and orders under the ROA. With case numbers continuing to rise, an assertive approach should be taken to address egregious offenders using all available enforcement tools.

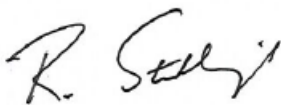
To support efforts to ensure compliance with public health restrictions and coordinated local enforcement of orders, the Ministry of the Solicitor General and the Ministry of Labour, Training and Skills Development (MLTSD) are working together with ministry enforcement partners and local PHUs to encourage a proactive approach to awareness, compliance and enforcement and collaboration across all enforcement personnel, including police, public health officers, municipal by-law inspectors and other provincial offences officers.

A multi-ministry enforcement team, led by MLTSD, has been developed to support this initiative and their activities will be coordinated with local by-law enforcement personnel, police services and other enforcement partners. To identify the lead contact for any potential planned compliance activity in your community, please e-mail Natasha Bartlett at natasha.bartlett@ontario.ca.

Finally, we request that you continue to sustain weekly enforcement data reporting to the Ministry to help us monitor and measure the impact of accelerated enforcement and compliance activities province-wide, and in areas reporting higher rates of community transmission.

Thank you, once again, for your continued efforts to help keep our communities safe and healthy.

Sincerely,



Richard Stubbings
Assistant Deputy Minister
Public Safety Division

Attachments



Executive Council
Conseil exécutif

R.O.C./Décret 459 / 2020

I certify that the attached is a true copy of the Regulation under the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, made by Her Honour the Lieutenant Governor in Council on November 13, 2020.

Dated at Toronto, November 13, 2020

A handwritten signature in blue ink, appearing to read "Anna Val".

Deputy Clerk, Executive Council



Ontario

Executive Council
Conseil exécutif

**Order in Council
Décret**

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and concurrence of the Executive Council, orders that:

Sur la recommandation de la personne soussignée, la lieutenant-gouverneure, sur l'avis et avec le consentement du Conseil exécutif, décrète ce qui suit :

the appended Regulation be made under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020.*

Le règlement ci-annexé est pris en vertu de la *Loi de 2020 sur la réouverture de l'Ontario (mesures adaptables en réponse à la COVID-19).*

Recommandé par :

Appuyé par : Le président du Conseil des ministres,

Recommended

Concurred

Chair of Cabinet

Approuvé et décrété le

La lieutenant-gouverneure,

NOV 13 2020

Approved and Ordered

Date

Lieutenant Governor

R.O.C./Décret (R)

E 459/2020

Filed with the Registrar of Regulations Déposé auprès du <u>registra</u> teur des règlements	
NOV 13 2020	
Number (O. Reg.) <u>Numéro (Règl. de l'Ont.)</u>	648/20

[Bilingual]

CONFIDENTIAL
Until filed with the
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ONTARIO REGULATION

made under the

REOPENING ONTARIO (A FLEXIBLE RESPONSE TO COVID-19) ACT, 2020

Amending O. Reg. 263/20

(RULES FOR AREAS IN STAGE 2)

1. Section 1 of Ontario Regulation 263/20 is amended by striking out “Schedules 1 to 4” at the end and substituting “Schedules 1, 2 and 3”.
2. Schedule 4 to the Regulation is revoked.

Commencement

3. This Regulation comes into force on the later of November 14, 2020 and the day it is filed.

CONFIDENTIEL
jusqu'au dépôt auprès du
registrateur des règlements

Reg2020.0897.f02.EDI
2-CJO

RÈGLEMENT DE L'ONTARIO

pris en vertu de la

**LOI DE 2020 SUR LA RÉOUVERTURE DE L'ONTARIO (MESURES ADAPTABLES
EN RÉPONSE À LA COVID-19)**

modifiant le Règl. de l'Ont. 263/20

(RÈGLES POUR LES RÉGIONS À L'ÉTAPE 2)

- 1. L'article 1 du Règlement de l'Ontario 263/20 est modifié par remplacement de «annexes 1 à 4» par «annexes 1 à 3» à la fin de l'article.**
- 2. L'annexe 4 du Règlement est abrogée.**

Entrée en vigueur

- 3. Le présent règlement entre en vigueur le dernier en date du 14 novembre 2020 et du jour de son dépôt.**



Ontario

Executive Council
Conseil exécutif

R.O.C./Décret 457 / 2020

I certify that the attached is a true copy of the Regulation under the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, made by Her Honour the Lieutenant Governor in Council on November 13, 2020.

Dated at Toronto, November 13, 2020

A handwritten signature in blue ink, appearing to read 'Anna Val'.

Deputy Clerk, Executive Council



Ontario

Executive Council
Conseil exécutif

Order in Council Décret

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and concurrence of the Executive Council, orders that:

Sur la recommandation de la personne soussignée, la lieutenant-gouverneure, sur l'avis et avec le consentement du Conseil exécutif, décrète ce qui suit :

the appended Regulation be made under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*.

Le règlement ci-annexé est pris en vertu de la *Loi de 2020 sur la réouverture de l'Ontario (mesures adaptables en réponse à la COVID-19)*.

Recommandé par :

Appuyé par : Le président du Conseil des ministres,

Recommended

Concurred

Chair of Cabinet

Approuvé et décrété le

La lieutenant-gouverneure,

NOV 13 2020

Approved and Ordered

Date

Lieutenant Governor

R.O.C./Décret (R)

E 457/2020

Filed with the Registrar of Regulations
Déposé auprès du registrateur des règlements

NOV 13 2020

Number (O. Reg.)
Numéro (Règl. de l'Ont.)

646/20

[Bilingual]

CONFIDENTIAL
Until filed with the
Registrar of Regulations

REG2020.0896.e
6-CJO

ONTARIO REGULATION

made under the

REOPENING ONTARIO (A FLEXIBLE RESPONSE TO COVID-19) ACT, 2020

Amending O. Reg. 363/20

(STAGES OF REOPENING)

1. Schedules 2 and 3 to the Regulation are revoked and the following substituted:

**SCHEDULE 2
STAGE 2 AREAS**

1. City of Hamilton Health Unit.
2. City of Toronto Health Unit.
3. Halton Regional Health Unit.
4. Peel Regional Health Unit.
5. York Regional Health Unit.

**SCHEDULE 3
STAGE 3 AREAS**

Green Zone of Stage 3

1. The following areas are in the Green Zone of Stage 3:
 1. Chatham-Kent Health Unit.
 2. The District of Algoma Health Unit.

2

3. Grey Bruce Health Unit.
4. Haliburton, Kawartha, Pine Ridge District Health Unit.
5. Hastings and Prince Edward Counties Health Unit.
6. Kingston, Frontenac and Lennox and Addington Health Unit.
7. Lambton Health Unit.
8. Leeds, Grenville and Lanark District Health Unit.
9. North Bay Parry Sound District Health Unit.
10. Northwestern Health Unit.
11. Peterborough County — City Health Unit.
12. Porcupine Health Unit.
13. Renfrew County and District Health Unit.
14. Thunder Bay District Health Unit.
15. Timiskaming Health Unit.

Yellow Zone of Stage 3

2. The following areas are in the Yellow Zone of Stage 3:

1. Haldimand-Norfolk Health Unit.
2. Huron Perth Health Unit.
3. Middlesex-London Health Unit.
4. Oxford Elgin St. Thomas Health Unit.
5. Simcoe Muskoka District Health Unit.
6. Sudbury and District Health Unit.
7. Windsor-Essex County Health Unit.

Orange Zone of Stage 3

3. The following areas are in the Orange Zone of Stage 3:

1. Brant County Health Unit.
2. City of Ottawa Health Unit.
3. Durham Regional Health Unit.
4. The Eastern Ontario Health Unit.
5. Niagara Regional Area Health Unit.
6. Waterloo Health Unit.
7. Wellington-Dufferin-Guelph Health Unit.

Commencement

2. This Regulation comes into force on the later of November 16, 2020 and the day it is filed.

CONFIDENTIEL
jusqu'au dépôt auprès du
registrateur des règlements

Reg2020.0896.f06.EDI
6-CJO

RÈGLEMENT DE L'ONTARIO

pris en vertu de la

**LOI DE 2020 SUR LA RÉOUVERTURE DE L'ONTARIO (MESURES ADAPTABLES
EN RÉPONSE À LA COVID-19)**

modifiant le Règl. de l'Ont. 363/20

(ÉTAPES DE LA RÉOUVERTURE)

1. Les annexes 2 et 3 du Règlement sont abrogées et remplacées par ce qui suit :

**ANNEXE 2
RÉGIONS À L'ÉTAPE 2**

1. Circonscription sanitaire de la cité de Hamilton.
2. Circonscription sanitaire de la cité de Toronto.
3. Circonscription sanitaire régionale de Halton.
4. Circonscription sanitaire régionale de Peel.
5. Circonscription sanitaire régionale de York.

**ANNEXE 3
RÉGIONS À L'ÉTAPE 3**

Zone verte de l'étape 3

1. Les régions suivantes sont dans la zone verte de l'étape 3 :
 1. Circonscription sanitaire de Chatham-Kent.

2

2. Circonscription sanitaire du district d'Algoma.
3. Circonscription sanitaire de Grey Bruce.
4. Circonscription sanitaire du district de Haliburton, Kawartha et Pine Ridge.
5. Circonscription sanitaire des comtés de Hastings et de Prince Edward.
6. Circonscription sanitaire de Kingston, Frontenac et Lennox et Addington.
7. Circonscription sanitaire de Lambton.
8. Circonscription sanitaire du district de Leeds, Grenville et Lanark.
9. Circonscription sanitaire du district de North Bay-Parry Sound.
10. Circonscription sanitaire du Nord-Ouest.
11. Circonscription sanitaire du comté et de la cité de Peterborough.
12. Circonscription sanitaire de Porcupine.
13. Circonscription sanitaire du comté et du district de Renfrew.
14. Circonscription sanitaire du district de Thunder Bay.
15. Circonscription sanitaire de Timiskaming.

Zone jaune de l'étape 3

2. Les régions suivantes sont dans la zone jaune de l'étape 3 :
 1. Circonscription sanitaire de Haldimand-Norfolk.
 2. Circonscription sanitaire de Huron et Perth.
 3. Circonscription sanitaire de Middlesex-London.
 4. Circonscription sanitaire d'Oxford, Elgin et St. Thomas.
 5. Circonscription sanitaire du district de Simcoe Muskoka.
 6. Circonscription sanitaire de Sudbury et son district.

7. Circonscription sanitaire de Windsor-comté d'Essex.

Zone orange de l'étape 3

3. Les régions suivantes sont dans la zone orange de l'étape 3 :

1. Circonscription sanitaire du comté de Brant.
2. Circonscription sanitaire de la ville d'Ottawa.
3. Circonscription sanitaire régionale de Durham.
4. Circonscription sanitaire de l'Est de l'Ontario.
5. Circonscription sanitaire régionale de Niagara.
6. Circonscription sanitaire de Waterloo.
7. Circonscription sanitaire de Wellington-Dufferin-Guelph.

Entrée en vigueur

2. Le présent règlement entre en vigueur le dernier en date du 16 novembre 2020 et du jour de son dépôt.



**Executive Council
Conseil exécutif**

I certify that the attached is a true copy of the Regulation under the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, made by Her Honour the Lieutenant Governor in Council on November 13, 2020.

Dated at Toronto, November 13, 2020


Deputy Clerk, Executive Council



Ontario

Executive Council
Conseil exécutif

Order in Council
Décret

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and concurrence of the Executive Council, orders that:

Sur la recommandation de la personne soussignée, la lieutenant-gouverneure, sur l'avis et avec le consentement du Conseil exécutif, décrète ce qui suit :

the appended Regulation be made under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020.*

Le règlement ci-annexé est pris en vertu de la *Loi de 2020 sur la réouverture de l'Ontario (mesures adaptables en réponse à la COVID-19).*

Recommandé par :

Appuyé par : Le président du Conseil des ministres,

Recommended

Concurred

Chair of Cabinet

Approuvé et décrété le

La lieutenant-gouverneure,

Approved and Ordered

NOV 13 2020

Date

Lieutenant Governor

R.O.C./Décret (R)

E 458/2020

Filed with the Registrar of Regulations
Déposé auprès du registrateur des règlements

NOV 13 2020

Number (O. Reg.)
Numéro (Règl. de l'Ont.)

647/20

[Bilingual]

CONFIDENTIAL
Until filed with the
Registrar of Regulations

REG2020.0890.e
4-CJO

ONTARIO REGULATION

made under the

REOPENING ONTARIO (A FLEXIBLE RESPONSE TO COVID-19) ACT, 2020

Amending O. Reg. 640/20, which amends O. Reg. 363/20

(STAGES OF REOPENING)

1. Subsection 1 (2) of Ontario Regulation 640/20 is revoked.
2. Subsection 2 (2) of the Regulation is revoked.
3. Subsection 3 (2) of the Regulation is revoked.

Commencement

4. This Regulation comes into force on the day it is filed.

CONFIDENTIEL
jusqu'au dépôt auprès du
registrateur des règlements

Reg2020.0890.f04.EDI
4-CJO

RÈGLEMENT DE L'ONTARIO

pris en vertu de la

**LOI DE 2020 SUR LA RÉOUVERTURE DE L'ONTARIO (MESURES ADAPTABLES
EN RÉPONSE À LA COVID-19)**

modifiant le Règl. de l'Ont. 640/20, qui modifie le Règl. de l'Ont. 363/20

(ÉTAPES DE LA RÉOUVERTURE)

- 1. Le paragraphe 1 (2) du Règlement de l'Ontario 640/20 est abrogé.**
- 2. Le paragraphe 2 (2) du Règlement est abrogé.**
- 3. Le paragraphe 3 (2) du Règlement est abrogé.**

Entrée en vigueur

- 4. Le présent règlement entre en vigueur le jour de son dépôt.**

**Ministry of Finance**

Provincial-Local
Finance Division
10th Floor
777 Bay Street
Toronto ON M5G 2C8

Tel.: 416 327 0264
Fax.: 416 325 7644

Ministère des Finances

Division des relations provinciales-
municipales en matière de finances
10^e étage
777 rue Bay
Toronto ON M5G 2C8

Tél. : 416 327 0264
Télééc. : 416 325 7644

November 17, 2020

Dear Municipal Treasurer/Clerk-Treasurer;

I am writing to inform you of the property tax and assessment measures announced in the *2020 Ontario Budget*, released on November 5, 2020.

As you may know, the government has been conducting a review of Ontario's property tax and assessment system. The Review has been exploring opportunities to support a competitive business environment, enhance the accuracy and stability of property assessments, and strengthen the governance and accountability of the Municipal Property Assessment Corporation (MPAC). As part of the Review, the Province has been consulting with municipalities, including seeking input through the Property Assessment and Taxation Review Municipal Advisory Committee.

While the consultation process is ongoing, early action is being taken on a number of measures as announced through the *2020 Ontario Budget*.

Reducing Business Education Tax by \$450 Million

There is currently a wide range of business education tax (BET) rates across the province as a result of historical assessment and tax inequities. Through the Review, municipalities and business stakeholders have expressed concerns regarding the variation of BET rates and its impact on business competitiveness. The government has also heard that, as the province recovers from the COVID-19 pandemic, addressing this variation in BET rates would reduce regional tax inequities and improve business competitiveness.

In response to these concerns, the Province announced that it will reduce all high BET rates to a rate of 0.88 per cent in 2021. This rate is ten basis points below the existing target rate and represents a reduction of 30 per cent for the many businesses that are currently subject to the highest BET rate. This will benefit over 200,000 business properties across 95 per cent of all municipalities and will create over \$450 million in annual savings for businesses.

To ensure municipalities are not negatively impacted by BET reductions, the Province will maintain BET rates at the 2020 BET rate for properties whose payments in lieu of education taxes municipalities are permitted to retain.

The Province will also adjust payments to school boards to offset the reduction in education property taxes to ensure there is no financial impact on school boards.

We will provide municipalities with draft 2021 BET rates shortly.

New Optional Small Business Property Subclass

Through the Review, stakeholders have shared concerns about the property tax burden that small businesses face. Some municipalities have requested additional property tax tools that would provide targeted tax relief to small businesses and increase business competitiveness.

The government is therefore proposing to provide municipalities with the flexibility to target property tax relief to small businesses in a way that best reflects their local circumstances. Beginning in 2021, municipalities would be able to provide a property tax reduction for eligible small businesses through the adoption of a new optional small business property subclass. The Province will also consider matching these municipal property tax reductions in order to provide further support for small businesses.

Amendments are being proposed to the *Assessment Act* that would allow municipalities to define small business eligibility in a way that best meets local needs and priorities. Further details on the optional small business subclass will be set in regulation once the legislation has passed.

Assessment of Business Properties in Redevelopment Areas

Another concern that has been expressed through the Review is the impact that redevelopment pressure and speculative sales can have on the assessment of small businesses.

To ensure the government is well-positioned to respond to input that is being provided through the review process, amendments are being proposed to the *Assessment Act* to support the potential creation of optional new assessment tools to address concerns regarding redevelopment and speculative sales.

The Province will continue to seek the advice of municipalities, businesses and other interested stakeholders through the Review to inform the potential regulatory framework for this new flexibility.

Streamlining the Business Vacancy Rebate and Reduction Programs

Municipalities currently have the flexibility to modify the Vacant Unit Rebate and the Vacant and Excess Land subclasses to better meet the needs of their community. Municipalities modifying their business vacancy programs are currently required to submit their proposed changes to the Province to be implemented through regulation. In response to requests from municipalities to streamline this process, the Province is proposing amendments to the *Municipal Act, 2001* and the *City of Toronto Act, 2006* that will enable municipalities to implement program changes through municipal by-law going forward, rather than requiring the approval of a regulatory amendment by the Minister of Finance.

Tax Exemption for The Army, Navy & Air Force Veterans in Canada (ANAVETS)

Organizations such as the Royal Canadian Legion and The Army, Navy & Air Force Veterans in Canada (ANAVETS) offer vitally important services for Canada's military veterans, including assistance in adjusting back into civilian life, advocacy on behalf of veterans, as well as support for families and seniors.

In 2018, the *Assessment Act* was amended to ensure that legion halls occupied by Ontario branches of the Royal Canadian Legion are exempt from property taxation as of the 2019 tax year.

To further ease the burden on Ontario's veterans, the government is proposing an amendment to the *Assessment Act* to extend this tax exemption to Ontario units of The Army, Navy and Air Force Veterans in Canada.

Supporting Employers in COVID-19 Hotspots

The government recognizes that necessary COVID-19-related public health measures, come at a cost to Ontario's businesses. To help support businesses impacted by these public health measures, the government announced the availability of \$300 million to assist eligible businesses with costs associated with municipal and education property taxes, and energy bills.

This support will be provided to eligible businesses in regions of Ontario where the Province determines modified Stage 2 public health restrictions are necessary, or going forward, areas categorized as control or lockdown.

Affected municipalities are encouraged to direct businesses to the following webpage for further information on how to apply for this support: www.Ontario.ca/covidsupport

Education Property Tax Deferrals

Many municipalities provided deferrals of property tax payments in response to the COVID-19 pandemic. To date, 75 per cent of municipalities representing 98 per cent of all municipal property tax levied in the province implemented property tax deferrals. To support and encourage these actions, the Province deferred the property tax payments that municipalities make to school boards by 90 days.

This deferral applied to the June 30 quarterly municipal remittance of education property taxes to school boards, as well as the September 30 quarterly municipal remittance deadline. The last installment, which is the balance for the current calendar year, remains due by December 15. As a result, there will be two payments due in December 2020.

We will continue to work closely in partnership with municipalities to ensure stability for Ontario's property tax system.

If you have any questions related to the property tax decisions noted above, please contact Chris Broughton, Director of the Property Tax Policy Branch at Chris.Broughton@ontario.ca or 416-455-6307.

Sincerely,

Original signed by

Allan Doheny
Assistant Deputy Minister

c: Jonathan Lebi, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing

From: Francis Veilleux <Francis@bra.org>
Date: November 22, 2020 at 2:45:41 PM EST
To: Bluebox <bluebox@bra.org>
Subject: November Board Notes

Hello:

Please find enclosed the board notes from the November meeting. The 2021 budget was approved. Recycling services will see a 1% increase while the waste services will see a 0.6% increase before any other adjustments related to service area changes.

Francis Veilleux | President

Bluewater Recycling Association

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Board of Directors Meeting Highlights
Held on November 19, 2020 at 8:30 AM
as a Virtual Meeting



2021 Budget

For the last three years we have had to adapt our operations to succeed in a Post-China world as they removed themselves from the commodity market. Their doors will finally close in 2021. During that time the US exchange rate has doubled our capital costs. The labour market continues to be difficult as the population ages and the younger workforce is not interested in careers in our industry. As we conquered each challenge, the world delivered us COVID-19 just to keep things interesting.

In 2020, the per share cost will rise to \$64.40 which represents 1% increase on recycling fees. Waste automated rates are based on the CPI rate of 0.6% based on the September rates as published by Statistic Canada. Commodity revenue for 2020 is based on current tonnages and the current prices. Grants are based on what was approved for this year which is actually \$131,000 less than originally projected as a result of a new model introduced by RPRA.

	2020 Budget	2020 Projection	2021 Budget	\$ Diff.	%
Sales					
Commodity Revenue	1,306,000	1,427,000	1,475,000	48,000	3.4%
Grants	2,621,000	2,517,000	2,517,000	0	0.0%
Municipal Levy	4,338,000	4,349,000	4,601,000	252,000	5.8%
Co-Collection Revenue	3,635,000	3,629,000	3,818,000	189,000	5.2%
Containerized Services	1,454,000	1,493,000	1,500,000	7,000	0.5%
Other	821,000	1,103,000	837,000	-266,000	-24.1%
Total Sales	14,175,000	14,518,000	14,748,000	230,000	1.6%
Total Cost of Goods Sold	2,004,000	1,872,000	1,795,000	-77,000	-4.1%
Gross Profit	12,171,000	12,777,000	12,985,000	208,000	1.6%
Operating Expenses					
<i>Total Administration Expenses</i>	955,000	1,026,000	1,053,000	27,000	2.6%
<i>Total Collection Expenses</i>	6,114,000	5,993,000	6,484,000	491,000	8.2%
<i>Total Processing Expenses</i>	2,460,000	2,582,000	2,468,000	86,000	3.3%
Total Operating Expenses	9,529,000	9,601,000	10,205,000	604,000	6.3%
Operating Income	2,642,000	3,176,000	2,780,000	-396,000	-12.5%
Total Nonoperating Expense	2,613,000	2,591,480	2,577,000	-14,480	-0.6%
Net Change in Cash Position	29,000	453,520	171,000	-282,520	-62.3%
Share Charge	\$63.75	\$63.75	\$64.40	\$0.65	1.02%

Government Releases Proposed Blue Box Regulation For Comment

The Government of Ontario has posted its proposed Blue Box Regulation under the Resource Recovery and Circular Economy Act, 2016 for public consultation. When finalized, the regulation will support the transition of Ontario's Blue Box Program to a new framework for waste diversion and resource recovery that makes producers individually accountable and financially responsible for their products and packaging when consumers are finished using them. The government is seeking feedback on the proposed regulation until December 3, 2020

Electronics And Batteries Producers Have Until January 31, 2021 To Register

Producers of information technology, telecommunications, audio-visual equipment (ITT/AV) or batteries now have until January 31, 2021 to register with the Authority. The Authority's Registrar will not require producers to meet the November 30, 2020 registration deadline referenced in the Batteries and Electrical and Electronic Equipment regulations. The registration deadline for ITT/AV haulers, refurbishers and processors remains November 30, 2020.

Government proposes RPRA deliver Excess Soil Registry

The Government of Ontario is currently consulting on proposed changes to regulations under the *Environmental Protection Act* that will, among other changes, allow the Authority to establish and operate the Excess Soil Registry. The proposed changes would also allow the registry's purpose to be expanded beyond filing notices to include integration with other third-party systems supporting reuse of excess soil. The deadline to submit feedback is November 20, 2020.

RPRA's Pat Moran to Step Down December 31, 2020

The Resource Productivity and Recovery Authority's Registrar, Pat Moran, has announced his resignation effective December 31, 2020.

Pat was appointed Registrar on June 20, 2017, and has been an instrumental member of the Authority's founding executive team. Under his leadership, the Authority successfully implemented extended producer responsibility requirements for tires under the Tires Regulation, including launching the Tires Registry. He has also overseen the implementation of extended producer responsibility requirements for batteries and electronics as outlined in the Batteries Regulation and Electrical and Electronic Equipment Regulation. He has overseen preparations to start building, in 2021, the Registry systems for Batteries and Electronics, as well as the Registry and digital reporting system for the Hazardous Waste Program. Pat has spoken and presented at numerous OWMA events and seminars.

Noah Gitterman, the Authority's General Counsel has been appointed Registrar effective January 1, 2021, pending the outcome of an executive search for a permanent Registrar.

Government Investment to Reduce Food Waste

The Ontario government is investing \$5 million to help over 30 different food rescue organizations, First Nation and Indigenous organizations purchase refrigerated trucks, freezers, storage space, and kitchen equipment so they can safely collect, preserve, and distribute unused food from places like grocery stores and restaurants to those in need during COVID-19 and beyond

Ontario Developing a Stronger, More Effective Blue Box Program

Province consulting on plan to increase recycling in more communities and help divert more waste from landfills

Ontario kicked off Waste Reduction Week by unveiling regulations to improve the blue box program. The enhancements include expanding the items that can be recycled and making producers of products and packaging fully responsible for the waste they create.

The proposed new Blue Box regulation will:

- Standardize and increase the list of materials accepted in the blue box including paper and plastic cups, wraps, foils, trays, and bags and other single use items such as stir sticks, straws, cutlery and plates.
- Transition the costs of the program away from municipal taxpayers by making the producers of products and packaging fully responsible for costs, resulting in an estimated savings of \$135 million annually for municipalities.
- Expand blue box services to more communities, such as smaller, rural and remote communities, including those under 5,000 people.
- Set the highest diversion targets in North America for the various categories of waste producers are expected to recycle such as paper, glass, beverage containers and rigid and flexible plastic, encouraging innovation such as better product design and the use of new technologies for better environmental outcomes.

The province will also expand blue box services to facilities such as apartment buildings, long-term care homes, schools and municipal parks in 2026 to provide the people of Ontario with more opportunities to recycle and keep their communities clean.

The draft Blue Box regulation will be posted for 45 days for public feedback, ending December 2, 2020.

Reducing plastic waste and litter and making producers responsible for managing the full life-cycle of their products is a key part of the Made-in-Ontario Environment Plan commitment to balance a healthy economy, a healthy environment and keep Ontario clean and beautiful.

Atlantic Packaging Products Expands Recycled Paper Production

The company is adding a 100-percent-recycled paper machine in Whitby, Ontario, to produce light-weight medium and liner.

Atlantic Packaging Products Ltd., a Toronto-based manufacturer of containerboard and corrugated packaging products, says it will add a recycled paper machine in Whitby, Ontario, to produce 400,000 tons per year of light-weight medium and liner. Production is scheduled to begin in the first quarter of 2022, according to a news release from the company.

The new paper machine will be Atlantic's second recycled paper machine in Whitby. It is being built adjacent to the current machine, which has been operational since the 1990s. Atlantic describes the new machine as one of the most technologically advanced machines in North America.

Atlantic Packaging Products reopened the Whitby mill in 2013 after converting production from newsprint to light-weight medium for use in the production of corrugated containers.

Ontario: New E-Waste Stewardship Regulations

The Government of Ontario recently released final electronic stewardship regulations for the province. (The Electrical and Electronic Equipment (EEE) Regulation under the Resource Recovery and Circular Economy Act, 2016, was filed on September 21, 2020.

As a next step, The Ontario Government is making EEE producers fully responsible for managing their products by transitioning the existing Waste Electrical and Electronic Equipment (WEEE) program to Ontario Regulation 522/20.



This transition will put in place a new framework that:

- makes individual EEE producers responsible for the collection and end-of-life management of EEE they supply into Ontario
- will give EEE producers more control over how they safely manage their EEE and improve environmental outcomes

New requirements for EEE

The EEE regulation requires producers of information technology, telecommunications and audio visual (ITTAV) equipment and lighting to:

- establish free collection networks for consumers
- achieve management requirements through reduction, reuse and/or recycling activities
- provide promotion and education materials until the end of 2022 for ITTAV and the end of 2024 for lighting to increase consumer awareness
- register, report, keep records, and undertake audits related to management activities

Producers of ITTAV equipment are required to register by November 30, 2020 and their collection and management obligations will begin on January 1, 2021. For lighting, producers are required to register by November 30, 2022 and begin their collection and management obligations on January 1, 2023.

Similar to the batteries regulation, the EEE regulation makes individual producers legally responsible for meeting the requirements. However, to facilitate an efficient delivery model and allow for economies of scale, producers would have the flexibility to meet their obligations individually, or collaboratively with other producers, by retaining service providers.

Most service providers (e.g. producer responsibility organizations, haulers, processors and specified refurbishers) will be required to register, report and keep records. Collectors are only required to keep records.

NWRA, EREF Publish 'Waste & Recycling For Dummies'

The National Waste & Recycling Association (NWRA) and the Environmental Research & Education Foundation (EREF) have partnered to produce *Waste & Recycling For Dummies*, an informative and educational book for industry professionals, government officials, students and consumers.

While many have a basic understanding (or some assumptions) about the waste and recycling industry, NWRA and EREF unveil a clearer picture of how the entire industry works in *Waste & Recycling For Dummies*, hoping that readers take a look at their own actions and see what they can do to leave the world in a better place than they found it.

As readers turn the pages of the book, they will learn the importance of the industry and how managing waste properly can help protect human health and the environment. Without proper waste management, our air, land and water can become polluted, and our climate can change for the worse. Recycling helps preserve our natural resources for future generations.

This book also includes insights from many industry subject matter experts (SME). NWRA and EREF express their gratitude for the SMEs' help putting this book together for publication.

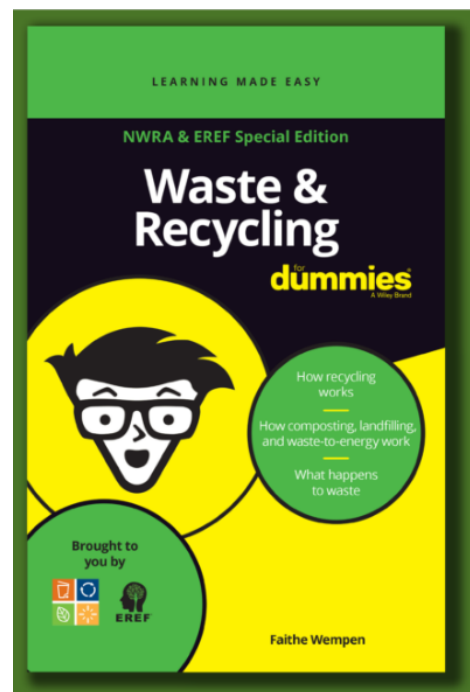
ISRI's Recyclability Protocol for Packaging Products Proceeds to Next Phase

Following the launch of its new, one of a kind venture to provide clarity of what products are or are not truly recyclable, the Institute of Scrap Recycling Industries (ISRI) announced that its Recyclability Protocol & Certification program for fiber-based packaging is moving forward to its next stage of development, which includes a confidential survey.

Launched in June of this year, ISRI's Recyclability Protocol and Certification Program is designed to help solve the ongoing confusion in the marketplace over what products are or are not truly recyclable. During this upcoming phase contractor Moore & Associates, on behalf of ISRI, will administer a confidential survey to Materials Recovery Facilities (MRFs) nationwide to gain an inventory of packaging that is recycled from the standpoint of materials and shape/size as well as regional variances in technology and capacity.

The results from the confidential survey will help shape the Protocol & Certification, leading in the future to fiber-based packaging that is designed with the intent to be recyclable based on both technical and market demand criteria. This will lead to more recyclables that meet ISRI Specifications for Paper Stock and thus, greater capture rates for the materials passing through MRFs.

ISRI expects to complete the development of the Protocol & Certification early in 2021. Once complete, the final protocol will incorporate data on the technical recyclability of packaging based on existing technologies and capacity as well as market demand data for the materials. The protocol and certification will assist packaging manufacturers, packaging designers, and brand owners in understanding what is and what is not recyclable, especially in the design stage, as fostered by ISRI's Design for Recycling® initiative. Furthermore, the program will inform consumers that their effort to choose recyclable fiber-based packaging for their products is the sustainable choice. Once developed, the protocol will be expanded to other products made from recyclable commodities.



Huron County Rolls Out Single-Use Item Reduction Strategy

The federal Minister of Environment and Climate Change has announced plans to achieve zero plastic waste by 2030. In response, the County of Huron launched a corporate-wide, single-use item reduction strategy with the goal of improving sustainability.

Single-use or disposable items are products and materials that are designed for one use and are then thrown away. This includes plastic straws and cutlery, disposable beverage cups, plastic shopping bags and takeout containers.

While these items seem affordable and convenient, their continued daily use can result in the generation of more waste, creating a negative impact on the environment.

The Single-Use Item Reduction Strategy will be used as a guideline to help reduce the purchase, use and disposal of single-use items at the organization level, unless deemed necessary for health and safety of staff and community to use such items.

By reducing single-use items employees across all of County of Huron departments will help to minimize the county's environmental impact and improve the sustainability of the corporation.

When a feasible alternative exists the county aims to do its part to eliminate unnecessary use of single-use items from corporate operations and services by using more environmentally sustainable options. This could include replacing single-use items with reusable or recyclable alternatives, and when avoidable, minimizing the use of single-use items and ensuring proper disposal.

Additionally, as a result of funding from the Federation of Canadian Municipalities through the Municipalities for Climate Innovation Program, the county developed a climate change adaptation plan.

The plan identifies what climate change looks like in the county and the County of Huron's vision to address climate change. This includes identifying priority areas for action, including infrastructure, health and safety, and engagement with partners.

Through this plan, the County has committed to being a leader in taking action to reduce, respond to and recover from impacts of climate change.

Given that municipalities play a vital role in supporting communities and are often responsible for responding to impacts of climate change, the County recognizes the importance of taking action.

In recent years the county has seen more extreme weather events, localized flooding and variable weather patterns, which are only a few examples of events expected to increase in severity with climate change.

It is increasingly important that the County prepares for future changes and ensures strategies and resources are in place to address these crises.

The climate change plan combines knowledge from staff and the community to put forth strategies that will be implemented over the next five years. The aim of the strategies is to improve the resiliency of the county's services, operations and assets to the impacts of climate change.

For more information on the reduction strategy visit: <https://www.huroncounty.ca/climate-change-energy/> or contact the County's Planning Department: planning@huroncounty.ca

For more information on the climate change adaptation plan visit <https://connectedcountyofhuron.ca/corporate-climate-change-adaptation-plan>

Tim Hortons Teams Up With TerraCycle To Test Reusable, Returnable Food Packaging Program

Tim Hortons is partnering with TerraCycle's zero-waste platform, Loop, to pilot a program that will give guests the option of paying a deposit and receiving reusable and returnable cups or food containers with their order so they can help us on our mission to reduce single-use waste.



When guests are finished their drink or meal, they can return their reusable cups or food containers at a participating restaurant and have their deposit refunded. The reusable cups and food containers are then professionally cleaned and sanitized by Loop so they can be reused again and again. It's anticipated that over time, the Loop platform would have a growing number of drop-off locations — both at Tim Hortons restaurants and elsewhere — that would make the program even more convenient for guests to participate in.

The pilot test is expected to start in 2021 at select Toronto restaurants.

In February, Tim Hortons announced plans to give away nearly two million reusable cups as part of a 10-year commitment to change consumer perceptions and habits towards using reusable cups. That plan was paused due to the pandemic, but will be relaunched when possible.

Other sustainability initiatives Tim Hortons has announced during Waste Reduction Week include:

Significant improvements have been made to paper napkins, which guests will see in restaurants in early 2021. The new napkins are made with 100 percent recycled fibre and use 25 per cent less material. The change to the new napkins is expected to save 900 tonnes of paper each year.

Tim Hortons is taking another significant step toward cutting its use of plastics by preparing to rollout new paper-based wrappers for sandwiches and bagels that are fully recyclable, while also cutting the use of paper by 17 percent annually. The new packaging, expected to be in restaurants in January, is estimated to reduce more than 460 tonnes of plastic over the next year.

Tim Hortons announced the shift to paper straws, which is estimated to eliminate the use of about 300 million plastic straws over the next year.

Tim Hortons restaurants in Canada will stop the practice of double-cupping and will instead be offering guests a recyclable cardboard sleeve for their hot drinks. The move is expected to eliminate the unnecessary use of more than 200 million cups per year - or the equivalent of wrapping half the circumference of the planet with Tim Hortons cups.

Swedish Giant Ikea To Buy Back Used Furniture

Flat-pack furnishings retailer Ikea said Tuesday that it will offer to buy back thousands of pieces of used Ikea furniture in 27 countries, for resale, recycling or donation to community projects.

The Swedish giant said that its Black Friday event will be “an opportunity to meet customers’ needs in ways that contribute to a circular economy.” It will run from Nov. 24 to Dec. 3.

Anyone selling used Ikea furniture will get a voucher that could be worth as much as 50 per cent of the original price, to buy new items.

The company did not say in what condition the used furniture should be or whether it should be dismantled. The group said it was currently looking into how to best prolong the life of products for reuse, refurbishment, remanufacturing, and recycling.

Later this year Ikea will open its first second-hand store, in a shopping centre west of Stockholm.

As of next year, Ikea will have dedicated destinations in every store where people can sell back their old furniture and find repaired or refurbished furniture.

Ikea was founded by Ingvar Kamprad, who turned a small-scale mail order business started on his family’s farm into a furniture empire by letting customers piece together his simple and inexpensive furniture themselves, in 1943.

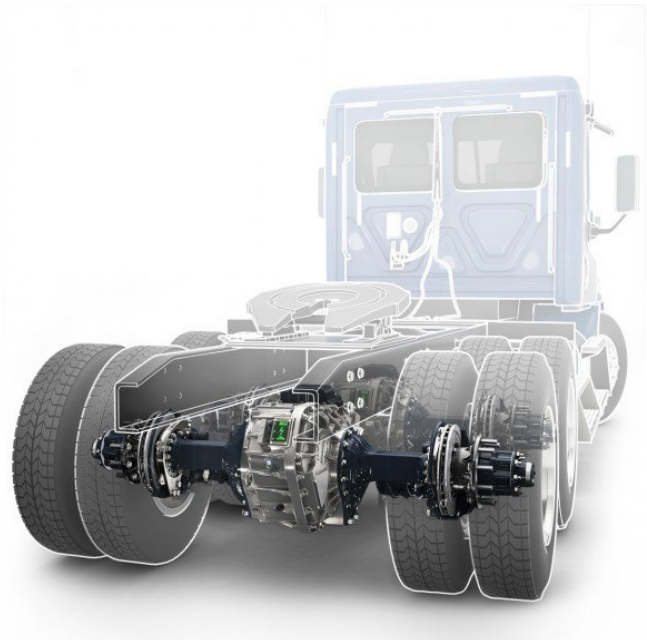
Allison Transmission Launches Series Of Fully Integrated Zero-Emission Electric Axles

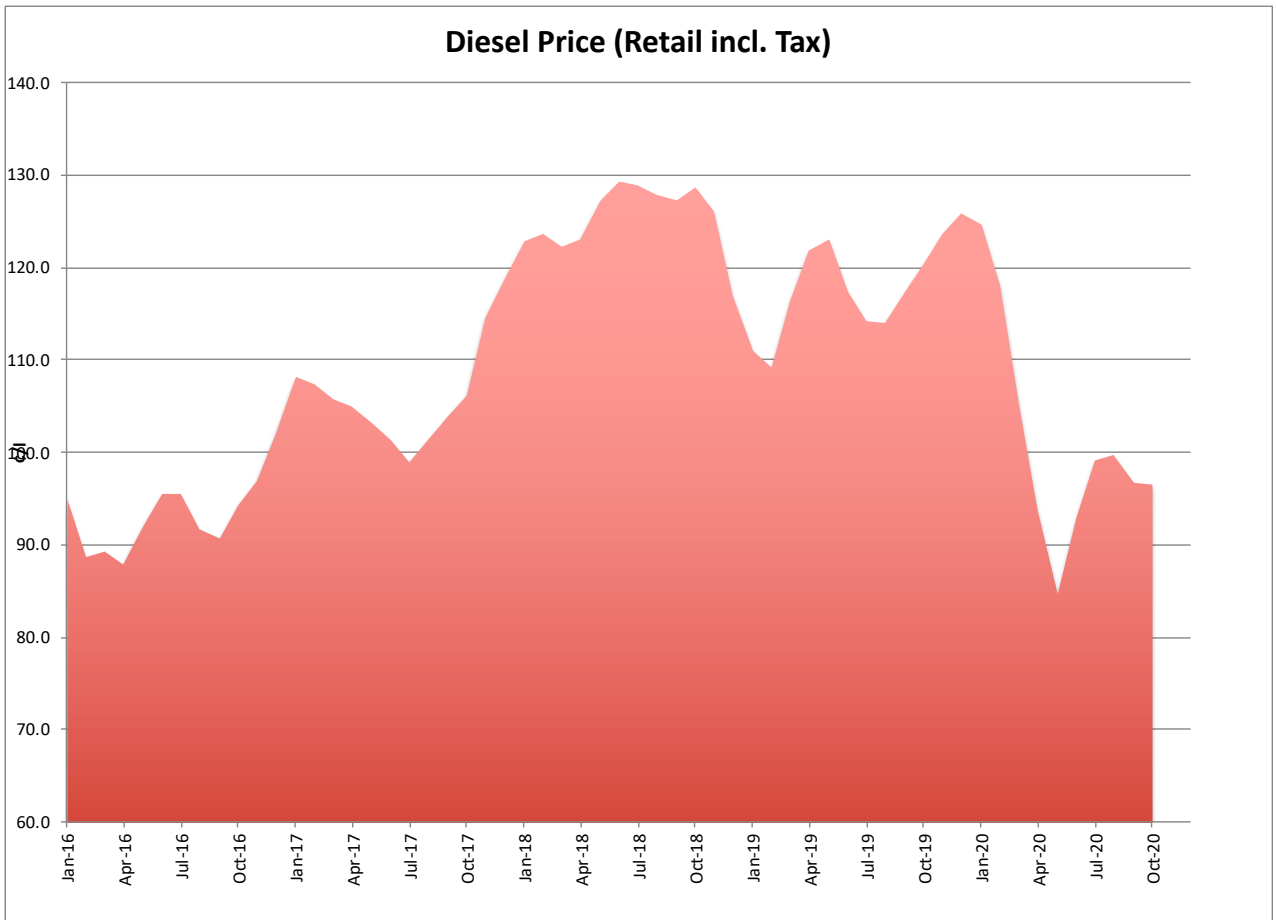
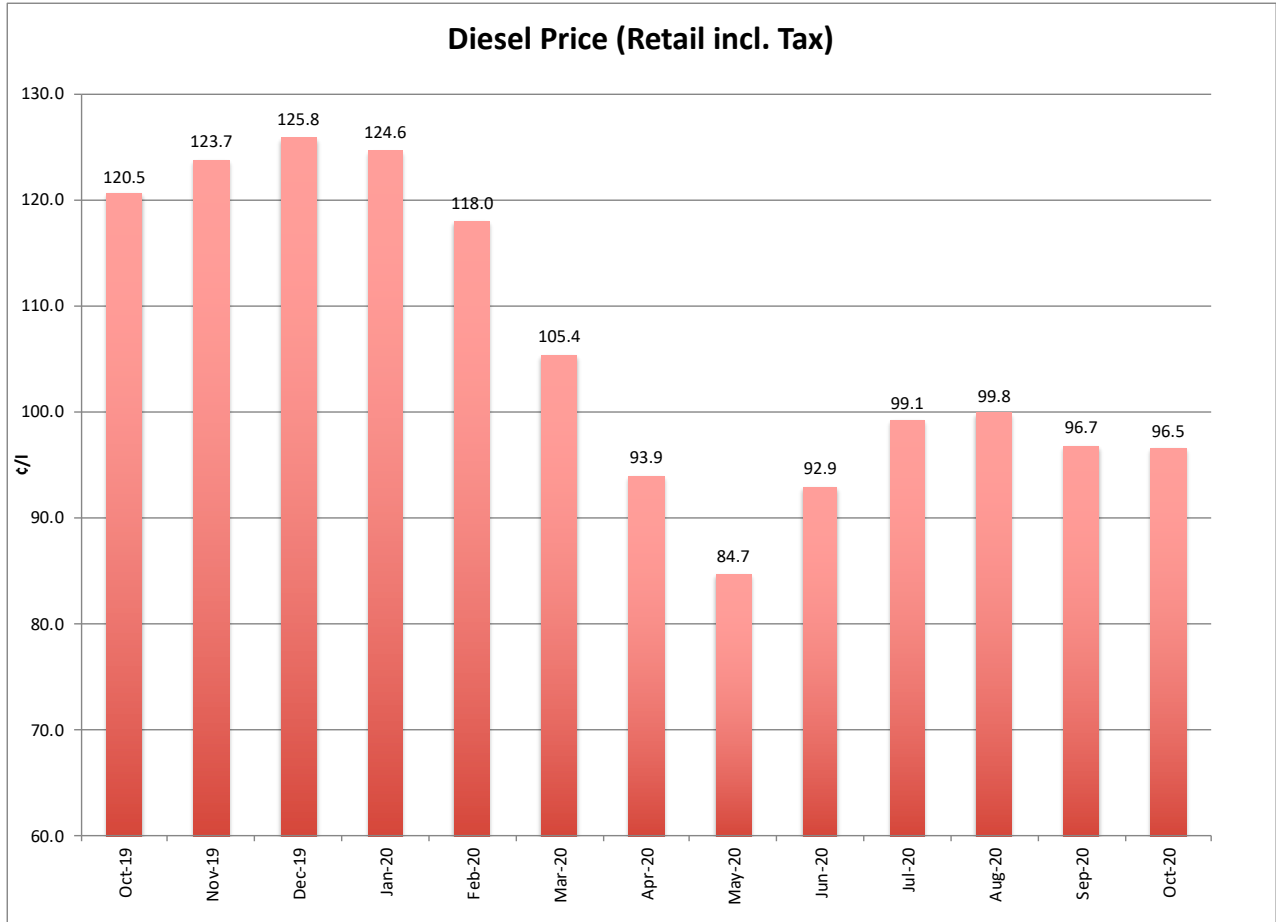
Allison Transmission has launched eGen Power, Allison's new series of fully integrated zero emission electric axles.

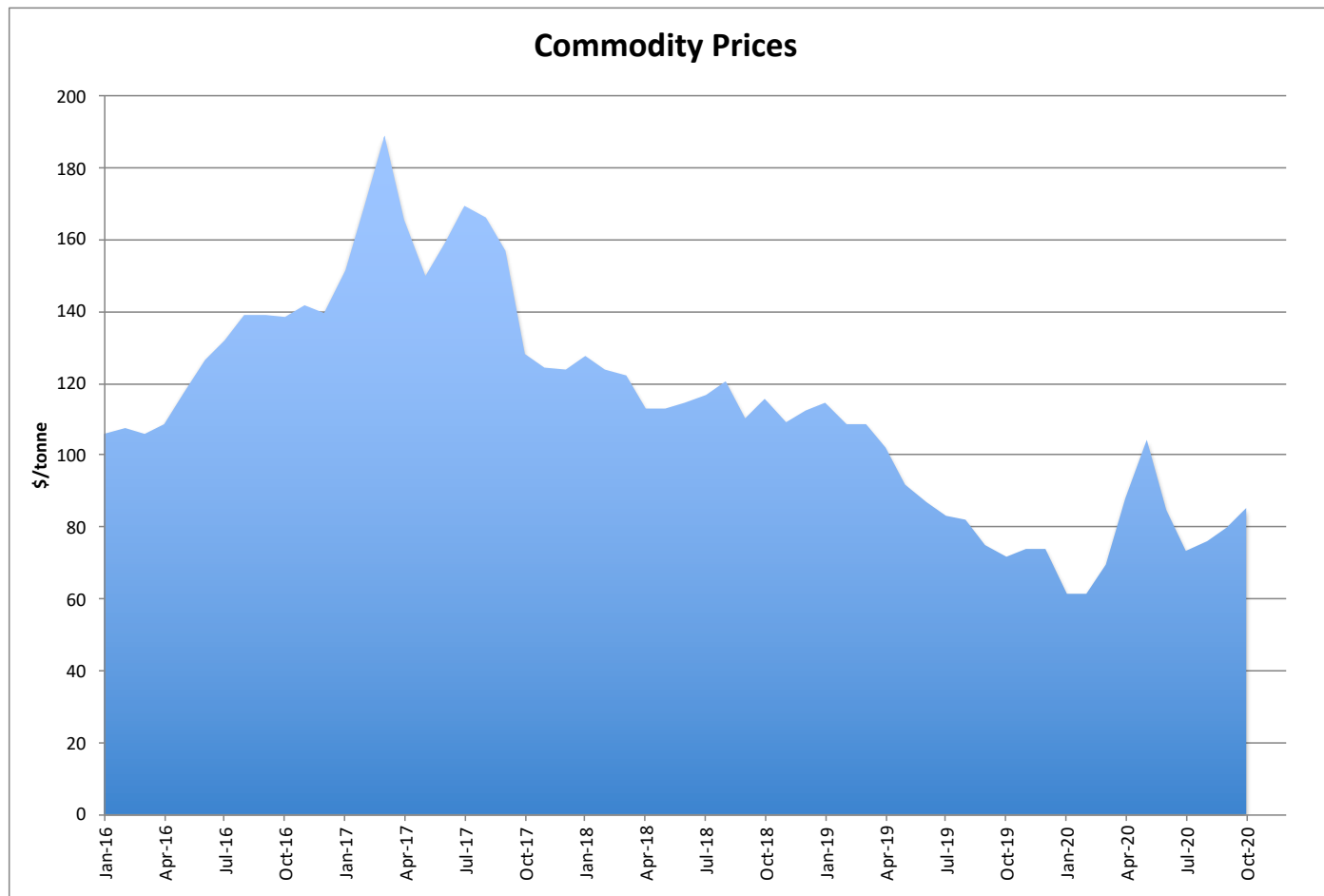
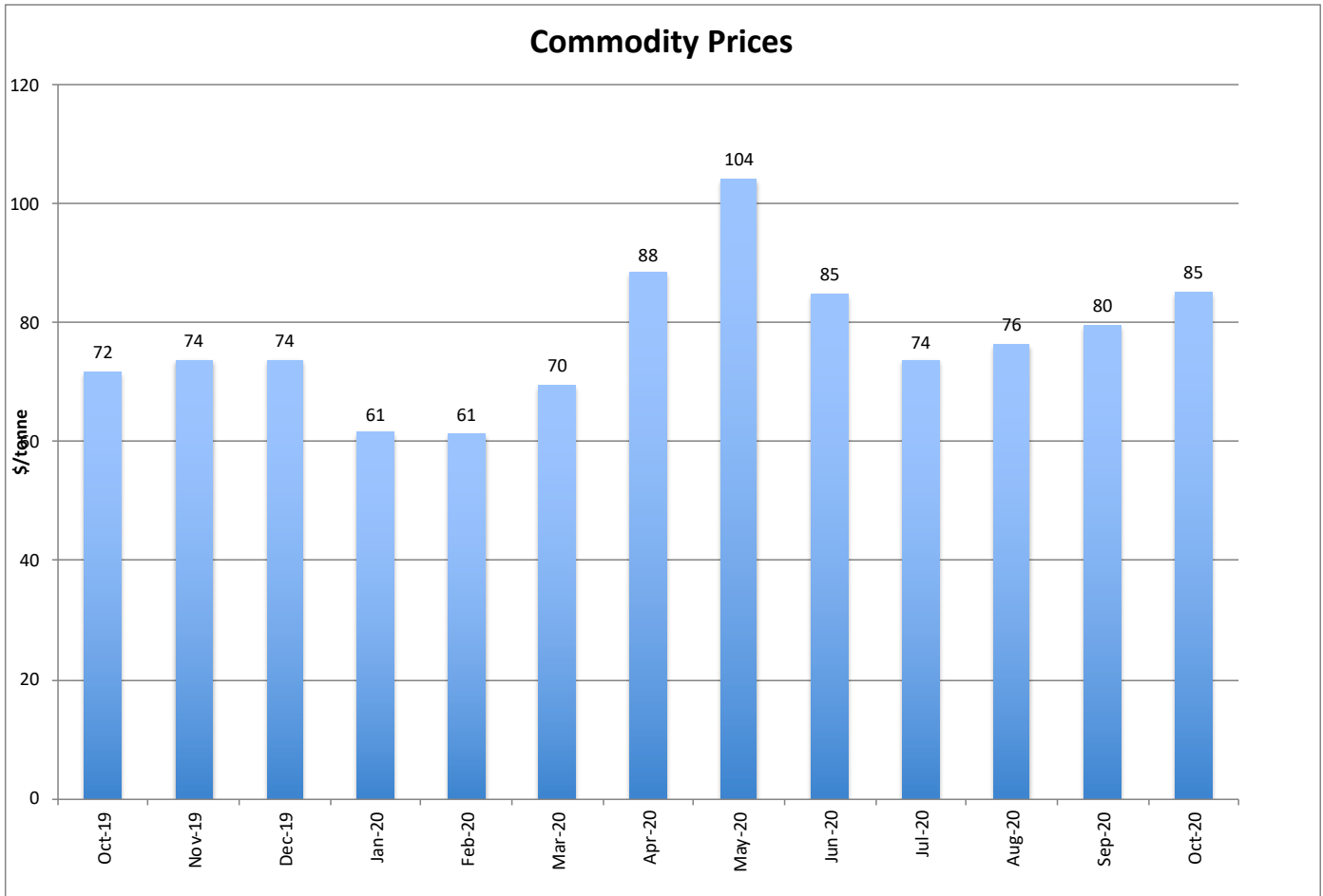
The eGen Power product family will be the second product offering under the recently announced Allison eGen portfolio of fully electric and electric hybrid propulsion solutions. Allison will launch the eGen Power 100D, capable of a 23,000 lb GAWR, as the first electric axle variant within the eGen Power series of products.

The eGen Power 100D features two electric motors capable of generating 200 kW of continuous power each, or 400 kW in total, with a peak combined power of 550 kW. The eGen Power 100D also integrates a two-speed transmission into the central housing. The two-speed transmission facilitates a high starting gradeability, top speed and efficiency as well as an optional differential lock. This efficiency advantage translates to increased range capability or a reduction in battery pack size, optimizing the economic value the eGen Power electric axles deliver.

Hino Trucks and Hexagon Purus chose to integrate the Allison eGen Power 100D into the Hino XL7 truck, most recently showcased during the "Project Z" zero emission vehicle development program announcement by Hino Trucks.







From: Ausable Bayfield Conservation Authority (ABCA) [<mailto:tcumming@abca.ca>]

Sent: November 19, 2020 2:18 PM

To: Ron Reymer <rreymer@lucanbiddulph.on.ca>

Subject: Save local watershed conservation now



Save conservation in Ontario

The Ontario government has proposed major changes to two important laws that protect life and property in Ontario.

The proposed changes would put public health at greater risk from flooding and other natural hazards such as erosion.

The changes would also limit our ability to protect water, soil, and habitat in your watershed community.

We need your help now.

Please call or write to your local MPP, let them know you support local conservation, and ask them to drop Schedule 6 from the budget bill (*Bill 229*).

If you prefer not to write a letter, you may fill out this simple-to-use form below, from Ontario Nature. Simply click the green button, or link, below to complete the short form:

Save conservation now

- [Please be a voice for conservation right now](#)

Save local conservation



Help us to continue to protect life, property, and watershed resources.

Keep the protections Ontario's people have today.

Your voice is needed right now.

Groups across Ontario are defending local watershed management – we need your voice heard as well

We would like to thank all the local people who have spoken up in favour of local conservation.

We also thank groups across Ontario that are coming to the defence of local watershed management principles.

Ontario Nature, the Canadian Environmental Law Association, Environmental Defence, and many others are speaking up against the proposed changes in Schedule 6 of *Bill 229*.

Your voice is needed too.

We need your help so we can continue to help you and your community.

We need your support and your voice so we can continue to protect people and property in this rural part of Ontario. **#WeNeedCAs**

Take action. Please click the blue button, or link, below:

Save local conservation

- [Environmental Defence](#)

*A Letter from Brian Horner, General Manager and Secretary-Treasurer of
Ausable Bayfield Conservation Authority (ABCA)*

To Friends of Conservation:

I hope you, and your family and friends, are keeping well during these exceptional times.

The year 2020 has been challenging for all of us. We can take comfort, however, that the spirit of community is alive in our watershed, even during a pandemic. In fact, public appreciation of the value of natural areas and water and soil and habitat, has never been greater than this year. During recent storm events, our watershed residents have appreciated the work we do to protect lives and to protect property.

For these reasons, among others, I ask you today for your support.

The Province of Ontario has proposed a sweeping budget bill called *Bill 229*. The government tabled this law, on November 5, 2020, to help Ontario to “*Protect, Support, and Recover from COVID-19*.” This bill, however, is about more than just the coronavirus. It is about more than economic recovery. It could rewrite the history of Ontario’s successful watershed management model that is almost 75 years old.

The proposed changes, in Schedule 6, would weaken the ability of conservation authorities, including ours, to protect life and property and water and soil and habitat in your watershed community.

Tell your MPP that Section 6 should be removed. You may phone your MPP, write them, or simply fill out the easy-to-use online form from Ontario Nature (the [link](#) is included in this newsletter).

Our conservation authority was formed because of a need identified by municipal and provincial leaders, in 1946, almost 75 years ago. We have protected life and property and watershed resources since that time. Schedule 6, of *Bill 229*, would greatly weaken and

reduce our ability to do that needed work.

Around the country and around the world, the conservation authority model is praised as a working model to follow. We are needed now more than ever. Please make your voice heard.

The time is now.

The proposed changes are in an omnibus bill so there is no posting on the environmental registry and no comment period. That's why we are asking you to speak up right away, before it is too late.

We are sending a letter to the Premier, cabinet ministers, and local members of provincial parliament. We need you to do the same.

Show your support for conservation. Make a call. Write a letter. Fill out the easy-to-use form from [Ontario Nature](#). Share our social media posts letting the public know about how the omnibus bill negatively affects your local watershed health.

Tell our provincial government that they can protect Ontario's watershed management model by removing Schedule 6 from *Bill 229*.

I thank you for your past support, your continued support, and I ask you to save watershed conservation now by making your voice heard.

Thank you,

Brian

Why We Are Concerned

*Why are we concerned with proposed changes in Schedule 6 of **Bill 229**?*

Here are some of our serious concerns with the Province of Ontario's sweeping new law:

1) Schedule 6 could give developers the ability to bypass conservation authority review.

This means there is less protection for you and other local property owners and more risk from flooding and erosion.

We have a duty to ensure development does not occur in areas of natural hazards such as flooding and erosion.

We want to ensure development takes place in the right way in the right areas to protect everyone now and for the long term.

We have a duty to ensure our groundwater, our creeks and rivers and lake, and our wetlands are not adversely impacted.

Using a watershed-wide understanding of science, mapping, and impacts we help to keep local communities safe and livable and to ensure development is thoughtful and balanced.

The Province of Ontario's proposed changes would allow developers to 'go around' the conservation authority and get permits directly from the Province. This reduces protection, negatively impacts our local communities, and adds bureaucracy and costs to all involved.

2) Bill 229 could limit our ability to continue to preserve natural areas and to offer conservation area parks and recreation services.

Ausable Bayfield Conservation Authority (ABCA) has been a leader protecting conservation areas and conservation lands for the benefit of people and all living things. We are proud of our historic role and our continuing leadership in land preservation and natural enjoyment opportunities that are so important.

Safe nature enjoyment and outdoor recreation and conservation education are more important than ever, especially during a pandemic when people need the recreational and mental health benefits of green spaces. We are proud to be able to provide these spaces. They provide benefits to water and soil and habitat for living things – they also provide health and recreation and economic benefits including tourism and employment opportunities.

When our conservation areas were closed, temporarily, during the pandemic – it became clearer than ever how important these areas are. We have worked hard to reopen these areas, for public benefit, in a way that meets public health recommendations. We manage our properties in a financially responsible way.

The Province of Ontario wants to be able to set fees and limits on what they are now calling “non-mandatory” programs and services, even in cases where the community has asked us for these services. This could limit our ability to provide conservation areas and programs and services.

The Province of Ontario’s changes could make it harder for conservation authorities to manage properties and programs effectively and responsibly.

3) The proposed changes in Ontario’s omnibus bill could reduce our ability to remain above special interests.

Since our beginning, over a period of almost 75 years, we have worked cooperatively and productively with all governments of all political stripes and we continue to do so. We have provided independent and apolitical administration. Ontario’s proposed changes could make the composition of our Boards of Directors more ‘political.’

The local, municipally-appointed directors capably fulfil their fiduciary responsibilities. They review and approve policies and make decisions with the corporation (conservation authority) in mind and with watershed-wide impacts in mind and with the community and provincial and municipal responsibilities in mind.

Changes that would ask directors to put municipal interests above the interests of the watershed community, and the organization, would hurt our local governance model. The proposed changes would be impractical for our rural watershed and our rural municipalities and it would reduce municipal discretion on board appointments.

4) Schedule 6, of Bill 229, would reduce our ability to monitor, restore, and grow natural areas in your watershed.

More than 30 people in the watershed community, from all walks of life, developed the mission and vision for Ausable Bayfield Conservation. These community members told us our mission is to “protect, improve, conserve, and restore the watershed in partnership with the community” and that our vision is one of “healthy watersheds where our needs and the needs of the natural environment are in balance.”

The Province of Ontario’s proposed changes would redefine our role and limit our ability to provide conservation education, to monitor and to improve water quality and soil health, to preserve natural areas, and to restore wetlands and to protect forest conditions.

Learn more here:

- [Ausable Bayfield Conservation Authority joins Conservation Ontario in concerns with budget-bill changes to Conservation Authorities Act](#)

We want a stronger future for Ontario, not a weaker one.

We want to deal with the current health pandemic and we want Ontario to grow. Protecting our watershed resources is a foundation for that growth. Increasing risk from natural hazards is not good for the economy. Reducing protection for water and soil is not good for our economy.

We all have a duty to be stewards of our land for our children and our grandchildren.

We need local data and research and science. We need to educate our current and future generations about needed conservation. We need support for local land stewardship and we need 'boots on the ground.'

Ontario, and the world, face great challenges.

Ontario can help us deal better with the pandemic and economic recovery by removing Schedule 6 of *Bill 229*. The Province can prevent increased risk to life and property by removing Schedule 6.

We believe that sincerely. Please [tell your MPP](#) if you agree.

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You are receiving this e-mail as someone interested in the work of Ausable Bayfield Conservation Authority (ABCA) and local landowners protecting the health of soil, water, and living things through their positive actions. If you have been placed on this list in error you are welcome to unsubscribe. Thank you.

Our mailing address is:

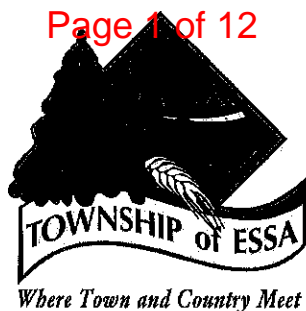
Ausable Bayfield Conservation Authority (ABCA)
71108 Morrison Line
RR 3
Exeter, Ontario N0M 1S5
Canada

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Corporation of the Township of Essa
5786 County Road 21
Utopia, Ontario
LOM 1T0



Telephone: (705) 424-9917
Fax: (705) 424-2367
Web Site: www.essatownship.on.ca

November 19, 2020

Nottawasaga Valley Conservation Authority
8195 8th Line
Utopia, ON
LOM 1T0

Sent by email

Attention: Doug Hevenor, Chief Administrative Officer NVCA
Keith White, NVCA Board Chair
Marlane McLeod, NVCA Vice Chair

Re: Township of Essa Council Resolution No. CR204-2020
Bill 229 "Protect, Support and Recover from COVID19 Act – Schedule 6 –
Conservation Authorities Act"

Please be advised that at its meeting of November 18, 2020, Council of the Township of Essa received a copy of information in relation to Bill 229 in addition to a verbal report from the NVCA Board Chair on the impacts to Conservation Authorities and the trickle effect to municipalities and citizens in Ontario should the Bill pass

As a result of the discussions, Council of the Township of Essa passed the following Resolution:

Resolution No: CR204-2020 Moved by: White Seconded by: Sander

WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 – Conservation Authorities Act; and

WHEREAS the Legislation introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications; and

WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the Planning Act; and

WHEREAS the changes allow the Minister to make decisions without conservation authority watershed data and expertise; and

WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs; and

WHEREAS municipalities believe that the appointment of municipal representatives on Conservation Authority Boards should be a municipal decision, and the Chair and Vice Chair of the Conservation Authority Board should be duly elected; and

WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a Conservation Authority Board member to represent the best interests of the conservation authority and its responsibility to the watershed; and

WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative; and

WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, and their municipal partners, and potentially result in delays in the development approval process; and

WHEREAS municipalities value and rely on the natural habitats and water resources within our jurisdiction for the health and well-being of residents; municipalities value the conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value the conservation authority's work to ensure safe drinking water;

NOW THEREFORE BE IT RESOLVED:

- *THAT the Province of Ontario repeal Schedule 6 of the Budget Measures Act (Bill 229)*
- *THAT the Province continue to work with conservation authorities to find workable solutions to reduce red tape and create conditions for growth*
- *THAT the Province respect the current conservation authority and municipal relationships; and*
- *THAT the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.*

----Carried----

Sincerely,



per; Lisa Lehr, CMO
Clerk

cc. Conservation Ontario – Kim Gavine, General Manager
Conservation Ontario – Wayne Emmerson, Chair
Honourable Doug Ford, Premier of Ontario
Honourable Rod Phillips, Minister of Finance
Honourable Jeff Yurek, Minister of Environment, Conservation and Parks
Honourable John Yakabuski, Minister of Natural Resources and Forestry
Honourable Steve Clark, Minister of Municipal Affairs and Housing

November 18, 2020

Doug Ford, Premier
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Sent via email: premier@ontario.ca

To whom it may concern:

Re: Grey Highlands Council resolution re: Bill 229

Please be advised that the following resolution was passed at the November 18, 2020 meeting of the Council of the Municipality of Grey Highlands.

2020-747

Cathy Little, Dane Nielsen

Whereas the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 – Conservation Authorities Act; and

Whereas the Legislation introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications; and

Whereas we, the Municipality of Grey Highlands, rely on the watershed expertise provided by local conservation authorities to protect residents, property and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the Planning Act; and

Whereas the changes allow the Minister to make decisions without CA watershed data and expertise; and

Whereas the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs; and

Whereas these proposed changes will impact Ontario's ability to adapt to and mitigate the effects of climate change by undermining the work of conservation authorities to keep development out of high risk areas and protect natural infrastructure; and

Whereas municipalities require a longer transition time to put in place agreements with conservation authorities for non-mandatory programs; and

Whereas municipalities believe that the appointment of municipal representatives on conservation authority Boards should be a municipal decision; and the Chair and Vice Chair of the conservation authority Board should be elected as per the discretion of the conservation authority Board; and

Whereas the changes to the 'Duty of Members' contradicts the fiduciary duty of a conservation authority board member to represent the best interests of the conservation authority and its responsibility to the watershed; and

Whereas conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative; and

Whereas changes to the legislation will create more administrative burden and costs for the conservation authorities, and their municipal partners, and potentially result in delays in the development approval process; and

Whereas the combined contribution of municipal levy and self-generated revenues support 93% of the Grey Sauble Conservation Authority budget; and

Whereas the Provincial contribution to this budget is 7%, the majority of which is for Drinking Water Source Protection; and

Whereas municipalities value and rely on the natural habitats and water resources within our jurisdiction for the health and well-being of residents; municipalities value the conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value the conservation authority's work to ensure safe drinking water; now

Therefore be it resolved that the Province of Ontario work with conservation authorities to address their concerns by removing Schedule 6 from Bill 229 which affects changes to the Conservation Authorities Act and the Planning Act; and

That the Province of Ontario delay enactment of clauses affecting municipal concerns; and

That the Province of Ontario provide a longer transition period up to December 2022 for non-mandatory programs to enable coordination of conservation authority-municipal budget processes; and

That the Province respect the current conservation authority/municipal relationships; and

That the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.

CARRIED.

Sincerely,



Raylene Martell

Director of Legislative Services/Municipal Clerk
Municipality of Grey Highlands

The Municipality of Grey Highlands

206 Toronto Street South, Unit One P.O. Box 409 Markdale, Ontario N0C 1H0
☎ 519-986-2811 Toll-Free ☎ 1-888-342-4059 Fax 519-986-3643

🌐 www.greyhighlands.ca

✉ info@greyhighlands.ca

Cc: Hon. Rod Phillips, Minister of Finance (rod.phillips@pc.ola.org)
Hon. Jeff Yurek, Minister of Environment Conservation and Parks (jeff.yurek@pc.ola.org)
Hon. John Yakabuski, Minister of Natural Resources and Forestry
(john.yakabuski@pc.ols.org)
Hon Bill Walker, MPP (bill.walker@pc.ola.org);
Conservation Ontario (info@conservationontario.ca);
Saugeen Valley Conservation Authority (j.hagan@svca.on.ca)
Nottawasaga Valley Conservation Authority (mleung@nvca.on.ca)
Grey Sauble Conservation Authority (t.lanthier@greysauble.on.ca)
All Ontario Municipalities

The Municipality of Grey Highlands

206 Toronto Street South, Unit One P.O. Box 409 Markdale, Ontario N0C 1H0
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🌐 www.greyhighlands.ca ✉ info@greyhighlands.ca



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

November 25, 2020

Hon. Sylvia Jones
Solicitor General
George Drew Building, 18th Floor
25 Grosvenor St.
Toronto, ON M7A 1Y6

RE - Bill 229 and the Conservation Authorities

Dear Honourable Sylvia Jones:

Shelburne Town Council passed the following resolution unanimously at its Council meeting held Monday November 23, 2020:

Moved By Councillor Walter Benotto
Seconded By Councillor Kyle Fegan

WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 - Conservation Authorities Act; and

WHEREAS the Legislation introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authority's' role in regulating development, permit appeal process and engaging in review and appeal of planning applications; and

WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the Planning Act; and

WHEREAS the changes allow the Minister to make decisions without conservation authority watershed data and expertise; and



WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs; and

WHEREAS municipalities believe that the appointment of municipal representatives on Conservation Authority Boards should be a municipal decision, and the Chair and Vice Chair of the Conservation Authority Board should be duly elected; and

WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a Conservation Authority Board member to represent the best interests of the conservation authority and its responsibility to the watershed; and

WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative; and

WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, and their municipal partners, and potentially result in delays in the development approval process; and

WHEREAS municipalities value and rely on the natural habitats and water resources within our jurisdiction for the health and well-being of residents; municipalities value the conservation authorities work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value the conservation authority's work to ensure safe drinking water;

NOW THEREFORE BE IT RESOLVED:

1. That the Province of Ontario repeal Schedule 6 of the Budget Measures Act (Bill 229);
2. THAT the Province continue to work with conservation authorities to find workable solutions to reduce red tape and create conditions for growth;
3. THAT the Province respect the current conservation authority and municipal relationships; and



4. THAT the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.

CARRIED, Mayor Wade Mills

This motion was passed unanimously.

Thank You

J. Willoughby

Jennifer Willoughby
Director of Legislative Services/Clerk
Town of Shelburne

CC: Hon. Doug Ford, Premier
Hon. Rod Phillips, Minister of Finance
Hon. Jeff Yurek, Minister of the Environment, Conservation and Parks
Andrea Horwath, Leader, Official Opposition
Steven Del Duca, Leader, Ontario Liberal Party
Mike Schreiner, Leader, Green Party of Ontario
Sandy Shaw, Critic, Finance and Treasury Board
Ian Arthur, Critic, Environment
Peter Tabuns, Critic, Climate Crisis

Email copies to: NVCA, CVC, TRCA, Canadian Environmental Law Association, AMO & all Ontario municipalities



November 25, 2020

Hon. Sylvia Jones
Solicitor General
George Drew Building, 18th Floor
25 Grosvenor St.
Toronto, ON M7A 1Y6

Re: Schedule 6 of Bill 229 - Open Letter to the Honourable Sylvia Jones, MPP for Dufferin-Caledon

Dear Honourable Sylvia Jones:

Mono Council unanimously passed a resolution at its meeting of November 24, 2020 and we append a copy of it to this letter. Mono is a member of three conservation authorities – Toronto Region, Credit and the Nottawasaga. We value the services provided – all services but in particular the assistance in making planning decisions that protect our drinking water, that protect us from developing in flood-prone areas and that protect our wetlands and aquifers.

In 2021 Mono will spend \$133,365 on conservation authorities. If we had to hire our own employees – engineers, planners, ecologists, hydrogeologists, foresters, outdoor educational staff, etc. – to do its own work, we would spend much more than \$133,365 for these services.

We were not impressed with Schedule 6 to Bill 229. It undermines the power of conservation authorities to do their job. And we were particularly unimpressed when your government slipped these proposed changes to the Conservation Authorities Act into a Budget Bill.

We are concerned that Schedule 6 undermines the ability of conservation authorities to make non-political, technical decisions based on science. It does this by allowing the Minister to overrule the decisions of conservation authorities. Schedule 6 will also interfere with the fiduciary duty of a conservation authority board member. Board members have to think of watershed-wide interests in making decisions. We are also concerned that Schedule 6 limits the enforcement powers of conservation authorities.

We have to agree with the Canadian Environmental Law Association (CELA) assessment of Schedule 6 of Bill 229, *“the package of amendments as proposed are likely to set back watershed planning and implementation of an ecosystem-based approach by decades. As such, CELA recommends*

that Schedule 6 not be enacted in its present form and instead be withdrawn in its entirety from Bill 229.”

Sincerely,

The Council of the Town of Mono

Mayor Laura Ryan

Deputy Mayor John Creelman

Councillor Ralph Manktelow

Councillor Sharon Martin

Councillor Fred Nix

Attachments:

- I. Town of Mono Resolution 6-VC17-2020 passed November 24, 2020

CC: Hon. Doug Ford, Premier
Hon. Rod Phillips, Minister of Finance
Hon. Jeff Yurek, Minister of the Environment, Conservation and Parks
Andrea Horwath, Leader, Official Opposition
Steven Del Duca, Leader, Ontario Liberal Party
Mike Schreiner, Leader, Green Party of Ontario
Sandy Shaw, Critic, Finance and Treasury Board
Ian Arthur, Critic, Environment
Peter Tabuns, Critic, Climate Crisis

Email copies to: NVCA, CVC, TRCA, Canadian Environmental Law Association, AMO & all Ontario municipalities

Resolution #6-VC17-2020

Moved by Ralph Manktelow, Seconded by Fred Nix

WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 – Conservation Authorities Act;

AND WHEREAS the Legislation introduces several changes and new sections that could remove and/or significantly hinder conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications;

AND WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property, and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the Planning Act;

AND WHEREAS the changes allow the Minister to make decisions without conservation authority watershed data and expertise;

AND WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs;

AND WHEREAS the \$133,365 that Mono spends on three conservation authorities (1% of budget) is a bargain for the services provided and begs the question as to why Mono would have to enter into three separate agreements for services it now happily receives - without further red tape;

AND WHEREAS municipalities believe that the appointment of municipal representatives on conservation authority boards should be a municipal decision; and the Chair and Vice Chair of the conservation authority boards should be duly elected;

AND WHEREAS it is sometimes not practical for the Town of Mono to appoint **only** council members (particularly if this excludes mayors and deputy mayors) to each of the three conservation authorities that service our municipality;

AND WHEREAS it has been the Town of Mono's experience with the Nottawasaga Valley Conservation Authority that having a chair or vice-chair serve for more than one year has produced experienced individuals;

AND WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a conservation authority board member to represent the best interests of the conservation authority and its responsibility to the watershed;

AND WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative;

AND WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, their municipal partners, and potentially result in delays in the development approval process;

AND WHEREAS municipalities value and rely on the natural habitats and water resources within conservation authority jurisdictions for the health and well-being of residents; municipalities value conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value conservation authorities' work to ensure safe drinking water;

THEREFORE, BE IT RESOLVED THAT: (i) the Province of Ontario repeal Section 6 of the Budget Measures Act (Bill 229), and (ii) that the Province continue to work with conservation authorities to find workable solutions to reduce red tape and create conditions for growth;

AND FURTHER THAT while we would prefer that Bill 229, Schedule 6 be repealed in its entirety, Council for the Town of Mono recommends the following amendments (in descending order of importance):

1. Delete the option for a person to appeal to LPAT or directly to the Minister;
2. Maintain the proposed stop work orders and property access;
3. Allow non mandatory programs as deemed advisable by each Conservation board;
4. Allow appointment of a member of the public to the Board and specify 'municipally elected official' rather than 'municipal councillor' which may exclude mayors, and continue to allow board chairs and vice chairs to serve more than one consecutive term.

"Carried"

This motion was passed unanimously.



Howick
TOWNSHIP

44816 Harriston Road, RR 1, Gorrie On N0G 1X0
Tel: 519-335-3208 ext 2 Fax: 519-335-6208
www.howick.ca

November 19, 2020

The Honourable Ernie Hardeman
Minister of Agriculture, Food and Rural Affairs

By email only minister.omafra@ontario.ca

Dear Mr. Hardeman:

Please be advised that the following resolution was passed at the November 17, 2020 Howick Council meeting:

Moved by Councillor Gibson; Seconded by Deputy Reeve Bowman:

Whereas; installing tile drainage is a common land improvement practice among farmers in Ontario and the benefits of tile drainage for crop productivity, farm efficiency and even for reducing environmental impacts have been studied and are generally well known to farmers; and

Whereas; the Tile Loan Program, authorized by the Tile Drainage Act, provides loans to agricultural property owners to help them finance these tile drainage projects; all tile loans have 10-year terms and repayments are made annually; and

Whereas; the provincial government sets the program interest rate at a competitive level which was reduced from 8% to 6% in the fall of 2004 and the loan limit was also increased from \$20,000.00 to \$50,000.00 at the same time; and

Whereas; interest rates have continued to decline over the years and the cost per acre for tile drainage has increased over the years;

Now therefore; be it resolved that Council request the Ontario Ministry of Agriculture, Food and Rural Affairs to consider lowering the interest rate on Tile Drain Loans to 4% and increasing the yearly loan limit to \$100,000; and that this resolution be forwarded to Ontario Ministry of Agriculture, Food and Rural Affairs; MPP Huron Bruce Lisa Thompson; AMO; Land Improvement Contractors of Ontario and Drainage Superintendents of Ontario Association. Carried.

Resolution No. 276/20

If you require any further information, please contact this office, thank you.

Yours truly,

Carol Watson

Carol Watson, Clerk
Township of Howick

cc MPP Perth Wellington Randy Pettapiece
ROMA

Please note that the Council of the Township of Amaranth recently endorsed the following resolution at its regular meeting of Council held on November 18, 2020:

Resolution #6

Moved by: H. Foster – Seconded by: G. Little

NOW THEREFORE BE IT RESOLVED THAT:

The Township of Amaranth Council provide support for the resolution of Northumberland County regarding requesting a review of the Municipal Elections Act with a view to making amendments that allow for reporting of election fraud and ensuring that legislation can be enforced; and

FURTHER BE IT RESOLVED THAT a copy of this resolution be forwarded to the Honourable Premier Doug Ford, the Minister of Municipal Affairs and Housing, MPP Sylvia Jones (Dufferin-Caledon) and all Ontario municipalities and the Association of Municipalities of Ontario (AMO)

CARRIED.

Nicole Martin, Dipl. M.A.

CAO/Clerk | Township of Amaranth

374028 6th Line | Amaranth | ON | L9W 0M6

Tel: 519-941-1007 ext. 227 | Fax: 519 - 941-1802

Our Offices are now open to the public by “appointment only” basis for all services including payment of accounts. To book your appointment, please call 519-941-1007. Masks are required when attending the municipal office.

For accurate information on COVID-19 please visit: www.ontario.ca/COVID-19



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Please note that the Council of the Township of Amaranth recently endorsed the following resolution at its regular meeting of Council held on November 18, 2020:

Whereas previous assessment methodologies for aggregate resource properties valued areas that were used for aggregate resources or gravel pits at industrial land rates on a per acre basis of the total site and such properties were formally classified and taxed as industrial lands; and

WHEREAS Township of Amaranth Council supports a fair and equitable assessment system for all aggregate resource properties; and

WHEREAS the Municipal Property Assessment Corporation determined, with the participation only of the Ontario Stone, Sand and Gravel Association, revised criteria for assessing aggregate resource properties; and

WHEREAS Township of Amaranth Council has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties.

Resolution #4

Moved by: C. Gerrits – Seconded by: H. Foster

NOW THEREFORE BE IT RESOLVED THAT:

The Township of Amaranth Council does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and

THAT Township of Amaranth Council believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values; and

THAT Township of Amaranth hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value ; and

THAT Township of Amaranth Council directs the Clerk to provide a copy of this motion to the Ministers of Finance; Municipal Affairs and Housing; and Natural Resources and Forestry; and to AMO, ROMA, and all Ontario municipalities and local MPP(s).

CARRIED.

Nicole Martin, Dipl. M.A.

CAO/Clerk | Township of Amaranth

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The Corporation of the Township of Huron-Kinloss

P.O. Box 130
21 Queen St.
Ripley, Ontario
N0G2R0

Phone: (519) 395-3735

Fax: (519) 395-4107

E-mail: info@huronkinloss.com

Website: <http://www.huronkinloss.com>

Honourable Doug Ford, Premier of Ontario,
Queen's Park Legislative Building
1 Queen's Park, Room 281
Toronto, ON M7A 1A1
premier@ontario.ca

November 23, 2020

Dear Honourable Doug Ford;

Please be advised the Council of the Township of Huron-Kinloss at its regular meeting held on November 16, 2020 passed the following resolution;

Re: Copy of Resolution #722

Motion No. 722

Moved by: Jeff Elliott Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Council hereby supports Northumberland County and Town of Wasaga Beach in asking that the Provincial government develop tougher laws with larger financial penalties when dealing with unauthorized car rallies and participants and FURTHER directs staff to forward a copy of this resolution to the Premier of Ontario, the Ministry of the Solicitor General, the Ministry of the Attorney General, the local O.P.P Detachment Commander, AMO and all Ontario Municipalities.

Carried

Sincerely,



Kelly Lush
Deputy Clerk



Community Services

Legislative Services

November 17, 2020

File #120203

Sent via email: premier@ontario.ca

The Honourable Doug Ford, Premier of Ontario
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Honourable and Dear Sir:

Re: Town of Grimsby - Amendment to Bill 108 - *More Homes, More Choice Act, 2019*, which amended the *Ontario Heritage Act* - Request to Remove the Powers provided to the Local Planning Appeal Tribunal, Retain Authority for Hearing Certain Appeals by the Conservation Review Board, and Return the Authority for Final Decisions to Municipal Councils

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of November 16, 2020 received and supported correspondence from the Town of Grimsby dated November 4, 2020 strongly recommending that Schedule 11 of Bill 108 be amended to return the authority for final decisions to municipal council's as the elected representatives of the communities wherein the property and its features of cultural heritage value exist.

Attached please find a copy of the Town of Grimsby's correspondence dated November 4, 2020.

Thank you for your attention to this matter

Yours very truly,

Carol Schofield, Dipl.M.A.
Manager, Legislative Services/Clerk
cschofield@forterie.ca

CS:dlk

c.c.

The Honourable Lisa MacLeod, Ministry of Heritage, Sport, Tourism and Culture Industries Lisa.macleodco@pc.ola.org

Andrea Horwath, MPP and Leader of the Official Opposition and the Ontario NDP Party, MPP horwatha-qp@ndp.on.ca

Steven Del Duca, Leader of the Ontario Liberal Party steven@ontarioliberal.ca

Mike Schreiner, MPP and Leader of the Green Party of Ontario Mschreiner@ola.org

Sam Oosterhoff, MPP, Niagara West sam.oosterhoff@pc.ola.org

Devanne Kripp, Deputy Town Clerk, Town of Grimsby dkripp@grimsby.ca

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

Ontario Municipalities

All MPP's in the Province of Ontario

Niagara Region ann-marie.norio@niagararegion.ca

Mailing Address:

The Corporation of the Town of Fort Erie

1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterie.ca

B

From: "Devanne Kripp" <dkripp@grimsby.ca>
To: "doug.fordco@pc.ola.org" <doug.fordco@pc.ola.org>
Date: 2020-11-04 10:20 AM
Subject: Proposed Regulation under the Ontario Heritage Act – Bill 108

Dear Hon. Doug Ford:

At its meeting of October 19, 2020, the Town of Grimsby Committee of the Whole passed the following resolution, which was subsequently approved by Council on November 2, 2020:

Moved by Councillor Bothwell; Seconded by Councillor Freake;

Resolved that the Report PA20-22 dated October 19, 2020, be received; and, That the report be endorsed and submitted to the Province, along with the following motion, as the Town of Grimsby's comments to the Environmental Registry.

WHEREAS Royal Assent has been granted to Bill 108 entitled 'More Homes, More Choice Act, 2019' on June 6, 2019; and,

WHEREAS Schedule 11 of Bill 108 contains amendments to the Ontario Heritage Act which require appeals under the Ontario Heritage Act to be heard by the Local Planning Appeal Tribunal not the Conservation Review Board; and,

WHEREAS the Conservation Review Board is an adjudicative tribunal that, through the mandate provided by the Ontario Heritage Act, considers a number of matters such as:

- The proposed designation of a property as having cultural heritage value or interest;
- Applications for the repeal of a By-law on a specific property;
- Applications related to the alteration of a property covered by a By-law; and,
- Matters related to archaeological licensing, and,

WHEREAS Schedule 11 of Bill 108 will come into effect on a date to be proclaimed by the Lieutenant Governor; and,

WHEREAS the Local Planning Appeal Tribunal are not experts in heritage matters unlike members of the Conservation Review Board; and,

WHEREAS the Local Planning Appeal Tribunal decisions are binding decisions unlike the Conservation Review Board non-binding recommendations; and,

WHEREAS the Ontario Heritage Act provides a means for municipalities to protect and preserve the cultural heritage value or interest of the municipality for generations to come; and,

WHEREAS the Conservation Review Board currently provides reports to municipal council's setting out its findings of fact, and its recommendations so that a final decision can be rendered by municipalities about what is valuable in their community;

WHEREAS the Town of Grimsby remains committed to the preservation and protection of property of cultural heritage value or interest;

NOW THEREFORE BE IT RESOLVED THAT the Town of Grimsby strongly recommends that Schedule 11 of Bill 108 be amended to remove the powers provided to

RECEIVED

NOV 16 2020

BY COUNCIL

the Local Planning Appeal Tribunal, retaining authority for hearing certain appeals by the Conservation Review Board; and,

BE IT FURTHER RESOLVED THAT the Town of Grimsby strongly recommends that Schedule 11 of Bill 108 be amended to return the authority for final decisions to municipal council's as the elected representative of the communities wherein the property and its features of cultural heritage value exist; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Honourable Doug Ford, Premier of Ontario, Lisa McLeod the Minister of Heritage, Sport, Tourism and Culture Industries, Andrea Horwath, MPP and Leader of the Official Opposition and the Ontario NDP Party, MPP Steven Del Duca Leader of the Ontario Liberal Party, Mike Schreiner MPP and Leader of the Green Party of Ontario, Sam Oosterhoff MPP Niagara West; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Association of Municipalities of Ontario (AMO), all MPP's in the Province of Ontario, the Niagara Region and all Municipalities in Ontario for their consideration."

We strongly recommend that the Ontario government consider amendments to Bill 108 to return the final authority to municipal Council's to determine what is of cultural heritage value or interest in their communities with the benefits of the expert and professional advice provided by the Conservation Review Board.

CARRIED

YES: Councillors Bothwell, Dunstall, Freake, Kadwell, Ritchie, Sharpe, Vaine, Vardy and Mayor Jordan

A copy of the report has been enclosed.

Regards,

Devanne Kripp, Dipl. M. A.

Deputy Town Clerk

905 945 9634 ext. 2177

Town of Grimsby | 160 Livingston Avenue, P.O Box 159 | Grimsby ON L3M 4G3 | www.grimsby.ca



Report To: Committee of the Whole

Meeting Date: October 19, 2020

Subject: Proposed Regulation under the Ontario Heritage Act (Bill 108)

Recommendation(s)

1. That the Report PA20-22 dated October 19, 2020, be received and
2. That the report be endorsed and submitted to the Province, along with the following motion, as the Town of Grimsby's comments to the Environmental Registry.

WHEREAS Royal Assent has been granted to Bill 108 entitled 'More Homes, More Choice Act, 2019' on June 6, 2019; and,

WHEREAS Schedule 11 of Bill 108 contains amendments to the Ontario Heritage Act which require appeals under the Ontario Heritage Act to be heard by the Local Planning Appeal Tribunal not the Conservation Review Board; and,

WHEREAS the Conservation Review Board is an adjudicative tribunal that, through the mandate provided by the Ontario Heritage Act, considers a number of matters such as:

- The proposed designation of a property as having cultural heritage value or interest;
- Applications for the repeal of a By-law on a specific property;
- Applications related to the alteration of a property covered by a By-law; and,
- Matters related to archaeological licensing. AND,

WHEREAS Schedule 11 of Bill 108 will come into effect on a date to be proclaimed by the Lieutenant Governor; and,

WHEREAS the Local Planning Appeal Tribunal are not experts in heritage matters unlike members of the Conservation Review Board; and,

WHEREAS the Local Planning Appeal Tribunal decisions are binding decisions unlike the Conservation Review Board non-binding recommendations; and,



WHEREAS the Ontario Heritage Act provides a means for municipalities to protect and preserve the cultural heritage value or interest of the municipality for generations to come; and,

WHEREAS the Conservation Review Board currently provides reports to municipal council's setting out its findings of fact, and its recommendations so that a final decision can be rendered by municipalities about what is valuable in their community;

WHEREAS the Town of Grimsby remains committed to the preservation and protection of property of cultural heritage value or interest;

NOW THEREFORE BE IT RESOLVED THAT the Town of Grimsby strongly recommends that Schedule 11 of Bill 108 be amended to remove the powers provided to the Local Planning Appeal Tribunal, retaining authority for hearing certain appeals by the Conservation Review Board; and,

BE IT FURTHER RESOLVED THAT the Town of Grimsby strongly recommends that Schedule 11 of Bill 108 be amended to return the authority for final decisions to municipal council's as the elected representative of the communities wherein the property and its features of cultural heritage value exist; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Honourable Doug Ford, Premier of Ontario, Lisa McLeod the Minister of Heritage, Sport, Tourism and Culture Industries, Andrea Horwath, MPP and Leader of the Official Opposition and the Ontario NDP Party, MPP Steven Del Duca Leader of the Ontario Liberal Party, Mike Schreiner MPP and Leader of the Green Party of Ontario, Sam Oosterhoff MPP Niagara West; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Association of Municipalities of Ontario (AMO), all MPP's in the Province of Ontario, the Niagara Region and all Municipalities in Ontario for their consideration."

We strongly recommend that the Ontario government consider amendments to Bill 108 to return the final authority to municipal Council's to determine what is of cultural heritage value or interest in their communities with the benefits of the expert and professional advice provided by the Conservation Review Board.



Purpose

To provide staff with direction to provide comments to the Environmental Registry on the proposed changes to the Ontario Heritage Act (Bill 108). As the impetus for the new proposed regulations is Bill 108, *The More Homes, More Choices Act*, staff remain concerned that the Province's stated objective to increase housing supply should not come at the expense of the Town of Grimsby's irreplaceable cultural heritage resources, as the purpose of the *Ontario Heritage Act* being to protect and conserve heritage properties.

Background

Updates to the Ontario Heritage Act (Bill 108)

In November 2018, the Province introduced a consultation document: "Increasing Housing Supply in Ontario." On May 2, 2019, the Minister of Municipal Affairs and Housing introduced "More Homes, More Choice: Ontario's Housing Supply Action Plan" and the supporting Bill 108 – the proposed More Homes, More Choice Act. The Province stated that the objective of these initiatives is to ensure more housing choices/supply and address housing affordability. The Ontario Heritage Act was one of 13 provincial statutes impacted by Bill 108.

At that time, the proposed regulations for the OHA were unknown but the Ministry of Tourism, Culture and Sport indicated that regulations were to be released "later this year" after consultation and would be posted for comment. At that time, the changes to the OHA were expected to be proclaimed and in full force and effect for July 1, 2020. Later this date was changed to January 1, 2021. The proposed regulations were released for public comment on September 21, 2020, being partially delayed by the COVID-19 pandemic. The changes to the OHA are still anticipated to be proclaimed on January 1, 2021. Comments on the proposed regulations are due to the Environmental Registry by November 5, 2020. Communication from the Ministry of Tourism, Culture and Sport indicates that 'Updates to the existing Ontario Heritage Tool Kit, which will support implementation of the amendments and proposed regulation, are forthcoming. Drafts of the revised guides will be made available for public comment later this fall.' Staff will share this information with the Grimsby Heritage Advisory Committee and Council as it becomes available.



Analysis/Comments

The Environmental Registry posting includes the proposed regulations and a summary of the proposed regulations for the following:

1. Principles that a municipal council shall consider when making decisions under specific parts of the OHA.
2. Mandatory content for designation by-laws.
3. Events which would trigger the new 90-day timeline for issuing a notice of intention to designate and exceptions to when the timeline would apply.
4. Exceptions to the new 120-day timeline to pass a designation by-law after a notice of intention to designate has been issued.
5. Minimum requirements for complete applications for alteration or demolition of heritage properties.
6. Steps that must be taken when council has consented to the demolition or removal of a building or structure, or a heritage attribute.
7. Information and material to be provided to Local Planning Appeal Tribunal (LPAT) when there is an appeal of a municipal decision to help ensure that it has all relevant information necessary to make an appropriate decision.
8. Housekeeping amendments related to amending a designation by-law and an owner's reapplication for the repeal of a designation by-law.
9. Transition provisions.

Many of the proposed regulations are procedural and provide clarity on the new processes that were including in Bill 108. The summary of the proposals is as follows:

Regulatory Proposals

1. Principles to guide municipal decision making

The amendments to the Ontario Heritage Act give authority to prescribe principles that a municipal council shall consider when making decisions under prescribed provisions of Parts IV and V of the Act. The proposed principles relate to the purpose of the Ontario Heritage Act and are intended to help decision-



makes better understand what to focus on when making decisions under the Act.

The proposed principles are consistent with Ontario's policy framework for cultural heritage conservation. The proposed principles provide context for a municipality to follow when making decisions about designated heritage properties, including the minimization of adverse impacts to the cultural heritage value of a property or district. They also require the municipality to consider the views of all interested persons and communities. The new principles will be used in conjunction with Ontario Regulation 9/06, for which no changes have been proposed at this time. While staff already use many similar principles to guide the review process, it is noted that many of the principles use 'should' rather than 'shall' in reference to the principles. The most problematic is the principle that "property that is determined to be of cultural heritage value or interest should be protected and conserved for all generations". Using 'should' rather than 'shall' contradicts the Provincial Policy Statement 2020, which states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved". Staff would prefer consistency in the language in these two provincial policies and recommend that the language from the PPS 2020 be adopted as a principle for the Ontario Heritage Act.

An additional recommendation would be that the definition of 'adaptive reuse' included in this section be revised from "the alteration of a property of cultural heritage value or interest to fit new uses or circumstances while retaining the heritage attributes of the property" to "the alteration of a property of cultural heritage value or interest to fit new uses or circumstances while retaining the cultural heritage value or interest and the heritage attributes of the property".

2. Mandatory content for designation by-laws

The Ontario Heritage Act amendments provide a regulatory authority to prescribe mandatory content for designation by-laws. The goal is to achieve greater consistency across municipalities and to provide improved clarity for property owners through designation by-laws including:

- Identifying the property for the purposes of locating it and providing an understanding of its layout and components;*
- Establishing minimum requirements for the statement of cultural heritage value or interest; and*
- Setting standards for describing heritage attributes.*

From staff's perspective, the most significant changes to the requirements for a



designation by-law are:

- The requirement to include a map or image of the area. This has not typically been done in the past due to the preferences of the Land Registry Office; however, from a staff perspective, this would not be difficult or onerous.
- The description of the heritage attributes must be 'brief' and also explain how each attribute contributes to the cultural heritage value or interest of the property. Staff note that the requirement for explanations may make the description less brief, but are generally supportive of this requirement as it may help clarify both the heritage attributes and the cultural heritage value of the property. However, this requirement will likely increase the amount of staff time required to draft designation by-laws.
- The by-law may list any features of the property that are not heritage attributes. Including a formal list of non-heritage attributes within the by-law could provide clarity to both the property owner and the Town of Grimsby.

3. 90-day timeline to issue a Notice of Intention to Designate Amendments to the Ontario Heritage Act establish a new 90-day timeline for issuing a notice of intention to designate (NOID) when the property is subject to prescribed events. It also allows for exceptions to this restriction to be prescribed.

The new timeline is intended to encourage discussions about potential designations with development proponents at an early stage to avoid designation decisions being made late in the land use planning process. The ministry has proposed three triggers which would place this restriction on council's ability to issue a NOID. These are applications submitted to the municipality for either an official plan amendment, a zoning by-law amendment or a plan of subdivision.

The proposed regulation also provides exceptions to when the 90-day timeline applies. The ministry is proposing the following categories of exceptions.

- Mutual agreement – Where an extension of, or exemption from, the 90-day restriction on issuing a NOID is mutually agreed to by the municipality and the property owner who made the application under *the Planning Act*.
- Administrative restrictions – Where municipal council or heritage committee are limited in their ability to reasonably fulfill the statutory requirements for issuing a NOID within the original 90-day timeframe. This would apply in cases of a declared emergency or where a municipal heritage committee would be unable to provide its recommendations to council. The timeframe would be extended by 90 days.
- New and relevant information – Where new and relevant information could have an impact on the potential cultural heritage value or interest of the



property is revealed and needs further investigation. Council would be able to extend the timeframe through a council resolution. In the case of new and relevant information council would have 180 days from the date of the council resolution to ensure there is sufficient time for further information gathering and analysis to inform council's decision.

Expiration of restriction – The 90-day restriction on council's ability to issue a NOID would not remain on the property indefinitely and would no longer apply when the application that originally triggered the 90-day timeframe is finally disposed of under the Planning Act.

The proposed regulation also provides notification requirements related to the exceptions to the 90-day timeframe restriction.

Overall, the regulations provide required clarity to the proposed new timelines. Staff are pleased that one of the exemptions to the new regulated timelines is through mutual agreement, as many developers in Grimsby have demonstrated their willingness to work with staff and Council to work towards heritage conservation goals through the planning process.

The exemption for 'new and relevant' materials is useful to ensure that all parties have all of the information needed to make a decision. To this end, the regulations also provide a definition of 'new and relevant' to be applied in this context.

The termination period for the 90-day timelines is limited to the lifespan of the specific planning application. This will ensure that properties are not prohibited from heritage conservation indefinitely.

However, staff have several concerns in regards to these proposed regulations. First, the 90 day timeline will not provide enough time for the town to request and review a peer review of a Heritage Impact Assessment, should the town feel that review is necessary. Staff recommend that the 90 day timeline be increased, or that an additional exemption be included that provides municipalities more time to address requirements for peer review. Likewise, the substantially reduced time limit for planning decisions in Bill 108, especially in regards to decisions for zoning by-law amendments, will create challenges for staff where heritage properties are involved in a planning application.

Staff also note that these new timelines will require significant changes to internal processes in order to accommodate the regulations, which in turn will take a significant amount of staff time to coordinate between Heritage Planning staff, and Planning staff.

4. 120-day timeline to pass a designation by-law Amendments to the Ontario Heritage Act establish a new requirement for designation by-laws to be passed within 120 days of issuing a Notice of Intention to Designate (NOID). It also



allows for exceptions to be prescribed. The ministry is proposing the following categories for exceptions.

- *Mutual agreement - Where an extension of, or exemption from, the requirement to pass a by-law within 120 days of issuing a NOID is mutually agreed to by the municipality and the property owner.*
- *Administrative restrictions – Where municipal council is limited in its ability to reasonably fulfill the statutory requirements for passing a designation bylaw within the original 120-day timeframe. This would apply in cases of a declared emergency.*
- *New and relevant information – Where new and relevant information that could have an impact on the potential cultural heritage value or interest of the property is revealed and needs further investigation.*
- *Council would be able to extend the timeframe through a council resolution to ensure there is enough time for further information gathering and analysis to inform its decision.*
- *Council would have an additional 180 days from the date of the council resolution to pass the bylaw.*

Exceptions allowing for the extension of the 120-day timeframe for passing a by-law must occur prior to the expiry of the initial 120 days. The proposed regulation includes notification requirements related to the exceptions to the 120-day timeframe.

Similar to the exemptions for the 90-day designation notice timeline, the proposed exemptions to pass a designation by-law, especially through mutual agreement, are generally considered helpful. The practice of passing a by-law soon after the objection period has expired (or an appeal has been resolved), is already undertaken in Grimsby for most designations. However, staff would note that implementing these regulations will require staff time to accomplish.

5. 60-day timeline to confirm complete applications, alteration or demolition and contents of complete applications

Amendments to the Ontario Heritage Act establish a new timeline of 60 days for the municipality to respond to a property owner about the completeness of their application for alteration of, or demolition or removal affecting, a designate heritage property. It also provides a regulatory authority for the Province to set out minimum requirements for complete applications. The purpose of these provincial minimum standards is to ensure transparency so that property owners are aware of what information is required when making an application. The



details of what is proposed in regulation reflect current municipal best practices. The proposed regulation also enables municipalities to build on the provincial minimum requirements for complete applications as a way of providing additional flexibility to address specific municipal contexts and practices. Where municipalities choose to add additional requirements, the proposed regulation requires them to use one of the following official instruments: municipal by-law, council resolution or official plan policy. The proposed regulation establishes that the 60-day timeline for determining if the application is complete and has commenced starts when an application is served on the municipality. It further proposes that applications may now be served through a municipality's electronic system, in addition to email, mail or in person.

The introduction of a timeline to confirm a complete application for heritage issues is new, but is not unwelcome as it will provide clarity for the property owner and the town. The list of submission requirement set out in the regulations is similar to the requirements that the town already requires; however, a more thorough review of any proposed materials should be undertaken and a report brought forward to Council to confirm Grimsby's list of required submissions and be adopted by municipal by-law as required by the regulation. The ability for the town to set its own additional requirements (through due process) is important to ensure that the town's heritage conservation goals are met.

However, staff note that the requirements for a complete application are only applied to subsections 33 (2) and 34 (2) of the *Ontario Heritage Act*, meaning that there are no requirements for a complete application for properties designated under Part V as part of heritage conservation districts. Staff recommend that the requirements for complete application also be applied to district properties.

6. Prescribed steps following council's consent to a demolition or removal under s. 34.3

Amendments to the Ontario Heritage Act provide that municipal council consent is required for the demolition or removal of any heritage attributes, in addition to the demolition or removal of a building or structure. This is because removal or demolition of a heritage attribute that is not a building or structure, such as a landscape element that has cultural heritage value, could also impact the cultural heritage value or interest of a property.

Prior to the amendments, where council approved a demolition or removal under s. 34, the Act required council to repeal the designation by-law. However, in cases where only certain heritage attributes have been removed or demolished, or where the demolition or removal was of a structure or building that did not have cultural heritage value or interest, the property might still retain cultural



heritage value or interest. In these cases, repeal of the by-law would not be appropriate.

The proposed regulation provides municipalities with improved flexibility by requiring council to first determine the impact, if any, of the demolition or removal on the cultural heritage value or interest of the property and the corresponding description of heritage attributes. Based on the determination council makes, it is required to take the appropriate administrative action, which ranges from issuing a notice that no changes to the by-law are required, to amending the by-law as appropriate, to repealing the by-law. Council's determination and the required administrative actions that follow are not appealable to LPAT.

The proposed regulation provides that, where council has agreed to the removal of a building or structure from a designated property to be relocated to a new property, council may follow an abbreviated process for designating the receiving property. The proposed regulation provides a series of administrative steps to support the designation by-law. Council's determination that the new property has cultural heritage value or interest and the subsequent designation by-law made under this proposed regulation would not be appealable to LPAT.

The requirement to issue notice for demolition of any heritage attributes of a property was a concern, however, the clarification that a repealing by-law may not be required for every demolition is helpful. Following the demolition or removal, if the cultural heritage value or interest and heritage attributes do not need amending, the only notice requirement is to the Ontario Heritage Trust, who are already required to receive notice of all decisions regarding alterations, demolitions, removals and relocations.

However, staff would note that the wording of the regulation is slightly confusing: "After the demolition or removal of a building, structure or heritage attribute on the property is complete, the council of the municipality shall, in consultation with the municipal heritage committee established under section 28 of the Act, if one has been established, make one of the following determinations.." Staff are unclear on if this means that removal of any building, even one that is not a heritage attribute (i.e. a modern garden shed), requires Council approval.

7. Information to be provided to LPAT upon an appeal with the exception of decisions made under section 34.3 as described above, all final municipal decisions related to designation, amendment and repeal, as well as alteration of a heritage property under the Act will now be appealable to LPAT, in addition to decisions related to demolition and Heritage Conservation Districts, which were already appealable to LPAT. The decisions of LPAT are binding. Preliminary objections to designation matters will now be made to the municipality, before the final decision is made. Prior to the amendments, appeals of designation-related notices or appeals of alteration decisions were made to the Conservation Review Board, whose decisions were not binding.



A regulatory authority was added to ensure that appropriate information and materials related to designations, alteration and demolition decisions are forwarded to the LPAT to inform appeals. The proposed regulation outlines which materials and information must be forwarded for every LPAT appeal process in the Act by the clerk within 15 calendar days of the municipality's decision.

The two-tier process of objection to the municipality, followed by appeal to the LPAT, is a noted concern as this new process will create delays for property owners, staff, the Grimsby Heritage Advisory Committee and Council. The updated regulation does not change this; it provides a list of the materials and information required for LPAT appeals.

8. Housekeeping amendments

Amendments to the Act included regulatory authority to address a few housekeeping matters through regulation. Previously, where a municipality proposed to make substantial amendments to an existing designation by-law it stated that the designation process in section 29 applied with necessary modifications. The proposed regulation clearly sets out the modified process, including revised language that is more appropriate for an amending by-law. The proposed regulation also makes it clear that there is no 90-day restriction on issuing a notice of proposed amendment to a by-law and provides that council has 365 days from issuing the notice of proposed amendment to pass the final amending by-law and that this timeframe can only be extended through mutual agreement.

The proposed regulation also outlines restrictions on a property owner's ability to reapply for repeal of a designation by-law where the application was unsuccessful, unless council consents otherwise. The one-year restriction on an owner's reapplication maintains what had been included in the Act prior to the amendments.

The ability to amend a heritage designation by-law is improved through the regulations that provide clarity to the stated process. Staff support this regulation as it will make it easier to update old designation by-laws as required, as well as make amendments to by-laws that require updating to remove listed heritage attributes as per the new regulation.

9. Transition

Section 71 of the Ontario Heritage Act establishes a regulation-making authority for transitional matters to facilitate the implementation of the amendments, including to deal with any problems or issues arising as a result of amendments. The proposed transition rules provide clarity on matters that are already in progress at the time the amendments come into force.

General Transition Rule



All processes that commenced on a date prior to proclamation would follow the process and requirements set out in the Act as it read the day before proclamation. The proposed regulation sets out the specific triggers for determining if a process had commenced.

Exceptions

Outstanding notices of intention to designate. Where council has published a notice of intention to designate but has not yet withdrawn the notice or passed the by-law at the time of proclamation, the municipality will have 365 days from proclamation to pass the by-law, otherwise the notice will be deemed withdrawn. Where a notice of intention to designate has been referred to the Conservation Review Board, the 365 days would be paused until the Board either issues its report or until the objection has been withdrawn, whichever occurs earlier.

90-Day restriction on issuing a NOID

The 90-day restriction on council's ability to issue a NOID would only apply where all notices of complete application have been issued by the municipality in relation to a prescribed Planning Act application, on or after proclamation.

Prescribed steps following council's consent to demolition or removal (s.34.3)

The ministry is proposing that the prescribed steps would apply following consent to an application by the municipality or by order of the Tribunal, where at the time of proclamation council had not already repealed the by-law under s. 34.3.

Staff would note that the transitions proposed will place increased demand on staff time and resources in order to prepare for the January 1, 2021 implementation deadline. As this has not been accounted or planned for, staff would recommend that the proclamation deadline be pushed to July 1, 2021 to allow municipalities more time to prepare, especially in consideration of the COVID-19 pandemic, which has already created additional stress on staff resources.

Regulatory Impact Assessment

The objective of the proposed regulation is to improve provincial direction on how to use the Ontario Heritage Act, provide clearer rules and tools for decision making, and support consistency in the appeals process. Direct compliance costs and administrative burdens associated with the proposed regulations are unknown at this time. New rules and tools set out in the proposed regulations are expected to result in faster development approvals.

There are anticipated social and environmental benefits as the proposed regulation seeks to achieve greater consistency to protecting and managing heritage property across the province.

Overall, staff support many of the proposed regulation changes, as they provide greater clarity for the new processes created through Bill 108. Some of the concerns identified



by the town in their comments on Bill 108 remain, such as all appeals being moved to the Local Planning Appeal Tribunal (LPAT) from the Conservation Review Board (CRB).

The proposed regulations appear to be consistent with the objectives of Provincial policy and the OHA to conserve significant cultural heritage resources. However, many of the town's existing processes will need to be adjusted to conform to the proposed regulation changes. Staff would recommend to the Province that more time be provided to municipalities to accommodate the new regulations, especially given that the COVID-19 pandemic is in the second wave and also because the revised Ontario Heritage Took Kit has not been provided for draft comment and review. Additionally, staff resources will need to be evaluated in light of the current volume of heritage alteration applications to ensure the delivery of heritage reports and notices occur within the specified timelines. The substantially reduced time limit for planning decisions in Bill 108, especially in regards to decisions for zoning by-law amendments, will create challenges for staff where heritage properties are involved in a planning application.

The Province has noted that the direct compliance costs and administrative burdens are unknown at this time. Staff would suggest that the cost and burden on already stressed municipalities operating in an ongoing pandemic would be significant.

Strategic Priorities

This report addresses the corporate strategic goal to: Protect, preserve and enhancing Grimsby's distinct heritage and culture

Financial Impact

There are no direct financial implications arising from the recommendations in this report. However, the proposed regulation changes will have undetermined financial impacts for the town.

Public Input

Members of the public may provide comments on Bill 108's proposed changes through the related postings on the Environmental Registry of Ontario (ERO) website.

Conclusion

As the impetus for the new proposed Bill regulations is Bill 108, *The More Homes, More Choices Act*, staff remain concerned that the Province's stated objective to increase housing supply should not come at the expense of the Town of Grimsby's irreplaceable cultural heritage resources, as the purpose of the *Ontario Heritage Act* being to protect and conserve heritage properties.



Prepared by,

A handwritten signature in black ink, appearing to read "B. Verrecchia".

Name: Bianca Verrecchia
Title: Assistant Heritage Planner

Submitted by,

A handwritten signature in black ink, appearing to read "Antonietta Minichillo".

Name: Antonietta Minichillo
Title: Director of Planning, Building & Bylaw



The Corporation of the Township of Huron-Kinloss

P.O. Box 130
21 Queen St.
Ripley, Ontario
N0G2R0

Phone: (519) 395-3735

Fax: (519) 395-4107

E-mail: info@huronkinloss.com

Website: <http://www.huronkinloss.com>

Honourable Doug Ford, Premier of Ontario,
Queen's Park Legislative Building
1 Queen's Park, Room 281
Toronto, ON M7A 1A1
premier@ontario.ca

November 23, 2020

Dear Honourable Doug Ford;

Please be advised the Council of the Township of Huron-Kinloss at its regular meeting held on November 16, 2020 passed the following resolution;

Re: Copy of Resolution #723

Motion No. 723

Moved by: Ed McGugan Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby supports the Township of Lake of Bays in asking the Provincial government to consider an amendment to Bill 124 to make it a requirement that the building contractor name be disclosed and that the contractor must provide proof of insurance, thus providing greater accountability and responsibility and ensuring that municipalities will not bear the burden alone and FURTHER directs staff to forward a copy of this resolution to the Premier of Ontario, AMO and all Ontario Municipalities.

Carried

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Lush". The signature is fluid and cursive.

Kelly Lush
Deputy Clerk



The Corporation of the Township of Huron-Kinloss

P.O. Box 130
21 Queen St.
Ripley, Ontario
N0G2R0

Phone: (519) 395-3735

Fax: (519) 395-4107

E-mail: info@huronkinloss.com

Website: <http://www.huronkinloss.com>

November 23, 2020

Please be advised the Council of the Township of Huron-Kinloss at its regular meeting held on November 16, 2020 passed the following resolution;

Re: Copy of Resolution #720

Motion No. 720

Moved by: Ed McGugan Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby support The City of Clarence-Rockland in requesting the Ministry modify the regulations governing the establishment of cannabis retail stores and to instruct the Alcohol and Gaming Commission to evaluation criteria, and provide added weight to the comments of a municipality concerning matters in the public interest when considering the application of new stores and FURTHER directs staff to forward this resolution to to all Ontario municipalities.

Carried

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Lush". The signature is written in a cursive, flowing style.

Kelly Lush
Deputy Clerk

Please note that the Council of the Township of Amaranth recently endorsed the following resolution at its regular meeting of Council held on November 18, 2020:

Resolution #5

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

The Township of Amarnath Council provide support for the resolution adopted by Northumberland County requesting their request that:

- A governing body be created to regulate cannabis production; and
- The governing body take a unified approach be taken to land use planning restrictions; and
- The governing body enforce the regulations under the Cannabis Act on behalf of the licensing agency and ensures local authorities are in fact provided with notification of any license issuances, amendment, suspensions, reinstatement, re revocation within their region; and
- The governing body communicated more readily with local governments; and
- The governing body provides local government with more support; and

FURTHER BE IT RESOLVED THAT the Township of Amarnath Council forward this resolution to all municipalities in Ontario, the Minister of Agriculture, Food and rural Affairs, requesting that legislation be enacted to support local governments with cannabis land use management and enforcement issues.

CARRIED.

Nicole Martin, Dipl. M.A.

CAO/Clerk | Township of Amaranth
374028 6th Line | Amaranth | ON | L9W 0M6
Tel: 519-941-1007 ext. 227 | Fax: 519 - 941-1802

Our Offices are now open to the public by “appointment only” basis for all services including payment of accounts. To book your appointment, please call 519-941-1007. Masks are required when attending the municipal office.

For accurate information on COVID-19 please visit: www.ontario.ca/COVID-19



DISCLAIMER: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender



The Corporation of the Township of Huron-Kinloss

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Website: <http://www.huronkinloss.com>

Honourable Doug Ford, Premier of Ontario,
Queen's Park Legislative Building
1 Queen's Park, Room 281
Toronto, ON M7A 1A1
premier@ontario.ca

November 23, 2020

Dear Honourable Doug Ford;

Please be advised the Council of the Township of Huron-Kinloss at its regular meeting held on November 16, 2020 passed the following resolution;

Re: Copy of Resolution #719

Motion No. 719

Moved by: Ed McGugan Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss Council hereby supports Northumberland County, the Township of Blandford-Blenheim, Municipality of Tweed and Township of Asphodel-Norwood in their request that a governing body be established to regulate cannabis production and to take a unified approach to land use planning and restrictions AND in also requesting to amend the legislation under which these facilities operate to ensure the safety and rights of the local communities in which they are situated are respected AND FURTHER directs staff to forward a copy of this resolution to the Prime Minister of Canada, the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Ontario Provincial Police, AMO and all municipalities within the Province of Ontario.

Carried

Sincerely,



Kelly Lush
Deputy Clerk



Community Services

Legislative Services

November 17, 2020

File #120203

The Honourable Ernie Hardeman, Minister of
Agriculture, Food and Rural Affairs
11th Floor, 77 Grenville St.
Toronto, ON M5S 1B3
Ernie.Hardeman@pc.ola.org

The Honourable Marie-Claude Bibeau,
Minister of Agriculture and Agri-Food
House of Commons *
Ottawa, ON K1A 0A6
Marie-Claude.Bibeau@parl.gc.ca

Honourable and Dear Ministers:

Re: Township of Asphodel-Norwood - Enact Legislation to Support Local Governments with Land Use Management and Enforcement Issues regarding Bill C-45 - Cannabis Act

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of November 16, 2020 received and supported correspondence from the Township of Asphodel-Norwood dated October 7, 2020 requesting the governing body in cannabis production that: takes a unified approach to land use planning restrictions; enforces the regulations under the Cannabis Act on behalf of the licencing agency and ensures local authorities are in fact provided with notification of any licence issuance, amendment, suspension, reinstatement, or revocation within their region; communicates more readily with local governments and provides local governments with more support.

Attached please find a copy of the Township of Asphodel-Norwood dated October 7, 2020.

Thank you for your attention to this matter

Yours very truly,

Carol Schofield, Dipl.M.A.

Manager, Legislative Services/Clerk

cschofield@forterie.ca

CS:dlk

c.c.

Roger Bonneau, Mayor, Township of Asphodel-Norwood mHUDSON@antownship.ca

Wayne Gates, MPP-Niagara Falls, Legislative Assembly of Ontario wGates-co@ndp.on.ca

Sam Oosterhoff, MPP-Niagara West-Glanbrook, Legislative Assembly of Ontario

sam.oosterhoff@pc.ola.org

Jennifer Stevens, MPP-St. Catharines JStevens-CO@ndp.on.ca

Jeff Burch, MPP-Niagara Centre JBurch-QP@ndp.on.ca

Dean Allison, MP-Niagara West dean.allison@parl.gc.ca

Chris Bittle, MP- St. Catharines Chris.Bittle@parl.gc.ca

Tony Baldinelli, MP- Niagara Falls Tony.Baldinelli@parl.gc.ca

Vance Badawey, MP- Niagara Centre Vance.Badawey@parl.gc.ca

[Ontario Municipalities](http://OntarioMunicipalities.com)

Mailing Address:

The Corporation of the Town of Fort Erie

1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterie.ca

D



p.705-639-5343
f. 705-639-1880
info@antownship.ca
www.antownship.ca

2357 County Road 45
P.O. Box 29
Norwood, ON
K0L 2V0

Office of the Mayor
Rodger Bonneau

October 7, 2020

Sent via E-mail

Re: Cannabis Production

Dear Ministers, Members of Parliament, and Members of Provincial Parliament,

Please be advised that the Council for the Corporation of the Township of Asphodel-Norwood passed the following resolution at its regular meeting of September 22, 2020:

Motion No. 239/20 | Moved by: Councillor Walsh | Seconded by: Deputy Mayor Burt

WHEREAS the Ontario Federation of Agriculture has adopted the position that licenced cannabis production for medical and/or recreational-use purposes should be considered a farming activity;

AND WHEREAS the Government of Canada introduced Bill C-45 (the Cannabis Act) to create the foundation for a comprehensive national framework to provide restricted access to regulated cannabis, and to control its production, distribution, sale, importation, exportation, and possession;

AND WHEREAS Section 7 of the Cannabis Act requires that any person who intends to submit an application for a licence for cultivation, a licence for processing, or a licence for sale that authorizes the possession of cannabis must provide written notice to: a) The local government, b) The local fire authority, and c) The local police force or the Royal Canadian Mounted Police detachment responsible for providing policing services to the area in which the site is referred to in the application;

AND WHEREAS Section 35(1) of the Act requires a holder of a licence for cultivation, a licence for processing, or a licence for sale that authorizes the possession of cannabis to provide a written notice to the local authorities within 30 days of issuance, amendment, suspension, reinstatement or revocation of a licence and provide a copy of said notice to the Minister; and

RECEIVED
NOV 16 2020
BY COUL...



p. 705-639-5343
f. 705-639-1880
info@antownship.ca
www.antownship.ca

2357 County Road 45
P.O. Box 29
Norwood, ON
K0L 2V0

FURTHER BE IT RESOLVED THAT the Township of Asphodel-Norwood requests a governing body in cannabis production that:

1. Takes a unified approach to land use planning restrictions;
2. Enforces the regulations under the Cannabis Act on behalf of the licencing agency and ensures local authorities are in fact provided with notification of any licence issuance, amendment, suspension, reinstatement, or revocation within their region;
3. Communicates more readily with local governments; and
4. Provides local governments with more support.

AND FURTHER BE IT RESOLVED THAT the Township of Asphodel-Norwood will forward this motion to the following partners: All municipalities in Ontario, the MP and MPP of Northumberland-Peterborough South, the MP and MPP of Peterborough-Kawartha, the Minister of Agriculture, Food and Rural Affairs, and the Minister of Agriculture and Agri-Food with the request that they enact legislation to support local governments with land use management and enforcement issues.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Rodger Bonneau".

Rodger Bonneau, Mayor
Township of Asphodel-Norwood

- c. E. Hardeman, Minister of Agriculture, Food and Rural Affairs
M. Bibeau, Minister of Agriculture and Agri-Food
D. Piccini, MPP Northumberland-Petrborough South
P. Lawrence, MP Northumberland-Petrborough South
D. Smith, MPP Peterborough –Kawartha
M. Monsef, MP Peterborough-Kawartha
All municipalities in Ontario



Community Services

Legislative Services

November 17, 2020

File #120203

The Honourable Doug Ford, Premier of
Ontario
Room 281, Legislative Building,
Queen's Park
Toronto, ON M7A 1A1

The Honourable David Lametti,
Minister of the Attorney General
McMurtry-Scott Building
720 Bay Street, 11th floor
Toronto, ON M7A 2S9

premier@ontario.ca

David.Lametti@parl.gc.ca

Honourable and Dear Sirs:

**Re: City of Hamilton - Request to the Premier and Minister of Attorney General -
Amending the AGCO Process to Consider Radial Separation from other Cannabis
Locations**

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of November 16, 2020 received and supported correspondence from the City of Hamilton dated September 8 2020 requesting the Province to consider amending its licensing and application process for Cannabis Retail Stores to consider radial separation from other cannabis locations.

Attached please find a copy of the City of Hamilton's correspondence dated September 8, 2020.

Thank you for your attention to this matter

Yours very truly,

Carol Schofield, Dipl.M.A.

Manager, Legislative Services/Clerk

cschofield@forterie.ca

CS:dlk

c.c.

Fred Eisenberger, Mayor Email: Lisa Kelsey, Legislative Coordinator lisa.kelsey@hamilton.ca

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

Sam Oosterhoff, MPP, Niagara West sam.oosterhoff@pc.ola.org

Jennie Stevens, MPP, St. Catharines jstevens-QP@ndp.on.ca

Wayne Gates, MPP, Niagara Falls wgates-qp@ndp.on.ca

Jeff Burch, MPP, Niagara Centre jburch-qp@ndp.on.ca

Ontario Municipalities

Mailing Address:

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Web-site: www.forterie.ca



OFFICE OF THE MAYOR
CITY OF HAMILTON

September 8, 2020

Honourable Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Honourable Doug Downey
Attorney General
Ministry of the Attorney General
McMurtry-Scott Building
720 Bay Street, 11th Floor
Toronto, ON M7A 2S9

Subject: **Amending the AGCO Licensing and Application Process for Cannabis Retail Stores to Consider Radial Separation from Other Cannabis Locations**

Dear Premier & Attorney General,

Hamilton City Council, at its meeting held on August 21, 2020, approved a motion, Item 6.1, which reads as follows:

WHEREAS in late 2019 the Province of Ontario announced that the AGCO had been given regulatory authority to open the market for retail cannabis stores beginning in January 2020, without the need for a lottery;

WHEREAS the AGCO has continued to send Cannabis Retail Store applications to the City of Hamilton for the required 15-day comment period,

WHEREAS the City has reviewed 61 Cannabis Retail Store applications for comment since January 2020;

WHEREAS the AGCO does not take into consideration radial separation for Cannabis Retail Stores.

THEREFORE, BE IT RESOLVED:

RECEIVED

NOV 16 2020

BY COUNCIL

- (a) **That the Mayor contact the Premier of Ontario, Ministry of Attorney General, and local Members of Parliament to ask that the Province consider amending its licensing and application process for Cannabis Retail Stores to consider radial separation from other cannabis locations.**
- (b) **That the request be sent to other municipalities in Ontario, including the Association of Municipalities of Ontario for their endorsement.**
- (c) **That Staff be requested to submit heat maps outlining the location of all proposed AGCO Cannabis Retail Store in the City on all AGCO Cannabis Retail Store applications.**

As per the above, we write to request, on behalf of the City of Hamilton, that the appropriate legislative and regulatory changes be made and implemented to the AGCO licensing and application process to take into consideration radial separation for Cannabis Retail Stores as a condition of approval for a license.

Currently the City of Hamilton has reviewed 61 cannabis retail location applications since January 2020. Approximately 12 of these potential locations are within 50m (or less) of each other.

The City of Hamilton appreciates that the AGCO conducts a background search prior to approving any licenses, however the lack of separation between locations poses a community safety issue, as the over saturation in specific area(s)/wards, can negatively impact the surrounding community with increased traffic flow, and an overall "clustering" of stores within a small dense area.

The City of Hamilton is confident that radial separations from cannabis retail locations will have a significant positive impact on the community and allow for its residents to continue to enjoy a safe and healthy community lifestyle.

Sincerely,



Fred Eisenberger
Mayor

C: Hon. Donna Skelly, MPP, Flamborough-Glanbrook

Hon. Andrea Horwath, Leader of the Official Opposition, MPP, Hamilton Centre
Hon. Paul Miller, MPP, Hamilton East-Stoney Creek
Hon. Monique Taylor, MPP, Hamilton Mountain
Hon. Sandy Shaw, MPP, Hamilton West-Ancaster-Dundas



4800 SOUTH SERVICE RD
BEAMSVILLE, ON L0R 1B1
905-563-8205

November 17, 2020

SENT VIA EMAIL

Norfolk County
50 Colborne St., S.
Simcoe, ON N3Y 4H3

Attention: Andy Grozelle, County Clerk (andy.grozelle@norfolkcounty.ca)

RE: SUPPORT RESOLUTION FROM THE MUNICIPALITY OF NORFOLK COUNTY, ILLICIT CANNABIS OPERATIONS

Please be advised that Council for the Corporation of the Town of Lincoln at Special Council Meeting held on November 16, 2020, endorsed and passed the following motion in support of Norfolk County's motion (attached) regarding Illicit Cannabis Operations that was passed and ratified on October 20, 2020.

Moved by: Councillor Paul MacPherson; Seconded by: Councillor Dianne Rintjema

THAT Council for the Corporation of the Town of Lincoln support the correspondence item as attached from Norfolk County dated October 26, 2020 regarding Illicit Cannabis Operations.

CARRIED

Regards,

Julie Kirkelos
Town Clerk
jkirkelos@lincoln.ca

cc: Sam Oosterhoff, MPP
Dean Allison, MP
All Ontario Municipalities



Norfolk County Office of the Mayor

October 26, 2020

The Right Honourable Justin Trudeau
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Health Canada
Address Locator 0900C2
Ottawa, Ontario
K1A 0K9

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Toronto ON M7A 1A1

Ontario Provincial Police
General Headquarters
Lincoln M. Alexander Queen's Park Building
777 Memorial Avenue
Orillia, ON
L3V 7V3

Dear Right Honourable Prime Minister Trudeau and Premier Ford,

Re: Illicit Cannabis Operations

At their meeting of October 20, 2020 Norfolk County Council approved Resolution No. 6 of the Council-In-Committee meeting of October 13, 2020 which reads as follows:

Res. 6

WHEREAS illicit cannabis grow operations are a significant issue in many municipalities in Ontario;

AND WHEREAS there are often significant negative impacts from illicit cannabis operations upon surrounding communities and residents;

AND WHEREAS the intent of legalizing cannabis was to eliminate the 'black market' not allow it to expand with relative impunity;

AND WHEREAS Norfolk County estimates that there are approximately 70 cannabis operations in our municipality;

THEREFORE BE IT RESOLVED,

THAT the Mayor issue a letter to the Prime Minister of Canada, Premier of Ontario, Health Canada and the Ontario Provincial Police;

AND THAT Norfolk County Council request that solutions to the current crisis which may include but are not limited to; better regulation and tracking of the prescription of cannabis in Canada by doctors, increased regulatory and enforcement presence by Health Canada, increased OPP resources, increased funding to municipalities to deal with complaints and By-Law issues generated by illicit cannabis grow operations;

AND FURTHER THAT a copy of the submission by Debbie France be attached to the Mayor's letter.

Your attention to this important issue is appreciated.

Yours Truly,



Mayor Kristal Chopp
Norfolk County

cc. Toby Barrett- MPP Haldimand-Norfolk
Diane Finley – MP Haldimand-Norfolk
All Ontario Municipalities

Submission Debbie France
Cannabis Reference Material

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- 2) Cannabis land use reports
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- 9) Federal MP's who are actively requesting Health Canada to solve Cannabis issue
- 10) Municipal guide to Cannabis legislation (by FCM)
- 11) The final report of the task force on Cannabis legalization and regulation
- 12) Municipalities who have refused requests for exceptions to bylaws
- 13) Court cases - Bylaw violation
- 14) Nuisance bylaw amendment - Cannabis Odour
- 15) Municipalities that have requested assistance from Province

Note: The list of links in this document is a small representation of information mostly connected to news articles that show there are significant issues connected to Marijuana Cultivation in Agricultural areas throughout the Province of Ontario. We encourage anyone viewing this document to search and reach out in their municipality to discover how the issues are unfolding in the Municipality they call home. Further investigation is likely to uncover similar issues in areas throughout the Province of Ontario and across the Country. We expect that further investigation is likely to uncover other elected officials who have been actively trying to find solutions for the constituents they were elected to serve. We encourage anyone viewing this information to connect with the author of the letter that accompanies this list or they can email their contact information and concerns to debbiefrance@live.ca and a representative of this group will reply to help address their concerns.

Cannabis Articles

1) *General knowledge*

Article: Gaping hole in pot legislation is hitting Norfolk hard (Ontario Farmer Jan 24, 2020)
(Perhaps best article to understand entire issue)

<https://www.ontariofarmer.com/features/gaping-hole-in-pot-legislation-is-hitting-norfolk-hard/>

Article: Change is in the wind (Ontario Planners June 1, 2018)
(Outlines challenges for Municipalities from a planning perspective)

<https://ontarioplanners.ca/blog/planning-exchange/june-2018/change-is-in-the-wind>

Submission Debbie France
Cannabis Reference Material

Article: Stench among concerns as Bradford council hears about cannabis cultivation in Holland Marsh (Barrie Today Jun 14, 2020)

(Outlines common complaints amongst those living nearby grow ops)

<https://www.barrietoday.com/local-news/bradford-council-hears-from-public-about-cannabis-cultivation-in-holland-marsh-2433271>

Article: County council concerned by marijuana licences (Belleville Intelligencer June 25, 2020)

<https://www.intelligencer.ca/news/local-news/county-council-concerned-by-marijuana-licences>

2) Cannabis land use reports

Article: Final Land Use Study on Cannabis Production in The Town of Pelham

(Explains potential issues between Municipal By-laws & Farm & Food Protection Act relating to Cannabis) Review sections... 3.1, 3.2, 3.3, 3.5, 3.7 to understand potential issues

<https://pelham-pub.escribemeetings.com/filestream.ashx?DocumentId=21743>

3) Municipalities not permitting Cannabis grow ops on agricultural lands

Article: Brighton sets limits on where cannabis production facilities can locate (Northumberland news Apr 9, 2019)

<https://www.northumberlandnews.com/news-story/9274359-brighton-sets-limits-on-where-cannabis-production-facilities-can-locate/>

Article: Prime agricultural land no place for cannabis, Oro-Medonte coalition says (Simcoe May 31, 2020)

<https://www.simcoe.com/news-story/10001301-prime-agricultural-land-no-place-for-cannabis-oro-medonte-coalition-says/>

4) Municipal Panel & Roundtable Discussion with Local & Provincial Law Enforcement

Article: East Gwillimbury Cannabis Production Facilities Panel Discussion OPP & YRP discuss organized crime's active involvement in Cannabis production and the risks that it poses to residents (YouTube video)

<https://youtu.be/Oisv7MEIV14>

Article: Hastings-Lennox & Addington Roundtable on Illicit Cannabis Operations – Fed MP Derek Sloan

<https://www.facebook.com/watch/?v=3216967588368948&extid=jTObBPn7swAbfxrz>

5) Police Intervention - Police shut down massive illegal cannabis operation, seize more than 100k plants (CBC News Aug 21, 2020)

Article: <https://www.cbc.ca/news/canada/hamilton/project-woolwich-cannabis-niagara-1.5695691>

Submission Debbie France
Cannabis Reference Material

6) Police Intervention - Cannabis production allegedly fueling synthetic drug production labs (Project Moon)

Article: More than \$45m in drugs and cash seized as twin drug gangs dismantled in York Region
(CP24 Aug 8, 2019)

<https://www.cp24.com/news/more-than-45m-in-drugs-and-cash-seized-as-twin-drug-gangs-dismantled-in-york-region-1.4541063>

7) Police Intervention – raids involving production exceeding limits

St. Catharines

Article: Niagara police bust \$34m illegal cannabis operation (Global News July 1, 2020)

<https://globalnews.ca/news/7128873/niagara-illegal-cannabis-grow-op/>

King Township

Article: Police seize \$4.7m in illegal drugs after search of former Joe’s Garden property in King
(York Region Oct 7, 2019)

<https://www.yorkregion.com/news-story/9633352-police-seize-4-7m-in-illegal-drugs-after-search-of-former-joe-s-garden-property-in-king/>

Article: 8 charged after \$400k worth of ‘excess cannabis’ found on King Township grow-op
(CBC News Oct 2, 2018)

<https://www.cbc.ca/news/canada/toronto/eight-charged-marijuana-trafficking-cannabis-farms-york-region-1.4847114>

Article: Police bust marijuana grow op in King Township worth \$6.5m, seize 4,000 plants
(CTV News Aug 3, 2018)

<https://toronto.ctvnews.ca/police-bust-marijuana-grow-op-in-king-township-worth-6-5m-seize-4-000-plants-1.4039863>

Stouffville

Article: Police bust cannabis grow op in excess of licence limits near Aurora
(YorkRegion Jan 29, 2019)

<https://www.yorkregion.com/news-story/9148816-police-bust-cannabis-grow-op-in-excess-of-licence-limits-near-aurora/>

8) Police Intervention - Cannabis busts at US/Canada border

Article: Canadian resident arrested in relation to massive cannabis bust at U.S. border
(Global News June 16, 2020)

<https://globalnews.ca/news/7070697/canadian-involved-significant-drug-seizure-u-s-border/>

Submission Debbie France
Cannabis Reference Material

9) Federal MP's mentioned in articles who are actively requesting Health Canada to solve Cannabis issue

Article: MP Finley brings the issue of unlicensed large-scale marijuana producers to Parliament (Norfolk Today July 27, 2020) - **Fed MP Diane Finley**
<https://www.norfolktoday.ca/2020/07/27/96986/>

Article: Stomp out cannabis criminality: Sloan (Quinte News July 2, 2020) - **Fed MP Derek Sloan**
<https://www.quintenews.com/2020/07/02/stomp-out-cannabis-criminality-sloan/>

Article: 'Stinks like 10000 skunks': Tottenham residents want more potent restrictions for medical-marijuana growers (Simcoe Feb 11, 2020) - **Fed MP Terry Dowdall**
<https://www.simcoe.com/news-story/9844540--stinks-like-10-000-skunks-tottenham-residents-want-more-potent-restrictions-for-medical-marijuana-growers/>

10) Municipal guide to Cannabis legislation (by FCM)

<https://fcm.ca/en/resources/municipal-guide-cannabis-legalization>

11) The final report of the task force on Cannabis legalization and regulation

<https://hoban.law/2017/01/the-final-report-of-the-task-force-on-cannabis-legalization-and-regulation/>

12) Municipalities who have refused requests for exceptions to bylaws

Article: Marijuana setback relief denied (Simcoe Reformer May 29, 2019)
<https://www.simcoereformer.ca/news/local-news/marijuana-setback-relief-denied>

Article: Council officially denies the marijuana micro-cultivation facility (NewTecTimes March 6, 2020)
<http://newtectimes.com/?p=24388>

13) Court cases - Bylaw/Zoning violations

Article: Cannabis producer pleads guilty to violating bylaw (Simcoe Reformer Feb 20, 2020)
<https://www.simcoereformer.ca/news/local-news/cannabis-producer-enters-guilty-plea>

Article: East Gwillimbury takes medical marijuana facility to court (York Region Aug 12, 2020)
<https://www.yorkregion.com/news-story/10134439-east-gwillimbury-takes-medical-marijuana-facility-to-court/>

14) Nuisance bylaw amendment - Cannabis odour

Article: Council enacts nuisance by-law addressing cannabis odour concerns
(Bradford Today Jun 19, 2020)

<https://www.bradfordtoday.ca/local-news/council-enacts-nuisance-by-law-addressing-cannabis-odour-concerns-2441245>

Article: Hamilton targets large-scale personal grow operations with nuisance bylaw amendment
(Global News Apr 23, 2020)

<https://globalnews.ca/news/6857506/city-of-hamilton-nuisance-bylaw-amendments-personal-grow-operations-cannabis/>

Article: Nuisance bylaw to deal with cannabis odour coming soon to Lincoln
(Niagara This Week Aug 3, 2020)

<https://www.niagarathisweek.com/news-story/10128119-nuisance-bylaw-to-deal-with-cannabis-odour-coming-soon-to-lincoln/>

Article: Pelham gives stamp of approval on odour bylaw to deal with cannabis operations
(Niagara This Week Mar 27, 2020)

<https://www.niagarathisweek.com/news-story/9918340-pelham-gives-stamp-of-approval-on-odour-bylaw-to-deal-with-cannabis-operations/>

Article: Niagara area town buys \$5,000 device to measure weed smell after repeated complaints from residents (Timmins Today Jul 7, 2020)

<https://www.timminstoday.com/around-ontario/ontario-niagara-area-town-buys-5000-device-to-measure-weed-smell-after-repeated-complaints-from-residents-2545977>

15) Municipalities that have requested assistance from Province

Article: Council supports request for more control over cannabis production in municipalities
(Bradford Today May 22, 2020)

<https://www.bradfordtoday.ca/local-news/council-supports-request-for-more-control-over-cannabis-production-in-municipalities-2366228>

THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE

69 Fourth Avenue, Larder Lake, ON

Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

SECONDED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

Motion #: 4

Resolution #: 4

Date: November 24, 2020

THAT the Council of the Municipality of Larder Lake supports the City of Belleville's resolution requesting that the Province of Ontario consider providing funding support and training resources to municipalities in order to comply with the standards of O. Reg 191/11 under the Accessibility for Ontarians with Disabilities Act which requires designated public sector organizations to conform to WCAG 2.0 Level AA by January 1, 2021; And

FURTHER that this resolution be forwarded to the Premier of the Province of Ontario, John Vanthof, M.P.P., the Association of Municipalities of Ontario and all municipalities within the Province of Ontario."

Recorded vote requested:

	For	Against
Tom Armstrong	✓	
Patricia Hull	✓	
Paul Kelly	✓	
Lynne Paquette	✓	
Patty Quinn	✓	

I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Disclosure of Pecuniary Interest*

Chair:

*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.



"Inspiring a Healthy Environment"

November 26, 2020

Attention: Municipal CAOs, Clerks and Treasurers,

Subject: Upper Thames River Conservation Authority (UTRCA) 2021 Draft Budget

The UTRCA's 2021 Draft Budget has been significantly influenced by the on-going COVID-19 Pandemic. The impacts on demand for services and revenues during 2020 have been unprecedented and are expected to continue into 2021. The Draft Budget as presented foregoes strategic initiatives (Environmental Targets) as well as some capital investment and service growth needs, and instead presents a maintenance budget that respects economic constraints imposed on municipalities, contract funders, and individuals due to the pandemic.

At present, the Draft Budget totals \$16.8 million. The municipal levy increase averages 3.0% for operating purposes, of which 2.3% is driven by flood control needs with the remainder supporting the general levy. Every effort has been made to contain costs where possible, while still providing core services. While the average levy increase is 3.0%, increases for individual municipalities vary dramatically because of the provincial levy allocation formula (see #4 below), ranging from 7.5% for Oxford County to 1.5% for Thames Centre.

Conservation Authorities did not receive any additional provincial or municipal funding support in 2020, such as the widely available wage subsidies or COVID response grants. Instead, significant cuts were applied to staff wages, capital, and expenses across the board. No special funding for Conservation Authorities is expected in 2021. Provincial funding remains inadequate for the delegated responsibilities already imposed on Conservation Authorities. Despite this lack of financial support, the UTRCA continues to find ways to deliver programs and services that improve watershed health. The administration is proud of the effort and commitment of staff to achieve these ends; however, this approach is not sustainable. The recommendation to defer much needed funding for 2021 is only being considered due to the exceptional public health and economic circumstances, and with an expectation that budgets for 2022 and beyond will more accurately reflect actual costs to support local environmental needs and public demands for service.

Budget Context:

1. Environmental Targets Strategic Plan: The UTRCA's Strategic Plan (2016) recommends significant and planned service growth to support the achievement of specific environmental targets by 2037. Investment in the plan and service growth proceeded until 2020, when the final year of new municipal levy funding was reduced by 75% in response to municipal financial concerns. This final installment of new levy funding, totaling \$230,000, was deferred to the 2021 budget; however, that deferral is now being pushed until 2022. While this

2. deferral is justified based on municipal and other financial challenges, the consequences and risk of this deferral must be noted and include:
 - a. Added pressure for the organization to achieve its stated Environmental Targets despite delays in funding and program growth.
 - b. Added risk that the Environmental Targets will not be achieved by 2037.
 - c. The need to either reset with less ambitious Environmental Targets, or extend the plan's timeline, or both.
3. Inflation: An inflationary increase to wages of 0.6% has been included in the draft budget, based on Ontario's April-April CPI. UTRCA policy uses this measure as a guide for annual inflationary increases. It should be noted, though, that actual increases are typically much higher, e.g., property insurance premiums are expected to increase 25%, and property tax increases are between 3-5%.
4. Capital Spending: Capital spending has largely been deferred for 2021 except in support of public safety, such as rectifying electrical orders and/or maintenance of existing service levels (e.g., replacing vehicles and computer servers). In general, plans for equipment replacement continue to be deferred due to lack of capital funding.
5. Note that the UTRCA must apply the provincial funding formula that apportions levy across member municipalities. The formula uses MPAC's Current Value Assessment of municipal properties within each Authority's jurisdiction to calculate proportional costs. 2021 again sees shifts in the funding burden among municipalities as assessed land values for each municipality increased at different rates. This shift in funding based on the provincial formula is beyond the UTRCA's ability to control but creates frustration among municipalities as levy increases are variable and unpredictable.

2021 Budget Development Schedule

September 2020: Board direction regarding budget concepts

November 2020: Draft Budget Board approval

November - February 2020: Draft Budget circulation to member municipalities for comment

January 2021: Board review of municipal comments and budget reconsideration

February 2021: Budget review and approval

Please share the attached 2021 Draft Budget with Council and appropriate staff, and contact either Michelle Viglianti (vigliantim@thamesriver.on.ca) or Ian Wilcox (wilcoxi@thamesriver.on.ca) if you have questions or would be interested in more information for Council.

Sincerely,



Ian Wilcox



1424 Clarke Road, London, ON N5V 5B9
519-451-2800
infoline@thamesriver.on.ca
www.thamesriver.on.ca

2021 Draft Budget



2021 UTRCA Draft Budget

November 2020

The UTRCA's 2021 Draft Budget has been significantly influenced by the on-going COVID-19 Pandemic. The impacts during 2020 on demand for services and on revenues have been unprecedented and are expected to continue into 2021. The Draft Budget as presented foregoes strategic initiatives (Environmental Targets), some capital investment, and service growth needs, and instead presents a maintenance budget that respects economic constraints imposed on municipalities, contract funders, and individuals by the pandemic. This budget recommendation focuses on immediate financial challenges at the expense of the organization's long term strategic goals. The implications of this approach include the following:

1. Environmental Targets Strategic Plan:

The UTRCA's Strategic Plan (2016) recommends significant and planned service growth to support the achievement of specific environmental targets by 2037. Investment in the plan and service growth proceeded until 2020, when the final year of new municipal levy funding was reduced by 75% in response to municipal financial concerns. This final installment of new levy funding, totaling \$230,000, was deferred to the 2021 budget; however, that deferral is now being pushed to 2022. The consequences and risks of this deferral must be noted and include:

- Added pressure for the organization to achieve its stated Environmental Targets despite delays in funding and program growth.
- Added risk that Environmental Targets will not be achieved by 2037.
- The need to either reset with less ambitious Environmental Targets, or extend the plan's timeline, or both.
- The risk of changes to the Conservation Authorities Act (Bill 108) removing levying powers for components of the Strategic Plan. There is a risk that certain Targets will not be eligible for municipal funding as of 2022 and future program delivery will become inconsistent as each municipality chooses whether or not to fund on-going work.

2. Inflation:

An inflationary increase to wages of 0.6% has been included in the draft budget based on Ontario's April-April CPI. Our policy is to consider this measure as a guide for annual inflationary increases, but it should be noted that actual increases are typically much higher. For example, property insurance premiums are expected to increase 25%, and property tax increases are between 3-5%.

3. Capital Spending:

Capital spending has largely been deferred for 2021 except in support of public safety, such as rectifying electrical orders and/or maintenance of existing service levels, including replacement of two trucks and computer servers. In general, plans for equipment replacement continue to be deferred due to lack of capital funding.

4. Provincial Funding Formula:

Note that the provincial funding formula that apportions levy across member municipalities will change again in

2021. The formula uses MPAC's Current Value Assessment of municipal properties within each CA's jurisdiction to calculate proportional costs. 2021 again sees the funding burden shift to rural municipalities as the value of farmland has increased faster than other land use types. This shift in funding is beyond the UTRCA's ability to control but does create frustration among our rural municipalities as their levy increases are inflated relative to other municipalities.

5. Salary Review/Reorganization:

Staff retention is a key management priority at the UTRCA. Reduced staff turn-over benefits the organization through employment of experienced staff, return on investment in staff training, and fewer disruptions to work flow. The last formal salary review was completed in 2006 and, while the organizational structure has been tweaked over time, there are also structural barriers to staff growth and advancement. Both issues have been recognized during the past few years but have recently become a priority as staff retention is being affected. A total of \$20,000 has been added to the 2021 budget to fund a formal salary review. Recommendations are expected for increased wages across the salary grid; however, funding these increases will pose a significant challenge for the Authority in 2022 and beyond. A full review of the UTRCA's organizational structure will be deferred until provincial changes to the Conservation Authorities Act are fully understood.

In summary, the UTRCA is presenting a combined deficit budget with a projected shortfall of \$636,000. This projection includes a conservative estimate of "soft revenue," which is typically contract revenue that is expected during the year from programs that have not yet been announced. The municipal levy increase is 3.0% for operating purposes, of which 2.3% is driven by flood control needs with the remainder supporting the general levy.

Significant cuts were made during 2020 with no additional provincial or municipal funding support, including widely available wage subsidies. Cuts were applied to staff wages, capital, and expenses across the board. No special funding for Conservation Authorities is expected in 2021. Provincial funding remains inadequate for the delegated responsibilities imposed on the UTRCA.

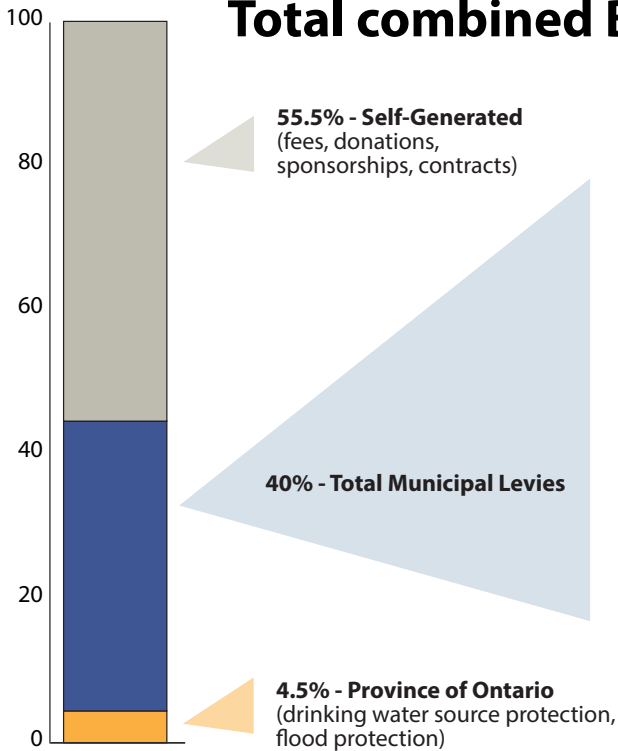
Despite this lack of financial support, the UTRCA continued to find ways to deliver programs and services that improve watershed health. While the administration is proud of the effort and commitment of staff to achieve these ends, this is not sustainable. The decision to defer much needed funding for 2021 can only be considered under these exceptional public health and economic circumstances, and with an expectation that budgets for 2022 and beyond will more accurately reflect actual costs to support local environmental needs and public demands for service.

2021 Draft Budget

2021 Draft Budget: Summary

November 2020

Total combined Budget Revenue (\$16,179,970)



Municipality	% of CVA for Part of Levy	Total 2021 Levy
County of Oxford	16.723	\$1,073,370
City of London	64.214	\$4,284,376
Township of Lucan Biddulph	0.343	\$17,219
Municipality of Thames Centre	3.223	\$166,897
Municipality of Middlesex Centre	2.379	\$119,285
City of Stratford	7.287	\$404,946
Township of Perth East	1.449	\$75,253
Township of West Perth	1.490	\$135,564
Town of St. Marys	1.458	\$126,593
Township of Perth South	1.230	\$61,650
Municipality of South Huron	0.205	\$10,279
Townships of Zorra	0	\$15,000 *
Township of South-West Oxford	0	\$5,610 *
TOTAL	100%	\$6,496,042

* The dam levy is applied directly as these municipalities are the sole beneficiaries of the structures.

The formula that determines each municipality’s share (percentage) of the levy reflects, in part, the assessed value of each municipality’s land within the watershed, as set out in the Conservation Authorities Act. The Province provides these assessed values (Current Value Assessment or CVA) annually.

The remainder of the levy reflects the specific benefiting percentage each municipality derives from the flood control structures. These percentages are identified in the table titled “Dam & Flood Control Levy - Details,” on the final page of this budget. For example, the City of London benefits 100% from Fanshawe Dam and, therefore, is the only municipality levied for operating and maintaining that structure. Wildwood and Pittcock Dams use unique benefiting formulas.

The municipal levy is the most important funding received by the Conservation Authority as this investment allows the Authority to obtain and retain staff expertise. Staff leverage the municipal share by applying for grants from foundations, generating funds from user fees, entering into contracts and obtaining sponsorships from the private sector.

In the draft budget, the UTRCA leverages the 40% funded by municipalities into another 55.5% of funding to support a broad range of services for watershed residents, as directed by the Board of Directors.



2021 Draft Budget: Summary

November 2020

Operating Budget 2020

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
REVENUES:					
New Levy Funding					
Municipal General Levy	4,113,390	4,113,335	4,154,463	1%	
Assessment Growth Levy	310,037	-	-		
Dam and Flood Control Levies	1,461,675	1,461,675	1,636,062	12%	Dam Safety Reviews underway at Fanshawe Dam and Pittock Dam
Operating Reserve Levy	33,678	33,678	34,014	1%	
	5,918,780	5,608,688	5,824,539	4%	
Amortized Levy from previous years					
Municipal General Levy	239,794	239,794	611,942	155%	Some Targets activity in 2020 delayed
Flood Control Levies	78,062	78,062	120,142	54%	
Capital Maintenance Levy	42,745	47,297	51,926	10%	
	360,601	365,153	784,010	115%	
MNRF Transfer Payment	181,217	181,217	181,213	-0%	Remains at 50% of recent levels
Contracts and Grants					
Municipal within Watershed	894,351	1,059,945	858,773	-19%	
Municipal outside Watershed	73,340	129,660	130,676	1%	
Provincial	635,591	770,804	1,183,403	54%	
Federal	464,599	541,534	273,528	-49%	Previous NDMP program ended in March 2020
All Other	1,853,982	1,946,932	1,724,803	-11%	
	3,921,863	4,448,875	4,171,183	-6%	
User Fees and Other Revenues					
Conservation Areas	3,709,056	2,527,862	3,539,502	40%	Fees have been adusted for 2021
Planning and Permit Fees	315,000	390,000	335,000	-14%	Resumption of pre-COVID demand anticipated
Education Fees	125,000	65,800	63,500	-3%	
Landowner, Tree Sales, Cost Recoveries	166,500	135,090	194,000	44%	Level of activity expected to resume in 2021
	4,315,556	3,118,752	4,132,002	32%	
Other Revenues					
From Deferred Revenues	582,621	535,434	25,000	-95%	
Donations, Interest and Gains	295,350	212,903	140,370	-34%	Interest rate reductions in 2020 affecting this income
	877,971	748,337	165,370	-78%	
Funding required from Reserves	-	-	201,975	100%	For flood control operations
TOTAL REVENUES	15,575,988	14,471,022	15,460,291	7%	
EXPENDITURES:					
Mission Cost Centres					
Community Partnerships	1,301,859	1,308,089	1,521,274	16%	Includes Targets activities
Water & Information Management	2,726,437	2,595,648	2,780,199	7%	
Environmental Planning & Regs	2,253,972	2,108,896	2,363,163	12%	Expanding need for planning & regulatory activity
Conservation Services	1,995,488	1,971,072	1,777,989	-10%	Reflect amount of work that can be achieved
Watershed Planning, Research & Monit	1,120,434	1,109,841	1,111,818	0%	
Conservation Areas	4,496,269	3,749,340	4,364,360	16%	Not yet a planned return to all pre-COVID activities
Lands & Facilities	1,746,540	1,524,391	1,691,455	11%	
Service Cost Centres (unallocated)	257,310	163,296	153,077	-6%	
Program Operating Expenditures	15,898,309	14,530,573	15,763,335	8%	
Desired Transfer to Reserves	53,678	-	285,000	100%	Only flood control reserves impacted here
TOTAL EXPENDITURES	15,951,987	14,530,573	16,048,335	10%	
NET SURPLUS (DEFICIT)	(375,999)	(59,551)	(588,043)	887%	Projected deficit from operations for 2021 \$588,043
Depreciation Expense	1,221,973	1,153,341	1,161,434	1%	
CASH SURPLUS (DEFICIT)	84 5,974	1,093,790	573,391	-48%	

2021 Draft Budget: Summary**November 2020****Capital Budget 2021**

	Pre-Covid 2020 Budget	2021 Budget	Notes (see below for list of acronyms)
FLOOD CONTROL			
Capital Funding			
Flood Control Capital Levy	2,876,007	646,503	Reflects hiatus in construction at London Dykes in 2021
Federal Funding	2,988,000	160,000	
Provincial - Water and Erosion Control Infrastructure	125,000	115,150	
Funding from reserves	157,508	(33,731)	For amounts going into reserves
Total current year funding	6,146,515	887,922	
Capital Projects			
Dam Safety Reviews	23,808	-	Safety reviews at Fanshawe Dam and Pittock Dam
Fanshawe Dam	50,000	40,168	moved to operations
Wildwood Dam	301,591	102,941	
Pittock Dam	81,232	47,037	
London Dykes	5,483,508	417,575	Design work for remainder of Dykes for 2021
Mitchell Dam	-	71,101	
Small Dams	64,374	58,124	
Total Spending	6,004,513	736,946	
Surplus (Deficit) from Flood Control Capital	142,002	150,976	
OTHER CAPITAL NEEDS			
Capital Funding			
Capital Maintenance Levy	175,126	178,626	
Capital Expenditures			
Land Improvements	115,000	-	
Infrastructure	40,000	115,000	Electrical and roadwork planned
Furniture and Fixtures	30,000	-	
Vehicles and Equipment	109,000	151,000	Includes a 1-ton cab and dump
Technology Equipment	67,500	50,000	Server and network storage replacements
Total Spending	361,500	316,000	
Surplus (Deficit) from other Organizational Capital	(186,374)	(137,374)	
Total Capital Budgets Surplus (Deficit)	(44,372)	13,602	

List of Acronyms

MNRF - Ministry of Natural Resources & Forestry (provincial)

NDMP - National Disaster Mitigation Program (federal)

2021 Draft Budget**November 2020****All Units, All Activities**

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
New Municipal Levies	8,794,787	8,181,940	6,496,042	-20.6%	Change includes capital levies
Government Transfer Payments	181,217	181,217	181,213	-0.0%	
Contracts	7,034,863	8,969,647	4,446,333	-50.4%	
User Fees	4,315,556	3,118,752	4,132,002	32.5%	Fees still lower than pre-COVID budgets
All other incl. Deferred Revenues	1,238,572	1,113,490	924,380	-17.0%	
Total Funding	21,564,994	21,565,046	16,179,969	-25.0%	
Expenditures					
Wages, Benefits, Per Diems	10,200,803	9,402,112	10,107,014	7.5%	Reduction from pre-COVID levels
Training, PPE, Travel Reimbursements	218,905	158,974	185,410	16.6%	Training still reduced due to COVID
Legal, Audit, Insurance, Banking	402,285	417,765	457,558	9.5%	
Advertising and Promotion	62,400	28,997	37,200	28.3%	
Consulting and Services	800,586	1,110,460	1,063,185	-4.3%	
Computers and Communications	337,225	309,054	339,330	9.8%	
Property, Utilities, Security	1,390,407	1,097,247	1,264,459	15.2%	Less than pre-COVID levels
Contracted Services, incl. Flood Control	5,884,000	6,470,183	568,880	-91.2%	Reflect reduced construction costs at Dykes
Supplies	1,218,259	1,265,576	1,198,352	-5.3%	
Flow Through Expenses	165,715	100,697	110,750	10.0%	
Depreciation Expense	1,221,973	1,153,341	1,161,434	0.7%	
Unallocated Costs	264	2	6,710	335375.5%	
Mission Centre Capital Costs	361,500	151,500	316,000	108.6%	Technology, vehicles and some infrastructure
Total Expenditures	22,264,322	21,665,908	16,816,281	-22.4%	
Surplus (Deficit) from these budgets	(699,327)	(100,863)	(636,311)		

Reserves Forecast

	Projected Reserve Transactions
Balance of Reserves end of 2019	6,693,543
Reserves Activity for 2020	
Estimated Surplus (Deficit) from budgets	(59,551)
From (to) Flood Control Reserves	(117,098)
Reserves Activity for 2021	
Estimated Surplus (Deficit) from budgets	(505,018)
From (to) Flood Control Reserves for Capital	33,731
From (to) Flood Control Reserves in Operations	83,025
Forecast Reserves end of 2021	6,128,631

2021 Draft Flood Control Capital Levy

November 2020



The UTRCA operates and manages a number of water and erosion control structures on behalf of its member municipalities. The operation and maintenance costs for these structures are apportioned to municipalities on a beneficiary pays basis. The UTRCA also maintains and operates a number of recreation dams on behalf of member municipalities. The benefiting municipality for these recreational structures is the municipality within which they are located. Capital maintenance of all of these structures is funded in the same proportions as operating, as shown in the table below.

The UTRCA Board of Directors has approved a 20 Year Capital Maintenance Plan for Water and Erosion Control Structures. This long term plan has been developed to coordinate the timing and financing of major capital repairs to the water and erosion control structures. The plan is reviewed and updated annually, to maintain a rolling 20 year estimate for planning and financing purposes.

With the plan in place, the UTRCA is able to leverage the municipal contributions to pursue senior government funding support for specific projects. The long term cost projections are also used to lobby senior levels of government to continue providing major capital repair grant programs, such as Ontario's Water and Erosion Control Infrastructure (WECI) program.

In 2021, the UTRCA continues to receive funding from the federal Disaster Mitigation & Adaptation Fund for the West London Dyke Reconstruction Project. Funding from WECI is not generally confirmed until May/June.

The amounts for the annual fixed contributions from the affected municipalities have been calculated based on long term flood control capital repair estimates. The 20 Year Capital Maintenance Plan includes provisions for reviews and for the adjustment of the municipal contributions, depending on updated studies and cost estimates. The 2021 Draft Flood Control Capital Levy is described in the table below.

Flood Control Capital Levy Summary

Municipality	Structure	Apportionment	2021 FC Capital Levy Total
Oxford County	Wildwood Dam	1.00%	\$100,000
	Pittock Dam	62.10%	
	Ingersoll Channel	100.00%	
City of London	Fanshawe Dam	100.00%	\$381,156
	Wildwood Dam	83.85%	
	Pittock Dam	36.75%	
	London Dykes & Erosion Control Structures	100.00%	
Town of St. Marys	Springbank Dam	100.00%	\$30,723
	St. Marys Floodwall	100.00%	
City of Stratford	Wildwood Dam	14.09%	--
	RT Orr Dam & Channel	100.00%	
Municipality of West Perth	Fullarton Dam	100.00%	\$5,000
	Mitchell Dam	100.00%	\$14,500
Township of Zorra	Emburo Dam	100.00%	\$1,500
	Harrington Dam	100.00%	\$5,000
Total Flood Control Capital Levy			\$537,879

2021 Draft Flood Control Capital Levy

Protecting People & Property & Supporting Sustainable Development

Water & Information Management



What we do:

- Reduce the risk of property damage and loss of lives due to flooding by providing watershed municipalities with flood forecasting and warning services and low water response.
- Operate and maintain water control structures (dams, dykes, channels, floodwalls), constructed in partnership with municipalities, to control flood flows and augment stream flow during dry periods.
- Operate and maintain recreational water control structures on behalf of municipalities.
- Comply with legislative requirements and guidelines at the local level.

Examples:

- Provide and maintain flood situation emergency plans and a flood warning system
- Continually monitor stream flow, reservoirs, and watershed conditions at 31 surface water monitoring stations, 23 precipitation stations, and 13 snow survey stations
- Forecast floods, issue flood bulletins, and collect and maintain flood damage information and historical flooding data
- Maintain and expand stream gauge network in order to improve stream flow, climatic and water quality monitoring
- Improve and calibrate flood forecasting models
- Coordinate, maintain, and improve stream flow through flow augmentation reservoirs
- Coordinate the upper Thames River watershed Low Water Response Team, which plans for drought response to meet the needs of watershed residents and business while protecting natural systems and human health
- Operate, inspect, and maintain flood control dams, dyke systems, channels, and erosion control structures, as well as medium sized municipal recreation dams and Conservation Area dams
- Undertake major maintenance projects on water and erosion control structures, and assess municipal erosion control works
- Secure capital maintenance funding for water and erosion control infrastructure, as well as senior government funding support for flood hazard mitigation
- Undertake dam safety studies and improve public safety around dams
- Update operation and maintenance manuals
- Provide technical expertise to identify natural hazards (such as flood plains and steep slopes) with the goal of protecting people and property from these natural hazards
- Host annual meeting with municipal flood coordinators
- Map and model flood plains and update hazard modelling and mapping in support of UTRCA Environmental Planning & Regulations unit

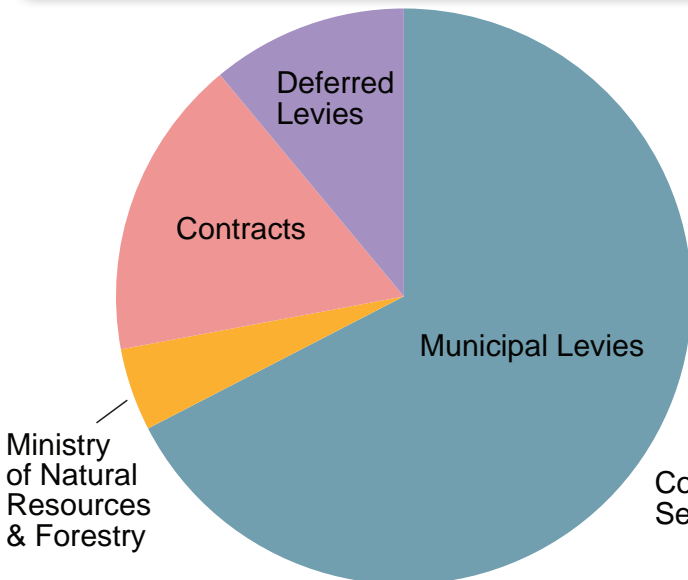
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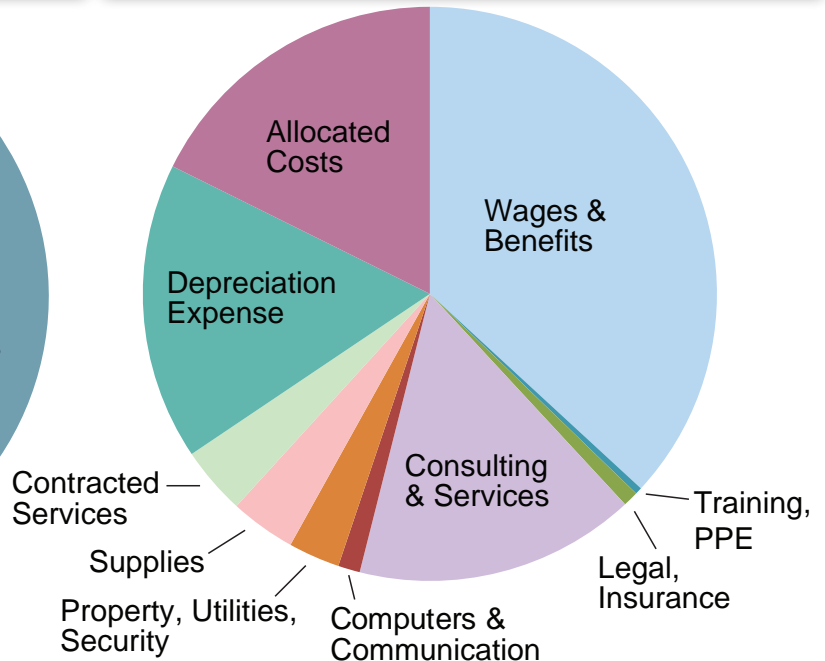
Water & Information Management

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Municipal Levies	4,427,530	4,124,775	2,415,976	-41.4%	Reduced capital expenditures on London Dykes
Government Transfer Payments	166,270	166,270	166,270	0.0%	
Contracts	3,416,252	4,945,424	606,414	-87.7%	Reflects end of NDMP funding
All Other incl. Deferred Revenues	78,062	78,062	395,142	406.2%	2020 budgets did not include some year end deferrals
Total Funding	8,088,113	9,314,530	3,583,802	-61.5%	
Expenditures					
Wages & Benefits	1,352,456	1,254,443	1,296,117	3.3%	
Training, PPE, Travel Reimbursements	18,300	6,600	13,600	106.1%	Compared to reduced COVID budget
Legal, Audit, Insurance, Banking	30,965	30,595	30,300	-1.0%	Has not been updated with latest insurance estimates
Consulting and Services	236,161	639,206	557,000	-12.9%	
Computers and Communications	61,000	39,550	43,250	9.4%	
Property, Utilities, Security	102,275	94,800	102,125	7.7%	
Contracted Services, incl. Flood Control	5,656,000	6,267,683	129,900	-97.9%	Reduced capital expenditures on London Dykes and due to changes in capitalization policy
Supplies	100,950	100,429	134,250	33.7%	Reflects change in capitalization policy
Depreciation Expense	585,912	573,969	588,903	2.6%	
Allocated Costs	586,931	572,208	621,700	8.6%	
Total Expenditures	8,730,950	9,579,483	3,517,145	-63.3%	
Surplus (Deficit) from these budgets	(642,837)	(264,953)	66,657		

FUNDING



EXPENDITURES



Protecting People & Property & Supporting Sustainable Development

Environmental Planning & Regulations

What we do:

- Reduce the risk to life and property from natural hazards such as flooding and unstable slopes, and support safe development.
- Promote the maintenance and enhancement of natural heritage features and areas such as woodlands, wetlands, and threatened species, and protect groundwater resources and promote their wise use.
- Comply with legislative requirements under the Conservation Authorities Act.
- Assist municipalities with fulfilling their Planning Act responsibilities by identifying natural hazard areas and natural heritage features, and providing policy support.

Examples:

- Review construction and approve projects in and around watercourses, flood plains, valley slopes, and wetlands to ensure development is safe for individuals and the community
- Provide land use planning advisory services to identify planning concerns related to natural hazards, natural heritage, development servicing, water quality, and natural resources
- Provide comments to assist municipalities with processing Official Plan and zoning by-law amendments, severances, variances and plans of subdivision
- Provide municipalities with access to policy and technical experts in various disciplines, including hydrology, hydrogeology, ecology, fisheries, engineering, bioengineering, stream morphology, and land use planning.
- Answer questions from the public regarding environmental aspects of land use planning
- Respond to property inquiries and mapping requests (legal, real estate, and general information)
- Administer approvals and investigate violations related to regulations made pursuant to the Conservation Authorities Act
- Screen and comment on mitigation related to projects requiring federal Fisheries Act review or approval
- Increase implementation of green infrastructure (Low Impact Development) through pilot projects and professional development opportunities



Protecting People & Property & Supporting Sustainable Development

Source Protection Planning

What we do:

- Deliver programs and services related to the conservation authority's duties, functions and responsibilities as a source protection authority under the Clean Water Act, 2006.
- Maintain local governance and capacity to facilitate and coordinate source protection initiatives for the Thames-Sydenham and Region.
- Engage local and regional stakeholders, provide source protection expertise, and coordinate local activities that support the implementation and updating of the Thames-Sydenham and Region Source Protection Plan.
- Monitor and report on Source Protection Plan implementation progress within the Thames-Sydenham and Region in accordance with requirements set out in the Act.
- Provide maintenance and operation of an informed and engaged local, multi-stakeholder Source Protection Committee for the Thames-Sydenham and Region to guide the local planning process.



Examples:

- Undertake work to update the Assessment Reports and Source Protection Plan (SPP) to protect human health and municipal drinking water sources (quality and quantity) by addressing implementation challenges, adding new scientific or technical information, or when a new drinking water system is added or changed.
- Receive and maintain information related to the monitoring policy summaries from municipalities and other implementing bodies, including analyzing and interpreting the information received to report on implementation progress to local stakeholders and the Province.
- Issue confirmation notices to municipal drinking water system owners, as required under the Act, for new and changing municipal residential drinking water systems.
- Provide advice to stakeholders on the review of local applications, planning proposals, or decisions in vulnerable areas to ensure SPP policies are considered.
- Provide Risk Management Services to assist participating municipalities in implementing the SPP through risk management, prohibition, and restricted land use policies. Education and outreach are key policy priorities to deliver an effective program.
- Collaborate with municipalities and conservation authorities to develop and operate the Local Source Water Information Management System to assist municipalities in meeting their obligations under the Clean Water Act and Source Protection Plans.

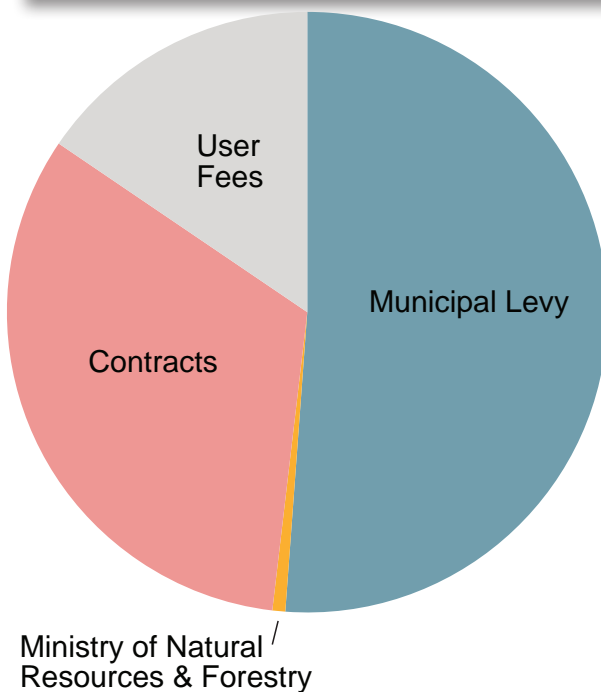
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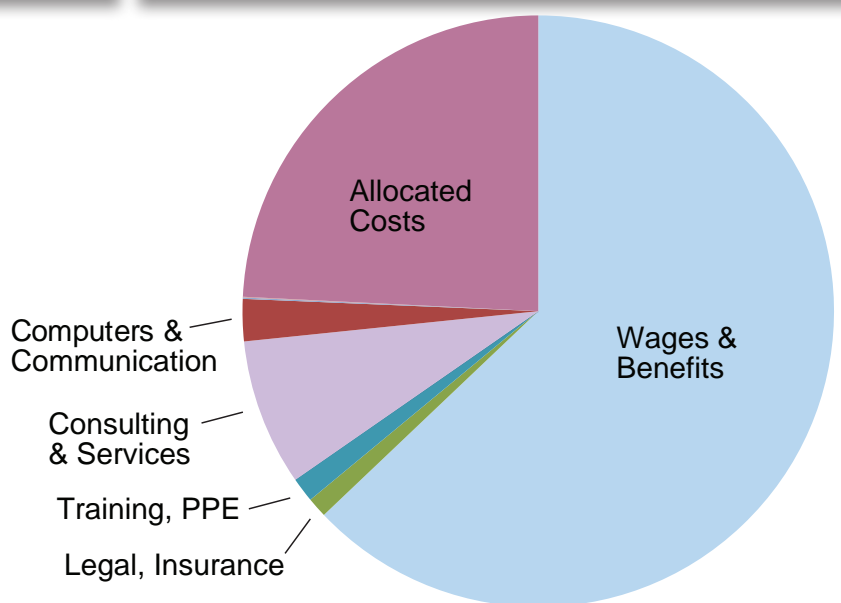
Environmental Planning & Regulations

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Municipal Levies	1,359,434	1,049,397	1,104,886	5.3%	
Government Transfer Payments	14,947	14,947	14,943	-0.0%	
Contracts	689,389	724,566	704,571	-2.8%	
User Fees	315,000	390,000	335,000	-14.1%	Adjusted to pre-COVID level
All Other incl. Deferred Revenues	85,381	47,212	-	0.0%	
Total Funding	2,464,151	2,226,122	2,159,400	-3.0%	
Expenditures					
Wages, Benefits, Per Diems	1,453,361	1,327,506	1,486,509	12.0%	Increase in capacity for regulations timelines
Training, PPE, Travel Reimbursements	28,200	25,900	25,900	0.0%	
Legal, Audit, Insurance, Banking	41,750	23,250	31,800	36.8%	Increase to pre-COVID as courts proceeding after delays
Advertising and Promotion	1,000	-	-	0.0%	
Consulting and Services	160,000	176,000	189,560	7.7%	
Computers and Communications	41,250	54,350	54,350	0.0%	
Property, Utilities, Security	1,750	1,700	1,700	0.0%	
Supplies	800	900	900	0.0%	
Allocated Costs	525,861	499,290	572,444	14.7%	
Total Expenditures	2,253,972	2,108,896	2,363,163	12.1%	
Surplus (Deficit) from these budgets	210,179	117,226	(203,763)		

FUNDING

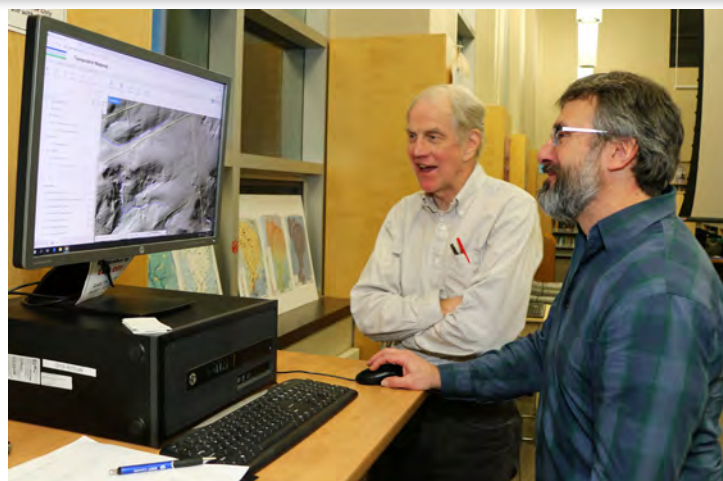


EXPENDITURES



Making Science Based Decisions

Watershed Planning, Research & Monitoring



What we do:

- Undertake environmental monitoring including collecting, analyzing, and reporting on data for surface water and groundwater quality, stream health, fisheries, habitat, and species at risk.
- Compile and maintain a comprehensive environmental monitoring database that is integrated and available to watershed partners, and is commonly accessed by development proponents in watershed municipalities when undertaking technical studies or assessments associated with land development activities.
- Produce concise state of the environment reporting every 5 years in a Watershed Report Card document, to understand current local (subwatershed) health and emerging trends as a basis for setting environmental management priorities and inspiring local environmental action.
- Develop and maintain watershed, subwatershed, and property specific management plans in cooperation with government agencies, municipalities, and community groups.
- Implement research studies to fill resource information gaps and develop innovative methods of protecting and enhancing watershed resources, including natural heritage systems studies, water quality assessments, and management plans.

Examples:

- Monitor groundwater at 24 sites as part of the Provincial Groundwater Monitoring Information System in partnership with the Ministry of the Environment, Conservation and Parks (MECP)
- Collect and analyze surface water samples at 24 sites as part of the Provincial Water Quality Monitoring Network in partnership with the MECP and local Health Units
- Undertake expanded water quality and stream health monitoring, in support of efforts identified in the UTRCA Strategic Plan and in partnership with member municipalities
- Monitor aquatic community health including benthic invertebrates, fisheries, and species at risk to identify priority areas for implementation of best management practices and stewardship
- Participate in senior government working groups related to development of a Domestic Action Plan to reduce phosphorus loads to Lake Erie
- Develop and maintain Geographic Information System (GIS) databases, performing spatial analysis and producing mapping and GIS tools to support watershed planning initiatives, assist in property management, and support regulatory activities
- Develop land management plans for UTRCA properties, such as the Cade Tract, Lowthian Flats, and Fullarton area lands, in partnership with the Conservation Areas and Lands & Facilities units
- Provide technical support and review for applications related to planning advisory services
- Study species at risk and their habitat requirements that are indicators of watershed health
- Develop natural heritage system studies to determine significance, spatially quantify gains and losses, and identify areas of concern as well as areas with potential for enhancement.
- Work with a broad range of stakeholders, including municipalities, First Nations and senior government, in the Thames River Clear Water Revival collaborative, to produce and implement *The Thames River (Deshkan Ziibi) Shared Waters Approach to Water Quality and Quantity*, which focuses shared water management objectives and supports efforts to address local and Great Lake water quality and quantity issues.
- Gather long term data and create information to measure outcomes related to the UTRCA Environmental Targets Strategic Plan and to guide work to improve environmental health
- Advocate for clean water and natural heritage feature protection and restoration in the watershed, as identified in UTRCA Environmental Targets

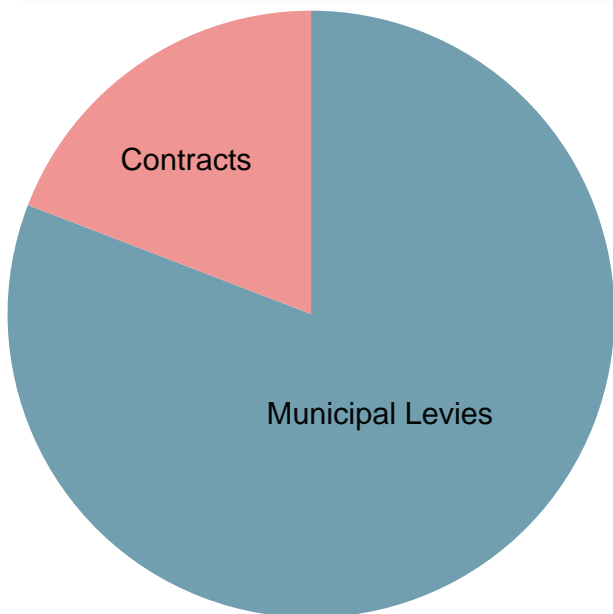
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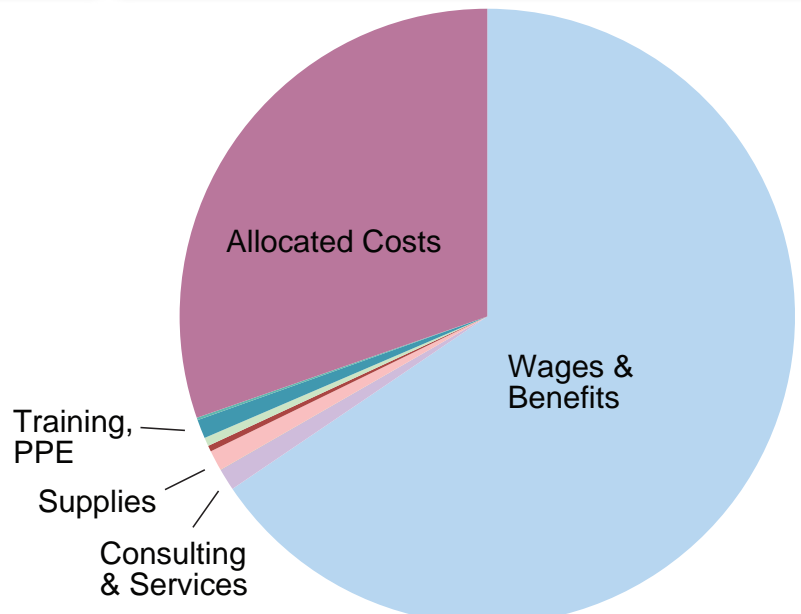
Watershed Planning, Research & Monitoring

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Municipal Levies	722,775	722,720	656,146	-9.2%	
Contracts	180,450	334,922	155,400	-53.6%	Multi-year contract ending, less contract opportunity
All Other incl. Deferred Revenues	25,734	44,084	3,000	-93.2%	No deferred revenue
Total Funding	928,959	1,101,726	814,546	-26.1%	
Expenditures					
Wages & Benefits	747,122	697,387	728,616	4.5%	
Training, PPE, Travel Reimbursements	10,700	3,400	12,850	277.9%	
Advertising and Promotion	50	-	100		
Consulting and Services	10,000	83,229	12,000	-85.6%	
Computers and Communications	3,550	2,368	3,500	47.8%	
Contracted Services	5,000	5,000	5,000	0.0%	
Supplies	14,600	15,150	11,000	-27.4%	
Depreciation Expense	2,176	1,442	1,442	0.0%	
Allocated Costs	327,236	301,865	337,310	11.7%	
Total Expenditures	1,120,434	1,109,841	1,111,818	0.2%	
Surplus (Deficit) from these budgets	(191,475)	(8,115)	(297,272)		

FUNDING



EXPENDITURES



Fostering Landowner Stewardship

Conservation Services



What we do:

- Address soil and water quality concerns by providing comprehensive face-to-face in-field and in-stream conservation planning services, technical services, and engineering planning and design.
- Address locally identified water quality and wildlife habitat impairment issues.
- Improve water quality and habitat for fish and wildlife, and reestablish natural aquatic linkages.
- Offer a range of tree planting and woodlot management services, and increase natural cover to improve water quality, provide wildlife and pollinator habitat, and build climate change resiliency.
- Deliver the Clean Water Program (CWP), which provides a one-window service for rural landowners to access technical assistance and financial incentives for implementing best management practices (BMPs) that improve surface water and groundwater quality and soil health, and contribute to sustainable agricultural operations. The CWP is funded by the Counties of Oxford, Middlesex and Perth, Town of St. Marys, and Cities of Stratford and London, with additional funding leveraged from industry, government, foundations, and donations.

Examples:

- Deliver a wide range of BMPs through the CWP, which provides more than \$240,000 in grants to an average of 150 projects annually, approved by the local CWP committee. The CWP has completed over 4500 projects since 2001, including 3300 projects cost shared (\$11 million in capital project value plus landowner inputs of \$4.6 million).
- Deliver Medway Creek watershed phosphorus reduction research and demonstration projects partnering with Environment and Climate Change Canada (ECCC) and the Ontario Ministry of Agriculture, Food & Rural Affairs (OMAFRA)
- Lead cutting-edge research and demonstration projects focused on agricultural stewardship efforts to reduce nutrients in the Thames River and improve the health of Lakes St. Clair and Erie. Projects bring additional investment into the watershed and offset costs to municipalities (e.g., \$300,000/3 years from ECCC; \$280,000/3 years from Agriculture & Agri-Food Canada (AAFC)).
- Lead information sharing and coordinate innovation through research, demonstration projects, workshops, and field tours, in partnership with landowners, agencies, academia, and private sector. Examples include ONFARM, controlled drainage, engineered vegetated filter strips, saturated buffers, constructed wetlands, on-farm stormwater management, slag filters to remove phosphorus from barnyard and silage leachate runoff and from tile drainage systems, edge-of-field research to monitor phosphorus movement on cropland, and biofilters. Project partners include University of Waterloo, University of Guelph, Western University, Great Lakes and St. Lawrence Cities Initiative on the Thames River Phosphorus Reduction Collaborative, OMAFRA, AAFC, OSCIA and others.
- Partner with ECCC to establish and monitor water quality from agriculture-based subwatersheds
- Provide forestry services such as tree planting plans, woodlot management, invasive species control, planning and auditing for the Managed Forest Tax Incentive Program, and help source alternate funding to offset tree planting costs for landowners
- Implement naturalization projects through the Communities for Nature program, which gives 5,000 students and community members each year a hands-on educational experience and creates opportunity for private sector (e.g., TD, DANCOR, 3M Canada, Dillon Consulting, DANCOR, Home Hardware, Columbia Sportswear), service clubs, and donors to provide lands and/or financial support
- Coordinate Memorial Forest programs, in partnership with local funeral homes
- Plant 2,800,000 trees across the watershed since 1990 (approximately 2000 hectares)
- Partner with London Hydro to offer "Tree Power" program that sells 600 trees to London homeowners each year, and with Festival Hydro to launch a similar program in Stratford in 2021
- Participate in forest health research partnership with Canadian Forestry Service and Ministry of Natural Resources and Forestry (e.g., Emerald Ash Borer, Oak Wilt Disease, Beech Leaf Disease), and work with partners to preserve the genetics of native butternut trees

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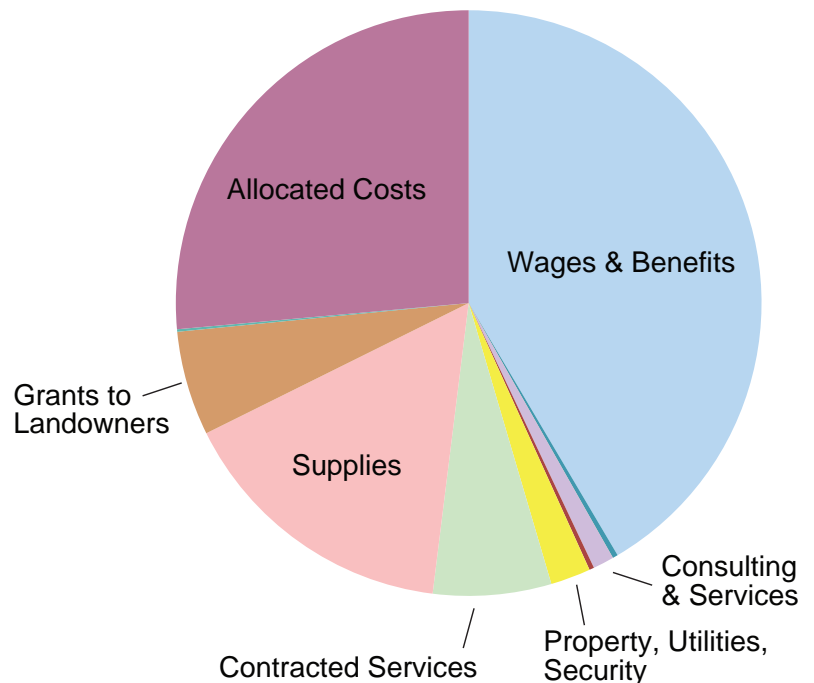
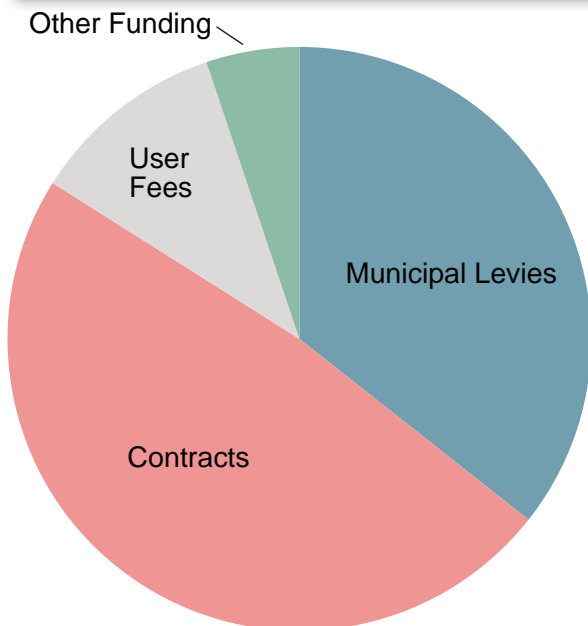
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Conservation Services

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Municipal Levies	664,335	664,335	635,621	-4.3%	
Contracts	713,366	876,146	862,250	-1.6%	
User Fees	163,000	128,000	194,000	51.6%	Related to tree planting deferral from 2020
All Other incl. Deferred Revenues	493,290	466,422	92,070	-80.3%	Some contracts ending, new ones coming on,
Total Funding	2,033,991	2,134,903	1,783,941	-16.4%	and extensions of existing agreements
Expenditures					
Wages & Benefits	819,854	721,088	737,937	2.3%	
Training, PPE, Travel Reimbursements	12,155	8,168	5,250	-35.7%	
Advertising and Promotion	4,000	4,000	-	0.0%	
Consulting and Services	22,700	22,700	20,700	-8.8%	
Computers and Communications	8,800	5,461	4,705	-13.8%	
Property, Utilities, Security	77,250	61,250	39,350	-35.8%	Contracts related
Contracted Services	147,000	110,000	116,000	5.5%	
Supplies	286,074	488,228	279,200	-42.8%	Contracts related
Flow through Expenses	149,715	91,797	102,550	11.7%	
Depreciation Expense	2,403	2,403	2,403	0.0%	
Allocated Costs	465,537	455,977	469,894	3.1%	
Total Expenditures	1,995,488	1,971,072	1,777,989	-9.8%	
Surplus (Deficit) from these budgets	38,503	163,831	5,952		

FUNDING

EXPENDITURES



Providing Natural Spaces & Recreational Opportunities

Lands & Facilities



What we do:

- Create value for the environment by providing safe access to UTRCA-owned/managed lands and permitted outdoor recreational opportunities.
- Work in partnership with the community to ensure the long-term protection of natural areas, such as woodlands and wetlands. Hazard lands and wetlands were acquired for flood risk reduction and recreation, and contribute to natural heritage conservation and water quality protection (surface water and groundwater).
- Lease structures and properties to clubs, community groups, individuals, and municipalities for activities that complement the UTRCA's programs and services.
- Negotiate land management agreements with municipalities to permit free access to day use facilities.
- Land acquisition and disposition.

Examples:

- Own 1900 hectares of rural properties to ensure the long-term protection of natural areas, such as woodlands and wetlands, and provide a variety of passive recreational opportunities.
- Manage 11 Environmentally Significant Areas (ESAs) covering 735.6 hectares, under in an agreement with the City of London
- Work with the local community to implement ESA Conservation Master Plans, in partnership with the City of London
- Initiate asset management plan as per the UTRCA Strategic Plan
- Initiate or assist with capital development projects
- Manage UTRCA fleet vehicles and equipment system
- Manage/maintain Watershed Conservation Centre (LEED Platinum designation)
- Work with the local community to implement the Ellice and Gads Hill Swamps Management Strategy
- Perform comprehensive risk management and safety inspections on UTRCA-owned properties
- Assess hunting opportunities on UTRCA-owned properties and, where appropriate, implement a controlled hunting program
- Respond to infringement and encroachment related issues on UTRCA-owned properties
- Maintain a range of lease agreements for properties and structures, including:
 - o 7 community-based groups that manage and maintain our rural conservation areas
 - o More than 20 clubs that engage in recreational activities at Fanshawe, Wildwood, and Pittock Conservation Areas
 - o 80 cottages at two locations
- When acquiring lands for development of the reservoirs, the UTRCA was obliged to purchase entire holdings (farms); some of these lands are not needed to support the UTRCA's flood management and recreational programs, and are leased by community members, including:
 - o 24 UTRCA-owned agricultural properties totalling approximately 475 hectares
 - o Manage/maintain 7 storage buildings located throughout the watershed
- Partner with municipalities to control invasive species

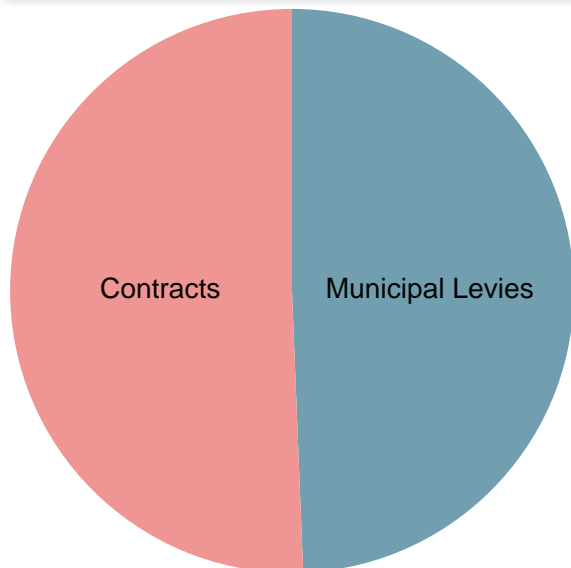
2021 Draft Budget

November 2020

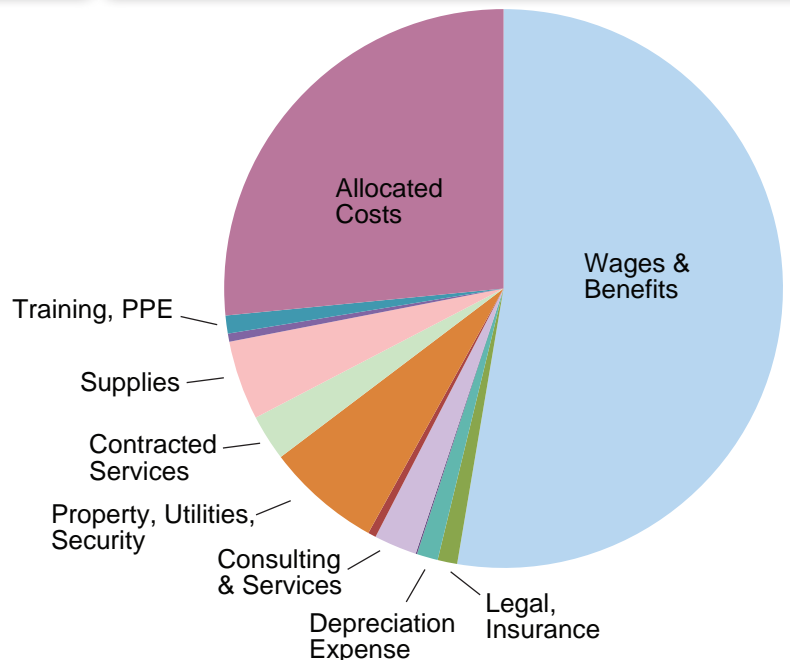
Lands & Facilities

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Municipal Levies	750,720	750,720	783,877	4.4%	
Contracts	914,030	894,225	804,030	-10.1%	
User Fees	2,000	2,000	2,000	0.0%	
All Other incl. Deferred Revenues	32,000	101,878	-	0.0%	
Total Funding	1,698,750	1,748,823	1,589,907	-9.1%	
Expenditures					
Wages & Benefits	958,721	890,606	890,735	0.0%	
Training, PPE, Travel Reimbursements	20,200	12,000	19,200	60.0%	
Legal, Audit, Insurance, Banking	17,930	18,995	20,625	8.6%	
Advertising and Promotion	1,350	1,750	1,350	-22.9%	
Consulting and Services	44,000	12,000	42,000	250.0%	
Computers and Communications	7,800	7,800	7,800	0.0%	
Property, Utilities, Security	75,905	78,905	112,600	42.7%	Rental house removal and related costs
Contracted Services	21,000	17,500	45,000	157.1%	Hydro plant study
Supplies	91,449	59,399	77,600	30.6%	
Flow through Expenses	8,000	7,000	8,000	14.3%	
Depreciation Expense	17,572	17,572	17,572	0.0%	
Allocated Costs	482,613	400,864	448,973	12.0%	
Total Expenditures	1,746,540	1,524,391	1,691,455	11.0%	
Surplus (Deficit) from these budgets	(47,790)	224,432	(101,548)		

FUNDING



EXPENDITURES



Providing Natural Spaces & Recreational Opportunities

Conservation Areas



What we do:

- Create value for the environment by providing recreational opportunities and facilities on 3200 hectares of conservation lands at Fanshawe, Wildwood and Pittock Conservation Areas for 650,000 visitors annually. These lands were acquired for the development of flood control reservoirs and also serve as multi-purpose recreational facilities.
- Provide safe access to UTRCA-owned lands and permitted activities, and improved access to facilities such as docks, boat launches, and trails.
- Participate in local job fairs and employ 60 seasonal staff annually to operate the recreational areas.

Examples:

- Provide more than 1300 seasonal and nightly camping sites, including back country camp sites
- Maintain more than 50 km of trail systems for biking, hiking and nature appreciation
- Provide water-based recreational opportunities including rental equipment
- Offer a variety of special events and environmental programs in partnership with local organizations
- Day use opportunities including picnic areas, playgrounds and pavilion rentals, disc golf, geocaching, sand volleyball, yoga classes
- Oversee and administer lease agreements for properties and structures, including:
 - o More than 20 clubs that engage in recreational activities at Fanshawe, Wildwood, and Pittock Conservation Areas
 - o 80 cottages at two locations
- Assistance with the delivering of the recreational hunting program with Lands and Facilities Unit
- Assist with a range of other UTRCA activities and programs, including:
 - o Flood control operations and snow course readings
 - o Providing and maintaining land base for Community Education programs
 - o Grounds maintenance and snow removal for the Watershed Conservation Centre
 - o Tree storage and pick up locations for tree planting programs
 - o Memorial forests and dedication services
- Land Management Agreement with the City of Woodstock for portions of the north shore and the entire south shore of Pittock Reservoir as well as the walkway across Pittock Dam
- Use our conservation areas as demonstration sites for other programs and services offered by the UTRCA (e.g., green infrastructure rain garden, fish habitat creation, shoreline erosion solutions)
- Ensure conservation area lands comply with applicable legislation
- Set annual goals and implement strategies to continue improving and expanding services and opportunities

2021 Draft Budget

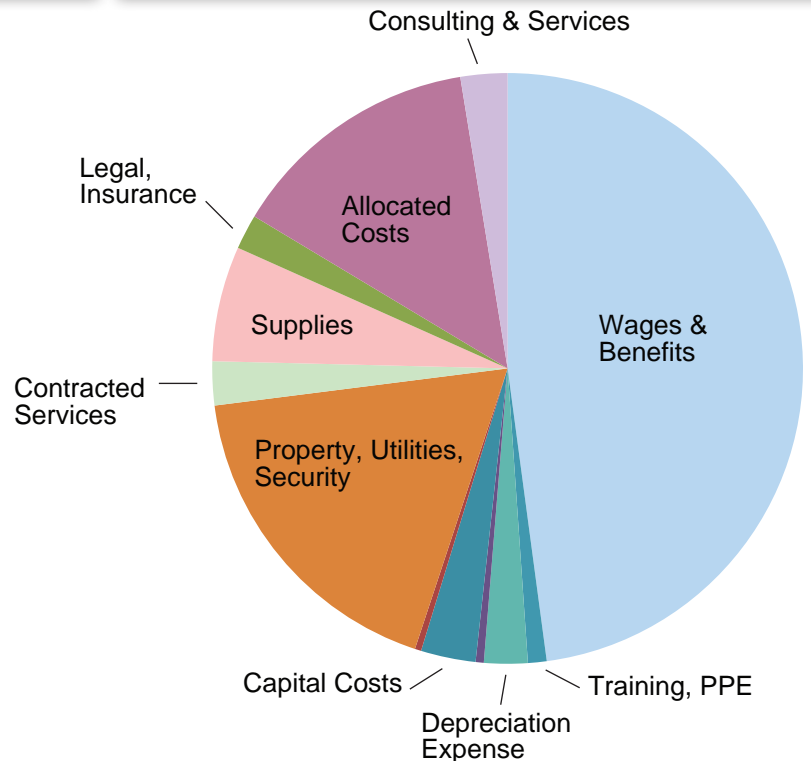
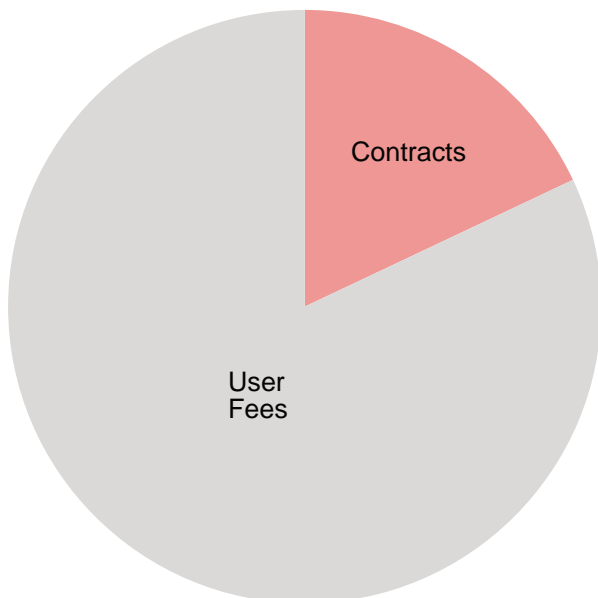
November 2020

Conservation Areas

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Contracts	854,031	801,331	775,118	-3.3%	
User Fees	3,707,056	2,525,862	3,537,502	40.1%	Based on pre-COVID operations
Total Funding	4,561,087	3,327,193	4,312,620	29.6%	
Expenditures					
Wages & Benefits	2,045,454	1,739,698	2,144,808	23.3%	Regular staff component
Training, PPE, Travel Reimbursements	55,400	26,579	45,700	71.9%	
Legal, Audit, Insurance, Banking	87,645	88,853	106,820	20.2%	25% increase in insurance
Advertising and Promotion	33,250	12,747	19,950	56.5%	
Consulting and Services	171,550	95,000	134,500	41.6%	
Computers and Communications	31,750	16,250	15,350	-5.5%	
Property, Utilities, Security	952,355	678,740	802,388	18.2%	
Contracted Services	55,000	46,000	107,500	133.7%	Pool upgrades, water heater replacements
Supplies	292,650	200,820	282,300	40.6%	
Depreciation Expense	91,651	84,319	85,601	1.5%	
Allocated Costs	679,564	760,334	619,443	-18.5%	
Mission Centre Capital Costs	185,000	-	115,000		Electrical services (Electrical Safety Authority order)
Total Expenditures	4,681,269	3,749,340	4,479,360	19.5%	
Surplus (Deficit) from these budgets	(120,182)	(422,147)	(166,740)		

FUNDING

EXPENDITURES



Empowering Communities and Youth

Community Partnerships



What we do:

- Create value for a healthy environment by providing opportunities to experience and learn about conservation.
- Motivate watershed residents to adopt stewardship actions that protect and restore the environment, by facilitating access to environmental and conservation information, and involvement in stewardship activities.
- Build capacity in local communities by providing hands-on learning opportunities to address local environmental concerns.

Examples:

- Work with watershed "Friends of" groups, NGOs, trail councils, neighbourhood associations, and service clubs to address local environmental concerns, implement stewardship projects, and build capacity in local communities, including ongoing projects in the Medway, South Thames, Cedar Creek, Stoney, and Forks watersheds, and the Dorchester Mill Pond
- Help landowners, community groups, and municipalities access funding for environmental projects
- Facilitate involvement of the community, industry and corporations in environmental clean ups and community events
- Provide a wide range of curriculum-based programming to more than 20,000 students at Fanshawe and Wildwood Outdoor Education Centres each year
- Provide environmental education programs and hands-on resource management opportunities in local natural areas and in class, to students and community groups (e.g., stream health monitoring, stream rehabilitation, Watershed Report Card program, Wetlands Education program)
- Build partnerships with First Nation communities
- Partner with watershed school boards to develop and implement a wide range of curriculum-based environmental education programs, including flooding, stormwater, and water safety programs, secondary school environmental program certifications, as well as installing Low Impact Development (LID) projects at local schools
- Partner with the private sector (e.g., Toyota, Start.ca, GM, Cargill Cares, Ontario Power Generation, service clubs) to offer programs such as GREEN ecoSTEM, Watershed Report Card, Wetlands Education, and River Safety
- Implement flood safety community outreach programs and Conservation Area programming
- Assist communities in learning about and implementing LID for stormwater projects, including hosting professional development and training and the Stream of Dreams program
- Work with corporate partners to involve the community in the naturalization of industrial properties (GM Canada - Ingersoll, Toyota - Woodstock)
- Partner with the City of Woodstock to re-naturalize Burgess Park and restore the Brick Ponds Wetland Complex
- As a member of the Oxford County Trails Council, assist with developing and promoting trails throughout Oxford County, while protecting and enhancing natural heritage within trail corridors
- Coordinate the 2021 Perth County Children's Water Festival

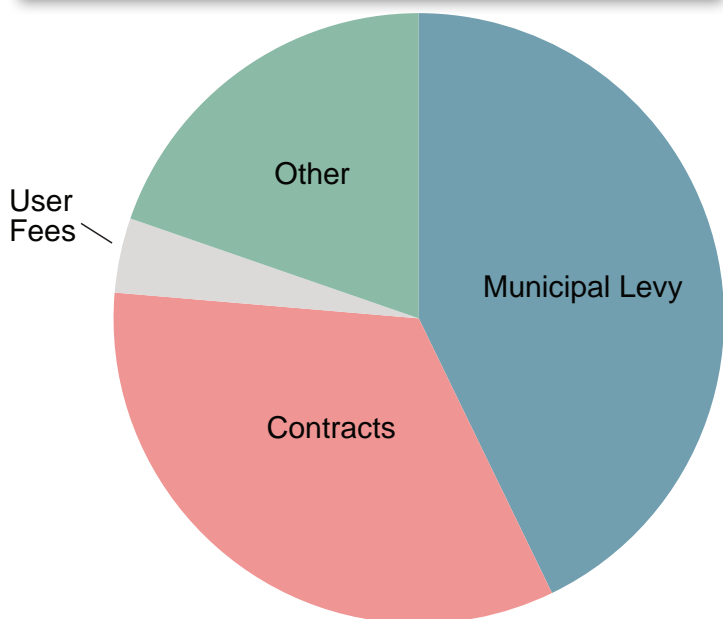
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November 2020

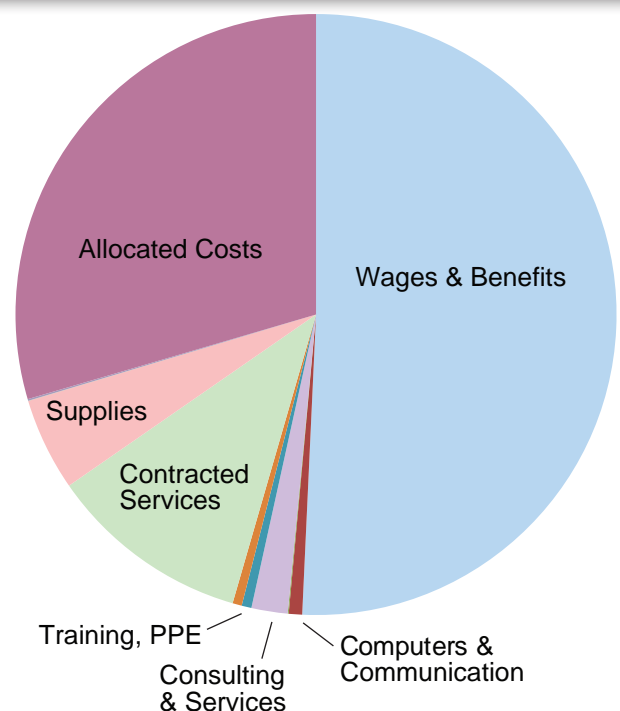
Community Partnerships

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Municipal Levies	661,189	661,189	686,896	3.9%	
Contracts	266,845	392,533	538,050	37.1%	
User Fees	125,000	65,800	63,500	-3.5%	
All Other incl. Deferred Revenues	250,794	253,804	315,942	24.5%	
Total Funding	1,303,828	1,373,326	1,604,388	16.8%	
Expenditures					
Wages, Benefits, Per Diems	723,422	727,083	771,778	6.1%	
Training, PPE, Travel Reimbursements	7,900	10,427	10,900	4.5%	
Advertising and Promotion	8,400	2,500	800	-68.0%	
Consulting and Services	45,700	21,500	29,700	38.1%	
Computers and Communications	6,500	8,000	8,000	0.0%	
Property, Utilities, Security	13,700	9,700	7,600	-21.6%	
Contracted Services	-	24,000	165,480	589.5%	Deferred Low Impact Development work and trail erosion control
Supplies	90,600	125,250	75,970	-39.3%	Bus transport not required in 2021
Flow through expenses	8,000	1,900	200	-89.5%	
Depreciation Expense	1,442	1,442	1,442	0.0%	
Allocated Costs	396,195	376,287	449,404	19.4%	
Total Expenditures	1,301,859	1,308,089	1,521,274	16.3%	
Surplus (Deficit) from these budgets	1,969	65,237	83,114		

FUNDING



EXPENDITURES



Providing Corporate & Communications Support to Programs, Staff & Directors

Corporate & Support Services

What we do:

- Provide finance, human resources, administrative, and marketing and communications support for the UTRCA's staff, Board of Directors, and programs. Corporate Services costs are allocated among the programs of the UTRCA.
- Ensure cost-effective programs and accountability to the community, partners, and municipal and senior governments.
- Inform staff, members, stakeholders and the public of the UTRCA's programs and policies.
- Maintain competent, highly trained, safe, and motivated staff to implement the UTRCA's programs.
- Maintain efficient systems and equipment to support the organization.

Examples:

- Corporate and strategic planning, governance policy development, and implementation
- Financial control support including development of procedures, systems integration and efficiency projects such as internal audit practices
- Human resources administration, benefits administration
- Payroll and health and safety initiatives
- Engage communities of interest through interactive social media channels
- Assess community needs and opportunities through communications and marketing
- Administrative, clerical, systems, communications and graphic design support
- Provide information products including printed materials, GIS mapping, Geoportal, and websites to watershed residents, the Board of Directors and staff
- Professional development opportunities
- Coordinate community volunteers



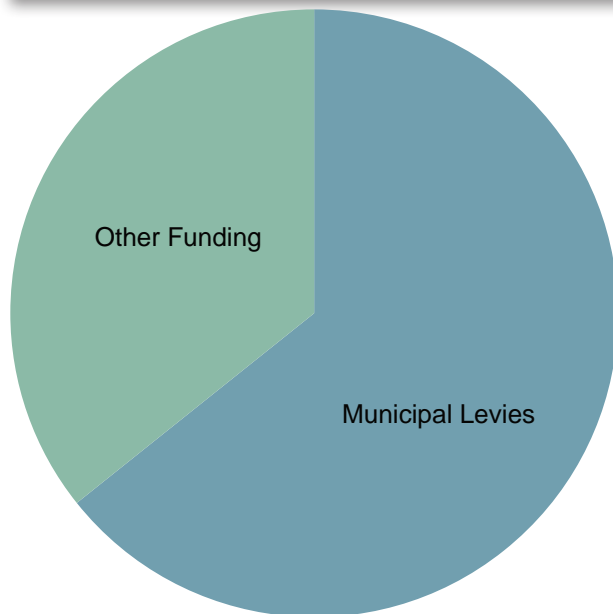
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November 2020

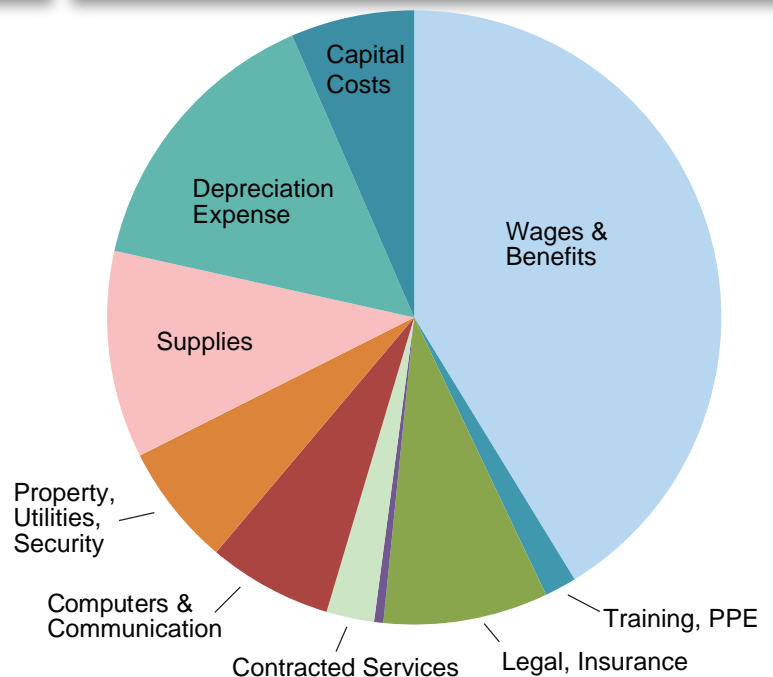
Service Cost Centres

	Pre-Covid Approved 2020 Budget	Final 2020 Budget	Draft 2021 Budget	% Change from Final 2020 Budget	Notes (see page 4 for list of acronyms)
Funding					
Municipal Levies	208,804	208,804	212,640	1.8%	
Contracts	500	500	500	0.0%	
User Fees	3,500	7,090	-	0.0%	
All Other incl. Deferred Revenues	273,311	122,028	118,226	-3.1%	
Total Funding	486,115	338,422	331,366	-2.1%	
Expenditures					
Wages, Benefits, Per Diems	2,100,413	2,044,301	2,050,514	0.3%	
Training, PPE, Travel Reimbursements	66,050	65,900	52,010	-21.1%	
Legal, Audit, Insurance, Banking	223,995	256,072	268,013	4.7%	25% increase to insurance here and across unit budgets
Advertising and Promotion	14,350	8,000	15,000	87.5%	
Consulting and Services	110,475	60,825	77,725	27.8%	
Computers and Communications	176,575	175,275	202,375	15.5%	
Property, Utilities, Security	167,172	172,152	198,696	15.4%	
Supplies	341,136	275,400	337,132	22.4%	
Depreciation Expense	520,817	472,194	464,071	-1.7%	
Allocated Costs	(3,463,673)	(3,366,823)	(3,512,458)	0.0%	
Mission Centre Capital Costs	176,500	151,500	201,000	32.7%	Includes servers, vehicles and equipment
Total Expenditures	433,810	314,796	354,077	12.5%	
Surplus (Deficit) from these budgets	52,305	23,626	(22,711)		

FUNDING



EXPENDITURES



2021 UTRCA Draft Budget: Municipal Levy

November 24, 2020

Municipality	2020 CVA	2021 CVA	Current Year Operations											Year over Year Increase	
			General Levy		Operating Reserve Levy		Dam & Flood Control Levy <i>(see table below for details)</i>		Specific Project Funding		Total Municipal Operational Funding		\$	%	
			2020	2021	2020	2021	2020	2021	2020	2021	2020	2021			
Oxford County	16.6248	16.7232	666,378	677,025	5,599	5,688	207,545	260,785			879,522	943,498	63,976	7.3%	
London	64.4956	64.2138	2,585,200	2,599,643	21,721	21,842	995,633	1,060,981	105,000	106,050	3,707,554	3,788,516	80,962	2.2%	
Lucan Biddulph	0.3277	0.3434	13,135	13,902	110	117	2,401	2,587			15,646	16,606	960	6.1%	
Thames Centre	3.2126	3.2227	128,772	130,468	1,082	1,096	28,831	29,576			158,685	161,140	2,455	1.5%	
Middlesex Centre	2.3441	2.3789	93,959	96,308	789	809	17,173	17,919			111,921	115,036	3,115	2.8%	
Stratford	7.2473	7.2867	290,496	294,996	2,441	2,478	89,080	94,456			382,017	391,930	9,913	2.6%	
Perth East	1.4206	1.4489	56,942	58,658	478	493	13,045	13,514			70,465	72,665	2,200	3.1%	
West Perth	1.4523	1.4898	58,213	60,313	489	507	52,033	52,583			110,735	113,403	2,668	2.4%	
St. Marys	1.4767	1.458	59,191	59,026	497	496	31,611	33,744			91,299	93,266	1,967	2.2%	
Perth South	1.1961	1.2295	47,944	49,775	403	418	8,735	9,261			57,082	59,454	2,372	4.2%	
South Huron	0.2023	0.205	8,109	8,299	68	70	1,478	1,544			9,655	9,913	258	2.7%	
Zorra	0	0	-	-	-	-	8,500	8,500			8,500	8,500	-	0.0%	
Southwest Oxford	0	0	-	-	-	-	5,610	5,610			5,610	5,610	-	0.0%	
TOTAL	100	100	4,008,339	4,048,414	33,677	34,014	1,461,675	1,591,060	105,000	106,050	5,608,691	5,779,537	170,846	3.0%	
Contribution to increase					0.7%	0.0%								3.0%	

Municipality	2020	2021	Capital Investments								Year over Year Increase		Total Municipal Funding for Operations and Capital		Year over Year Increase	
			Capital Maintenance		Flood Control Capital Levy				Total Municipal Capital Funding		\$	%	2020	2021	\$	%
			2020	2021	Structure	2020	2021	2020	2021							
Oxford County	29,114	29,872	Pittock Dam, Ingersoll Channel	125,000	100,000	154,114	129,872	(24,242)	-15.7%	1,033,636	1,073,370	39,734	3.8%			
London	112,949	114,704	Total Structures ¹	2,600,000	381,156	2,712,949	95,860	(2,217,089)	-81.7%	6,420,503	4,284,376	(2,136,127)	-33.3%			
Lucan Biddulph	574	613				574	613	39	6.8%	16,220	17,219	999	6.2%			
Thames Centre	5,626	5,757				5,626	5,757	131	2.3%	164,311	166,897	2,586	1.6%			
Middlesex Centre	4,105	4,249				4,105	4,249	144	3.5%	116,026	119,285	3,259	2.8%			
Stratford	12,692	13,016	RT Orr Dam		-	12,692	13,016	324	2.6%	394,709	404,946	10,237	2.6%			
Perth East	2,488	2,588				2,488	2,588	100	4.0%	72,953	75,253	2,300	3.2%			
West Perth	2,543	2,661	Mitchell Dam, Fullarton Dam	5,000	19,500	7,543	22,161	14,618	193.8%	118,278	135,564	17,286	14.6%			
St. Marys	2,586	2,604	Wildwood Dam	50,000	30,723	52,586	33,327	(19,259)	-36.6%	143,885	126,593	(17,292)	-12.0%			
Perth South	2,095	2,196				2,095	2,196	101	4.8%	59,177	61,650	2,473	4.2%			
South Huron	354	366				354	366	12	3.4%	10,009	10,279	270	2.7%			
Zorra	-	-	Harrington \$5K, Embro \$1.5K	6,500	6,500	6,500	6,500	-		15,000	15,000	-	0.0%			
Southwest Oxford	-	-				-	-	-		5,610	5,610	-	0.0%			
TOTAL	175,126	178,626		2,786,500	537,879	2,961,626	716,505	(2,245,121)	-75.8%	8,570,317	6,496,042	(2,074,275)	-24.2%			

¹Total Structures - City of London:

Structure	\$ 2020	\$ 2021
Fanshawe Dam	50,000	25,000
Wildwood & Pittock Dams	100,000	100,000
Vegetation Management	40,000	-
London Dykes	2,410,000	256,156
Total London Structures	2,600,000	381,156

2021 UTRCA Draft Budget: Dam & Flood Control Levy - Details

Municipality	CVA Rates						Special Benefitting Rates										Total Dam and Flood Control Levy	
			Forecasting, Planning & Tech Studies		Small Holdings		Wildwood Dam		Pittock Dam		100% Structures & Projects				2020	2021		
	2020	2021	2020	2021	2020	2021	%	2020	2021	%	2020	2021	2020	2021				
Oxford County	16.625	16.723	118,252	121,574	1,160	1,146	1.00	1,232	1,416	62.10	69,896	113,649	Ingersoll Channel	17,005	23,000	207,545	260,785	
London	64.496	64.214	458,757	466,822	4,502	4,399	83.85	106,574	118,362	36.75	41,450	67,258	Total Structures ²	384,350	404,140	995,633	1,060,981	
Lucan Biddulph	0.328	0.343	2,331	2,496	23	24	0.02	25	29	0.02	22	38				2,401	2,587	
Thames Centre	3.213	3.223	22,851	23,428	224	221	0.19	242	273	0.19	214	354	Dorchester Mill Pond and CA Dams (\$2,650 ea)	5,300	5,300	28,831	29,576	
Middlesex Centre	2.344	2.379	16,673	17,294	164	163	0.14	178	201	0.14	158	261				17,173	17,919	
Stratford	7.247	7.287	51,550	52,973	506	499	0.44	559	617	0.44	495	800	RT Orr Dam (\$36,067) & Channel (\$3,500)	35,970	39,567	89,080	94,456	
Perth East	1.421	1.449	10,104	10,533	99	99	0.09	102	123	0.09	90	159	Shakespeare Dam	2,650	2,600	13,045	13,514	
West Perth	1.452	1.490	10,330	10,831	101	102	0.09	102	126	0.09	90	164	Mitchell Dam (\$38,760) & Fullarton Dam (\$2600)	41,410	41,360	52,033	52,583	
St. Marys	1.477	1.458	10,504	10,599	103	100	14.09	17,908	19,885	0.09	112	160	St. Marys Floodwall	2,984	3,000	31,611	33,744	
Perth South	1.196	1.230	8,508	8,938	83	84	0.07	76	104	0.07	68	135				8,735	9,261	
South Huron	0.202	0.205	1,439	1,490	14	14	0.01	13	17	0.01	12	23				1,478	1,544	
Zorra					-	-							-	Harrington & Embro Dams	8,500	8,500	8,500	8,500
Southwest Oxford					-	-							-	Centreville Dam	5,610	5,610	5,610	5,610
TOTAL	100	100	711,299	726,978	6,979	6,851	100	127,011	141,153	100	112,607	183,001		503,779	533,077	1,461,675	1,591,060	

²Total Structures - City of London:

Structure	\$ 2020	\$ 2021
Fanshawe Dam	309,919	356,140
Springbank Dam	38,000	10,000
London Dykes/ Erosion Control	36,431	38,000
Total London	384,350	404,140

2021
Draft Budget
November 24, 2020

From: Michelle Viglianti [<mailto:VigliantiM@thamesriver.on.ca>]

Sent: November 24, 2020 2:25 PM

To: Amy Humphries <ahumphries@cityofwoodstock.ca>; Ann Wright <clerk@middlesexcentre.on.ca>; Anna Hopkins <ahopkins@london.ca>; Ashleigh Griffiths <agriffit@london.ca>; Ashley Carter <acarter@pertheast.ca>; Brent Kittmer <bkittmer@town.stmarys.on.ca>; Carla Preston <Cpreston@westperth.com>; Cathy Saunders <csaunder@london.ca>; Chloe Senior <cseior@oxfordcounty.ca>; David Creery <dcreery@cityofwoodstock.ca>; Donna Wilson <dewilson@zorra.ca>; Eleanor Heagy <HEAGYE@thamesriver.on.ca>; Ingersoll - Michael Graves <mgraves@ingersoll.ca>; Joan Thomson, City of Stratford <jthomson@stratfordcanada.ca>; Kyle Kruger <kkruger@norwich.ca>; Lisa VanderWallen <clerk@swox.org>; Lizet Scott <lscott@perthsouth.ca>; London Free Press <lfp.newsdesk@sunmedia.ca>; Ministry of Natural Resources <al.murray@ontario.ca>; Rebecca Clothier <rclothier@perthsouth.ca>; Rebekah Msuya-Collison <clerk@southhuron.ca>; Rodger Mordue <rmordue@blandfordblenheim.ca>; Stuart Findlater <sfindlater@thamescentre.on.ca>; Tatiana Dafoe <clerks@stratford.ca>; Tena Michiels <TMichiels@thamescentre.on.ca>; Town of St. Marys <jmccartney@town.stmarys.on.ca>; Will Jaques <wjaques@ezt.ca>

Subject: September 29, 2020 UTRCA Board of Directors Meeting Minutes & November 24, 2020 Board Meeting Video

Good afternoon,

For your information, please find the Minutes of the September 29, 2020 UTRCA Board of Directors Meeting and the video of the November 24, 2020 UTRCA Board meeting at the following website:

<http://thamesriver.on.ca/board-agendas-minutes/>

If you have any questions regarding the minutes, reports, or have an issue accessing the documents on the website please don't hesitate to contact me.

Thank you,
Michelle Viglianti



Michelle Viglianti

Administrative Assistant

1424 Clarke Road London, Ontario, N5V 5B9

519.451.2800 Ext. 222 | Fax: 519.451.1188

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From: Michelle Viglianti <vigliantim@thamesriver.on.ca>

Sent: Wednesday, November 18, 2020 1:08 PM

To: Amy Humphries <ahumphries@cityofwoodstock.ca>; Ann Wright <clerk@middlesexcentre.on.ca>; Anna Hopkins <ahopkins@london.ca>; Ashleigh Griffiths <agriffit@london.ca>; Ashley Carter <acarter@pertheast.ca>; Brent Kittmer <bkittmer@town.stmarys.on.ca>; Carla Preston <Cpreston@westperth.com>; Cathy Saunders <csaunder@london.ca>; Chloe <cseior@oxfordcounty.ca>; David Creery <dcreery@cityofwoodstock.ca>; Donna Wilson <dewilson@zorra.ca>; Eleanor Heagy <HEAGYE@thamesriver.on.ca>; Jenna McCartney <jmccartney@town.stmarys.on.ca>; Joan Thomson <jthomson@stratfordcanada.ca>; Kyle Kruger <kkruger@norwich.ca>; Lisa VanderWallen <clerk@swox.org>; Lizet Scott <lscott@perthsouth.ca>; London Free Press <lfp.newsdesk@sunmedia.ca>; Michael Graves <mgraves@ingersoll.ca>; Ministry Resources <al.murray@ontario.ca>; Rebecca Clothier <rclothier@perthsouth.ca>; Rebekah Msuya-Collison <clerk@southhuron.ca>; Rodger Mordue <rmordue@blandfordblenheim.ca>; Stuart Findlater <sfindlater@thamescentre.on.ca>; Tatiana Dafoe <clerks@stratford.ca>; Tena Michiels <TMichiels@thamescentre.on.ca>; Will Jaques <wjaques@ezt.ca>

Subject: November 24, 2020 UTRCA Board of Directors Meeting Agenda & Reports

Good afternoon,

Please find the draft agenda and reports for the November 24, 2020 UTRCA Board of Directors Meeting and the recording of the November 17th, 2020 special board meeting on our website: <http://thamesriver.on.ca/board-agendas-minutes/>

If you have any questions regarding the agenda, reports, or have an issue accessing the website, please don't hesitate to contact me.

Thank you,
Michelle Viglianti



Michelle Viglianti

Administrative Assistant

1424 Clarke Road London, Ontario, N5V 5B9

519.451.2800 Ext. 222 | Fax: 519.451.1188

vigliantim@thamesriver.on.ca



November 19, 2020

In This Issue

- Seeking expressions of interest for 2 municipal staff vacancies on AMO Board.
- AMO participates in Long-Term Care COVID-19 Commission.
- ROMA launches a new Connectivity Primer and Roadmap.
- Accessible municipal websites.
- New Inclusive Community Grant: Applications open.
- ROMA 2021: Delegation requests with NDP and GPO.
- AMO-BEACON Webinar: The "Echo" Pandemic.
- Keeping up with legislation: Digital solutions to support your municipality.
- The new EPT - not your granny's software!
- LAS Blog: Electricity Program Pricing Details for 2021.
- Investments 101 - Online training.
- Careers with AMO, Orillia, OPS, Greater Sudbury and TTC.

AMO Matters

There are 2 vacancies on the AMO Board: staff positions on Rural and Large Urban Caucuses. Details about qualifications and appointment process are [here](#). Deadline, including Council resolution, is November 30.

AMO is developing short- and long-term recommendations on the Long-Term Care sector as it relates to COVID-19. AMO also presented to the [Long-Term Care COVID-19 Commission](#) in October. Check the [AMO website](#) for details.

The Rural Ontario Municipal Association has released a [Broadband Connectivity Primer and Roadmap](#) for municipal councils and staff. A webinar will be hosted on December 1. [Register here](#).

Need an AODA compliant municipal website in time for January 1, 2021? AMO's partner [eSolutionsGroup](#) has you covered. eSolutionsGroup is [offering](#) members engaging and accessible websites on a budget. Contact [Karen Mayfield](#), eSolutionsGroup President, for more information.

Provincial Matters

Through the new Inclusive Community Grant, municipalities and local organizations can receive up to \$60,000 for projects that facilitate community involvement for seniors and persons with disabilities. Applications will be accepted until December 21, 2020. For more information and to apply, visit the [Ontario website](#).

Eye on Events

Delegates attending the [2021 ROMA Conference](#) are now able to request meetings with both the NDP and Green Party of Ontario. Follow the instructions listed on the [ROMA Delegations page](#). You must be a registered delegate to participate in these meetings.

Last Thursday's AMO-[BEACON](#) webinar is [now available to watch](#). Learn more about the critical principles municipalities should embrace to help employees protect and improve their mental health post-COVID 19. The Town of Whitby also provided insights into their experience implementing and using the platform.

AMO's partner [eSolutionsGroup](#) is hosting a complimentary webinar on available products and services for the AODA legislation deadline of January 1, 2021 and digital solutions to help you screen, track and detect COVID-19. [Join us on November 26](#) at noon for more information.

LAS

Have you checked out our new [Energy Planning Tool](#) software yet? It's hip, it's modern - with exciting new features like benchmarking, graphing, and GHG emissions making it even easier to track and report your energy. [Contact LAS](#) to start using this powerful online tool.

LAS recently completed the purchase process for the 2021 Electricity Program hedge. [Check out the LAS blog](#) for the full details.

ONE Investment

Learn at your pace from your place in 2020 [by registering online](#) for the Investments 101 course. The course is developed to educate municipal staff on the fundamentals of investing and discusses options available to municipalities under the [Legal List](#) and [Prudent Investor Standard](#).

Careers

[Policy Advisor - AMO](#). The ideal candidate is an excellent public policy analyst with a related post secondary degree. You excel in policy research and analysis, are proactive in issue identification and problem solving with an advanced understanding of the current public policy and municipal, provincial and federal political environments. Apply in confidence by 12 noon, November 27, by email to careers@amo.on.ca.

[Policy Intern - AMO](#). Assisting senior advisors and the Director of Policy, the successful candidate will support AMO's policy development process. Please apply in confidence to: careers@amo.on.ca by Friday, December 18, 2020 at 12 noon.

[Special Events Coordinator - AMO](#). Support and grow the events and training

activities of AMO, including its premier event, the Annual General Conference. Resumes should be submitted to careers@amo.on.ca by 4 pm December 11, 2020. Include reference number MEMEC2020 in the subject line.

[Deputy City Treasurer - City of Orillia](#). Orillia offers an excellent quality of life with four-season recreation and cultural opportunities for every age including an impressive parks and trail system, festivals, galleries, music and live theatre. Applications will be accepted until noon, November 27, 2020. Applications will only be accepted online at City of Orillia [Employment Opportunities](#).

[Director, Integrated Analytics and Exploration at MCCSS and Director, Centre for Data Intelligence and Innovation at SolGen - Ontario Public Service](#). Please indicate which position(s) you are interested in: a. Director, Integrated Analytics and Exploration; b. Director, Centre for Data Intelligence and Innovation; c. Both. Please [apply online](#), only, by Monday, December 7, 2020.

[Director of Planning Services - City of Greater Sudbury](#). Reports to: General Manager, Growth & Infrastructure. For more information please visit Greater Sudbury [Current Opportunities](#). Please indicate competition number EX20-590 on your application. Qualified candidates should submit their resumes in confidence by 4:30 p.m. on Friday, December 11, 2020. Applicants may email or fax their resumes to hrjobs@greatersudbury.ca or 705.688.3979.

[Inaugural Director, Diversity - Toronto Transit Commission \(TTC\)](#). Reports to: Inaugural Chief, Diversity & Culture. Interested applicants can submit their resume to [Odgers Berndtson Opportunities](#). The TTC and Odgers Berndtson are partnering with BIPOC Executive Search to strengthen the diversity of the candidate pool. Applicants from the BIPOC community may wish to send their resume to Jason Murray at jmurray@bipocsearch.com.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

[AMO Watch File](#) Tel: 416.971.9856

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



November 26, 2020

In This Issue

- ROMA launches new connectivity resources.
- Comments on Draft Blue Box Regulation and Plastics consultation.
- Accessible municipal websites.
- New intake for the National Disaster Mitigation Program.
- ROMA 2021: Ontario Government delegation requests close November 30.
- Fire equipment webinar: Municipal Group Buying Program.
- Now booking for 2021 Road/Sidewalk Assessments.
- Investments 101 - Online training.
- Careers with AMO, The Blue Mountains, Mississippi Mills, TTC and Manitouwadge.

AMO Matters

ROMA has released two new resources on broadband tailored specifically for Ontario's rural municipalities. A webinar will be held December 1 to discuss the [Primer](#) and [Roadmap](#) for members. [Register today](#).

Submissions are being prepared on the [draft Blue Box Regulation](#) (due December 3), and the federal [Plastics discussion paper](#) (due December 9). For more information, contact [Dave Gordon](#) or visit AMO's [website](#).

Need an AODA compliant municipal website in time for January 1, 2021? AMO's partner [eSolutionsGroup](#) has you covered. eSolutionsGroup is [offering](#) members engaging and accessible websites on a budget. Contact [Karen Mayfield](#), eSolutionsGroup President, for more information.

Federal Matters

The [National Disaster Mitigation Program](#) provides municipal governments, conservation authorities and other organizations access to funds for flood mitigation projects. Proposal and risk assessment forms are due on December 1, 2020. MMAH administers the program in Ontario.

Eye on Events

Get your issues in front of provincial decision makers. The deadline to submit your request for provincial delegation is less than a week away - November 30, 2020. For more information and to request a virtual delegation meeting, [click here](#). Only registered conference delegates will have access to attend these meetings. Full registration details are available [here](#).

LAS

Fire departments across Ontario need a wide range of supplies to do their work. Join us December 2 at 10 am to hear from Grainger and Motion Industries, two of our fire equipment providers under the Municipal Group Buying Program. Register here.

Is your municipality planning a road needs study next year? The LAS Road and Sidewalk Assessment Service has been used by nearly 100 municipalities across Ontario to make the best use of every dollar in their maintenance and repair budgets. Contact Tanner for a free, no obligation quote.

ONE Investment

Learn at your pace from your place in 2020 by registering online for the Investments 101 course. The course is developed to educate municipal staff on the fundamentals of investing and discusses options available to municipalities under the Legal List and Prudent Investor Standard.

Careers

Policy Intern - AMO. Assisting senior advisors and the Director of Policy, the successful candidate will support AMO's policy development process. Please apply in confidence to: careers@amo.on.ca by Friday, December 18, 2020 at 12 noon.

Capital Projects Communications Coordinator - Town of The Blue Mountains. Job #20-47. Reports to: Manager, Communications & Economic Development. Position Status: Full Time. A detailed job description and instructions on how to apply are available on the Town's website under Town Hall - Employment Opportunities. The submission deadline for applications is 4:30 p.m. on Monday December 7, 2020.

Sustainability Coordinator - Town of The Blue Mountains. Job # 20-46. Position Status: Full Time. A detailed job description and instructions on how to apply are available on the Town's website under Town Hall - Employment Opportunities. The submission deadline for applications is 4:30 p.m. on Monday December 7, 2020.

Roads and Public Works Technologist - Municipality of Mississippi Mills. One year contract; Reports to the Acting Director of Roads and Public Works. Visit mississippimills.ca for a detailed job description. Interested candidates can forward their resume by Wednesday, December 9, 2020, 12:00 noon to svagner@mississippimills.ca.

Inaugural Director, Diversity - The Toronto Transit Commission (TTC). The successful candidate possesses a deep knowledge and understanding of diversity, equity, and inclusion, and has the capacity to help drive the TTC's mission to further weave DEI into its very identity. Interested applicants can submit their resume to Odgers Berndtson Opportunities. Applicants from the BIPOC community may wish to send their resume to Jason Murray. Closing date: December 20, 2020.

Chief Administrative Officer (CAO) - Township of Manitouwadge. The Township is a Northern community, located 450km West of Sault Ste. Marie and 400km East of Thunder Bay, Ontario, serving a population of approximately 1,800 residents. Qualified candidates are encouraged to electronically submit their resume and a covering letter no later than 4:00 pm on January 4, 2021 to: Attn: Owen Cranney, Acting CAO (Confidential), The Township of Manitouwadge, PO Box 910, 1 Mississauga Drive, Manitouwadge, ON P0T 2C0; Email: owen@manitouwadge.ca.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](https://twitter.com/AMOPolicy) on Twitter!

AMO Contacts

[AMO Watch File](#) Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#) Tel: 416.729.5425

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)

%MCEPASTEBIN%

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Memo

To: Mayor and Council
From: Kathryn Langendyk – Treasurer
Report #: FIN-15-2020
Subject: 2021 Remuneration
Date: December 1, 2020

BACKGROUND:

Each year, the salary grid is adjusted for inflation increases. The timing of this takes place in December of the current year and becomes effective January 1st of the following year. This timing helps with payroll administration as well as budget preparation.

The following positions also receive the same inflation increase as the salary grid:

- Council
- Crossing Guards
- Fence Viewers
- Livestock Evaluators
- Part time By-Law Enforcement Officer

DISCUSSION:

For 2021, staff is recommending that the salary grid be adjusted by 1% over 2020. This rate is comparable to the rates some of the other municipalities in the county plan to use.

North Middlesex, Southwest Middlesex, and Middlesex Centre are all using a rate of 1%. Thames Centre and Strathroy-Caradoc 2021 rates were previously approved in other multiyear contracts (1.95% and 2%).

Once the staff performance reviews are complete, a confidential employee 2021 pay grid policy will be brought forward. I expect this will happen at the December 15th council meeting.

IMPACT TO BUDGET:

The new rates will be incorporated into the 2021 operating budget.

STRATEGIC PLAN:

This matter aligns with the following strategic priorities:

- Service Enhancement, Action #4 – actively instill a positive workplace environment and culture at the Township and pride in community.

OPTIONS:

- 1) Do nothing (no inflation adjustment)
- 2) Adopt policy 101-19-2021 (1% inflation adjustment) as shown in attachment A.

RECOMMENDATION:

It is my recommendation that council choose option 2 as stated above.

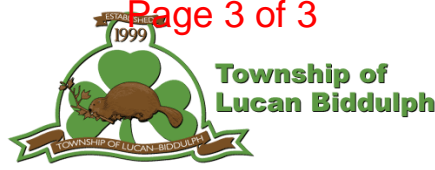
ATTACHMENTS:

A – Policy 101-19-2021 Salary Grid

Respectfully submitted by:

Kathryn Langendyk

Kathryn Langendyk
Treasurer



Policy: Salary Grid 2021
Category: Human Resources
Policy Number: 101-19-2021 (formerly 100-21-2020)
Effective Date: January 1, 2021
Revised Date:

SALARY GRID 2021

Rationale:

The Council of the Township of Lucan Biddulph adopted a new salary grid at its meeting held Dec 1, 2020. The Township of Lucan Biddulph may review its salary ranges annually and make inflationary adjustments accordingly.

Details:

The following is a list of defined job positions. Each job position was evaluated and awarded a point value based on the role descriptions for each. These points and associated grades were then applied to a pay grid outlining wage for each grade. Below is the pay grid from Jan 1, 2021 thru Dec 31, 2021:

Similar Value Group (Pay Grade)	Band Width		Job Title	2020 Rates	Step 1 \$P.HR	Step 2 \$P.HR	Step 3 \$P.HR	Step 4 \$P.HR	Step 5 (Job Rate) \$P.HR
	From	To							
11	815	974	Chief Administrative Officer/Clerk		\$54.83	\$57.03	\$59.31	\$61.69	\$64.15
10	682	814	Treasurer/Tax Collector		\$45.38	\$47.20	\$49.09	\$51.05	\$53.09
10	682	814	Public Works Manager		\$45.38	\$47.20	\$49.09	\$51.05	\$53.09
9	570	681	Parks and Recreation Manager		\$38.52	\$40.06	\$41.66	\$43.33	\$45.06
9	570	681	Clerk		\$38.52	\$40.06	\$41.66	\$43.33	\$45.06
8	476	569	Deputy Clerk		\$33.51	\$34.85	\$36.25	\$37.70	\$39.20
8	476	569	Deputy Treasurer		\$33.51	\$34.85	\$36.25	\$37.70	\$39.20
7	397	475	Works Supervisor, Water		\$29.19	\$30.36	\$31.57	\$32.84	\$34.15
7	397	475	Works Supervisor, Roads		\$29.19	\$30.36	\$31.57	\$32.84	\$34.15
6	396	396	Parks & Recreation Coordinator		\$26.64	\$27.71	\$28.82	\$29.97	\$31.18
6	396	396	Utility/ Tax Clerk		\$26.64	\$27.71	\$28.82	\$29.97	\$31.18
5	277	331	Facility Operator (Full-Time)		\$24.07	\$25.04	\$26.04	\$27.08	\$28.17
5	277	331	Administrative Assistant, Clerks		\$24.07	\$25.04	\$26.04	\$27.08	\$28.17
5	277	331	Admin Assistant, Public Works		\$24.07	\$25.04	\$26.04	\$27.08	\$28.17
5	277	331	Labourer/Equipment Operator		\$24.07	\$25.04	\$26.04	\$27.08	\$28.17
5	277	331	Receptionist/Administrative Asst		\$24.07	\$25.04	\$26.04	\$27.08	\$28.17
4	231	276	Facility Operator (Part-Time)		\$18.80	\$19.54	\$20.33	\$21.14	\$21.99
4	231	276	Office Assistant (part-time)		\$18.80	\$19.54	\$20.33	\$21.14	\$21.99
3	192	230			\$16.63	\$17.30	\$17.99	\$18.72	\$19.45
2	160	191	Custodial Labourer (Part-Time)		\$14.47	\$15.05	\$15.66	\$16.28	\$16.93

1. Policy No. 100-21-2020 is hereby repealed effective 01/01/2021.

 Mayor

 CAO/Clerk

TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE: December 1, 2020

RESOLUTION NO. _____

MOVED BY: _____

SECONDED BY: _____

RESOLVED:

That the regular council meeting minutes of November 17, 2020 and special meeting minutes of November 4, 2020 be approved as circulated/amended.

RESOLUTION CARRIED

MAYOR

TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE December 1st, 2020

RESOLUTION NO. _____

MOVED BY: _____

SECONDED BY: _____

RESOLVED:

That the Council of the Township of Lucan Biddulph authorize and direct the Clerk to purchase \$75 Gift Certificates from local businesses to give to the Township's employees for Christmas.

RESOLUTION CARRIED.

MAYOR

TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE: December 1, 2020

RESOLUTION NO. _____

MOVED BY: _____

SECONDED BY: _____

RESOLVED:

That the Council of the Township of Lucan Biddulph adopt the following Human Resources policy:

- Policy No. 101-19-2021 (Salary Grid Policy)

RESOLUTION CARRIED

MAYOR

TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE: December 1, 2020

RESOLUTION NO. _____

MOVED BY:

SECONDED BY:

RESOLVED:

That if no one cares to speak to these By-laws on their First, Second and Third Reading, that they be considered to have been read a First time and Passed, read a Second time and Passed, read a Third time and Passed, that they be numbered:

- 57-2020 Confirming By-law

RESOLUTION CARRIED

MAYOR

**TOWNSHIP OF LUCAN BIDDULPH
RESOLUTION**

DATE: December 1, 2020

RESOLUTION NO.

MOVED BY:

SECONDED BY: _____

RESOLVED:

That the Council meeting be adjourned at _____ p.m.

RESOLUTION CARRIED

MAYOR

TOWNSHIP OF LUCAN BIDDULPH

**BY-LAW NO. 209-2020
BEING A BY-LAW TO AMEND THE LUCAN BIDDULPH
COMPREHENSIVE ZONING BY-LAW NO. 100-2003**

Paul and Sue Manders c/o Westdell Development Corporation

**Part of Lots 3 and 4, Biddulph CON SLR,
Part 1 of Reference Plan 33R20363**

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Township of Lucan Biddulph deems it advisable to amend By-law 100-2003, being the Comprehensive Zoning By-law of the Township of Lucan Biddulph;

NOW THEREFORE the Council of the Corporation of the Township of Lucan Biddulph enacts as follows:

1. THAT Schedule "B", Map No. 6 to the Comprehensive Zoning By-law No. 100-2003 is hereby amended by changing from the General Agricultural (A1) Zone to a site specific Highway Commercial (C2-11-H-2) Exception - Holding Zone for the lands outlined in heavy solid lines and described as C2-11 on Schedule "A" attached hereto and forming part of this By-law, being part of Part Lots 3 and 4, Biddulph CON SLR, Part 1 of Reference Plan 33R20363 in the Township of Lucan Biddulph, in the County of Middlesex.
2. THAT Schedule "B", Map No. 5 and Map No. 6 to the Comprehensive Zoning By-law No. 100-2003 is hereby amended by changing from the General Agricultural (A1) Zone to a site specific General Agricultural (A1-13) Exception Zone for the lands outlined in heavy solid lines and described as A1-13 on Schedule "A" attached hereto and forming part of this By-law, being part of Part Lots 3 and 4, Biddulph CON SLR, Part 1 of Reference Plan 33R20363 in the Township of Lucan Biddulph, in the County of Middlesex.
3. THAT Section 3.3 to By-law No. 100-2003, as amended, being the Holding Symbol section to the Comprehensive Zoning By-law No. 100-2003 is hereby amended by adding Subsection 3.3.2 "Holding Provision (H-2) re 315 Richmond Street" as follows:

To ensure the orderly development of the lands, the "H-2" symbol shall not be removed:

- i) until a development agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Municipality; and,
 - ii) until a site plan agreement for the subject lands has been entered into with and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act.
4. That Section 15.3 to By-law No. 100-2003, as amended, being the Exceptions of the Highway Commercial (C2) Zone is hereby amended with the addition of the following:
 - 15.3.11 a) Defined Area (*315 Main Street*)

C2-11 as shown on Schedule "B", Map No. 6 to this By-law.
 - b) Permitted Uses

Clinics
Convenience Store

Office, Professional
 Office, General
 Personal Care Establishment
 Personal Service Establishment
 Place of Entertainment or Amusement
 All other permitted uses of the C2 zone

- c) Front Yard Depth 3.0 m
- d) Minimum Interior Side Yard Setback 3.0 m
- e) Minimum Rear Yard Setback 7.5 m
- f) Minimum Number of Parking Stalls

Clinics	1 per 15m ² of net floor area
Convenience Store	1 per 30 m ² of net floor area
Office, General or Professional	1 per 30 m ² of net floor area
Personal Care Establishment	1 per 30 m ² of net floor area
Personal Service Establishment	1 per 30 m ² of net floor area
Place of Entertainment or Amusement	1 per 15m ² of net floor area

- g) Minimum Gross Floor Areas

Uses located on the subject lands shall meet the following minimum gross floor areas per unit:

- | | |
|--------------------------------------|---|
| i. Clinics | 186 m ² (2000 ft ²) per unit |
| ii. Office, General and Professional | 186 m ² (2000 ft ²) per unit |
| iii. Personal Care Establishment | 140 m ² (1500 ft ²) per unit |
| iv. Personal Service Establishment | 140 m ² (1500 ft ²) per unit |

5. That Section 5.3 to By-law No. 100-2003, as amended, being the Exceptions of the General Agricultural (A1) Zone is hereby amended with the addition of the following:

- 5.3.13 a) Defined Area (315 Richmond Street)

A-13 as shown on Schedule "A", Map No. 5 and 6 to this By-law.

- b) Minimum Lot Area 18.07 ha

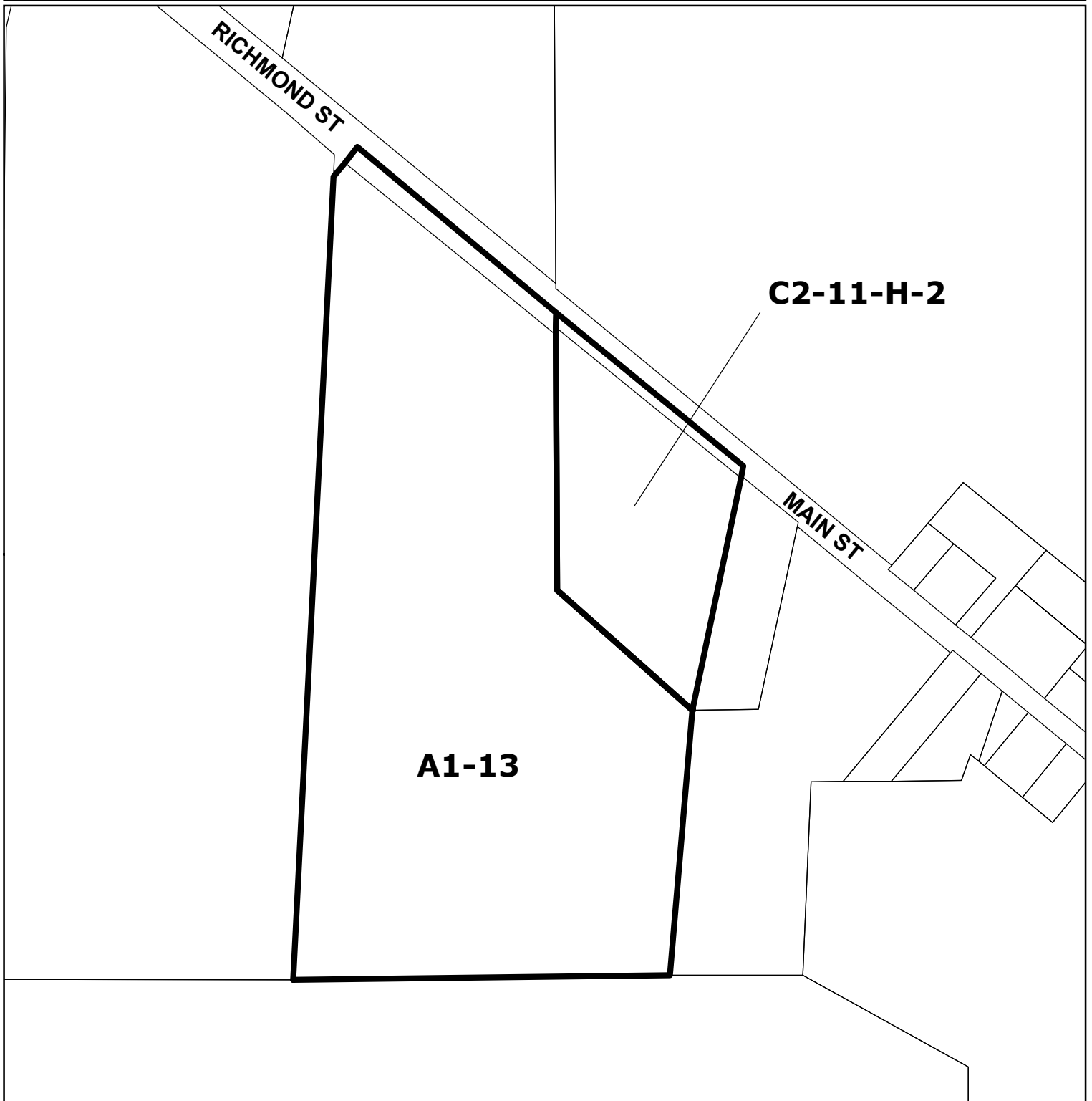
READ A FIRST TIME AND PASSED, READ A SECOND TIME AND PASSED AND READ A THIRD TIME AND PASSED THIS 1ST DAY OF DECEMBER, 2020.

MAYOR

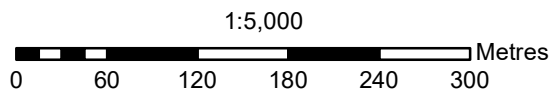
CLERK



Township of LUCAN BIDDULPH



THIS IS SCHEDULE "A" TO BY-LAW No. 209-2020
PASSED THIS 1st DAY OF December, 2020.



Township of Lucan Biddulph

BY-LAW NO. 57-2020

Being a by-law to confirm proceedings of the Council of The Corporation of the Township of Lucan Biddulph

WHEREAS under Section 5(1) of the *Municipal Act, 2001, S.O. 2001 c. 25*, the powers of a municipality shall be exercised by its council.

AND WHEREAS under Sub-Section 3 of Section 5 of the *Municipal Act, 2001, S.O. 2001 c. 25*, the powers of every Council of a municipality shall be exercised by by-law.

AND WHEREAS it is deemed expedient that the proceedings of The Council of the Corporation of the Township of Lucan Biddulph at the December 1, 2020 meeting be confirmed and adopted by By-law.

THEREFORE the Council of the Corporation of the Township of Lucan Biddulph enacts as follows:

1. That the action of the Council of the Corporation of the Township of Lucan Biddulph in respect of all motions and resolutions and all other action passed and taken by the Council of the Corporation of the Township of Lucan Biddulph, documents and transactions entered into during the December 1, 2020 meeting of Council, are hereby adopted and confirmed, as if the same were expressly included in this By-law.
2. That the Mayor and proper officials of The Corporation of the Township of Lucan Biddulph are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Lucan Biddulph during the said December 1, 2020 meeting referred to in Section 1 of this By-law.
3. That the Mayor and the Clerk are hereby authorized and directed to execute all documents necessary to the action taken by this Council as described in Section 1 of this By-law and to affix the Corporate Seal of the Corporation of the Township of Lucan Biddulph to all documents referred to in said Section 1.

Read a FIRST, SECOND and THIRD time and FINALLY PASSED
December 1, 2020.

MAYOR

CLERK