



## LUCAN BIDDULPH COUNCIL AGENDA

TUESDAY, MARCH 17, 2020 6:00 PM  
Lucan Biddulph Township Office  
270 Main Street P.O. Box 190 Lucan, ON

### AGENDA

#### 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. In-Camera Session

#### 4. **6:00 pm**, Public Meeting Under Planning Act, R.S.O. 1999, c. P.13

(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-2-3-4-2020  
1525020 Ontario Inc. c/o Matt Vangeel, Applicant  
Lot 27, Plan 350, and Part of Lots 28-30, Part 1, Plan 33R10096 (Philip Street)  
[PL-03-2020 - Planners Report \(1525020 Ontario Inc\) Consent and ZBA Application](#)

(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-4-2020  
1525020 Ontario Inc. c/o Matt Vangeel, Applicant  
Lot 27, Plan 350, and Part of Lots 28-30, Part 1, Plan 33R10096 (Philip Street)  
[see report no. PL-03-2020 listed above as 4\(a\)](#)

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

#### 5. **6:15 pm**, Petitions & Delegations

- a) Rod Dupuis, OCWA (Ontario Clean Watery Agency)  
[Lucan Operational Report 2019 - 4th Quarter FINAL](#)  
[Granton Operational Report 2019 - 4th Quarter FINAL](#)

## 6. Adoption of Minutes

[Council Minutes Mar 3 2020](#)

## 7. Business Arising From the Minutes

[BA Mar 17 2020](#)

## 8. Communications Reports

- a) [Development Charge Act Amendments and Proposed Community Benefit Charge Regulations](#)
- b) [Provincial Day of Action on Litter](#)
- c) Balance of Communications:
  1. [PPS Municipal Decision Notification Letter](#)
  2. [ABCA Invitation to Annual Partnership Appreciation Evening](#)
  3. [Letter from the Minister of Energy, Northern Development & Mines, and the Associate Minister of Energy](#)
  4. [More Homes, More Choice, Ontario's Housing Supply Action Plan](#)
  5. [DFO Recovery Document posted on the Species at Risk Public Registry](#)
  6. [Resolution - Town of Ajax - Supporting Conservation Authorities](#)
  7. [Resolution - Township of Tyendinaga - Coastal GasLink Project](#)
  8. [Support Resolution \(Merrickville-Wolford\) - Designation of Wetlands](#)
  9. [Support Resolution \(Twp Puslinch\) - AMO's position re Bill 132](#)
  10. [Resolution - Town of Kirkland Lake - Bill 156 support](#)
  11. [Resolution - Town of Grand Valley -Bill 156 Support](#)
  12. [AMO Watchfile Mar 7](#)                      [AMO Watchfile Mar 12](#)

## 9. Committee Reports

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

## 10. Staff Reports

- a) CAO/Clerks Office
- b) Building/By-law Enforcement
- c) Finance
  - [FIN-03-2020 - 2019 Statement of Council Remuneration and Expenses](#)
- d) Planning

[LB 2019 Planning Summary Report](#)

d) Public Works

[PW-08-2020 - 2020 Nagle Drive Options - March 17 2020](#)

f) Parks & Recreation

[PR-04-2020 - Short Term Soccer Field Strategy \(March 17 2020\)](#)

g) Economic Development

**11. Councillor's Comments**

**12. Changes to Budget**

**13. Notice of Motions**

**14. Motions and Accounts**

[Motions - March 17 2020](#)

**15. By-laws**

[By-law 08-2020 Development Charges](#)

[By-law 09-2020 Confirming](#)

[By-law 202-2020 ZBA \(1525020 Ontario Inc\)](#)

**16. Adjournment**



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

March 13, 2020

## REPORT

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

**FROM:** Dan FitzGerald MPI, Planner

**RE:** **Applications for Consent (B-2/2020, B-3/2020, & B-4/2020) and Zoning By-law Amendment (ZBA 04/2020)**  
**1525020 Ontario Inc. (Owner / Applicant)**  
**Lot 27, Plan 350, and Part of Lots 28-30, Part 1, Plan 33R10096**

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### Purpose:

The purpose and effect of the consent application is to convey four (4) parcels of land to support the development of single detached residential dwellings on the lands.

The purpose and effect of the rezoning application is to change the zoning of the lands to be conveyed to the Residential Second Density (R2) Zone to facilitate residential development in the form of single detached dwellings; and to change the zoning of the lands to be retained to a site-specific Future Residential (FR-6) Zone to recognize the frontage and area resulting from the consent applications.

### Background (see Figure 1):

The subject property is a 0.89 hectare (2.22 ac) parcel situated southeast of the Township of Lucan Biddulph community centre and bounded on the east by Philip Street, the south by an industrial use, the west by an unopened Queen Street road allowance, and the north by an existing single detached dwelling. The property is a vacant parcel of land with no existing structures. The entirety of the property is within the Urban Settlement Area of Lucan, is designated 'Residential' according to the Township Official Plan and is within the 'Future Residential (FR) Zone'. The deposited reference plan shows no easements on the subject lands. Municipal services exist on Philip Street and are ready for future hook up at the property line. The property is also within a 300 metre identified grain elevator buffer area.

The applicant has applied to convey four (4) building lots on the west side of Philip Street adjacent to an existing single detached lot. Each lot would have a frontage of approximately 14.39 metres (47.2ft) and an area of approximately 510 square metres (0.12 ac). The lands to be retained would have frontage on Elizabeth Street as well as an un-opened Queen Street road allowance and would have an area of approximately 6939.2 square metres (1.7 ac).



The proposal is summarized below:

	Parcel 1 (retained)	Parcel 2 (severed)	Parcel 3 (severed)	Parcel 4 (severed)	Parcel 5 (severed)
Lot Frontage	20.1 (66.0 ft)	14.4 m (47.2 ft)	14.4 m (47.2 ft)	14.4 m (47.2 ft)	14.4 m (47.2 ft)
Lot Depth	70.3 m (230.6 ft)	35.4 m (116 ft)	35.4 m (116 ft)	35.4 m (116 ft)	35.4 m (116 ft)
Lot Area	6,939.2 m <sup>2</sup> (1.7 ac)	509.76 m <sup>2</sup> (0.12 ac)	509.76 m <sup>2</sup> (0.12 ac)	509.76 m <sup>2</sup> (0.12 ac)	509.76 m <sup>2</sup> (0.12 ac)

The applicant has also proposed to rezone the lots to be severed from Future Residential (FR) Zone to the Residential Second Density (R2) Zone for the purpose of residential development in the form of single detached dwellings. The portion of the lot to be retained and zoned Future Residential (FR) Zone is proposed to be rezoned to a site-specific Future Residential (FR-6) Zone to recognize the lot frontage and area resulting from a consent application.

**Policy and Regulation:**

Provincial Policy Statement (PPS)

Section 1.1.3 of the PPS speaks to Settlement Areas, which identifies settlement areas as the focus of growth and development. Section 1.1.3.3 of the PPS states, ‘Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate 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.

Section 4.5.3.3 of the County Official Plan speaks to Settlement Areas and promotes infilling development in built-up areas, where the proposed lots are compatible with the lot area, frontage and density patterns of the surrounding area and the application represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands. Generally consents are limited to 3 lots prior to the requirement of a plan of subdivision. Section 4.5.3.1 provides the local municipality the authority to permit the creation of additional lots through consent solely for the purpose of infilling of up to four (4) lots having existing frontage on a public road, in areas serviced municipally by water and sanitary sewer systems.

Section 2.3.7 states that the County encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County.

Township of Lucan Biddulph Official Plan

Section 2.1.5 Residential of the Township Official Plan provides guidance for areas to accommodate future residential development. It states undeveloped lands designated for residential purposes within existing developed areas shall be the focus of growth where opportunities exist for redevelopment and infilling. Further, policy 2.1.5.11 discusses the Township's support and direction for intensification and redevelopment within the Settlement Area by way of forms such as street infilling as long as lots created meet the minimum standards of the Zoning By-law.

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.

As noted the subject lands are located within an identified 300 metre noise buffer area from an existing grain elevator operation located on William Street. Section 5.4.1 Buffer Area policy requires, prior to approving any development within the Buffer Area identified on Schedule "A" and Schedule "B" of the Township Official Plan, technical studies depicting the degree of adverse impact and measures which are capable of being undertaken to mitigate such impacts on sensitive land uses. The policy further states that development that is considered minor in nature, such as infilling, shall not require the aforementioned technical studies.

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

The Residential Second Density (R2) Zone requires a minimum lot frontage of 12.0 metres and a minimum lot area of 400 square metres. It permits converted dwellings, duplex dwellings, home occupation, semi-detached dwelling, and single unit dwelling. A minimum of 1 parking stall is required for a dwelling unit and must be located on a hard surfaced driveway on the same lot.

#### **Analysis:**

The Provincial Policy Statement, the County of Middlesex Official Plan, and the Township Official Plan all encourage intensification in settlement areas on full municipal services provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure. The proposed lots are compatible with the existing character of the previously approved lots within the Philip Street neighbourhood. Municipal services were installed to the property line for three of the lots during the

construction of Philip Street, whereas the fourth lot would be required to tap into the existing service lines within the municipal right of way. In all, the policies are satisfied or capable of being satisfied through conditions of consent.

Policies in the Township Official Plan speak to evaluating the appropriateness of development given both the constraint of the noise buffer created by an existing grain elevator, and whether a consent for four lots is considered appropriate given the retained lands are also likely capable of being developed for residential purposes. The policies support the proposed four lot severances for residential purposes as they can be considered a minor infill and their approval will not impact the ability to reasonably develop the retained lands through a subsequent plan of subdivision process.

The proposal is considered to meet the intent of the Township Official Plan as the development will increase the variety of housing options within the Settlement Area of Lucan. Additionally, it will intensify and grow the population of Lucan, which is intended to be an area of growth, on lands designated Residential.

The requested rezoning is appropriate and represents good planning to ensure that the lands being conveyed are rezoned to a category consistent with the Residential designation to allow the construction of single detached dwellings. The requested zoning also conforms to the existing character of the residential neighbourhood. Furthermore, the proposed building lots would conform to the lot area and lot frontage requirements of the R2 Zone. For the portion of lands to be retained within the Settlement Area, a site-specific Future Residential (FR-6) Zone would be appropriate to recognize the frontage and area of these lands resulting from the consents as the FR Zone only recognizes frontages and areas existing as of the date of the passing of the Zoning By-law, namely October 7, 2003.

In conclusion, staff are of the opinion that the proposed lot creation through consent as well as the requested Zoning By-law amendment are appropriate for the subject lands. The proposal is consistent with the Provincial Policy Statement and is in conformity with the County and Township Official Plans.

**Consultation:**

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

**Agency Comments**

- a) Chief Building Official – No objections to the application.
- b) Public Work - a Working in Road Allowance Permit will need to be in place for all work required to service the lots. The permit will define the required specifications, the scope and the deposit required by the Township.
- c) Bell – no Concerns.
- d) Hydro One – no comment or concerns at this time.

**Recommendations:**

THAT **Applications for Consent B-2/2020, B-3/2020, & B-4/2020** filed by 1525020 Ontario Inc. to sever four lots each having a frontage of approximately 14.4 metres along Philip Street and an area of approximately 509.76 square metres; from a property legally described as Lot 27, Plan 350, and Part of Lots 28-30, Part 1, Plan 33R10096 in the Township of Lucan Biddulph; **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 applicant enter into a development agreement with the Township, and that the agreement be registered against the title of the subject lands, which addresses amongst other matters, building envelope locations, lot grading and drainage that ensures conformity with the adjacent subdivision, entrance locations, all to the satisfaction of the Township.
3. That the lands to be conveyed be rezoned to Second Density (R2) Zone, consistent with the zoning of the adjacent residential neighbourhood, and the remnant parcel be rezoned to a Future Residential (FR-6) Zone to recognize the reduced lot area and frontage.
4. That the applicant pay any outstanding property taxes for the subject lands.
5. All lots are required to be serviced with all necessary permits obtained to achieve servicing.
6. *That the applicant pay \$4,000 cash-in-lieu of parkland dedication to the Township, being \$1,000 per lot to be severed.*
7. 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.
8. That the applicant's solicitor submits an Acknowledgment and Direction duly signed by the applicant.
9. 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.
10. That appropriate zoning be in place and the by-law amendment come into full force and effect.

Reasons:

Consistency with the Provincial Policy Statement would be maintained;

Conformity with the County of Middlesex Official Plan would be maintained;

Conformity with the Township of Lucan Biddulph Official Plan would be maintained;

The requirements of the Township of Lucan Biddulph Zoning By-law would be satisfied through the rezoning of the lands to be conveyed.

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**Rezoning Recommendation:**

THAT **Application for Zoning By-law Amendment ZBA 04/2020**, filed by 1525020 Ontario Inc. for a property known legally described as Lot 27, Plan 350, and Part of Lots 28-30, Part 1, Plan 33R10096 in the Township of Lucan Biddulph, in the County of Middlesex, to rezone the subject lands from Future Residential (FR) Zone to a Residential Secondary Density (R2) Zone and a site specific Future Residential (FR-6) Zone exception, as identified in the Schedule "A" to By-law No. 202-2020, **BE APPROVED**, as the application satisfies the requirements of the Planning Act; is consistent with the Provincial Policy Statement; conforms to the Official Plans of both the Township of Lucan Biddulph and the County of Middlesex; satisfies the requirements of the Township of Lucan Biddulph Zoning By-law; and presents sound land use planning.



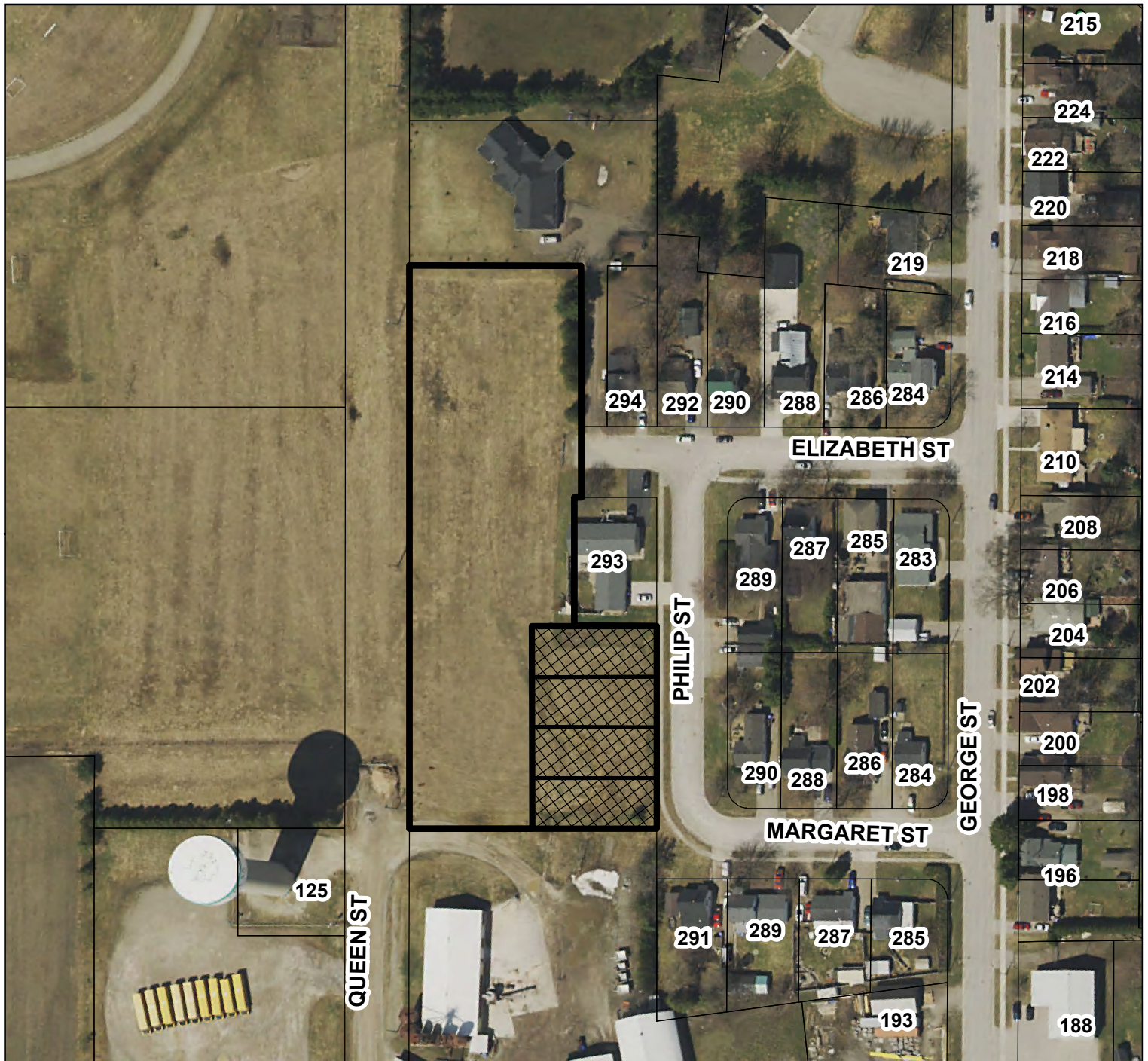
**APPLICATIONS FOR CONSENT: B-2-2020, B-3-2020 & B-4-2020  
AND ZONING BY-LAW AMENDMENT: ZBA-4-2020**

1525020 Ontario Inc. (Owner)



Lot: 27, 28, 29, 30,  
Registered Plan: RL 350 (Philip Street)  
(geographic Village of Lucan)




**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  
February 2020

-  Lands to be retained and rezoned to site-specific Future Residential (FR-#)
-  Lands to be severed and rezoned to Residential Second Density (R2)

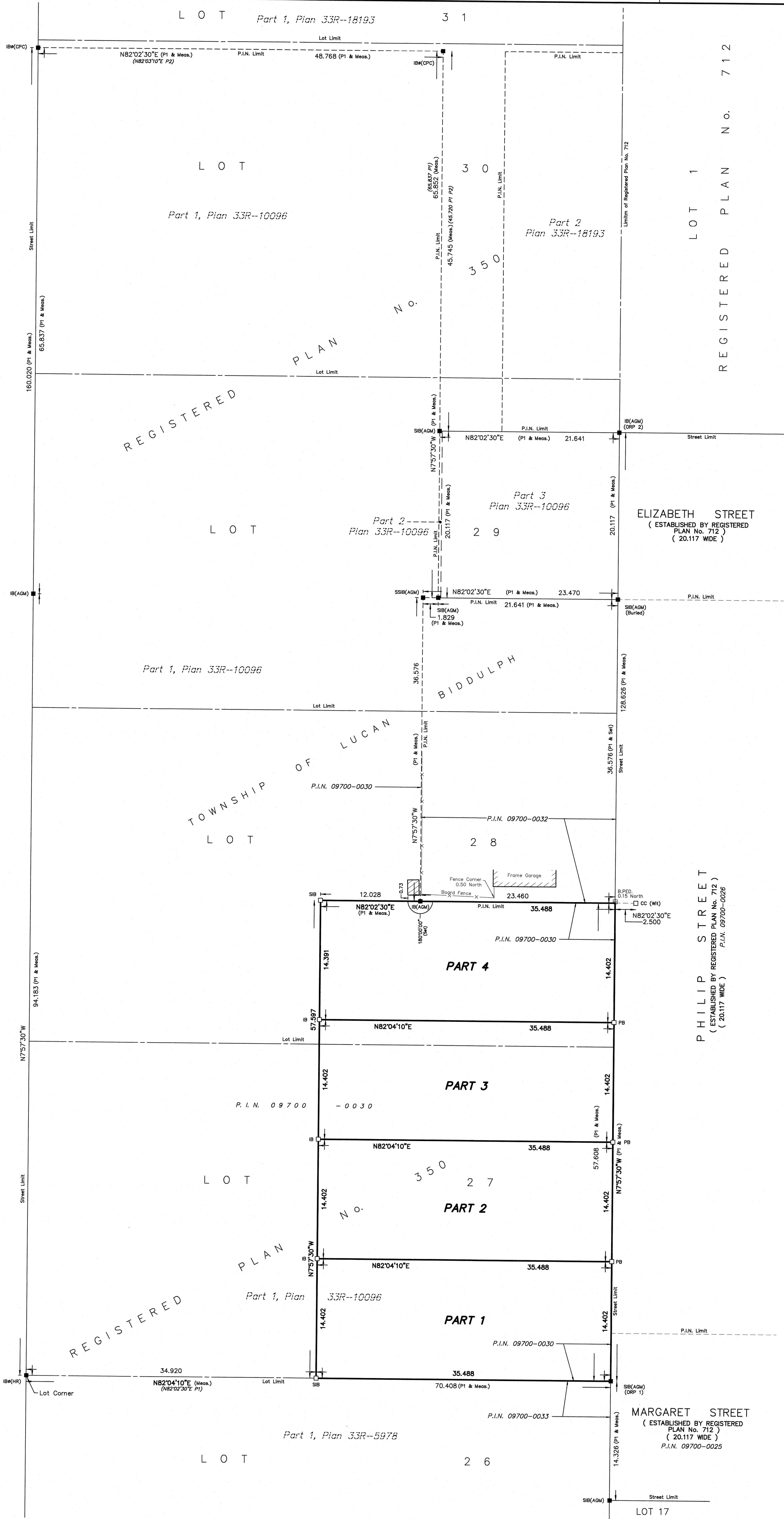
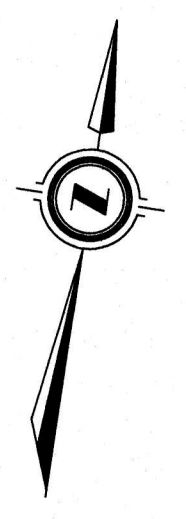
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1:1,619  
0 10 20 30 40 Metres

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.*





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: MARCH 2/2020

*R. Wood*  
ROBERT WOOD  
ONTARIO LAND SURVEYOR

PLAN 33R-20673

RECEIVED AND DEPOSITED

DATE: MAR 03 2020

M. DIETRICH  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX. (No 33)

PART SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	Part of 27	Registered Plan No. 350	Part of 09700-0030
2	Part of 27	Registered Plan No. 350	Part of 09700-0030
3	Part of 27 and 28	Registered Plan No. 350	Part of 09700-0030
4	Part of 28	Registered Plan No. 350	Part of 09700-0030

PART 1, 2, 3 AND 4 COMPRISE PART OF PIN 09700-0030

PLAN OF SURVEY  
OF PART OF  
LOTS 27 AND 28  
REGISTERED PLAN No. 350  
(FORMERLY THE VILLAGE OF LUCAN)  
IN THE  
TOWNSHIP OF LUCAN  
BIDDULPH  
COUNTY OF MIDDLESEX

SCALE 1:250

SCALE IN METRES

2020  
ARCHIBALD, GRAY & MCKAY LTD.  
ONTARIO LAND SURVEYORS

- NOTES & LEGEND
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT PLANTED
  - IB# DENOTES ROUND IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - PB DENOTES PLASTIC BAR
  - CC DENOTES CUT CROSS
  - WIT DENOTES WITNESS
  - AGM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
  - CPC DENOTES C. P. CORBETT, O.L.S.
  - B.PED. DENOTES BELL PEDESTAL
  - P1 DENOTES PLAN 33R-10096
  - P2 DENOTES PLAN 33R-18193

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) (2010.0), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK, AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995718078.

OBSERVED REFERENCE POINTS (ORPs) U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010), COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4781696.786	466804.509
ORP 2	4781809.930	466788.694

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 01°24'40" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 33R-10096.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26th DAY OF FEBRUARY, 2020.

MARCH 2/2020

*R. Wood*  
ROBERT WOOD  
ONTARIO LAND SURVEYOR

**AGM** ARCHIBALD, GRAY & MCKAY LTD.  
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9  
PHONE 519-685-5300 FAX 519-685-5303  
EMAIL info@agm.on.ca WEB www.agm.on.ca

PLAN • SURVEY • ENGINEER

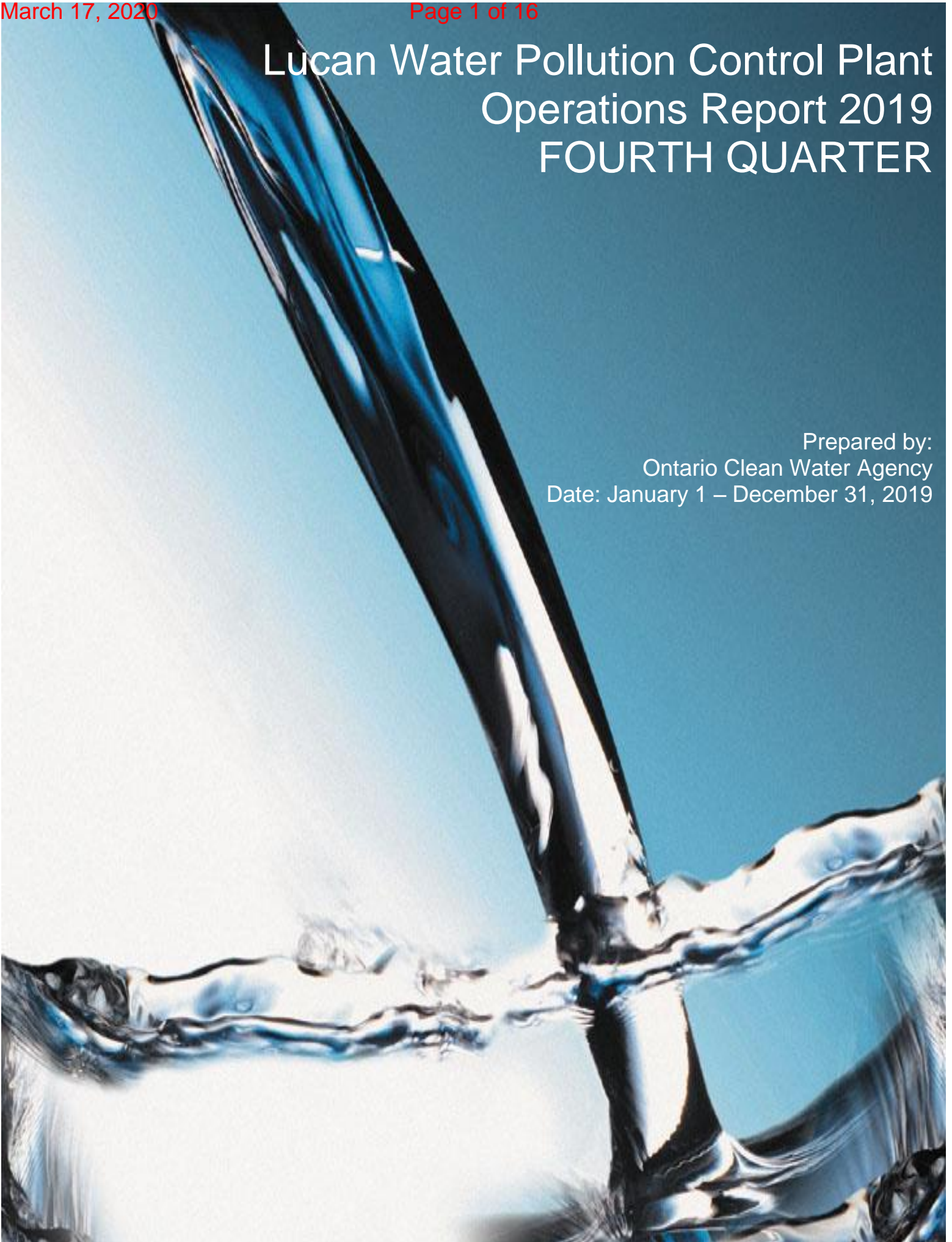
DRAWN BY: RTW	DIGITAL FILE: LU2004RP2EC17.DWG	PLAN No:
CHECKED BY: DDC	COGO FILE:	5-Z-8325
Plot date: February 25, 2020	FILE No: LU-2-6	

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# Lucan Water Pollution Control Plant Operations Report 2019 FOURTH QUARTER

Prepared by:  
Ontario Clean Water Agency  
Date: January 1 – December 31, 2019



**Facility Description**

Facility Name: Lucan Water Pollution Control Plant  
Senior Operations Manager: Rod Dupuis 519-274-9242  
Business Development Manager: Jackie Muller 519-643-8660  
Facility Type: Municipal  
Classification: Class 4 Wastewater Treatment  
Title Holder: Municipality

**Service Information**

Area(s) Serviced: **Lucan**  
Population Serviced: 1,700

**Capacity Information**

Total Design Capacity: 1,700 (m<sup>3</sup>/day)  
Peak Flow Design Capacity: 3,600 (m<sup>3</sup>/day)  
Total Annual Flow (2018 Data): 381,471 (m<sup>3</sup>/year)  
Average Day Flow (2018 Data): 1,047.10 (m<sup>3</sup>/day)  
Maximum Day Flow (2018 Data): 3,047 (m<sup>3</sup>/day)

**Operational Description**

The Lucan Sewage System was expanded and upgraded in 1992 to an aeration type process and is located at Lot 25, Concession 4, in Biddulph Township. The plant is rated at an average flow of 1,700 m<sup>3</sup>/ day and a peak flow of 3,600 m<sup>3</sup> /day.

The system consists of:

- Raw sewage pumping station with five submersible pumps and one standby diesel generator
- Force mains to treatment plant and lagoons
- Extended aeration plant with automatically raked bar screen, grit chamber, aeration basins, secondary clarifiers, return activated sludge system, chemical storage and feeding systems, aerobic digesters, sludge storage system, effluent filtration, ultra violet disinfection system and post aeration system
- Outfall sewer to Henan Drain
- Standby power diesel generator
- Various related buildings for above processes
- Two cell lagoon system for storing excessive flows



## **COMPLIANCE AND EXCEEDANCES SUMMARY:**

### **FIRST QUARTER**

There were no compliance issues identified in the first quarter.

#### **January**

In the month of January, the plant daily rated capacity of 1,700 m<sup>3</sup> was exceeded on the following days due to rain fall and snow melt:

1<sup>st</sup> - 2,367 m<sup>3</sup>  
23<sup>rd</sup> - 1,730 m<sup>3</sup>

The plant peak flow capacity of 3,600 m<sup>3</sup> was not exceeded on days identified above therefore this is not a compliance issue.

#### **February**

In the month of February, the plant daily rated capacity of 1,700 m<sup>3</sup> was exceeded on the following days due to rain fall and snow melt:

4<sup>th</sup> - 2,046 m<sup>3</sup>  
5<sup>th</sup> - 2,373 m<sup>3</sup>  
6<sup>th</sup> - 1,880 m<sup>3</sup>  
7<sup>th</sup> - 1,878 m<sup>3</sup>  
8<sup>th</sup> - 1,935 m<sup>3</sup>

The plant peak flow capacity of 3,600 m<sup>3</sup> was not exceeded on days identified above therefore this is not a compliance issue.

On the following dates raw sewage flow was directed to the Lucan sewage lagoon as per facility design:

4<sup>th</sup> - 452 m<sup>3</sup>  
5<sup>th</sup> - 43 m<sup>3</sup>  
22<sup>nd</sup> - 269 m<sup>3</sup>  
23<sup>rd</sup> - 31 m<sup>3</sup>

#### **March**

In the month of March, the plant daily rated capacity of 1,700 m<sup>3</sup> was exceeded on the following days due to rain fall and snow melt:

15<sup>th</sup> - 2,665 m<sup>3</sup>  
16<sup>th</sup> - 2,129 m<sup>3</sup>  
30<sup>th</sup> - 2,207 m<sup>3</sup>  
31<sup>st</sup> - 2,444 m<sup>3</sup>

The plant peak flow capacity of 3,600 m<sup>3</sup> was not exceeded on days identified below therefore not a compliance issue.

On the following dates raw sewage was directed to the Lucan sewage lagoon as per facility design:

13<sup>th</sup> – 6 m<sup>3</sup>  
 14<sup>th</sup> – 41 m<sup>3</sup>  
 15<sup>th</sup> – 185 m<sup>3</sup>  
 30<sup>th</sup> – 795 m<sup>3</sup>  
 31<sup>st</sup> – 17 m<sup>3</sup>

## **SECOND QUARTER**

There were no compliance issues identified in the second quarter.

### **April**

In the month of April, the plant daily rated capacity of 1,700 m<sup>3</sup> was exceeded on the following days due to rain fall and snow melt:

1<sup>st</sup> – 1,846 m<sup>3</sup>/d  
 19<sup>th</sup> to 22<sup>nd</sup> – 1,948 m<sup>3</sup>/d  
 24<sup>th</sup> to 25<sup>th</sup> – 1,773 m<sup>3</sup>/d  
 26<sup>th</sup> to 28<sup>th</sup> – 2,061 m<sup>3</sup>/d

The plant peak flow capacity of 3,600 m<sup>3</sup> was not exceeded on days identified above therefore this is not a compliance issue.

On the following dates raw sewage flow was directed to the Lucan sewage lagoon as per facility design:

18<sup>th</sup> to 22<sup>nd</sup> – 49 m<sup>3</sup>/d  
 24<sup>th</sup> to 25<sup>th</sup> – 435 m<sup>3</sup>/d  
 26<sup>th</sup> to 28<sup>th</sup> – 133 m<sup>3</sup>/d

### **May**

In the month of May, the plant daily rated capacity of 1,700 m<sup>3</sup> was exceeded on the following days due to rain fall and snow melt:

1<sup>st</sup> to 2<sup>nd</sup> – 2,003 m<sup>3</sup>/d  
 24<sup>th</sup> – 2,180 m<sup>3</sup>/d  
 25<sup>th</sup> – 3,363 m<sup>3</sup>/d  
 26<sup>th</sup> – 3,402 m<sup>3</sup>/d  
 27<sup>th</sup> – 1,908 m<sup>3</sup>/d

The plant peak flow capacity of 3,600 m<sup>3</sup> was not exceeded on days identified above therefore this is not a compliance issue.

On the following dates raw sewage flow was directed to the Lucan sewage lagoon as per facility design:

24<sup>th</sup> – 1,393 m<sup>3</sup>/d  
 25<sup>th</sup> to 26<sup>th</sup> – 2,088 m<sup>3</sup>/d  
 27<sup>th</sup> to 28<sup>th</sup> – 425 m<sup>3</sup>/d

**June**

In the month of June, the plant daily rated capacity of 1,700 m<sup>3</sup> was exceeded on the following days due to rain fall and snow melt:

20<sup>th</sup> – 1,732 m<sup>3</sup>/d

The plant peak flow capacity of 3,600 m<sup>3</sup> was not exceeded on days identified above therefore this is not a compliance issue.

On the following dates raw sewage flow was directed to the Lucan sewage lagoon as per facility design:

5<sup>th</sup> – 103 m<sup>3</sup>/d

**THIRD QUARTER**

No non-compliance issues were identified in the third quarter of 2019.

The daily rated capacity of 1,700 m<sup>3</sup> was not exceeded during the third quarter of 2019.

On the following dates raw sewage flow was directed to the Lucan sewage lagoon as per facility design:

**July**

11<sup>th</sup> – 101 m<sup>3</sup>

17<sup>th</sup> – 4 m<sup>3</sup>

29<sup>th</sup> – 4 m<sup>3</sup>

30<sup>th</sup> – 19 m<sup>3</sup>

**August**

4<sup>th</sup> – 23 m<sup>3</sup>

5<sup>th</sup> – 23 m<sup>3</sup>

6<sup>th</sup> – 23 m<sup>3</sup>

15<sup>th</sup> – 25 m<sup>3</sup>

22<sup>nd</sup> – 24 m<sup>3</sup>

**September**

11<sup>th</sup> – 3 m<sup>3</sup>

19<sup>th</sup> – 9 m<sup>3</sup>

**FOURTH QUARTER**

No non-compliance issues were identified in the fourth quarter of 2019.

The daily rated capacity of 1,700 m<sup>3</sup> was exceeded on the following days in the fourth quarter of 2019:

**October**

27<sup>th</sup> – 1,899m<sup>3</sup>

31<sup>st</sup> – 2,467m<sup>3</sup>

**November**

1<sup>st</sup> – 2,871m<sup>3</sup>

2<sup>nd</sup> – 1,904m<sup>3</sup>  
3<sup>rd</sup> – 1,711m<sup>3</sup>  
21<sup>st</sup> – 1,722m<sup>3</sup>  
27<sup>th</sup> – 1,711m<sup>3</sup>

On the following occasions raw sewage went to the lagoon:

#### **October**

23<sup>rd</sup> – 24m<sup>3</sup>  
24<sup>th</sup> – 29m<sup>3</sup>  
31<sup>st</sup> – 984m<sup>3</sup>

#### **November**

1<sup>st</sup> – 134m<sup>3</sup>  
7<sup>th</sup> – 35m<sup>3</sup>  
26<sup>th</sup> – 13m<sup>3</sup>

### **OVERFLOW/BY-PASS EVENTS:**

There were no overflow or by-pass events during the fourth quarter 2019.

### **THIRD PARTY INSPECTIONS:**

#### **FIRST QUARTER**

##### **January**

**3:** Ultraguard security was onsite to complete maintenance of the facility security system.

##### **March**

**21:** Pierce Services was onsite to complete annual calibration and inspections of all flow meters and miltronics at all Lucan facilities.

#### **SECOND QUARTER**

##### **April**

**03:** MECP Inspector along with OCWA Process & Compliance Technician were onsite to inspect the Lucan lagoon following our request to have the digester sludge hauled to the lagoon until Farm application can be done in the late summer/fall.

**17:** Mobile Fire & Safety were onsite to perform the annual inspection on all fire extinguishers.

**23:** Konecranes was onsite to perform the annual inspection on all lifting devices.

##### **May**

**06:** Hetek was onsite to perform semi-annual inspection and calibrations on all gas detection equipment.

**10:** Mornington Communications was onsite to perform annual fire alarm inspection.

**15:** Gen Care was onsite at the Lucan WPCP and Chestnut Street Pumping Station to perform the semi-annual maintenance and inspection of the generators. No issues were reported.

**June**

**14:** MECP Inspector and District Supervisor along with OCWAs PCT and Safety, Process and Compliance Manager were onsite at the Lucan lagoon to review the operation due to the request to continue hauling the Granton RBC sludge to Lucan Lagoon.

**THIRD QUARTER****September**

**11:** Hodgins Custom Service was onsite to haul to bio-solids from the Lucan Plant.

**FOURTH QUARTER****October**

**12:** Shamrock Mechanical was onsite at the WPCP to perform annual maintenance of the HVAC system.

**November**

**27:** CT Environmental was onsite at the Joseph Street wet well and the Chestnut Street pumping station to perform the semi-annual cleaning. At the same time OCWA operators completed the semi-annual inspection of the wet well and pumps. All was found in proper working conditions.

**OCCUPATIONAL HEALTH & SAFETY:****SECOND QUARTER****May**

**08:** Operator on duty was using a tool to remove the filter from the final effluent filter system when the tool slipped and he chipped his tooth. The operator discussed the incident with his Manager and reported it to the Safety & Process Compliance Manager. The Operations Manager is looking into another tool to perform this work.

**THIRD QUARTER****July**

The Lucan WPCP Annual Health & Safety Inspection was completed on July 10<sup>th</sup>. One issue was identified during this inspection. There is inadequate guarding installed around bar-screen rake arm area. The identified issue has been resolved; protective screening has been installed around the bar-screen rake area. No additional occupational health & safety issues were identified in the third quarter of 2019.

**GENERAL MAINTENANCE AND PLANT ACTIVITIES:**

General & preventative maintenance activities were completed as applicable; these activities include monthly generator tests & equipment greasing.

**FIRST QUARTER****January**

**3:** DataSoft was onsite to investigate loss of communications on the SCADA system. The system was reset to restore communications.

**4:** Air Design Services technician was onsite to complete maintenance of the furnace system.

**17:** Additional Operators were onsite to assist changing disc sections on filter system #1 and #2.

**25:** DataSoft was onsite to investigate loss of communications on the SCADA system. . The technician found a fault with the location IP address. The IP address was changed and communications were restored.

**26:** OCWA staff provided a tour of the plant to Lucan Biddulph Town Council members.

**31:** Additional Operators were onsite to assist changing disc sections on filter system #1 and #2.

**31:** OCWA Electrician was onsite to investigate a motor overload on filter system #1. Electrician found the internal breaker was blown; issue corrected.

## **February**

**13 & 14:** DataSoft technician was onsite to complete SCADA upgrades & system changes.

**21:** OCWA Electrician was onsite to perform annual inspection of exit emergency lighting and completed any necessary repairs.

## **March**

**11:** Operator on duty noticed a loss of communications from Chestnut Street pumping station during business hours. Communications were restored by resetting the router.

**15:** OCWA Electrician was onsite to collect RAS pump data for energy grant.

**26:** OCWA Electrician was onsite to replace UPS battery backup for PLC system at Chestnut pumping station. While on location the Electrician also replaced a blown fuse in bank B of the UV system at the WPCP.

## **SECOND QUARTER**

### **April**

**23:** A Technician was onsite to determine the reason for the communication error from the Chestnut Street pumping station that was found on Apr 22nd. The technician was unable to find the reason for the error and will look into this more.

**25:** OCWA Electrician was onsite to check RAS pump #1 that was found in fault by the Operators. The motor was removed and taken to a specialist.

**30:** OCWA Electrician was onsite to install the repairs motor for RAS pump #1.

### **May**

**02:** Hodgins was onsite to remove sludge from the digesters and haul to the Lucan Lagoon as it's too wet to land apply. Approximately 450 m<sup>3</sup> was hauled.

**17:** DataSoft was onsite to troubleshoot the communications failure from the Chestnut Street pumping station but was unable to resolve the issue.

**29 to 31:** Operators transferred contents from cell #1 into cell #2 at the Lucan Lagoon due to cell #1 being at a high level. Operators will start to bring contents back from the Lagoon through the plant when weather permits.

### **June**

**17:** Operator on duty contacted DataSoft due to a communications fault on the SCADA system, causing the operator to be unable to control the plant. DataSoft was able to clear the fault remotely.

**27:** OCWA Electrician was onsite to install two new GFS receptacles that were needed as recommended by the insurance inspection.

**28:** CT Environmental was onsite to perform the semi-annual cleaning of the Chestnut Street and Joseph Street wet wells. During this time, operators performed the annual inspections of the wet wells.

**THIRD QUARTER****July**

Throughout the month the operators applied chlorine to the process to help control the foam issues in the aeration and the clarifiers.

Throughout the month the operators brought back the lagoon contents to process through the plant.

**19:** OCWA Electrician was on site to assist with removing RAS pump motor #3 due to the operators finding this pump in fault on multiple occasions. This pump motor was sent to be inspected and rebuilt if needed. While on site OCWA Electrician inspected the AC system due to it not working properly and found some minor problems with it and resolved all issues found.

**22:** Operator on duty found the communications from the Chestnut Street wet well were lost. DataSoft was called to resolve the issue.

**23:** Hetek Solutions was on site to replace a faulty gas detector sensor in the headworks area of the plant.

**August**

Throughout the month the operators applied chlorine to the process to help control the foam issues in the aeration and the clarifiers.

Throughout the month the operators brought back the lagoon contents to process through the plant.

**01:** OCWA Electrician was on site to replace the motor on RAS pump #3 that was found faulted on July 19<sup>th</sup>. While on site, minor work was performed on the UV system.

**08 & 09:** Nevro was on site to manufacture and install a secure system around the rag removal system in the headworks building due to safety concerns.

**12:** OCWA Electrician was on site to troubleshoot row #1 on bank #2 of the UV system due to row #1 inductor lights not working properly. Parts need to be ordered to finish this job.

**21:** Shamrock Mechanical was on site to perform routine maintenance on the HVAC system.

**22:** OCWA Electrician was on site to change the frequency of run time to increase the operations of the Grit Vortex removal system. The run time was change to operate every 4 hours instead of every 6 hours.

**September**

**09:** Hetek was onsite to troubleshoot Gas monitoring Failure at the Headworks building.

**11:** Operations Staff worked with Hodgins Custom Service to haul approximately 720m<sup>3</sup> of Biosolids for land application.

**24:** Nevro onsite to repair the overflow trough located at the Headworks building.

**26:** OCWA Electrician onsite to repair U.V. system, a module and fuses were replaced.

**FOURTH QUARTER****October**

Throughout the month the operators brought back the lagoon contents to process through the plant.

**23 & 30:** GenCare was onsite to complete the semi-annual inspection and maintenance on the generators at the WPCP and at the Chestnut Street pumping station.

**November**

Throughout the month the operators brought back the lagoon contents to process through the plant.

**06:** OCWA Electrician was onsite at the Chestnut Street pumping station to clean up the new fibre wiring in the PLC, remove any unnecessary wiring and devised a plan to make the entire PLC and instruments UPS protected.

**07 & 08:** OCWA Electrician was onsite at the Chestnut Street pumping station to install a control. He also relocated the Ethernet from going through the door to a conduit at this time.

**15:** DataSoft was onsite at the WPCP to install the new SCADA computer.

**December**

Throughout the month the operators brought back the lagoon contents to process through the plant.

**12:** OCWA Electrician was onsite at the WPCP to give the engineers a tour of the plant and took look at possible electrical upgrades.

**18:** Operators changed out 4 filter sections out of final effluent disc filter system.

<b>PREVENTATIVE MAINTENANCE WORK ORDERS GENERATED</b>												
<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL</b>
15	19	14	11	10	11	21	12	18	22	14	14	<b>181</b>

All work orders completed on schedule.

**ALARMS / CALL-INS:**

**FIRST QUARTER**

**January**

**12:** Operator on call received a grit alarm from the SCADA system. Upon arrival, operator found a buildup of rags and debris due to higher than normal flows. This debris was removed and the alarm was reset.

**February**

**12:** Operator on call received a ‘this list is now empty’ alarm which means the alarm corrected itself before the SCADA called out. Operator monitored remotely, operations were running normally.

**24:** Operator on call received a ‘this list is now empty’ alarm which means the alarm corrected itself before the SCADA called out. Operator monitored remotely, operations were running normally.



**March**

**31:** Operator on call received several alarms due to multiple area hydro outages due to weather conditions. Upon arrival, an inspection of the facility was completed and alarms reset; operations were normal. Operator continued to monitor remotely.

**SECOND QUARTER****April**

**20:** Operator on call received a grit alarm. Upon arrival, the operator found the headworks had a buildup of rags in the collection system causing a blockage. This may be caused by higher than normal flows due to rainfall. The operator removed the rags from the system and reset the SCADA system. While onsite, the operator performed an inspection of the entire facility.

**22:** Operator on call received a communication failure alarm. Upon arrival, the operator determined the communications failure was caused by the loss of communications from Chestnut Street wet well. The operator tried to reset the communications, but was unsuccessful and called DataSoft to resolve remotely. DataSoft was unable to resolve the error remotely, a technician will be onsite on the 23<sup>rd</sup>. While onsite, the operator performed an inspection of the entire facility and noticed RAS pump #1 was not working and switched operations to RAS pump #3.

**May**

**25:** Operator on call received a high level alarm from the Chestnut Street wet well due to heavy rainfall. The operator arrived onsite and inspected the wet well, all pumps were keeping up with the inflow and no bypass occurred. The operator completed an inspection of the entire facility and check the Granton WPCP remotely, all operations were normal. The operator returned back to site later in the day to check the Chestnut Street wet well due to still receiving high level alarms from the heavy rainfall, no bypass occurred, pumps were keeping up with the inflow.

**June**

**30:** Operator on call received a SCADA alarm at 1630 hours. Operator acknowledged the alarm answering with the list is now empty. The operator monitored the plant remotely, all in normal operations.

**THIRD QUARTER****July**

**13:** Operator on call received a SCADA alarm due to a blower fault. Upon arrival to the plant the operator found blower #1 in fault. The operator reset the fault and returned blower #1 back to being the duty blower. The operator then completed an inspection of the entire plant to ensure all was working properly. The reason for the fault is unknown at this time; the operators will monitor the blower to assure that this issue does not continue.

**30:** Operator on call received several alarms from the WPCP and the Joseph Street wet well due to a hydro outage. The operator monitored the alarms remotely until the hydro was restored.

**August**

**17:** Operator on call received a SCADA alarm due to a blower VFD fault. Upon arrival to the plant the operator found blower #1 in fault. The operator reset the fault and returned blower #1 back to being the duty blower. The operator then completed an inspection of

the entire plant to ensure all was working properly. The reason for the fault is unknown at this time; the operators will monitor the blower to assure that this issue does not continue.

#### **FOURTH QUARTER**

##### **November**

**12:** Operator on call was in to check the plant due to the long weekend (rake bar screens). After completing an inspection of the entire plant, all was found to be working as it should.

#### **COMPLAINTS & CONCERNS:**

There were no complaints or concerns to date.

#### **REGULATORY INSPECTIONS:**

The last MECP Facility Inspection occurred March 1, 2016.

#### **APPENDIX A – PERFORMANCE ASSESSMENT REPORT:**

See attached.

#### **APPENDIX B – FLOW REPORT:**

See attached.

# **APPENDIX A**

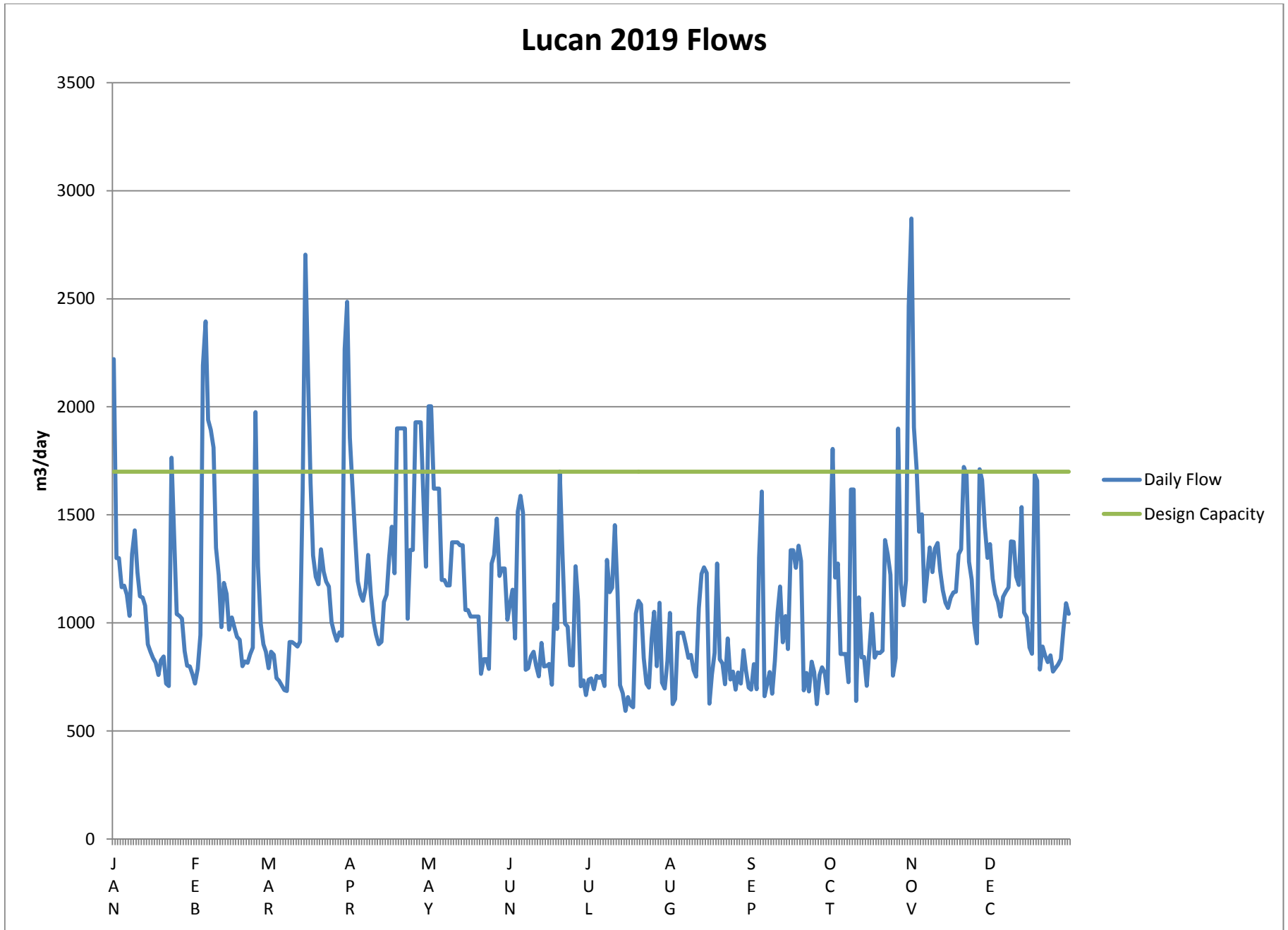
## **PAR REPORTS**

Ontario Clean Water Agency  
Performance Assessment Report Wastewater/Lagoon  
From: 01/01/2019 to 31/12/2019

Facility: [1221] LUCAN WASTEWATER TREATMENT FACILITY  
Works: [110002817]

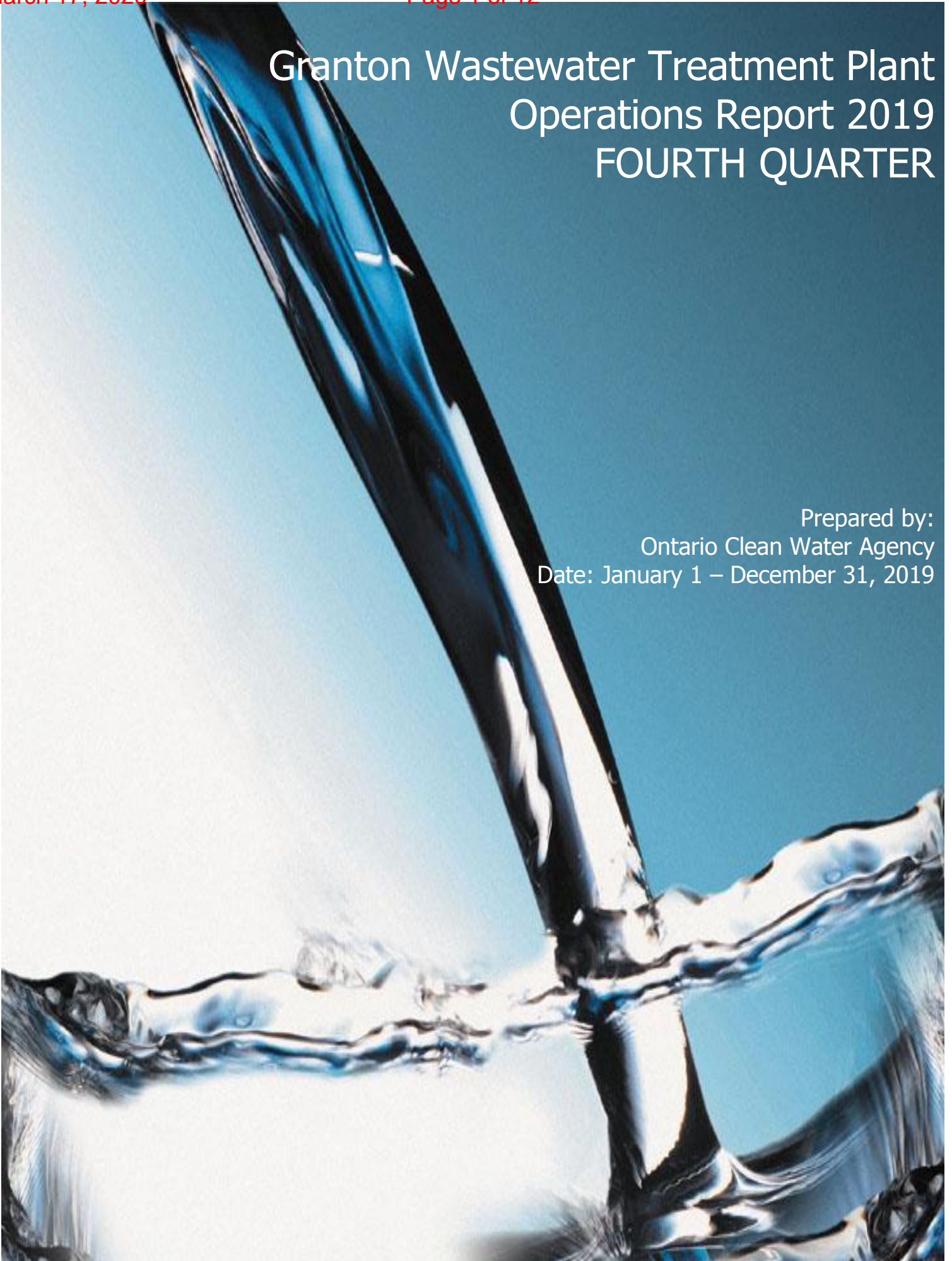
	01/2019	02/2019	03/2019	04/2019	05/2019	06/2019	07/2019	08/2019	09/2019	10/2019	11/2019	12/2019	<-Total-->	<-Avg-->	<-Max-->	<-Criteria-->
<b>Flows:</b>																
Raw Flow: Total - Raw Sewage (m³)	33410.00	33562.00	36922.00	41807.00	38719.00	29792.00	26797.00	26944.00	27715.00	34974.00	41555.00	33612.00	405809.00			
Raw Flow: Total - Lagoon Flow (m³)	90.00	795.00	1044.00	1534.90	6424.00	146.00	128.00	118.00	12.00	1062.00	182.00	0.00	11535.90			
Raw Flow: Avg - Raw Sewage (m³/d)	1077.74	1198.64	1191.03	1393.57	1249.00	993.07	864.42	869.16	923.83	1128.19	1385.17	1084.26		1113.17		
Raw Flow: Avg - Lagoon Flow (m³/d)	2.90	28.39	33.68	51.16	207.23	4.87	4.13	3.81	0.40	34.26	6.07	0.00		31.41		
Raw Flow: Max - Raw Sewage (m³/d)	2221.00	2395.00	2704.00	1928.00	2003.00	1701.00	1452.00	1275.00	1608.00	2467.00	2871.00	1687.00			2871.00	
Raw Flow: Max - Lagoon Flow (m³/d)	83.00	452.00	795.00	434.50	2088.00	103.00	101.00	25.00	9.00	984.00	134.00	0.00			2088.00	
Eff. Flow: Total - Final Effluent (m³)	31977.00	32068.00	35356.00	40797.00	37551.00	28818.00	26041.00	25746.00	26619.00	33731.00	39462.00	31776.00	389932.00			
Eff. Flow: Avg - Final Effluent (m³/d)	1031.52	1145.29	1140.52	1359.90	1211.32	960.60	840.03	830.52	887.30	1088.10	1315.07	1025.03		1069.60		
Eff. Flow: Max - Final Effluent (m³/d)	2367.00	2373.00	2665.00	2549.00	2194.00	1663.00	1416.00	1240.00	1544.00	2455.00	2792.00	1591.00			2792.00	
Raw Flow: Monthly Total - Total Raw Sewage Flows (m³)	33500.00	34357.00	37966.00	43319.00	45143.00	29938.00	26925.00	27062.00	27727.00	36036.00	41737.00	33612.00	417322.90			
Raw Flow: Monthly Avg - Total Raw Sewage Flows (m³/d)	1080.65	1227.04	1224.71	1444.00	1456.23	997.83	868.55	872.97	924.23	1162.45	1391.23	1084.26		1144.52		
Raw Flow: Monthly Max - Total Raw Sewage Flows (m³/d)	2304.00	2644.00	3062.00	2061.30	3402.00	1732.00	1553.00	1275.00	1608.00	3451.00	3005.00	1687.00			3451.00	
<b>Carbonaceous Biochemical Oxygen Demand: CBOD:</b>																
Eff. Avg cBOD5 - Final Effluent (mg/L)	< 2.200	< 3.000	< 3.000	< 2.800	< 2.500	< 2.000	< 2.200	< 2.500	< 2.250	< 2.000	< 2.000	< 2.200		< 2.387	< 3.000	10.0
Eff. # of samples of cBOD5 - Final Effluent (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Loading: cBOD5 - Final Effluent (kg/d)	< 2.269	< 3.436	< 3.422	< 3.808	< 3.028	< 1.921	< 1.848	< 2.076	< 1.996	< 2.176	< 2.630	< 2.255		< 2.572	< 3.808	
<b>Biochemical Oxygen Demand: BOD5:</b>																
Raw: Avg BOD5 - Raw Sewage (mg/L)	90.400	75.500	182.000	127.000	55.250	178.500	184.000	128.500	199.750	127.600	65.500	110.800		127.067	199.750	
Raw: # of samples of BOD5 - Raw Sewage (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
<b>Total Suspended Solids: TSS:</b>																
Raw: Avg TSS - Raw Sewage (mg/L)	39.400	37.250	96.500	35.400	34.250	126.250	164.000	87.250	131.750	66.600	48.500	60.400		77.296	164.000	
Raw: # of samples of TSS - Raw Sewage (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Eff: Avg TSS - Final Effluent (mg/L)	3.600	4.500	3.500	3.600	4.250	3.750	< 4.600	4.000	2.500	3.400	< 3.000	5.000		< 3.808	5.000	
Eff: # of samples of TSS - Final Effluent (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Loading: TSS - Final Effluent (kg/d)	3.713	5.154	3.992	4.896	5.148	3.602	< 3.864	3.322	2.218	3.700	< 3.945	5.125		< 4.057	5.154	
Percent Removal: TSS - Raw Sewage (mg/L)	90.863	87.919	96.373	89.831	87.591	97.030	97.195	95.415	98.102	94.895	93.814	91.722			98.102	
<b>Total Phosphorus: TP:</b>																
Raw: Avg TP - Raw Sewage (mg/L)	2.530	2.258	3.735	1.774	1.875	4.573	4.072	3.333	4.420	3.124	1.850	2.906		3.037	4.573	
Raw: # of samples of TP - Raw Sewage (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Eff: Avg TP - Final Effluent (mg/L)	0.192	0.118	0.178	0.218	0.165	0.208	0.212	0.240	0.228	0.166	0.173	0.204		0.192	0.240	
Eff: # of samples of TP - Final Effluent (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Loading: TP - Final Effluent (kg/d)	0.198	0.135	0.202	0.296	0.200	0.199	0.178	0.199	0.202	0.181	0.227	0.209		0.202	0.296	
Percent Removal: TP - Raw Sewage (mg/L)	92.411	94.795	95.248	87.711	91.200	95.462	94.794	92.798	94.853	94.686	90.676	92.980			95.462	
<b>Nitrogen Series:</b>																
Raw: Avg TKN - Raw Sewage (mg/L)	27.960	24.375	34.150	21.800	20.925	46.725	43.880	35.400	47.200	34.720	22.475	31.790		32.616	47.200	
Raw: # of samples of TKN - Raw Sewage (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Eff: Avg TAN - Final Effluent (mg/L)	< 0.100	< 0.125	< 0.125	< 0.900	< 0.100	< 0.250	< 0.180	0.325	< 0.125	< 0.120	< 0.100	< 0.100		< 0.213	0.900	
Eff: # of samples of TAN - Final Effluent (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Loading: TAN - Final Effluent (kg/d)	< 0.103	< 0.143	< 0.143	< 1.224	< 0.121	< 0.240	< 0.151	0.270	< 0.111	< 0.131	< 0.132	< 0.103		< 0.239	1.224	
Eff: Avg NO3-N - Final Effluent (mg/L)	21.800	18.685	21.500	18.000	19.925	27.500	28.480	27.800	30.050	24.820	18.600	22.740		23.325	30.050	
Eff: # of samples of NO3-N - Final Effluent (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
Eff: Avg NO2-N - Final Effluent (mg/L)	< 0.032	< 0.068	< 0.040	< 0.072	< 0.030	< 0.440	0.082	0.258	0.063	< 0.060	< 0.030	< 0.040		< 0.101	0.440	
Eff: # of samples of NO2-N - Final Effluent (mg/L)	5	4	4	5	4	4	5	4	4	5	4	5	53			
<b>Disinfection:</b>																
Eff: GMD E. Coli - Final Effluent (cfu/100mL)	3.260	2.213	2.972	3.031	3.557	23.724	4.441	2.000	2.000	1.516	2.000	4.863		4.631	23.724	
Eff: # of samples of E. Coli - Final Effluent (cfu/100mL)	5	4	4	5	4	4	5	4	4	5	4	5	53			

**APPENDIX B**  
**FLOW REPORTS**



# Granton Wastewater Treatment Plant Operations Report 2019 FOURTH QUARTER

Prepared by:  
Ontario Clean Water Agency  
Date: January 1 – December 31, 2019



**Facility Description**

Facility Name: Granton Wastewater Treatment Plant  
Senior Operations Manager: Rod Dupuis 519-274-9242  
Business Development Manager: Jackie Muller 519-643-8660  
Facility Type: Municipal  
Classification: Class 1 Wastewater Treatment  
Title Holder: Municipality

**Service Information**

Area(s) Served: **The Village of Granton**  
Population Served: 300

**Capacity Information**

Total Design Capacity: 270 (m<sup>3</sup>/day)  
Total Annual Flow (2018 Data): 39,567 (m<sup>3</sup>/year)  
Average Day Flow (2018 Data): 108.87 (m<sup>3</sup>/day)  
Maximum Day Flow (2018 Data): 1,013 (m<sup>3</sup>/day)

**Operational Description**

The Granton Sewage System was constructed in 2001 that serves the Police Village of Granton. It is a Rotating Biological Contactor (RBC) type process and is located at Lot 27, Conc. 12, Biddulph Township.

The plant is rated at an average flow of 270 m<sup>3</sup>/ day.

The system consists of the following:

- Raw sewage pumping station with two submersible pumps and one standby diesel generator
- Force mains to treatment plant
- RBC plant with secondary settlement chamber and ultra violet disinfection system
- Outfall sewer to Cook Drain, a tributary of Medway Creek
- Stand-by power diesel generator rated at 25 kW
- Various related buildings for above processes



## **COMPLIANCE AND EXCEEDANCES SUMMARY:**

### **FIRST QUARTER**

#### **January**

The total suspended solids (TSS) monthly average limit of **10 mg/L** was exceeded for January; the January TSS monthly average was **11.0 mg/L**; this non-compliance was reported to the MECP. Operators are working diligently to resolve this issue.

#### **February**

On February 5<sup>th</sup>, the plant rated capacity of 270 m<sup>3</sup>/day was exceeded by 3 m<sup>3</sup> due to rain fall and snow melt. Compliance is based on annual average therefore this daily flow exceedance is not a reportable event.

#### **March**

In the month of March, the plant rated capacity of 270 m<sup>3</sup>/day was exceeded; March 14<sup>th</sup> flow was 309m<sup>3</sup>, March 30<sup>th</sup> flow was 345m<sup>3</sup> and March 31<sup>st</sup> flow was 277m<sup>3</sup>. Compliance is based on annual average therefore these daily flow exceedances are not reportable events.

### **SECOND QUARTER**

#### **April**

On April 19<sup>th</sup>, the plant rated capacity of 270 m<sup>3</sup>/day was exceeded by 1 m<sup>3</sup> due to rain fall. Compliance is based on annual average therefore this daily flow exceedance is not a reportable event.

#### **May**

On May 25<sup>th</sup>, the plant rated capacity of 270 m<sup>3</sup>/day was exceeded by 130 m<sup>3</sup> due to rain fall. Compliance is based on annual average therefore this daily flow exceedance is not a reportable event.

#### **June**

There were no flow or compliance issues in June.

### **THIRD QUARTER**

No non-compliance issues were identified in the third quarter of 2019. The plant daily rated capacity of 270 m<sup>3</sup> was not exceeded in the third quarter of 2019.

### **FOURTH QUARTER**

No non-compliance issues were identified in the 4<sup>th</sup> quarter of 2019. The plant daily rated capacity of 270 m<sup>3</sup> was exceeded on the following day in the fourth quarter of 2019.

Oct 31 - 303 m<sup>3</sup>

### **OVERFLOW/BY-PASS EVENTS:**

There were no overflow or by-pass events during the fourth quarter 2019.

**THIRD PARTY INSPECTIONS:****FIRST QUARTER****March**

**21:** Pierce Services was onsite to complete annual calibration and inspections of all flow meters and miltronics at all Granton facilities.

**SECOND QUARTER****April**

**17:** Mobile Fire & Safety were onsite to perform the annual inspection on all fire extinguishers.

**May**

**06:** Hetek was onsite to perform semi-annual inspection and calibrations of all gas detection equipment.

**15:** GenCare was onsite to perform the semi-annual maintenance and inspection of the generator; no issues reported.

**THIRD QUARTER**

There were no third party inspections in the third quarter.

**FOURTH QUARTER****October**

**23:** GenCare was onsite to complete the semi-annual inspection and maintenance on the generator.

**27:** CT Environmental was onsite at the Granton wet well to perform the semi-annual cleaning. At the same time OCWA operators completed the semi-annual inspection of the wet well and pumps. All was found in proper working conditions.

**November**

**01:** Hetek was onsite to complete the semiannual calibration on the gas detection equipment.

**OCCUPATIONAL HEALTH & SAFETY:****July**

The Granton Wastewater Treatment System Annual Health & Safety Inspection was completed on July 18<sup>th</sup>. No issues were identified during this inspection. No additional occupational health & safety issues were identified in the third quarter.

**GENERAL MAINTENANCE AND PLANT ACTIVITIES:**

General & preventative maintenance activities were completed as applicable; maintenance activities include monthly generator tests & equipment greasing. Additional plant activities include:

**FIRST QUARTER****January**

**29:** Operator on duty replaced microtabs in the RBC and collection system.

**30:** OCWA specialist was onsite to assist and recommend process changes to resolve issues related to the plant effluent total suspended solids levels.

**February**

**01:** OCWA Electrician was onsite at the Granton wet well to replace a 10 amp breaker that runs the heater to heat the station. The original breaker faulted.

**08:** Total Septic was onsite and hauled 58 m<sup>3</sup> of sludge from the RBC tank to the Lucan Sewage Lagoon.

**12:** DataSoft was onsite to install new clarifier pump & BUGS filter pump programs.

**22:** Operators noticed that clarifier pump #1 was not running due to a program installation error; Operators worked with DataSoft to resolve the issue.

**March**

**8, 9 & 15:** OCWA Electrician was onsite to repair facility faulty emergency exit lights

**27:** Three barrels of the treatment chemical SAX were delivered to plant.

**SECOND QUARTER****April**

**04:** Operator on duty noticed an oxygen deficiency alarm was triggered in the RBC area of the plant. It was found the sensor was in fault. Hetek was called to be scheduled to troubleshoot faulty sensor. Operators are to use portable gas detection devices when entering this area

**16:** Pierce Services was onsite to investigate the requirements for possible future process upgrades by having a flow pace for the SAX chemical pump.

**May**

**01:** Total Septic was onsite to remove 87m<sup>3</sup> of sludge from the RBC tank to the Lucan Sewage Lagoon.

**07:** Kemira delivered 1,070 gallons of PAX.

**17:** Three barrels of the treatment chemical SAX were delivered to plant.

**17:** Datasoft was onsite to resolve the issue with SCADA not being able to read the daily flow of raw into the plant.

**June**

**13:** Total Septic was onsite to remove 72.5m<sup>3</sup> of sludge from the RBC tank to the Lucan Sewage Lagoon as per the MOE permission.

**28:** CT Environmental was onsite to perform the semi-annual cleaning of the Granton wet well. Operators also performed annual inspections of the wet wells at this time.

**THIRD QUARTER****July**

**03:** FOG (fat, oil & grease) samples were collected.

**12:** Three barrels of SAX were delivered.

**16:** Total Septic was on site to remove 58m<sup>3</sup> of sludge from the RBC tank to the Lucan Sewage Lagoon.

**23:** Hetek was on site to recalibrate the gas detection equipment due to the operators finding it in alarm.

**August**

**02:** 1,200 gallons of PAX was delivered.

**08:** Operators installed a new rag catching basket at the inflow of the plant.

**09:** Operators replaced micro tabs throughout the system.

**21:** Total Septic was on site to remove approx. 87m<sup>3</sup> of sludge from the RBC tank to the Lucan Sewage Lagoon.

**September**

**09:** OCWA Electrician was on site to replace blown fuses in the control panel at the Granton wet well that was causing duty pump #1 to work improperly. The pump was then tested and all seemed to work correctly.

**13:** Due to operators finding duty pump #1 at the wet well not working correctly again, OCWA Electrician was on site to pull the pump and complete an inspection on the pump. The pump was found to have some debris (rags) in it. After freeing the pump of all the debris, checking the oil levels and testing, the pump was put back into service.

**23:** Operators replaced micro tabs throughout the system.

**FOURTH QUARTER**

**October**

**02:** Total Septic was onsite to haul 5 loads (72.5 m<sup>3</sup>) of sludge out of the RBC area of the plant.

**02:** OCWA Electrician was onsite to assist the operators at the Granton wet well with pulling pump #1 due to finding it plugged with debris. The pump was cleared of all debris and reinstalled, then tested.

**28:** Three barrels of SAX were delivered.

**30:** Due to operators finding duty pump #1 at the wet well not working correctly again, OCWA Electrician was onsite to pull the pump and complete an inspection on the pump, at this time it was also found that the fuse to this pump was blown and the pump was found to be plugged with debris (rags). After freeing the pump of all the debris and replacing the blown fuse the pump was reinstalled and then tested and all worked correctly.

**November**

**19:** Kemira delivered 4810 kg of PAX to the plant.

**21:** Operators replaced micro tabs throughout the system.

**25:** Total Septic was onsite to haul 6 loads (87 m<sup>3</sup>) of sludge out of the RBC area of the plant.

**December**

**13:** Operators found duty pump #2 at the wet well not working correctly. OCWA Electrician was onsite to assist the operators with pulling the pump and completing an inspection of the pump. The pump was found to have some debris (seems to be a mop head) in it and a blown fuse causing the issues. After freeing the pump of all the debris and replacing the fuse, the pump it was put back into service.

<b>PREVENTATIVE MAINTENANCE WORK ORDERS GENERATED</b>												
<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL</b>
15	5	5	5	6	7	8	7	6	8	7	7	<b>86</b>

All work orders completed on schedule.

## **ALARMS / CALL-INS:**

### **FIRST QUARTER**

#### **January**

**25:** Operator received a 'pump failed to start' alarm from the Granton wet well. Upon arrival, the operator noticed high flows into the pump station due to rain and snow melt; Pump #1 was running & Pump #2 was started manually. The SCADA system was changed to 'enable' pump #2, station returned to normal operations.

#### **February**

**16:** Operator received a 'pump fault, pump fail to start' alarm from the Granton pumping station. Upon arrival, the operator noticed the breaker for duty pump #1 was blown. The breaker was reset and station returned to normal operations.

**25:** Operator received a 'loss of echo, high level' alarm from the Granton wet well. Upon arrival, the operator corrected the fault on the miltronics which allowed the pumps to return to normal operations.

#### **March**

**31:** Operator received several alarms due to multiple hydro outages in the area due to weather conditions. The operator monitored process remotely until hydro was restored.

### **SECOND QUARTER**

#### **May**

**29:** Operator on call received an alarm at the WPCP at 0515 stating the generator was running. Operator monitored remotely via SCADA. The generator was running due to a hydro outage.

### **THIRD QUARTER**

#### **September**

**18:** Operator on call received an alarm from the SCADA system stating loss of echo. The operator watched the system remotely to make sure that the alarm was just caused by the miltronics malfunctioning due to a possible fog build up in the chamber. The operator monitored for 20 minutes and all seemed to be working fine.

### **FOURTH QUARTER**

#### **October**

**04:** Operator on call received an alarm from the SCADA system stating loss of echo. The operator monitored remotely to make sure that the alarm was just caused by the miltronics malfunctioning due to a possible fog build up in the chamber. The operator monitored for 20 minutes and all seemed to be working fine.

#### **November**

**30:** Operator on call received an alarm from the SCADA system stating loss of echo. The operator monitored remotely to make sure that the alarm was just caused by the miltronics malfunctioning due to a possible fog build up in the chamber. The operator monitored for 20 minutes and all seemed to be working fine.

## **COMPLAINTS & CONCERNS:**

There were no complaints or concerns to date.

**REGULATORY INSPECTIONS:**

The last MECP Facility Inspection occurred March 1, 2016.

**APPENDIX A – PERFORMANCE ASSESSMENT REPORT:**

See attached.

**APPENDIX B – FLOW REPORT:**

See attached.

# **APPENDIX A**

## **PAR REPORTS**

Ontario Clean Water Agency  
Performance Assessment Report Wastewater/Lagoon  
From: 01/01/2019 to 31/12/2019

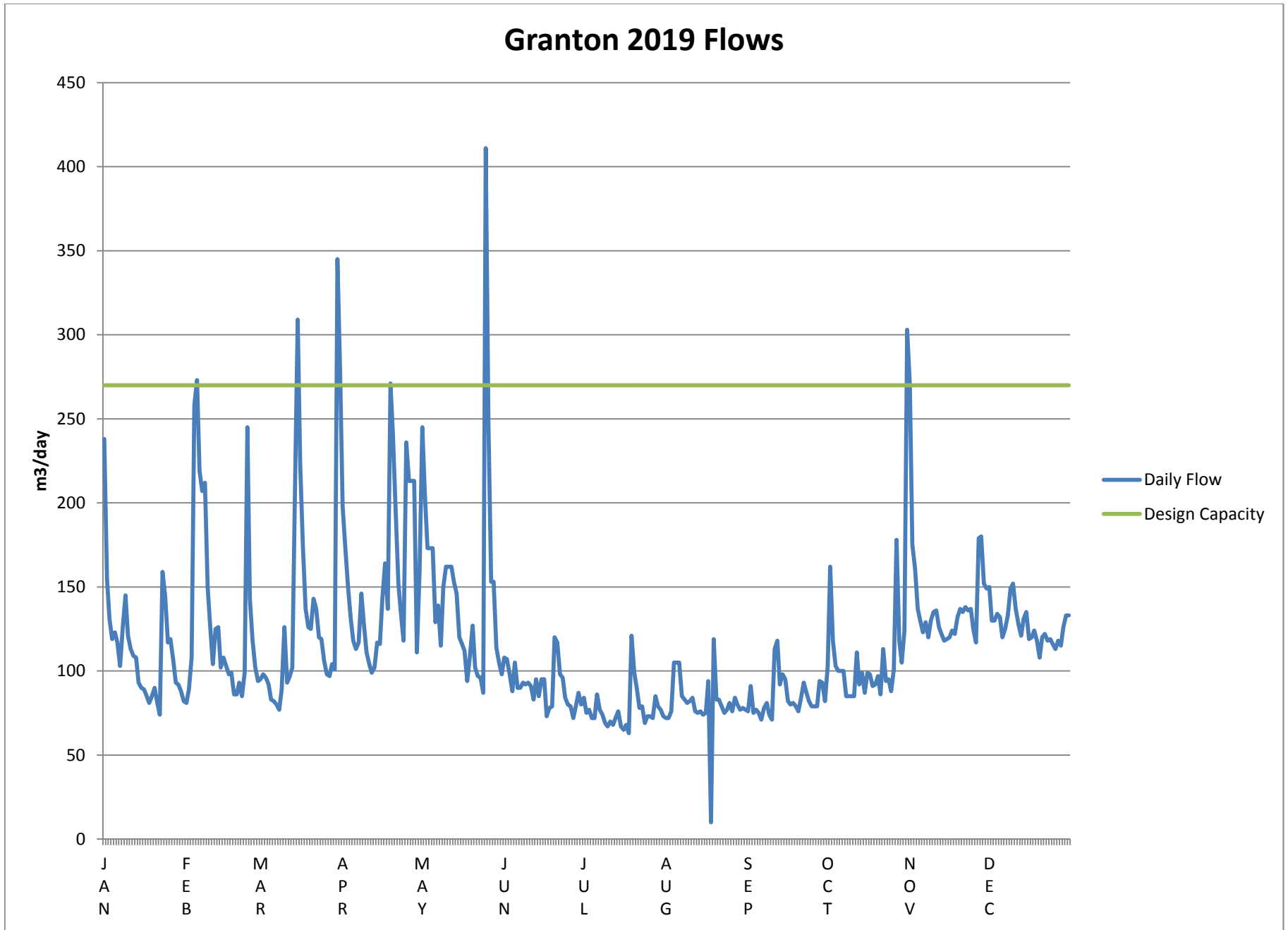
Facility: [1261] GRANTON WASTEWATER TREATMENT FACILITY  
Works: [120002772]

	01/2019	02/2019	03/2019	04/2019	05/2019	06/2019	07/2019	08/2019	09/2019	10/2019	11/2019	12/2019	<-Total-->	<-Avg-->	<-Max-->	<-Criteria-->
<b>Flows:</b>																
Eff. Flow: Total - Final Effluent (m³)	3477.00	3740.00	4160.00	4622.00	4629.00	2730.00	2370.00	2499.00	2535.00	3397.00	4214.00	3929.00	42302.00			
Eff. Flow: Avg - Final Effluent (m³/d)	112.16	133.57	134.19	154.07	149.32	91.00	76.45	80.61	84.50	109.58	140.47	126.74		116.06		
Eff. Flow: Max - Final Effluent (m³/d)	238.00	273.00	345.00	271.00	411.00	120.00	121.00	119.00	118.00	303.00	270.00	152.00			411.00	
<b>Carbonaceous Biochemical Oxygen Demand: CBOD:</b>																
Eff: Avg cBOD5 - Final Effluent (mg/L)	< 2.400	< 2.000	< 2.000	< 2.250	< 2.000	< 2.000	< 2.000	< 2.000	< 2.000	< 2.000	< 2.000	< 2.200		< 2.071	< 2.400	10.0
Eff: # of samples of cBOD5 - Final Effluent (mg/L)	5	6	4	4	5	4	5	4	4	5	4	5	55			
Loading: cBOD5 - Final Effluent (kg/d)	< 0.269	< 0.267	< 0.268	< 0.347	< 0.299	< 0.182	< 0.153	< 0.161	< 0.169	< 0.219	< 0.281	< 0.279		< 0.241	< 0.347	
<b>Biochemical Oxygen Demand: BOD5:</b>																
Raw: Avg BOD5 - Raw Sewage (mg/L)	94.000	70.000	166.000	70.000	110.000	128.000	79.000	76.000	107.000	129.000	71.000	54.000		96.167	166.000	
Raw: # of samples of BOD5 - Raw Sewage (mg/L)	1	1	1	1	1	1	1	1	1	1	1	1	12			
<b>Total Suspended Solids: TSS:</b>																
Raw: Avg TSS - Raw Sewage (mg/L)	48.000	21.000	184.000	48.000	94.000	124.000	41.000	87.000	145.000	45.000	88.000	42.000		80.583	184.000	
Raw: # of samples of TSS - Raw Sewage (mg/L)	1	1	1	1	1	1	1	1	1	1	1	1	12			
Eff: Avg TSS - Final Effluent (mg/L)	11.000	7.625	5.250	8.500	8.000	8.000	7.000	6.750	7.750	8.800	8.000	7.400		7.840	11.000	
Eff: # of samples of TSS - Final Effluent (mg/L)	5	8	4	4	5	4	5	4	4	5	4	5	57			
Loading: TSS - Final Effluent (kg/d)	1.234	1.018	0.705	1.310	1.195	0.728	0.535	0.544	0.655	0.964	1.124	0.938		0.912	1.310	
Percent Removal: TSS - Raw Sewage (mg/L)	77.083	63.690	97.147	82.292	91.489	93.548	82.927	92.241	94.655	80.444	90.909	82.381			97.147	
<b>Total Phosphorus: TP:</b>																
Raw: Avg TP - Raw Sewage (mg/L)	2.970	2.150	4.920	1.250	4.080	1.980	3.280	3.250	3.470	3.820	2.970	1.760		2.992	4.920	
Raw: # of samples of TP - Raw Sewage (mg/L)	1	1	1	1	1	1	1	1	1	1	1	1	12			
Eff: Avg TP - Final Effluent (mg/L)	< 0.062	< 0.035	< 0.063	< 0.055	< 0.048	< 0.073	< 0.032	< 0.030	< 0.030	< 0.054	< 0.065	< 0.036		< 0.049	< 0.073	
Eff: # of samples of TP - Final Effluent (mg/L)	5	6	4	4	5	4	5	4	4	5	4	5	55			
Loading: TP - Final Effluent (kg/d)	< 0.007	< 0.005	< 0.008	< 0.008	< 0.007	< 0.007	< 0.002	< 0.002	< 0.003	< 0.006	< 0.009	< 0.005		< 0.006	< 0.009	
Percent Removal: TP - Raw Sewage (mg/L)	97.912	98.372	98.730	95.600	98.824	96.338	99.024	99.077	99.135	98.586	97.811	97.955			99.135	
<b>Nitrogen Series:</b>																
Raw: Avg TKN - Raw Sewage (mg/L)	30.600	21.400	45.800	21.400	38.600	21.000	42.200	36.600	39.900	33.100	32.700	22.300		32.133	45.800	
Raw: # of samples of TKN - Raw Sewage (mg/L)	1	1	1	1	1	1	1	1	1	1	1	1	12			
Eff: Avg TAN - Final Effluent (mg/L)	< 0.100	< 0.100	< 0.100	< 0.150	< 0.100	< 0.100	< 0.180	< 0.525	< 0.500	< 0.500	< 0.175	< 0.480		< 0.251	0.525	
Eff: # of samples of TAN - Final Effluent (mg/L)	5	6	4	4	5	4	5	4	4	5	4	5	55			
Loading: TAN - Final Effluent (kg/d)	< 0.011	< 0.013	< 0.013	< 0.023	< 0.015	< 0.009	< 0.014	< 0.042	< 0.042	< 0.055	< 0.025	< 0.061		< 0.027	0.061	
<b>Disinfection:</b>																
Eff: GMD E. Coli - Final Effluent (cfu/100mL)	4.681	1.414	1.414	2.213	2.952	2.000	2.000	2.000	2.000	2.000	2.000	4.591		2.439	4.681	
Eff: # of samples of E. Coli - Final Effluent (cfu/100mL)	4	4	4	4	5	4	5	4	4	4	5	3	51			



**APPENDIX B**  
**FLOW REPORTS**

### Granton 2019 Flows



# 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, P. Smith-Parks & Recreation Manager, L. deBoer-Economic Development Coordinator, K. Langendyk-Treasurer, T. Loyens-Deputy Treasurer

## **Call To Order**

Mayor C. Burghardt-Jesson called the meeting to order at 6:30 pm.

## **Declaration of Pecuniary Interest & Nature Thereof**

None

## **Delegations**

### **a) Recognition Presentation**

Mayor C. Burghardt-Jesson presented a Certificate of Appreciation to Richard and Colleen Strong, former owners of the Lucan Tim Hortons. She thanked them for their support and contributions to many community events, clubs and programs over the past many years and wished them well with their future endeavors. Mr. and Mrs. Strong thanked the Mayor and Council for the great work they have done for the community adding how wonderful the community of Lucan has been to live, work and raise a family in.

Mayor C. Burghardt-Jesson advised that at this time council will move into a public meeting in accordance with legislative requirements for the purpose of discussing the proposed water and waste water rates increase.

### **b) Public Water Rates Presentation**

Public Works Manager, J. Little reviewed the proposal for a 4% increase in both water and waste water usage charges and capital levy charges. He advised the proposed increase represents inflation costs from the previous two years and estimated inflation costs for 2020. He further noted that the flat rate charges would remain the same as 2019 as the inflation associated with that fee has been offset by the increase in users of the systems. J. Little described specific increases in costs associated with our Waste Water Treatment Plants including, sludge disposal, added chemicals to make the system more efficient, contract services and equipment upgrades. J. Little further noted that the average household uses approximately 15 cubic metres per month therefore the average quarterly water bill increase would be a combined total of \$6.59 for water and waste water usage. Discussion took place from council regarding borrowing funds should either the water or waste water system need an immediate repair, the effect oil and grease has on our waste water treatments plants, particularly in Granton where a disc filter system is operated and how the average of 15 cubic meters was arrived at. R. Reymer advised internal borrowing from reserves would be an option should the system require a significant repair. J. Little advised staff is looking into ways to promote and educate safe disposal of oil and grease, including the introduction of a cups disposal system for grease. He further advised that the usage can fluctuate however 15 cubic metres is a general target staff have arrived at for usage per household in our community.

No comments from the public were received.

Mayor C. Burghardt-Jesson closed the public water and waste water rates session of the meeting at this time.

**c) 2020 Draft Budget Presentation**

K. Langendyk presented the draft 2020 budget for consideration. She highlighted and reviewed the proposed changes which include an increase in user fees to garbage and recycling, 5% for garbage and 10% for recycling and an increase in water and waste water fees of 4% each. K. Langendyk advised that garbage & recycling fees have remained the same since 2013. Revenues, assessment growth, expenses as well as some additional increases to the budget were presented as well. The proposed 2020 Capital Budget was included in the presentation which listed projects and equipment items for both the public works and parks & recreation department as well as additional Township items such as a new website. K. Langendyk advised that the overall budget surplus is \$54k and the proposed municipal tax rate increase is 0%. Council thanked K. Langendyk for the excellent presentation and Mayor C. Burghardt-Jesson further thanked the finance committee for their contributions to the draft review before tonight's presentation. Mayor C. Burghardt-Jesson raised a few questions including thoughts on increasing gravel and dust control amounts, Whalen Line maintenance expense and when the County will take that over, used vehicle option for Parks & Recreation department, contracted services for snow removal and options for completing some of it internally. Discussion also took place regarding the reserves that could use the top-up from the surplus. R. Reymer advised that if council decides to place the surplus in the tax stabilization account, it is always at council's disposal and could be pulled out by motion. P. Mastorakos asked if the surplus could be applied towards debt and R. Reymer advised that the Infrastructure Ontario loans are locked in and therefore not eligible. R. Reymer further noted the Public Works building loan is with the County and expires in 2021. He advised it could potentially be open to payment which would leave room for loan eligibility for the Phase 2 community centre project.

1/ Water and Waste Water Rates

Moved by D. Regan

Seconded by A. Westman

*That the Council of the Township of Lucan Biddulph accepts the recommendation of the Public Works Manager to include a 4% increase to the water and waste water usage rates and capital levy charge for each effective January 1<sup>st</sup>, 2020.*

*And further that staff be directed to bring forward the equivalent amendment to the fees bylaw.*

CARRIED

2/ 2020 Draft Budget

Moved by A. Westman

Seconded by D. Regan

*That Council of the Township of Lucan Biddulph accepts the draft 2020 budget as presented by the Treasurer on March 3, 2020 with a 0% municipal tax levy increase and further that the estimated \$54k surplus be directed to the tax stabilization reserve fund.*

CARRIED

Adoption of Minutes

3/ Minutes

Moved by D. Manders

Seconded by A. Westman

*That the regular council meeting minutes of February 18, 2020 and Special Council Minutes of February 22, 2020 be approved as circulated.*

CARRIED

Business Arising

Nothing new was added and no discussion took place.

## **Communications Reports**

Mayor C. Burghardt-Jesson commented on the letter received from the Minister of Canadian Heritage regarding the grant received for Canada Day celebrations and noted that unfortunately the amount is less for 2020 than in previous year's.

## **Committee Reports**

### *Bluewater Recycling Association*

D. Manders gave an update on the recent BRA meeting attended and advised that commodity prices have continued to drop, and unfortunately the coronavirus is contributing, making things difficult to move through the necessary channels. He further asked staff to confirm with BRA if charges will be incurred should residents decide to downsize their garbage and recycling bins once increases from the 2020 budget are implemented.

## **Staff Reports**

### *CAO/Clerk*

R. Reymer reviewed report no. CAO-03-2020 regarding activity updates from his department. No questions were raised from council.

R. Reymer reviewed report no. CAO-04-2020 regarding the recent OPP Regional roundtable discussion he attended on February 19<sup>th</sup>. The meeting was held to discuss replacement of the existing *Police Services Act* with the *Community Safety and Policing Act, 2019*. He advised a major topic of discussion was the key changes that relate to OPP Police Services Board and the move to OPP Detachment Boards instead. R. Reymer noted that currently Lucan Biddulph receives police services from the OPP and there is no contractual agreement, therefore no Police Services Board. He further added there are many factors to be considered in determining how this will work including costs to municipalities and distribution of police services across the county. R. Reymer advised a meeting has been scheduled between local CAO's and OPP Inspector Dean Croker to discuss these changes further.

R. Reymer reviewed report no. CAO-05-2020 which included the draft updated Strategic Plan prepared by Sierra Planning & Management. Councillor P. Mastorakos advised he forwarded some comments earlier to council regarding the draft plan including questions regarding measures in place to achieve the goals listed, more specific targets, a strengthened vision statement, defined committee roles, annual reviews and how to proceed from that point. Mayor C. Burghardt-Jesson suggested the comments be forwarded to Sierra Planning & Management for input and council and staff then re-group to discuss further. She further added it may not be necessary to define the goals as specific as Councillor P. Mastorakos noted. R. Reymer added it is important to note that the Strategic Plan is meant to be used as a guiding document. Deputy Mayor D. Manders advised he would suggest council defer adoption of the strategic plan until further review.

### *Public Works*

J. Little reviewed report no. PW-05-2020 regarding the parking request received from Prince George retirement home. The report included a recommendation to use the 6 metre set back as a guide which would designate the area between the two lanes as a no parking zone. Deputy Mayor D. Manders advised that the traffic lights will likely impact the flow of traffic and would prefer not to eliminate the parking space. Councillor D. Regan advised he would prefer to remove the parking space. Councillor P. Mastorakos asked if this would affect decisions made in future on parking space anywhere else in our community? J. Little advised that there are other regulations for certain areas in town, which are in place and that this location is treated as a private laneway access. Mayor C. Burghardt-Jesson relayed the same concerns as Councillor Mastorakos and further noted that this is the first time we have received a request of this nature. R. Reymer advised it should be noted that council granted the business owner what they asked for initially in accordance with their site plan approval. Further discussion was had regarding possibility of owner erecting a no left turns sign and the option of shifting the parking space towards entrance to create a better exit area with a no parking sign and some enforcement.

#### 4/ Prince George Parking Request

*Moved by D. Manders*

*Seconded by P. Mastorakos*

*RESOLVED That the Council of the Township of Lucan Biddulph accept Option No. 2 as presented by the Public Works Manager in report no. PW-05-2020 dated March 3, 2020.*

*CARRIED*

J. Little reviewed report no. PW-06-2020 regarding the Gravel Tender for 2020. He noted the budgeted amount was \$155,000.00 and the lowest bid came in just over \$5,000.00 more. He further added that he is not concerned as we generally bid a little extra in supply and use a little less. The extra is always accounted for in the initial tender as if it is needed because it can be difficult to get after the contract is completed.

J. Little reviewed report no. PW-07-2020 regarding the Dust Tender for 2020. He advised Denmar Brines was the lowest bid again this year at a price of \$64,250.00 plus HST. He further noted the difference in price between the lowest bid and highest bid is due to an actual calcium based product used by Da-Lee Dust Control.

#### *Parks & Recreation*

P. Smith submitted a report to council regarding the tender for the Chiller replacement at the Lucan Community Memorial Centre. He advised that three refrigeration companies completed site visits and submitted bids and Berg Chilling Systems Inc. was the lowest received. P. Smith recommended the tender be awarded pending a technical third party review. He further noted the review could potentially add a slight cost depending on the amount of time the engineer needs to complete the review.

P. Smith advised that as recommended by the Parks & Recreation Committee staff had an opportunity to meet with the Lucan Minor Soccer Association regarding short term strategies moving forward. P. Smith advised he plans to have a full presentation available for March 17<sup>th</sup> meeting regarding the options available.

#### *Economic Development & Communications*

L. deBoer reviewed report no. EDC-02-2020 regarding the price per acre and realty services for phase 2 lands of the Industrial Park subdivision. R. Reymer advised that we just received information from BM Ross Engineers on pre-liminary drawings of what the expansion to the sewage treatment plant could look like and the impact that will have. He further advised setback requirements from open sewage tanks as required by the Ministry of Environment need to be taken into consideration when planning to develop the Phase 2 lands which are adjacent to the sewage treatment plant. Discussion took place regarding ensuring we have enough land and adjacent open space for future expansion needs. Staff recommended that the decision for phase 2 lands be deferred until further information is received and reviewed regarding setback requirements.

#### **Councillor's Comments**

Councillor D. Regan advised that many residents have commented on the great job done recently with snow removal and thanked our staff for a job well done.

Mayor C. Burghardt-Jesson advised that Sunday, March 8<sup>th</sup> is International Women's Day. She noted that we have an environment and society where women can be promoted, and not only women but people of diversity can be a part of this process, which is something to be proud of.



**Motions**

**5/ Gravel Tender 2020**

Moved by D. Manders

Seconded by D. Regan

Resolved that the Council authorizes the Manager of Public Works to accept the quotation from McKenzie & Henderson Ltd. for the supply, delivery and spreading of "Granular M" gravel for 2020 in the amount of \$160,350.00 excluding HST.

CARRIED

**6/ Dust Tender 2020**

Moved by A. Westman

Seconded by D. Regan

Resolved that the Council authorizes the Manager of Public Works to accept the quotation from Den-Mar Brines Limited for the supply of dust suppressants and road stabilization products for 2020 in the amount of \$64,250.00 excluding HST.

CARRIED

**7/ Chiller Tender (Lucan Community Memorial Centre)**

Moved by P. Mastorakos

Seconded by A. Westman

Resolved that the Council of the Township of Lucan Biddulph authorize staff to accept the quotation from Berg Chilling Systems Inc. for the replacement of the shell and tube chiller at the Lucan Community Memorial Centre, in the amount of \$84,968.00 plus HST, pending technical review of third party engineer.

CARRIED

**8/ 2020 Municipal Leaders Forum**

Moved by A. Westman

Seconded by D. Regan

Resolved that the Council of the Township of Lucan Biddulph authorize Ron Reymer to attend the 2020 Municipal Leaders Forum on March 27, 2020 in Mississauga, ON at a registration cost of \$425.00 (plus HST).

CARRIED

**9/ AMCTO Conference 2020**

Moved by D. Regan

Seconded by A. Westman

Resolved that the Council of the Township of Lucan Biddulph authorize Tina Merner to attend the AMCTO Conference in the Town of Blue Mountains on June 7-10, 2020 at a registration cost of \$688.50 (plus HST).

CARRIED

**10/ Confirming**

Moved by P. Mastorakos

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:

- 06-2020 Baconfest Road Closure By-law
- 07-2020 Confirming By-law

CARRIED

**11/ Adjournment**

Moved by D. Manders

Seconded D. Regan

Resolved that the Council meeting be adjourned at 9:13 p.m.

CARRIED

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MAYOR

CLERK

**Business Arising – Minutes of March 3, 2020**

<b>Discussion Item</b>	<b>Minutes Action</b>	<b>Follow-up</b>	<b>Date to be Completed/or Update on Status</b>
Industrial Park Phase 2 lands	Ensure enough land retained surrounding Sewage Treatment Plant for future expansions and setback requirements	Staff to follow-up with B.M. Ross Engineers to determine setback requirements	Spring 2020
Strategic Plan	Review draft Strategic Plan prepared by Sierra Planning & Management	Staff to report back to council after consulting with Sierra Planning & Management	Spring 2020

**Previous Meetings**

<b>Discussion Item</b>	<b>Minutes Action</b>	<b>Follow-up</b>	<b>Date to be Completed/or Update on Status</b>
Feasibility Report – Phase 2 Community Centre Project	Campaign Coaches provided report regarding feasibility study conducted	Staff to provide report with recommendation	ongoing
Feral Cats	Consider options for regulating cats	Staff to consult with surrounding municipalities and provide report to council with options for consideration	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	Spring 2020
Nagle Drive	Majority of Nagle Drive residents are in favour to proceed with the waterline extension.	Staff were given direction to keep moving forward and develop a report for Council.	Ongoing





**B. M. ROSS AND ASSOCIATES LIMITED**  
**Engineers and Planners**  
62 North Street, Goderich, ON N7A 2T4  
p. (519) 524-2641 • f. (519) 524-4403  
[www.bmross.net](http://www.bmross.net)

## **Development Charge Act Amendments and Proposed Community Benefit Charge Regulations** **March 6, 2020**

The passage of Bill 108, *More Homes, More Choices Act* on June 6, 2019 brings significant change to the administration and collection of development charges (DC), as well the collection of funds related to parkland and soft services. Most recently, the Province has released proposed regulations around the Community Benefit Charge (CBC). This document summarizes some of the changes and new rules around DCs and CBCs. It should be noted that the CBC regulations are currently proposed and in a 30-day public comment period.

For clarity, I have italicized the recent amendments associated with the proposed CBC regulations (released February 28, 2020).

### **Changes to Development Charges**

#### **Removal of Soft Services**

- In the initial amendments to DCs, the Province removed the ability to collect for soft services through DCs. Soft services are considered essentially any other type of service outside of those listed explicitly in the Development Charges Act (DCA). Common categories of soft services include: parks and recreation, library, and health services.
- Initially, the ability to collect for soft services was to remain in place until January 1, 2021 or until a CBC bylaw was implemented (whichever came first). Transitional rules set out that municipalities with soft services in their DCs would not be required to repeal or amend their current bylaws, but that they could just not collect the portion of the DCs that were for soft services after the transition date.
- *Recently, the Province released the proposed regulations associated with CBCs. These regulations include a provision to allow some soft services to be funded through DCs. These services include:*
  - *Public libraries (including materials);*
  - *Long-term care;*
  - *Parks development, such as splash pads, playgrounds, equipment and other amenities (with the exception of acquiring land);*
  - *Public health; and*
  - *Recreation services, such as community recreation centres and arenas.*

- This is a reversal from the previous DC amendments and regulations. We are hopeful there will be transitional rules to address this reversal in what services can be included DCs.
- *The proposed CBC regulations have revised the transition date regarding soft services and the CBC bylaw from January 1, 2021 to 1 year after the CBC regulations come into effect.*

### **DC Payment Installments and Determining DCs**

- In effect as of **January 1, 2020**.
- Only applies to rental housing, institutional, and non-profit housing development

### **Installments**

- These types of development can pay their development charges in installments, starting from the earlier date of the issuance of an occupancy permit or the date the building is first occupied, and then on the anniversary of that date for:
  - 5 years after that for rental housing and institutional development (for a total of 6 installments)
  - 20 years after for non-profit housing (for a total of 21 installments).
- Municipalities can continue to collect installment payments, even if the original DC by-law is longer in place.
- Municipalities can charge interest on the annual installments (but the interest rate used cannot exceed the prescribed rate).
- If installments are not paid, they can be added to taxes.

### **When DCs are Determined**

- For the above-noted types of development, the DC charge is the amount on the day of:
  - 1) an application for a site plan; or 2) an application for a zoning amendment
    - If neither of those situations apply, then the DC charge is the amount on the day the building permit is issued.
    - If a development involves both a site plan and zoning amendment, the DC amount is set on whichever has a later date.
- If more than 2 years has passed between either the date of the application for a site plan or zoning amendment and the issuance of the first building permit, then the DC charge is no longer based on the application date. It will be based on the DC at the date of the first building permit.

### **Exemptions for Additional Dwelling Units (from O. Reg 82/98)**

- The date these exemptions come into effect has yet to be determined (still needs to be proclaimed)

*Exemptions for Additional Dwelling Units and Existing Buildings*

<b>Class of Existing Residential Building</b>	<b>Description of Class</b>	<b>Max. Number of Additional Dwelling Units</b>	<b>Restrictions</b>
Existing single detached dwellings	Existing detached residential building, containing a single dwelling unit	Two	Total gross floor area (gfa) of the additional dwelling unit(s) must be less than or equal to the gfa of the dwelling unit already in the building
Existing semi-detached or row dwelling	Existing residential buildings, each of which have a single dwelling unit, that have one or two vertical walls, but no other parts attached to other buildings	One	Total gfa of the additional dwelling must be less than or equal to the gfa of the dwelling unit already in the building
Existing rental residential buildings	Existing rental residential buildings with four or more units	Greater of one and 1% of the existing units in the building	None
Other existing residential buildings	Existing residential building not described in this table	One	The gfa of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building

*Exemptions for Second Dwelling Units in New and Ancillary Structures*

<b>Class of Proposed New Residential Building</b>	<b>Description</b>	<b>Restriction</b>
Proposed new detached dwelling	Proposed new residential building that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have same gfa or the smaller of the dwelling units	Proposed new detached unit must only contain two dwelling units. Must be located on a parcel which no other detached dwelling, semi-detached or row dwelling would be located.
Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.  The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

<p>Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling</p>	<p>Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.</p>	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>
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**Community Benefits Charges (CBC)**

- Replaces Section 37 of the Planning Act (density bonusing)
- Under the new CBC regime, municipalities essentially have two options for collecting for soft services (including parkland). They can either 1) implement a CBC or 2) collect for parkland using the following rates: 2% for commercial/industrial developments and 5% of site area for all other uses and not collect for soft-services.
  - If a municipality continues to collect for parkland under the cash-in-lieu method, there will be new reporting requirements.
- *Through a CBC, municipalities will be able to collect for soft services such as child care facilities, social housing and parkland acquisition.*
  - Cannot collect for: cultural entertainment facilities, tourism facilities, hospitals, landfill sites and services, waste incineration or municipal administration centers.
- Each calendar year, municipalities that have CBCs are required to spend or allocate 60% of the monies in the CBC account.

**Implementing CBCs**

- To collect for soft services and parkland through CBC, a municipality must develop a Community Benefit Charge Strategy and then pass a by-law.
- Municipalities will also be required to completed annual reporting for CBCs. The annual report must detail: opening and closing balance of the special account, description of services funded; details on amounts allocated during the year; amount borrowed and purpose for borrowing; and interest accrued on money borrowed.
- CBCs cannot be charged against development of: long-term care homes, retirements homes, post-secondary institutions, legions, hospices, and non-profit housing.
- Similar to DCs, CBCs can be imposed for developments that require: zoning bylaw amendment, minor variance, conveyance, Plan of Subdivision, Plan of Condominium, or issuance of building permit.
- Municipalities can only have one CBC by-law in place at a time.
- CBC by-laws can be appealed to LPAT within 40 days of passage.

- Currently there is no set expiry or lifespan for CBC bylaws.

### **Community Benefits Charge Strategy**

- *Before a CBC bylaw is implemented, a CBC strategy must be developed. The CBC strategy appears to be similar to a DC Background Study in terms of content. There will also be a public process associated with passing a CBC Bylaw. It is proposed that a CBC strategy must include:*
  - *The anticipated type, amount and location of development or redevelopment that would be subject to the CBCs;*
  - *Anticipated increase in need for a specific community services, resulting from new development;*
  - *A parks plan that examines the need for parkland in the municipality;*
  - *Amount of parkland per person currently provided and if this is planned to increase, decrease or stay the same;*
  - *Capital costs associated with the increased need for specific community services resulting from development;*
  - *The excess capacity that exists in those specific services;*
  - *Whether services would also serve existing residents; and*
  - *Any capital grants, subsidies, contributions anticipated for these services.*
- Process will include public consultation – including one public meeting.

### **Community Benefits Formula**

- Municipalities to charge for community benefits at their discretion, but the charge cannot exceed the amount equal to the prescribed percent value of the land on the valuation date.
  - *For lower-tier municipalities, the CBC charged to a development cannot exceed 10% of the value of the land, as calculated on the valuation date. The property owner must provide the municipality with an appraisal of the value of the land.*
  - If the municipality disputes the appraisal, the municipality must have the land appraised within 45 days. If there is a difference of greater than 5% between the appraisals, the property owner can select an appraiser from a list provided by the municipality, and then must have it appraised within 60 days.
    - List of appraisers must have at least 3 appraisers who have an agreement with the municipality to preform appraisals.

### **Transitioning to CBCs (or not) and reserve accounts**

- If there are any cash-in-lieu funds or any development charge reserve accounts that exist when a CBC bylaw is passed, the money in those accounts must be transferred to the CBC account.
- If a municipality doesn't implement a CBC bylaw, money in those accounts is considered a general reserve fund for the same purposes it was collected for.
  - If a CBC bylaw is passed later, any remaining monies must be transferred into the CBC account.

Should you have any questions regarding the DC and CBC amendments, please do not hesitate to call or email me.

Lisa. J. Courtney, M.Sc., R.P.P., M.C.I.P  
B. M. Ross and Associates Limited

**From:** Minister, MECP (MECP) <[Minister.MECP@ontario.ca](mailto:Minister.MECP@ontario.ca)>  
**Sent:** Wednesday, March 11, 2020 10:38:55 AM  
**To:** [cbjesson@lucanbiddulph.on.ca](mailto:cbjesson@lucanbiddulph.on.ca) <[cbjesson@lucanbiddulph.on.ca](mailto:cbjesson@lucanbiddulph.on.ca)>  
**Subject:** Provincial Day of Action on Litter

Attn: Municipal Council of the Township of Lucan-Biddulph

Good morning Mayor Burghardt-Jesson,

As you may know, the *Provincial Day of Action on Litter Act, 2019* was proclaimed December 2019 and established the second Tuesday of May each year as the Provincial Day of Action on Litter.

This year, we invite all of you to join the province in our first official Day of Action on May 12, 2020. We will be inviting everyone across the province to come together to clean up our communities and generate awareness on the impact of litter and waste.

We see an important role for the Township of Lucan-Biddulph in making a difference in our communities. Meaningful action starts close to home, so we are looking for your help to encourage local community engagement and leadership in litter management.

In the coming weeks, a communications toolkit will be provided to you, and a dedicated [ontario.ca](http://ontario.ca) webpage will be made available to provide further details to the public.

In the meantime, our ministry officials will be reaching out to discuss our vision and have prepared an information sheet below with more information.

We look forward to working with you and the Township of Lucan-Biddulph.

Thank you,

Jeff Yurek  
Minister of the Environment, Conservation and Parks

Andrea Khanjin  
Parliamentary Assistant to the Minister of the Environment, Conservation and Parks

## Provincial Day of Action on Litter Information Sheet: Municipal Participation

### About the Day of Action on Litter:

Ontarians generate nearly a tonne of waste per person every year. It is estimated that almost 10,000 tonnes of plastic debris enter the Great Lakes annually. We all have a role to play in keeping our neighbourhoods, parks and waterways clean and free of litter.

Our vision is to work together across the province to contribute to a clean and beautiful province by preventing, reducing, diverting and acting on waste during the Provincial Day of Action on Litter. This year, on May 12<sup>th</sup>, we want to inspire all Ontarians to take action and ownership over the waste created, to contribute to a cleaner, greener Ontario for today and for future generations.

### We are seeking municipality participation by:

- organizing a municipal-led cleanup event.
- identifying a pick-up location for your community members to obtain cleanup supplies.
- providing permits as needed to the public who want to do their own cleanup.
- identifying drop-off locations for collected litter.

### Other ways municipalities can participate:

- promote through your social media accounts
- post cleanups on your website and events calendar
- advertise on community centre digital screens
- post information on library boards

The Ministry of the Environment, Conservation and Parks will be reaching out to discuss these opportunities further. [Please complete this form](#) by March 20, 2020 to identify a contact in your municipality that ministry staff can connect with regarding the Day of Action on Litter.

We look forward to working with you and we will be reaching out very soon.

If you have any questions, please reach out to [ActONLitter@ontario.ca](mailto:ActONLitter@ontario.ca)



**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000

February 28, 2020

Dear Head of Council:

**RE: Provincial Policy Statement, 2020**

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Earlier today, the government of Ontario released the Provincial Policy Statement (PPS), 2020. The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction that guides municipal decision-making.

Municipalities play a key role in implementing provincial land use policies through local official plans, zoning by-laws and other planning decisions. The Planning Act requires that decisions on land use planning matters be "consistent with" PPS policies.

The PPS, 2020 supports implementation of **More Homes, More Choice**: Ontario's Housing Supply Action Plan and includes key changes to:

- Encourage an increase in the mix and supply of housing
- Protect the environment and public safety
- Reduce barriers and costs for development and provide greater certainty
- Support rural, northern and Indigenous communities
- Support the economy and job creation

The PPS, 2020 works together with other recent changes to the land use planning system – including changes to the Planning Act through Bill 108, More Homes, More Choice Act, 2019 and **A Place to Grow**: Growth Plan for the Greater Golden Horseshoe. Collectively, these changes support key government priorities of increasing housing supply, supporting job creation and reducing red tape – while continuing to protect Ontarians' health and safety and the environment, including the Greenbelt.

The PPS, 2020 policies will take effect on May 1, 2020. It will replace the Provincial Policy Statement, 2014. In accordance with section 3 of the Planning Act, all decisions affecting land use planning matters made after this date shall be consistent with the PPS, 2020. My ministry will be in touch to provide education and training for municipal staff to support implementation of the new policies.

For more information about the PPS, 2020, please visit [ontario.ca/PPS](http://ontario.ca/PPS) where you will find:

- A digital version of the PPS, 2020
- A link to the decision notice on the Environment Registry of Ontario (ERO #019-0279)

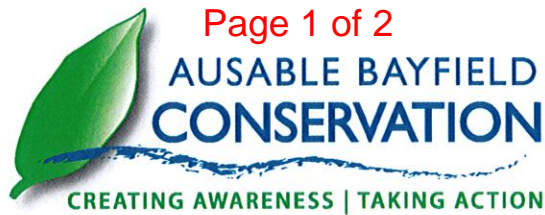
If you have any questions about the Provincial Policy Statement, 2020, please contact the ministry at [provincialplanning@ontario.ca](mailto:provincialplanning@ontario.ca) or by calling 1-877-711-8208.

Sincerely,



Steve Clark  
Minister

c: Planning Head, Planning Board Secretary-Treasurer, and/or Clerks



March 2, 2020

**Re: Invitation to attend our annual Partner Appreciation Evening**

On behalf of the Board of Directors, I would like to invite you to our Partner Appreciation Evening on Thursday, March 26, 2020. The evening is a chance to say thank you to our partners in conservation in protecting our watershed resources.

*Adelaide Metcalfe*

*Bluewater*

The March event is held at Ironwood Golf Club, 70969 Morrison Line, 2 km east of Exeter and starts with a social time at 5 p.m. followed by a meal at 5:30 p.m. The formal program begins at 6 p.m. with the announcement of the Conservationist of the Year Award and Years of Service Awards for directors and staff.

*Central Huron*

*Huron East*

It is an honour to present the Conservationist of the Year Award winner and recognize a person, farm, business, community group, or organization each year who takes positive actions in our watershed.

*Lambton Shores*

*Lucan Biddulph*

The awards are followed by the keynote presentation. We welcome the students from EcoExeter and look forward to hearing the message from our young people. Their presentation is to help us move away from pollution and towards solutions and I think that's an important message for all of us.

*Middlesex Centre*

*North Middlesex*

If you would like to attend, please reply in advance to Sharon Pavkeje at [spavkeje@abca.ca](mailto:spavkeje@abca.ca), by March 19, 2020, for meal numbers. (If you have special dietary needs, you are asked to inform organizers in advance.)

*Perth South*

*South Huron*

Visit [abca.ca](http://abca.ca) or phone 519-235-2610 or toll-free 1-888-286-2610 to find out more.

*Warwick*

Sincerely,

*West Perth*

AUSABLE BAYFIELD CONSERVATION AUTHORITY

Doug Cook  
Chair



# Youth:

## Inspiring Change Locally and Globally

at Ausable Bayfield Conservation's Partner Appreciation Evening:

# Thursday, March 26, 2020

at Ironwood Golf Club, 70969 Morrison Line, 2 km east of Exeter



Please RSVP to Sharon Pavkeje by March 19, 2020 for meal numbers.

Phone 519-235-2610

• Toll-free 1-888-286-2610

• Fax 519-235-1963

• Email [spavkeje@abca.ca](mailto:spavkeje@abca.ca)

*If you have special dietary needs, please let us know in advance. Thank you.*

• 5 p.m. – Social Time

• 5:30 p.m. – Light Supper

• 6 p.m. – Conservationist of the Year Award • Service Awards

• 6:40 p.m.

– Feature Presentation:

*EcoExeter Youth: Away from pollution, towards solutions*

# Away from pollution, towards solutions!

## Keeping plastics and other contaminants out of our water

Find out more at [abca.ca](http://abca.ca)



**From:** Hon. Greg Rickford and Hon. Bill Walker <[energy@ontario.ca](mailto:energy@ontario.ca)>

**Sent:** Friday, March 6, 2020 12:22:12 PM

**To:** [cbjesson@LUCANBIDDULPH.ON.CA](mailto:cbjesson@LUCANBIDDULPH.ON.CA) <[cbjesson@LUCANBIDDULPH.ON.CA](mailto:cbjesson@LUCANBIDDULPH.ON.CA)>

**Subject:** Letter from the Minister of Energy, Northern Development and Mines, and the Associate Minister of Energy

**Ministry of Energy,  
Northern Development  
and Mines**

**Ministère de l'Énergie,  
du Développement du Nord  
et des Mines**



Office of the Minister

Bureau du ministre

Office of the Associate  
Minister of Energy

Bureau du ministre associé de  
l'Énergie

77 Grenville Street  
10th Floor  
Toronto ON M7A 2C1  
Tel.: 416-327-6758

77, rue Grenville  
10e étage  
Toronto ON M7A 2C1  
Tél. : 416 327-6758

March 6, 2020

Her Worship Cathy Burghardt-Jesson  
Mayor  
Township of Lucan-Biddulph  
[cbjesson@lucanbiddulph.on.ca](mailto:cbjesson@lucanbiddulph.on.ca)

Dear Mayor Burghardt-Jesson:

We are pleased to be writing you today to share news of the next step in our government's plan to expand natural gas access to thousands of households, businesses and Indigenous communities throughout rural and northern Ontario.

For the average residential consumer, switching to natural gas from electric heat, propane or oil could result in savings between \$800 and \$2,500 per year on their heating costs. The switch to natural gas can also lead to reductions in greenhouse gas emissions.

The Natural Gas Expansion Support Program was created to help extend access to natural gas to unserved communities across the province, providing access to clean and affordable fuel. Several projects were selected under the first phase of the program, with construction well underway in Southern Bruce, starting on Scugog Island, and completed in Chatham-Kent and the Chippewas of the Thames First Nation.

Building on these successful projects, we are launching the next phase of our plan to support additional natural gas expansion projects, and will make up to \$130 million available over the three-year period from 2021 to 2023.



In December 2019 our government asked the Ontario Energy Board (OEB) to collect information about natural gas expansion opportunities across Ontario and develop a report on submitted projects. On March 5, 2020, the OEB began accepting proposals from natural gas utilities for potential expansion projects.

If you are interested in being considered for a project in your community, we encourage you to reach out to your local regulated natural gas provider. You can learn more about the proposal process for natural gas providers at [www.oeb.ca/industry/policy-initiatives-and-consultations/potential-projects-expand-access-natural-gas](http://www.oeb.ca/industry/policy-initiatives-and-consultations/potential-projects-expand-access-natural-gas).

The OEB will deliver its report by August 2020, after which our government will make a final decision on future expansion projects eligible to receive support. For more information about the Natural Gas Expansion Support Program, please visit [www.ontario.ca/page/natural-gas-expansion-support-program](http://www.ontario.ca/page/natural-gas-expansion-support-program).

Thank you for working with your local natural gas provider to help make life more affordable for families and businesses, and your community more attractive for economic development opportunities.

Sincerely,



The Honourable Greg Rickford  
Minister of Energy, Northern  
Development and Mines



The Honourable Bill Walker  
Associate Minister of Energy

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél.: 416 585-7000

234-2020-583

March 12, 2020

Dear Heads of Council and Chairs of District Social Services Administration Boards:

Ontario's shortage of market housing, combined with high housing costs, have made it too hard for too many Ontarians to rent or buy a home. Earlier today, our government introduced, the Protecting Tenants and Strengthening Community Housing Act, which supports the government's plan to make life more affordable for Ontarians.

The Bill proposes amendments to the *Residential Tenancies Act, 2006*, *Housing Services Act, 2011*, *Building Code Act, 1992* and proposes the *Ontario Mortgage and Housing Corporation Repeal Act, 2020*.

The proposed amendments to the *Residential Tenancies Act, 2006*, the *Housing Services Act, 2011* and *Building Code Act, 1992* are part of the following:

- [More Homes, More Choice: Ontario's Housing Supply Action Plan](#) to make it faster and easier to build housing, including rental housing, and to build the right types of homes in the right places;
- [Community Housing Renewal Strategy](#) – a multi-year strategy to stabilize and grow Ontario's community housing sector; and
- **Transforming the Delivery of Building Code Services** by enabling the creation of a future administrative authority that would deliver faster, better and smarter services to support the safe construction of buildings, while continuing to protect public health and safety.

The Bill also proposes to dissolve the Ontario Mortgage and Housing Corporation, through the *Ontario Mortgage and Housing Corporation Repeal Act* which would shift the financial responsibilities for various legacy housing programs from an agency to the ministry. The proposed change would have no impact on programs or the public, as the agency's work is already performed by ministry staff.

More details on our proposed amendments can be found [online here](#). As well, a copy of the Bill should be available on the [Ontario's Legislature's website](#) within 24 hours.

.../2

-2-

On behalf of our government, I would like to extend our thanks for your support in working with the ministry to improve housing affordability and supply in Ontario. We look forward to working with all of our municipal partners and are committed to continuing discussions with you in the coming months to inform and assist the government in delivering housing for all Ontarians that meets their needs and their budget.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark". The signature is written in a cursive, flowing style.

Steve Clark  
Minister



**From:** "Boyko, Amy" <[Amy.Boyko@dfo-mpo.gc.ca](mailto:Amy.Boyko@dfo-mpo.gc.ca)>  
**Date:** March 12, 2020 at 9:02:23 AM EDT  
**To:** "C&A SARA Consultations / C&A LEP Consultations (DFO/MPO)" <[fwisar@dfo-mpo.gc.ca](mailto:fwisar@dfo-mpo.gc.ca)>  
**Cc:** "Staton, Shawn" <[Shawn.Staton@dfo-mpo.gc.ca](mailto:Shawn.Staton@dfo-mpo.gc.ca)>, "Boyko, Amy" <[Amy.Boyko@dfo-mpo.gc.ca](mailto:Amy.Boyko@dfo-mpo.gc.ca)>  
**Subject:** DFO Recovery Document posted on the Species at Risk Public Registry

**CAUTION:** This email originated from outside of the Lucan Biddulph email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

[La version française suit.](#)

FOR YOUR INFORMATION

On March 2, 2020, Fisheries and Oceans Canada published the Final version of the *Action Plan for the Ausable River in Canada: an Ecosystem Approach* on the Species at Risk (SAR) Public Registry. This plan uses a multi-species, ecosystem-based approach to address the needs of at risk freshwater mussels (Kidneyshell, Northern Riffleshell, and Snuffbox) and fishes (Eastern Sand Darter, Lake Chubsucker, and Pugnose Shiner) within the Ausable River watershed.

The document can be found on the SAR Public Registry here: <https://species-registry.canada.ca/index-en.html#/documents/3325>

\*\*\*\*\*

À TITRE D'INFORMATION

Le 2 mars 2020, Pêches et Océans Canada a publié la version finale du *Plan d'action pour la rivière Ausable du Canada : Une approche écosystémique* dans le Registre public des espèces en péril (EEP). Ce plan utilise une approche écosystémique multi-espèces pour répondre aux besoins des moules d'eau douce en péril (le Ptychobranche réniforme, l'épioblasme ventrue, et l'épioblasme tricorne) et des poissons (le dard de sable, le sucet de lac, et le méné camus) dans le bassin versant de la rivière Ausable.

Le document se trouve sur le Registre public des EEP ici <https://species-registry.canada.ca/index-en.html#/documents/3325>

**Amy Boyko**

*Species at Risk Biologist, Species at Risk Program*  
Fisheries and Oceans Canada/Government of Canada  
[amy.boyko@dfo-mpo.gc.ca](mailto:amy.boyko@dfo-mpo.gc.ca)/Tel: 905-336-6236

*Biologiste, espèces en péril, Programme des espèces en péril*  
Pêches et Océans Canada/Gouvernement du Canada  
[amy.boyko@dfo-mpo.gc.ca](mailto:amy.boyko@dfo-mpo.gc.ca)/Tél. : 905-336-6236



**TOWN OF AJAX**  
65 Harwood Avenue South  
Ajax ON L1S 3S9  
[www.ajax.ca](http://www.ajax.ca)

---

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

March 5, 2020

Re: **Supporting Conservation Authorities**

Please be advised that the following resolution was endorsed by Ajax Town Council at its Meeting held February 24, 2020:

WHEREAS, the Town of Ajax is committed to planning for a sustainable future, protecting human life and property from natural hazards, and promoting environmental education and stewardship;

AND WHEREAS the Town of Ajax is located within the Toronto and Region Conservation Authority (TRCA) and the Central Lake Ontario Conservation Authority (CLOCA) jurisdiction and has representatives on both Board of Directors;

AND WHEREAS each respective Board of Directors determine the policies, priorities and budget of the TRCA and CLOCA;

AND WHEREAS the TRCA and CLOCA provide valuable non-mandatory programs and services including expert advice on the environmental impacts associated with land use planning and source water protection, environmental restoration services, educational and recreational opportunities, and community engagement programs, in an efficient manner delivered at a watershed scale;

THEREFORE BE IT RESOLVED that the Town of Ajax supports the continuation of both mandatory and non-mandatory programs and services provided by the TRCA and CLOCA, and that no programs or services of the TRCA or CLOCA, or the other Conservation Authorities in Ontario be "wound down" at this time;

AND THAT the Province engage in early consultations with the TRCA, CLOCA, and other Conservation Authorities, and member municipalities including the Region of Durham, to fully understand the funding structure and local benefits of programs delivered by the Conservation Authorities;

AND THAT a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; Jeff Yurek, Minister of Environment, Conservation and Parks; Rod Philips, MPP Ajax; the Association of Municipalities of Ontario; the Toronto and Region Conservation Authority; Central Lake Ontario Conservation Authority; Conservation Ontario; and all Ontario Municipalities.

If you require any additional information please do not hesitate to contact Sean McCullough, Senior Planner, at 905-619-2529 ext. 3234 or [sean.mccullough@ajax.ca](mailto:sean.mccullough@ajax.ca)

Sincerely

A handwritten signature in cursive script that reads "S. Moore". The signature is written in black ink on a white background.

Sarah Moore  
Acting Manager of Legislative Services/Deputy Clerk

Copy: Jeff Yurek, Minister of Environment, Conservation and Parks  
Rod Philips, MPP Ajax  
Association of Municipalities of Ontario  
Toronto and Region Conservation Authority  
Central Lake Ontario Conservation Authority  
Conservation Ontario; and  
S. McCullough, Senior Planner,  
all Ontario Municipalities



**The Corporation of the Township of Tyendinaga**

**Reeve, Rick Phillips**

March 3, 2020

March 3, 2020

**Re: New Business- Motion of Support for a peaceful conclusion to the ongoing rail disruptions and encouragement for ongoing discussions for a solution to the Costal GasLink Project.**

At its meeting of March 2, 2020, the Council of the Corporation of the Township of Tyendinaga ratified a motion, regarding the support for a peaceful conclusion to the ongoing rail disruptions and encouragement to find a path a peaceful solution regarding the Costal GasLink Project.

“WHEREAS the dispute regarding the Coastal Gas Link Project in British Columbia is continuing;

AND WHEREAS the dispute has directly affected both the Township of Tyendinaga and the Mohawks of the Bay of Quinte;

AND WHEREAS a resolution of the situation lies in discussion and negotiations with the appropriate parties;

NOWTHEREFORE the Corporation of the Township of Tyendinaga calls on those parties to work together to find a successful and peaceful resolution of the pipeline matter as quickly as possible;

AND FINALLY that the Township urges all municipalities and municipal organizations across the Country to support the parties involved in their search for a resolution of this critically important matter.”

Best Regards,

A handwritten signature in black ink, appearing to be the initials "BR" in a stylized, cursive font.

**Brad Roach**

CAO (Chief Administrative Officer)

Clerk-Treasurer

**The Corporation of the Township of Tyendinaga**

859 Melrose Road, Shannonville, ON, K0K 3A0

(613) 396-1944 | [clerk@tyendinagatownship.com](mailto:clerk@tyendinagatownship.com)

[www.tyendinagatownship.com](http://www.tyendinagatownship.com)



West Nipissing Ouest

Joie de vivre

The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest  
101-225, rue Holditch Street, Sturgeon Falls, ON P2B 1T1

P/T (705) 753-2250 (1-800-263-5359)  
F/TC (705) 753-3950

March 3, 2020

SENT VIA E-MAIL

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

Honourable Premier Ford:

**SUBJECT: PROVINCIALY SIGNIFICANT WETLANDS DESIGNATION**

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At its regular meeting held on February 25, 2020, Council for the Municipality of West Nipissing passed resolution **2020/080**, attached hereto. The resolution supports a request circulated by the Village of Merrickville-Wolford, asking the Ministry of Natural Resources and Forestry to respectfully review its practices and procedures to include a requirement to provide supporting evidence, to impacted municipalities, when designating Provincially Significant Wetlands within their boundaries.

We trust the enclosed is self-explanatory.

Respectfully,

Deputy Clerk / Assistant to the  
Chief Administrative Officer

\Encl.

cc: Minister of Natural Resources and Forestry  
Minister of Municipal Affairs and Housing  
Association of Municipalities of Ontario (AMO)  
Rural Ontario Municipal Association (ROMA)  
Ontario Municipalities



West Nipissing Ouest

Joie de vivre

The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest  
101-225, rue Holditch Street, Sturgeon Falls, ON P2B 1T1

P/T (705) 753-2250 (1-800-263-5359)  
F/TC (705) 753-3950

March 5, 2020

SENT VIA E-MAIL

Hon. John Yakabuski  
Minister of Natural Resources and Forestry  
Whitney Block 6th Flr Rm 6630,  
99 Wellesley St W,  
Toronto, ON M7A 1W3

Honourable Minister Yakabuski:

**SUBJECT: LEGISLATIVE CHANGES IN BILL 132**

---

At its regular meeting held on March 3, 2020, Council for the Municipality of West Nipissing passed resolution **2020/101**, attached hereto. The resolution supports a request circulated by the Township of Puslinch, supporting AMO's position on the legislative changes in Bill 132 with respect to the *Aggregate Resources Act* and the *Safe Drinking Water Act*.

We trust the enclosed is self-explanatory.

Respectfully,

Deputy Clerk / Assistant to the  
Chief Administrative Officer

\Encl.

cc: Minister of Health and Long-Term Care  
Association of Municipalities of Ontario (AMO)  
Ontario Municipalities



The Corporation of the Municipality of West Nipissing / La Corporation de la Municipalité de Nipissing Oueest

Resolution No.

2020 / 1 0 1

MARCH 3, 2020

Moved by / Proposé par : [Signature]

Seconded by / Appuyé par : [Signature]

WHEREAS the Municipality of West Nipissing received resolution no. 2020-010 from the Township of Puslinch supporting the Association of Municipalities of Ontario's (AMO) position on the Legislative Changes in Bill 132 with respect to the Aggregate Resources Act and the Safe Drinking Water Act;

BE IT RESOLVED THAT Council for the Municipality of West Nipissing also supports AMO's position on the Legislative Changes in Bill 132 with respect to the Aggregate Resources Act and the Safe Drinking Water Act, as supported by the Township of Puslinch;

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Ministry of Natural Resources and Forestry, the Ministry of Health and Long-Term Care, the Association of Municipalities of Ontario (AMO) and Ontario municipalities for their consideration.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
SÉGUIN, Jeremy		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: [Signature]

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



February 20, 2020

RE: AMO's position on the Legislative Changes in Bill 132 with respect to the Aggregate Resources Act and the Safe Drinking Water Act.

Please be advised that Township of Puslinch Council, at its meeting held on January 2, 2020, considered the aforementioned topic and subsequent to discussion, the following was resolved:

**Resolution No. 2020-010:** Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council receives the Intergovernmental item 7.9 Queens Park Update; and  
That Council direct staff to send correspondence in support of AMO's position on the  
Legislative Changes in Bill 132 with respect to the Aggregate Resources Act and the Safe  
Drinking Water Act.**

**CARRIED**

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

Yours very truly,  
Courtenay Hoytfox  
Development and Legislative Coordinator



**Courtenay Hoytfox**

---

**From:** AMO Communications <Communicate@amo.on.ca>  
**Sent:** Monday, December 16, 2019 11:17 AM  
**To:** Courtenay Hoytfox  
**Subject:** Queen's Park Update - December 16, 2019

AMO Update not displaying correctly? [View the online version](#) | [Send to a friend](#)  
Add [Communicate@amo.on.ca](mailto:Communicate@amo.on.ca) to your safe list



December 16, 2019

## Queen's Park Update

### Cannabis

On December 12<sup>th</sup>, the government amended Ontario Regulation 478/18 under the *Cannabis License Act, 2018*. This opens Ontario's cannabis retail market in 2020. Retail applications begin on January 6, 2020 and the new changes in the regulation include:

- Ceasing the lottery for retail licenses
- Eliminating pre-qualification requirements for retailers
- Allowing licensed producers to open retail store connected to a production facility

On March 2, 2020, the restrictions on the total number of store authorizations permitted in the province will be revoked. Licensed operators will be allowed to have up to 10 stores until September 2020, up to 30 stores until September 2021 and up to 75 stores afterwards. Store applications will only be eligible in municipalities that have opted-in to sell cannabis.

For more information, visit [www.agco.ca](http://www.agco.ca).

### End of the Fall Legislative Session

The Legislative Assembly of Ontario ended its 2019 legislative session on December 12<sup>th</sup> and is adjourned until February 18, 2020. Here are some short summaries of Bills of municipal interest that have received Royal Assent.

**[Bill 132, Better for People, Smarter for Business Act, 2019](#)** – Received Royal Assent on Dec. 10<sup>th</sup>.

The legislative changes in Bill 132 of most municipal concern are to the *Aggregates Act*. While it is an improvement that a change will require an application process for below water table extraction, rather than just an amendment to a licence, it still allows the province to issue licences for below water table extraction while the *Safe Drinking Water Act*, Section 19 stipulates that owners of municipal drinking water sources are guilty of an offence if they fail to exercise care over a drinking water system, like a well. As aquifers are connected, a decision of the province to allow below water table extraction could lead to contamination of municipal drinking water sources.

Given the conflict between these two Acts, AMO had asked for a concurrent amendment to the *Safe Drinking Water Act* to indemnify Council members for decisions on *Aggregates Act* applications that the province makes. This amendment was not made to the legislation that now has Royal Assent. We believe this will result in municipal councils appealing all provincial decisions on below water table extraction to the Local Planning Appeal Tribunal (LPAT) to show appropriate due diligence.

As well through Bill 132, the *Highway Traffic Act* was amended to allow municipal governments to pass by-laws that will allow some off-road vehicles to be driven on municipal highways.

For more information on this omnibus bill, please refer to AMO's [Bill 132 submission](#).

**Bill 138, Plan to Build Ontario Together Act, 2019** – Received Royal Assent on December 10<sup>th</sup>.

This omnibus Bill accompanied the 2019 Fall Economic Statement and affected 40 statutes. This included:

- Section 26.1 of the *Development Charges Act* is amended and will remove industrial development and commercial development from eligible development types that can be charged.
- Subsection 329 (2) of the *Municipal Act, 2001* and section 291 (2) of the *City of Toronto Act, 2006* has been amended regarding calculating property taxes when the permitted uses of land change.
- The *Supply Chain Management Act* specifies how the broader public sector may carry out supply chain management and procurement. AMO has confirmed that these provisions will not apply to municipalities.
- Section 37 of the *Planning Act* has been amended to set out a process for a person or public body to appeal a community benefits charge by-law to the Local Planning Appeal Tribunal.
- Section 40 (1) of the *Liquor Licence and Control Act* permits municipal councils to designate a recreational area under its jurisdiction to prohibit the possession of liquor.

**Bill 136, Provincial Animal Welfare Services Act, 2019** – Received Royal Assent on December 5<sup>th</sup>.

This bill creates an animal welfare framework. Under the Act, in the event of a conflict between a municipal by-law and the *Provincial Animal Welfare Services Act*, the provision that affords the greater protection to animals will prevail. The legislation

requires an implementation of a full provincial government-based animal welfare enforcement model.

The province has confirmed that all enforcement mechanisms will be performed by them.

**Bill 124, Protecting a Sustainable Public Sector for Future Generations Act, 2019**

– Received Royal Assent on November 7<sup>th</sup>.

Under Bill 124, broader public sector employee salary increases will be limited to 1% for the next three years. AMO has been assured that this Act does not apply to employers that are a municipality, a local board as defined in the *Municipal Act*, and persons and organizations that are appointed or chosen under the authority of a municipality.

**AMO Contact:**

You can contact AMO's Policy Team at [policy@amo.on.ca](mailto:policy@amo.on.ca) or 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.



Please consider the environment before printing this.

Association of Municipalities of Ontario  
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6

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Hon. Ernie Hardeman  
Minister of Agriculture, Food & Rural Affairs  
77 Grenville Street, 11th Floor  
Toronto, Ontario M5S 1B3

Via Email: [minister.omafra@ontario.ca](mailto:minister.omafra@ontario.ca)

Dear Minister Hardeman,

Ontario farms have come under increasing threat from trespassers and activists who illegally enter property, barns and buildings, causing significant disruptions to the entire agri-food sector. These activists are trespassing under false pretenses to gain entry on to farm properties. They have seized private property and threatened the health and safety of Ontario farms, employees, livestock and crops. These individuals and organizations are causing health and safety concerns and undue stress to Ontario farmers, their families, and their businesses. Once peaceful protests have escalated to trespassing, invading, barn break-ins and harassment. These incidents distress farmers, their families and employees, and threaten the health of livestock and crops when activists breach biosecurity protocols, ultimately putting the entire food system at risk.

We strongly support the new proposed legislation, *Bill 156: Security from Trespass and Protecting Food Safety Act*. This new legislation is an important way to keep our farm and food supply safe for all Ontarians. Bill 156 provides a balanced approach to protecting farms while recognizing a citizen's right to protest. This new legislation will ensure farm businesses have a legal standing to protect their farm, family and employees, livestock, crops and ultimately the entire food system. *Bill 156: Security from Trespass and Protecting Food Safety Act* is good news for Ontario's agri-food industry. Thank you for this important new legislation. Protection of our Ontario should be the highest priority.

Sincerely,



**Meagan Elliott**  
**Municipal Clerk**

February 18, 2020 Regular Meeting of Council:

Moved: Eugene Ivanov

Seconded: Patrick Adams

**Whereas** the Provincial Government of Ontario is considering Bill 156, *Security from Trespass and Protecting Food Safety Act, 2019*; and

**Whereas** Bill 156 is intended to protect farms, farm operations, and food safety and security by addressing unwanted trespassing; and

**Whereas** Ontario farmers are increasingly under threat of unwanted trespassers who are illegally entering property, barns and buildings, and safety of drivers of motor vehicles transporting farm animals which threatens the health and safety of the farm, employees, livestock and crops; and

**Whereas** additional protection for the agri-food industry to protect the security of the food chain, the farm owners, family and employees is the purpose of the *Security from Trespass and Protecting Food Safety Act, 2019*; and

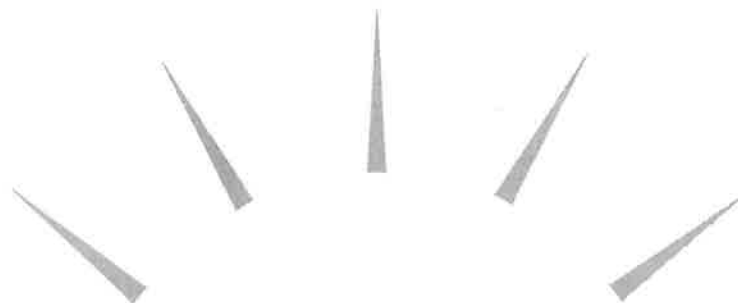
**Whereas** unwanted trespassing occurs on all types of farm operations, including grain farmers, which has the potential to impact the safety and security of people and the food chain;

**Now Therefore Be It Resolved That** the Town of Kirkland Lake supports the intent of Bill 156 and requests that the Province of Ontario expanding Bill 156 to identify and include protections against trespass for grain farm operations; and

**That** a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, Andrea Horwath, Leader of the New Democratic Party of Ontario, John Fraser, Interim Leader of the Liberal Party of Ontario, Mike Schreiner, Leader of the Green Party of Ontario, and Monte McNaughton, MPP, Middlesex-Kent; and

**That** a copy of this motion be sent to the Association of Municipalities of Ontario (AMO), and Ontario municipalities.

CARRIED



OFFICE OF THE MAYOR  
THE CORPORATION OF THE TOWN OF KIRKLAND LAKE





**GRAND VALLEY**

## The Corporation of the Town of Grand Valley

5 Main Street North  
Grand Valley, ON L9W 5S6  
Tel: (519) 928-5652  
Fax: (519) 928-2275

[www.townofgrandvalley.ca](http://www.townofgrandvalley.ca)

March 11, 2020

Hon. Ernie Hardman  
Minister of Agriculture, Food and Rural Affairs  
77 Genville Street, 11<sup>th</sup> Floor  
Toronto, ON M5S 1B3

BY EMAIL ONLY TO [minister.omafra@ontario.ca](mailto:minister.omafra@ontario.ca)

Dear Minister Hardeman,

Upon receipt of the attached correspondence from the Township of Wellington North, our neighbours to the west with whom we share commonalities as a rural, agricultural community, the Council for the Town of Grand Valley passed the following resolution:

**2020-03-12**

Moved by P Rentsch, Seconded by S Miles

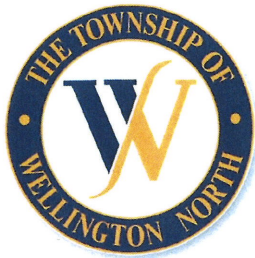
**Be it resolved that** the Council for the Town of Grand Valley supports Bill 156,  
**And further that** this resolution be circulated to all municipalities, MPPs and OMAFRA.

**CARRIED**

Thank you from the Town of Grand Valley, as well, for this important new legislation.

Sincerely,  
The Town of Grand Valley

  
Jane M. Wilson  
CAO/Clerk-Treasurer



519.848.3620  
1.866.848.3620 FAX 519.848.3228

Plan to  
Simply Explore.  
www.simplyexplore.ca

February 10, 2020

Hon. Ernie Hardeman  
Minister of Agriculture, Food & Rural Affairs  
77 Grenville Street, 11th Floor  
Toronto, Ontario M5S 1B3

Via Email: [minister.omafra@ontario.ca](mailto:minister.omafra@ontario.ca)

Dear Minister Hardeman,

Ontario farms have come under increasing threat from trespassers and activists who illegally enter property, barns and buildings, causing significant disruptions to the entire agri-food sector. These activists are trespassing under false pretenses to gain entry on to farm properties. They have seized private property and threatened the health and safety of Ontario farms, employees, livestock and crops. These individuals and organizations are causing health and safety concerns and undue stress to Ontario farmers, their families, and their businesses. Once peaceful protests have escalated to trespassing, invading, barn break-ins and harassment. These incidents distress farmers, their families and employees, and threaten the health of livestock and crops when activists breach biosecurity protocols, ultimately putting the entire food system at risk.

We strongly support the new proposed legislation, *Bill 156: Security from Trespass and Protecting Food Safety Act*. This new legislation is an important way to keep our farm and food supply safe for all Ontarians. Bill 156 provides a balanced approach to protecting farms while recognizing a citizen's right to protest. This new legislation will ensure farm businesses have a legal standing to protect their farm, family and employees, livestock, crops and ultimately the entire food system. *Bill 156: Security from Trespass and Protecting Food Safety Act* is good news for Ontario's agri-food industry.

Thank you for this important new legislation. Protection of our Ontario Agriculture should be the highest priority.

Sincerely,

Dan Yake  
Acting Mayor

cc: Wellington Federation of Agriculture (via email)



March 5, 2020

### **In This Issue**

- Call for submissions now open: The P.J. Marshall Municipal Innovation Award.
- Main Street Revitalization Initiative coming to an end.
- Register today for the Waste Diversion Batteries Webinar – March 11th.
- COVID-19 Update.
- Ministry of Transportation Discussion: Off-Road Vehicles and Municipal Roads.
- *Spring Time in Paris* - Room booking now open for OSUM 2020 Conference.
- 164 days remaining until the AMO 2020 Conference!
- Showcase at the AMO Annual Conference - August 2020.
- Only 1 session left in AMO's popular social media webinar series.
- Municipal cybersecurity best practices development.
- Tires Webinar: Municipal Group Buying Program.
- Facilities maintenance equipment webinar: Municipal Group Buying Program.
- Careers with AMO and Norfolk County.

### **AMO Matters**

The P.J. Marshall Municipal Innovation Award showcases projects implemented by Ontario municipalities that point to tangible outcomes from new, more cost effective ways of providing public services and facilities.

All Main Street projects must have all eligible costs spent by March 31, 2020. Once spent, complete and submit the final report by May 15, 2020. Communication activities should also be considered. Contact Adam Garcia with questions.

To learn more about the new batteries regulation, register for AMO's webinar on March 11th from 9:30 - 11:30 a.m.

### **Provincial Matters**

As the scope of the COVID- 19 outbreak continues to increase internationally, the risk in Ontario remains low. Ontario continues to work to make sure the province's readiness to contain and respond to a range of outbreak scenarios. For the most up-to-date and accurate information about coronavirus, this Government of Ontario site is the place to find it.

The Ministry of Transportation is hosting a virtual discussion with municipal governments regarding proposals on municipal authority to permit off-road vehicles on municipal roads. The meeting will be held 1 p.m. – 2:30 p.m, Tuesday, March 10th.



Please confirm attendance by email: [sebastian.policht@ontario.ca](mailto:sebastian.policht@ontario.ca) or by phone at 437.777.7850. Meeting details: [Click here](#) to join the Zoom Meeting, or, to dial in: 647.558.0588 (Meeting ID 853 683 617).

### **Eye on Events**

Ilona Dougherty, a leading thinker on engaging new generations in the work place and community, is one of the exciting speakers participating in the 2020 OSUM Conference. *Spring Time in Paris* will be hosted by Brant County April 29 through May 1. [Registration](#) and [room booking](#) are now available.

Join us in Ottawa from August 16 - 19 for AMO's Annual General Meeting and Conference. Visit the AMO [website](#) for details and registration information.

Are you a municipal supplier or vendor? Do you have a product or service that would benefit the municipal sector? For AMO and municipal industry partners, this Conference is an unparalleled opportunity to make and solidify relationships with the municipal sector. Showcase your products or services at the AMO Conference in Ottawa, from August 16 - 19, 2020. [Reserve your booth today!](#)

As elected officials living in the spotlight, effective communication is essential! Designed to help you navigate social media effectively, these 1 hour lunch & learn workshops provide the tactics to promote good news, manage issues professionally, and leverage traditional and social media. [Register now](#) for the last webinar scheduled March 25.

Technation's initiative brings industry, government, and academic experts together with municipal leaders to collaboratively develop cybersecurity best practices for municipalities. Municipalities with populations between 10,000 to 25,000 are encouraged to attend. The event will be held Thursday, March 26, 7:30 a.m - 3:00 p.m., in Waterloo, Ontario. Please [register here](#).

### **LAS**

Webinar March 11 @ 10am – The Municipal Group Buying Program's [Tire Offering](#) helps municipalities access high quality tires at great prices from suppliers Goodyear, Michelin, Kal-Tire, and Tirecraft. Save time and money sourcing tires for all your needs, from small cars to heavy construction equipment. [Register here](#).

Webinar March 25 @ 10am – The [Capital Purchasing offering](#) under the popular [Group Buying Program](#) includes solutions to keep your facilities running smoothly. Join us to hear how Acklands Grainger can supply your maintenance and repair needs saving you time and operating dollars. [Register here](#).

### **Careers**

[Events Intern - AMO](#). This is a temporary position of up to 12.5 weeks. Assisting the Special Events Coordinator, the successful candidate will be responsible for providing

support for the development and delivery of AMO's Annual Conference. The Intern will also provide support for other AMO events and training. Please [apply in confidence](#) by March 20, 2020 at 12 noon.

[General Manager, Planning & Development - Norfolk County](#). Reports to: Chief Administrative Officer. Status: Permanent, Full Time. Location: Simcoe, ON. Closing date for applications: March 19, 2020. [Click here](#) to apply for this position.

### **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

[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](#)

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March 12, 2020

### In This Issue

- COVID-19 update.
- Reminder - AMO President's call for Blue Box resolutions.
- Call for submissions: The P.J. Marshall Municipal Innovation Award.
- Main Street Revitalization Initiative coming to an end.
- Managing Occupational Health & Safety easily and effectively.
- eSCRIBE Lite: A digital meeting management solution for small municipalities.
- Excess Soils/Brownfield webinar - back by popular demand.
- Registration now open for OSUM 2020 Conference: *Spring Time in Paris*.
- The AMO 2020 Conference is fast approaching!
- Showcase your products at the AMO Conference - August 2020.
- Only 1 session remaining in AMO's popular social media webinar series.
- BEACON Digital Therapy - Innovative mental health care support.
- Municipal cybersecurity best practices development - **EVENT CANCELLED**.
- Carbon tax one year later.
- Spring is coming, are your culverts ready?
- Facilities maintenance equipment webinar: Municipal Group Buying Program.
- Resolution concerning violence against paramedics and health care workers.
- Careers with AMO, World Council on City Data, Lakeshore and Guelph.

### COVID-19 Update

As the COVID-19 outbreak increases internationally, the risk in Ontario continues to remain low. The Ontario government is now updating its coronavirus website twice daily. For the most up-to-date and accurate information about coronavirus, this [Government of Ontario site](#) is the place to find it.

### AMO Matters

A reminder that for municipalities with Blue Box programs, AMO's President has called for resolutions on transition timing by June 30, 2020. Contact [Dave Gordon](#) or [Amber Crawford](#) if you require more information.

The [P.J. Marshall Municipal Innovation Award](#) showcases projects implemented by Ontario municipalities that point to tangible outcomes from new, more cost effective ways of providing public services and facilities.

All [Main Street projects](#) must have all eligible costs spent by March 31, 2020. Once spent, complete and submit the final report by May 15, 2020. Communication

activities should also be considered. Contact [Adam Garcia](#) with questions.

Managing Occupational Health & Safety (OHS) due diligence can be challenging, regardless of size of municipality. AMO's partner, 4S Consulting Services Inc., [offers a program tailored for smaller municipalities](#) to ensure they are in compliance with OHS requirements.

eSCRIBE, AMO's partner of cloud-based meeting management solutions for public sector boards and councils, has unveiled eSCRIBE Lite. [Learn how this program can help](#) smaller municipalities cross the digital divide.

### **Provincial Matters**

Miss the recent MECP webinar about On-Site and Excess Soil Management Regulation and Amendments to Records of Site Condition (Brownfields) Regulation? MECP is offering another webinar - April 2, 1-4 pm - to provide municipalities an opportunity to learn more. [Register here](#).

### **Eye on Events**

*Spring Time in Paris* will be hosted by Brant County April 29 - May 1. [Registration and room booking](#) are now available. The OSUM Trade Show is a great opportunity to build lasting relationships with municipal decision makers - [Reserve your booth today!](#)

Join us in Ottawa from August 16 - 19 for AMO's Annual General Meeting and Conference. Visit the AMO [website](#) for details and registration information.

Are you a municipal supplier or vendor? Do you have a product or service that would benefit the municipal sector? For AMO and municipal industry partners, this Conference is an unparalleled opportunity to make and solidify relationships with the municipal sector. Showcase your products or services at the AMO Conference in Ottawa, from August 16 - 19, 2020. [Reserve your booth today!](#)

As elected officials living in the spotlight, effective communication is essential! Designed to help you navigate social media effectively, these 1 hour lunch & learn workshops provide the tactics to promote good news, manage issues professionally, and leverage traditional and social media. [Register now](#) for the last webinar on April 1.

AMO is exploring partnerships to provide innovative ways of helping members support the mental health of their employees. Join us on March 26 at noon for a [webinar](#) where we will demonstrate how you can help your employees, and their dependents, easily access effective mental health care through [BEACON](#).

As a precautionary measure in response to COVID-19, Technation's in-person event scheduled for March 26 in Waterloo has been cancelled. Technation is exploring an online/virtual alternative so municipal leaders can participate in developing cybersecurity best practices. Contact [Randy Purse](#) for more information.

**LAS**

Need more information about the Carbon Tax? [Read our latest blog](#) for more information on what municipalities can expect almost one year after the tax was introduced.

Get ready for spring with the LAS [Culvert Offering](#). Armtec's infrastructure products are sure to save you time and money on your drainage, bridge and road construction projects. Contact [Tanner](#) (Southern Ontario) or [Ainsley](#) (Northern Ontario) to learn about other exciting offerings in our [Municipal Group Buying Program](#).

Webinar March 25 @ 10am – The [Capital Purchasing offering](#) under the popular [Group Buying Program](#) includes solutions to keep your facilities running smoothly. Join us to hear how Acklands Grainger can supply your maintenance and repair needs saving you time and operating dollars. [Register here](#).

**Municipal Wire**

A [Peterborough County resolution](#) resolves to support Bill C-211, an *Act to amend the Criminal Code (assaults against health care professionals and first responders)*, and urges the Federal Government to pass Bill C-211.

**Careers**

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[Manager, Global City Relations and Business Development – World Council on City Data \(WCCD\)](#). Reporting to the WCCD Senior Executive Team, the Manager of Global City Relations and Business Development will have responsibilities across the organization, including several direct reports who liaise daily with cities and stakeholders worldwide. Please send a CV and a one-page letter of motivation to [info@dataforcities.org](mailto:info@dataforcities.org) by March 22, 2020. This position is based in Toronto.

[Purchasing Specialist - Town of Lakeshore](#). Reports to: Manager of Financial Analysis. This position is being posted under the provisions of the Collective Agreement between C.U.P.E. Local 702.4 and the Town of Lakeshore. Qualified applicants are invited to visit [Town of Lakeshore Careers](#) to view the full job description of the position and to submit your application. The deadline to apply is March 23, 2020 at 9:00 a.m.

[General Manager, Planning & Building Services/Chief Planner - City of Guelph](#).

Reports to: Deputy CAO, Infrastructure, Development & Enterprise Services. Qualified applicants can apply using our online application system by Tuesday, March 31, 2020.

All applicants must complete the online questionnaire specific to this position at the time they submit their resume and cover letter in order to be considered. Please visit the job posting listed on our [careers page](#) and click on the “Apply for this job” button. Instructions will follow.

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# Memo

**To:** Mayor and Council  
**From:** Kathryn Langendyk, Treasurer  
**Subject:** 2019 Statement of Remuneration and Expenses  
**Date:** March 17, 2020

## Background & Analysis:

Under Section 284 (1) of the Municipal Act, the Treasurer shall in each year on or before March 31 provide to the council of the municipality a statement on the remuneration and expenses paid in the previous year to,

- (a) Each member of Council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by council or on which the member holds office by virtue of being a member of council;
- (b) Each member of Council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and
- (c) Each person, other than a member of Council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.

Despite the Municipal Freedom of Information and Protection of Privacy Act, statements provided are public records.

Report attached as Appendix A to this memo. For your information.

*Kathryn Langendyk*

Kathryn Langendyk  
Treasurer

**Township of Lucan Biddulph  
COUNCIL REMUNERATION  
2019**

	SALARY	MILEAGE PHONE	CONFERENCE PER DIEM	EXPENSE	TOTAL
Cathy Burghardt-Jesson, Mayor	22,540.00	539.08	4,450.00	2,680.07	30,209.15
Dave Manders, Deputy Mayor	15,924.00	545.11	1,950.00	1,941.04	20,360.15
Alex Westman, Councilor	14,750.00	-	1,782.00	1,687.65	18,219.65
Peter Mastorakos, Councilor	14,750.00	-	-	1,493.68	16,243.68
Daniel Regan, Councilor	14,750.00	50.40	2,500.00	1,355.16	18,655.56
<b>TOTAL</b>	<b>82,714.00</b>	<b>1,134.59</b>	<b>10,682.00</b>	<b>9,157.60</b>	<b>103,688.19</b>

**March 6, 2020 - Un-audited Statement of Council Renumeration**






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**Date:** 28 February, 2020  
**Submitted by:** Abby Heddle, Planner, and Durk Vanderwerff, Director of Planning  
**Subject:** Lucan Biddulph 2019 Planning Summary Report

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**BACKGROUND:**

The County Planning Department provides the Township of Lucan Biddulph with planning advisory services in accordance with the Planning Services Agreement and has done so since 2012. The Planning Department prepares an annual summary report for Council which outlines the Planning Services provided to the Township.

The following activity was undertaken in 2019 compared to previous years:

<b>Planning Applications</b>				
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Official Plan Amendments	0	0	0	1
Zoning By-law Amendments	9	7	8	10
Minor Variances	3	5	0	2
Consents to Sever	9	14	4	4
Site Plan Approval	2	3	2	4
Part Lot Control Approval	0	0	0	1
<b>Total</b>	<b>23</b>	<b>29</b>	<b>14</b>	<b>22</b>

<b>Plans of Subdivision / Condominium</b>				
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Applications	0	1	0	0
Draft Plan Approvals	0	1	0	0
Extension of Draft Plan Approvals	1	2	0	2
Change to Draft Plan Approvals	2	2	0	2
Final Plan Approvals	2	0	1	0
Open Files	4	3	3	4
Active Files	4	3	3	4

**DISCUSSION:**

The number of planning applications within the Township has been relatively constant over the past few years except that the number of applications to sever a residence surplus to a farming operation has decreased.

The amount of subdivision development activity, in terms of open files and general workload, has been relatively constant however the number of lots created within each year varies considerably. In 2019 ten lots were created (utilizing a part lot control by-law) whereas in 2018 over 125 lots were created (with many of those lots built upon in 2019).

There are currently 80 lots to support single detached dwellings and three future development blocks to support medium density residential development within draft approved plans of subdivision. There are also two apartment buildings within the Lucan Woods condominium that are draft plan approved and the first 23-unit building was final plan approved in January 2020.

There are no outstanding appeals before the Local Planning Appeal Tribunal.

A comprehensive review of the Township Official Plan is scheduled in 2020 to ensure that the vacant land supply is capable of accommodating the future growth needs of the Township given the strong uptake in development in the past few years. Staff are working with the Township's consultant BM Ross and Associates to undertake this work.

In addition to providing core planning services, planning staff assisted municipal staff by providing inquiry and administrative support for planning, development and building-related matters throughout 2019.

# Memo

**To:** Mayor and Council

**From:** Public Works Manager, Jeff Little

**Subject:** Nagle Drive Watermain Extension – Tender Review and Options

**Date:** March 17, 2020

## **BACKGROUND:**

The plan was to extend the watermain from Lucan to Airport Drive via an easement created on private property along Richmond Street (Lewis). This would allow for the servicing of 12 residences on Nagle Drive and the Lewis property on Airport Drive.

August / September 2019: An estimate was provided for \$258,000 (excluding engineering (\$30,000), contingency (\$50,000) and HST). All expenses totaled = \$338,000 + HST.

Council committed to carrying \$100,000 toward the project. As a result, the residents of Nagle drive would contribute \$238,000 at an individual cost of approximately \$19,833.33 per residence.

The Township's portion would be held and recovered by future watermain expansion to 37 properties in close proximity to the intersection of Richmond Street and Roman Line. A business plan would be developed that would recover \$2,700 from each existing property as they connected to municipal water and those funds would go directly back to this project.

### January/February 2020:

Engineering, Geotechnical Survey and Tendering took place. Five tenders were received from contractors. Dillon reviewed the tenders and has recommended the lowest bid as follows:

Tender amount	\$498,896.13
Deduction of Provisional items	- \$36,271.00 (items in the tender that may not be needed)
Best Case Total Net Cost	\$462,625.13 (79% higher than estimate)

### Five items that contributed to the increase/variance in costs:

1. Restoration (boulevard/driveway) - 250% higher than estimated
2. Watermain installation from Lucan to Roman Line - 40% higher than estimated
3. Watermain installation from Roman Line to Airport - 117% higher than estimated
4. Mobilization/Demobilization - 250% higher than estimated
5. Items not in original estimate road repair, fire hydrants and air chamber.

**DISCUSSION:**

Dynamics to be considered.

1. Cost. Tender, contingency and engineering. The project could come in at \$604,896.00.
2. Investment. There has been \$54,000 in expenses occurred already. Not including legal fees.
3. Time is an issue for the residents. Their well system needs to be decommissioned.
4. A drilled well will cost \$18,000 to \$20,000. Not including a pump, lines, electrical or HST.
5. The original cost to each resident was \$19,833.00
6. The Township's potential of servicing an area that includes 44 residential homes, a school, a church and an industrial area.

**Options outlining moving forward with this project will be presented on March 17. The options will be presented to promote council discussion.**

*Jeff Little*

Jeff Little, Manager of Public Works

# Memo

**To:** Mayor and Council  
**From:** Parks and Recreation Manager, Paul Smith  
**Subject:** Short term soccer field strategy  
**Date:** March 17, 2020

## **BACKGROUND:**

With the potential loss of use for field three in 2021, Staff has been working with the Lucan Soccer association to develop a short term plan to address their current needs.

## **DISCUSSION:**

A reconfiguration plan has been proposed behind the Community Centre that the Soccer Association has identified would be able to sustain their needs for 8-10 years. This would provide time for a long term solution to be developed and funds raised to acquire and develop a larger complex at a later date.

The discussion and concern for the short term plan are that development and acquisition of a new location would leave the soccer association unable to operate for the next few seasons.

Surrounding areas have been explored as well as locations already owned by the Township. These areas would be unable to accommodate a larger field but may be able to accommodate smaller fields.

By reconfiguring the old horse track, addressing drainage and doing the groundwork to widen fields 1 and 2, this would also allow space for a third large size field. Having three large fields would allow soccer to also play across with portable nets which would then allow for 6 smaller fields. There is also the potential to develop one smaller field in Granton. The Soccer association believes this should get them 8-10 years based upon their growth, and feel this could be accomplished in time for the 2021 season.

Three companies provided advice and an estimate of \$150,000 was given. This estimate is based upon the ability to access existing fill and topsoil already present in the Township due to development, which would then be amended with sand. This pricing includes drainage, soil amending, creating a new field and groundwork associated to expand the existing field. Drainage tile would be installed under the new field and some issues addressed for existing fields tying into the existing drain near the community gardens.

If soil is not available a rough estimate of \$75,000 would be added to the price.

Senior staff has recommended utilizing Dillon Consulting Ltd to develop site and grading plans and development of tender. This recommendation is for efficiency as Dillon Consulting is facilitating the same work for the neighboring proposed development, and would be able to co-ordinate both sites simultaneously as to not have adverse effect either property

**FINANCIAL IMPACT:**

\$120,000 capital budget has been dedicated already for soccer field improvements an additional \$30,000 would be required based upon estimate to complete this project as well as consulting fees.

**Alignment with Parks and Recreation Master Plan:**

Improvements to existing sports fields, and development of new soccer fields is mentioned in the second key finding of the executive summary of the Parks and Recreation Master Plan.

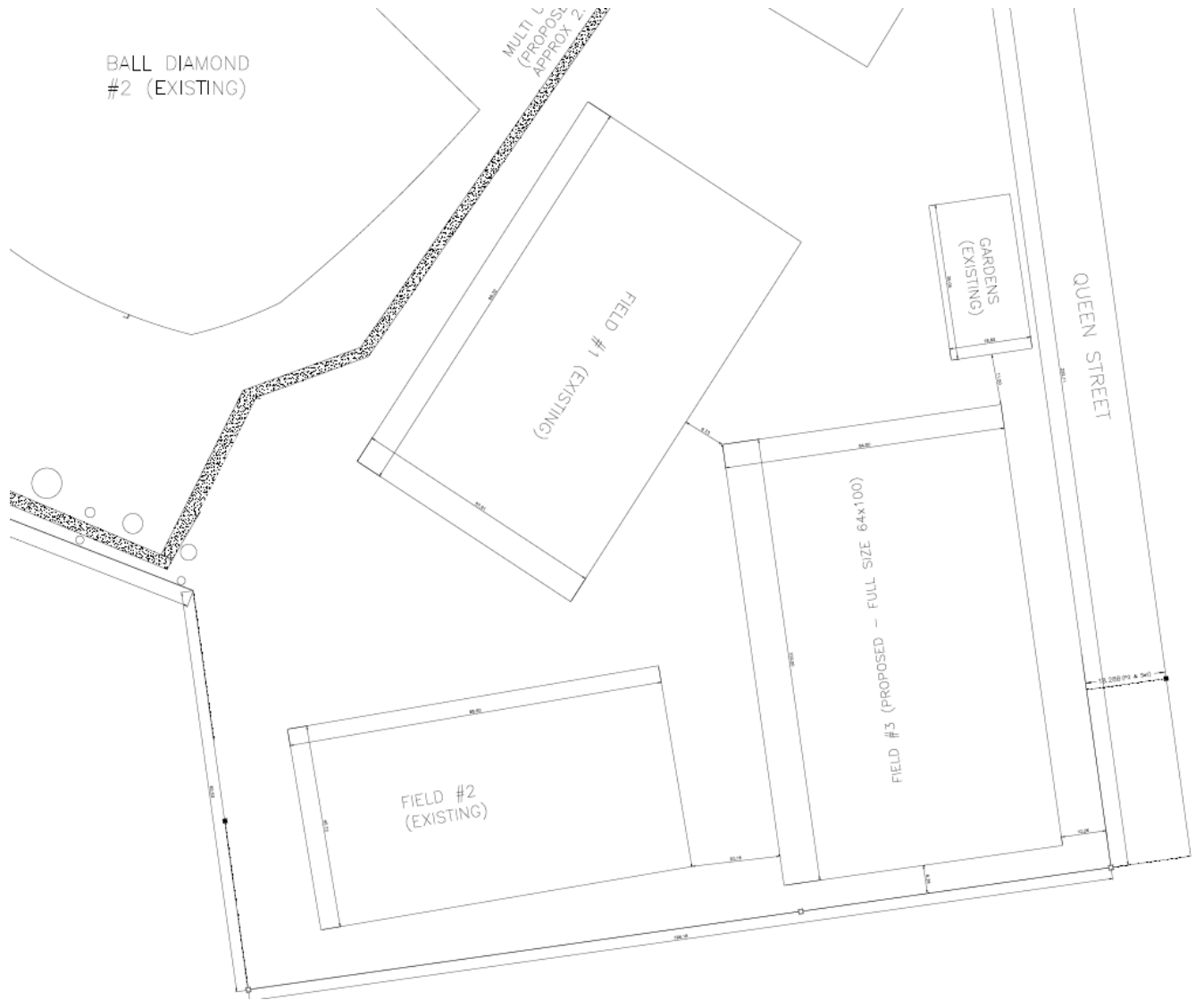
**RECOMMENDATION:**

Council direct staff to proceed with Dillon Consulting Ltd to develop site and grading plans as well as develop Tender documentation for submission.

*Paul Smith*

Paul Smith, Manager of Parks and Recreation





Proposed concept.

# TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE: March 17, 2020

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED That the Council of the Township of Lucan Biddulph approve the accounts as paid, as follows:

February 2020

\$312,571.05

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR

# TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE: March 17, 2020

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:

That the in-camera minutes of February 18, 2020 and regular council meeting minutes of March 3, 2020 be approved as circulated/amended.

CARRIED

RESOLUTION

\_\_\_\_\_  
MAYOR

# TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE: March 17, 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:

- 08-2020 Development Charges By-law
- 202-2020 ZBA (1525020 Ontario Inc.)
- 09-2020 Confirming By-law

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR

# TOWNSHIP OF LUCAN BIDDULPH RESOLUTION

DATE: March 17, 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. 08-2020

### A by-law respecting Development Charges.

**WHEREAS** section 2(1) of the Development Charges Act, 1997 S.O. 1997, c 27, authorizes the council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of land would increase the need for municipal services as designated in the by-law:

**NOW THEREFORE** the Council for the Corporation of the Township of Lucan Biddulph hereby enacts as follows:

#### Part 1 - Definitions

1. In this By-law,

“apartment, bachelor” means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms, providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms;

“apartment building” means the whole of a structure that contains four or more dwelling units which units have a common entrance from street level and are served by a common corridor and the occupant of which units have the right to use in common the corridors, stairs, elevators, yards or one or more of them, and “apartment” shall mean one such unit located within an apartment building;

“average level of service” means the average level of service in the municipality for the ten years immediately preceding the preparation of the background study;

“background study” means the study required prior to passage of this By-law of the increases in services, and the capital costs associated therewith, projected as a result of development;

“capital costs” means costs incurred or proposed to be incurred by the Corporation or a local board thereof directly or under an agreement;

- a. Costs to acquire land or an interest in land, including a leasehold interest;
- b. Costs to improve land;
- c. Costs to acquire, lease, construct or improve buildings and structures;
- d. Costs to acquire, lease, construct or improve facilities including;
  1. Rolling stock with an estimated useful life of seven years or more,
  2. Furniture and equipment, other than computer equipment, and
  3. Materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act;
- e. Costs to undertake studies in connection with any of the matters referred to in paragraphs a-d;
- f. Costs of the development charge background study; and
- g. Interest on money borrowed to pay for costs described in paragraphs a-d only the capital component of costs to lease anything or to acquire a



leasehold interest is included as a capital cost.

“Corporation” means the Corporation of the Township of Lucan Biddulph;

“Council” means the Council of the Corporation;

“Development” which includes redevelopment, means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure including alterations to the interior of a building that has the effect of changing the size or usability thereof, and includes all enlargement of existing development which creates new dwelling units or additional commercial or institutional space; and “redevelopment” has a corresponding meaning;

“Development charge” means a charge imposed for increased capital costs required because of increased need for service arising from development of the area to which this By-law applies;

“Dwelling” means a building, occupied or designed to be occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include hotels, boarding or rooming houses, motels or institutions;

“Dwelling, multiple” means all dwellings other than a single detached dwelling, a semi-detached dwelling, a bachelor apartment and an apartment;

“Dwelling, semi-detached” means a residential building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

“Dwelling, single detached” means a residential building, which contains a single dwelling unit, that is not attached to other buildings;

“Dwelling, townhouse” means a building that is divided vertically into three (3) or more separate dwelling units.

“Dwelling unit” means one or more habitable rooms occupied or designed to be occupied by an individual or family as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such individual or family, with a private entrance from outside the building or from a common hallway or stairway inside the building;

“Front-end payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this By-law, to cover the capital costs of the services designated in the agreement that are required to enable land to be developed within the Corporation;

“Gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior wall;

“Hard services” means sanitary sewage service, water service, stormwater management services, fire protection, transportation services, and studies related to these services;

“LPAT” means the Local Planning Appeal Tribunal;

“Local board” means a public utility commission, transportation commission, public library board, board of park management, board of health, police service board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Corporation or any part or parts thereof, but does not include a board defined in subsection 1(1) of the Education Act;

“Minister” means the Minister of Municipal Affairs and Housing;

“Non-residential” means commercial, industrial or institutional development;

“Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“Services” means those services designated in section 9 of this By-law or in an agreement made under Part V of this By-law;

“Treasurer” means the treasurer for the Corporation of the Township of Lucan Biddulph;

## Part II - Application

2. This By-law applies to all lands in the geographic area of the Corporation. Different charges shall apply to development of land within the Lucan Urban Area, the Granton Urban Area, and the remainder of the municipality.
3. This By-law does not apply to land that is owned by and used for the purposes of;
  - a. A board of education;
  - b. The Corporation or any local board thereof; and
  - c. The Corporation of the County of Middlesex or any local board thereof.
4. No development charge under section 5 is payable where the development;
  - a. Is an enlargement of an existing dwelling unit;
  - b. Is the creation of additional dwelling units as prescribed in O. Reg 82/98, subject to the prescribed restrictions, in the prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings;
  - c. Is a place of worship and land used in connection therewith and every churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the **Assessment Act**;
  - d. Is the enlargement of an existing industrial building if the gross floor area is enlarged by fifty percent or less;
  - e. Is non-residential in nature;
  - f. Is a bona fide non-residential farm building; and
  - g. Is a redevelopment where a residential unit or units existed on a property prior to a period of not more than five years prior to an application for a building permit(s) for new residential dwellings on the same property. The new units are not subject to a development charge up to and including the original number of units that existed on the site within five years prior to the application for building permit(s) on the property. All units in excess of the original number are subject to the current development charge.
5. Subject to section 6, Development Charges shall be imposed upon and shall be applied, calculated and collected in accordance with the provisions of this By-law on all land to be developed for residential uses, where
  - a. The development of the land will increase the need for services; and

- b. The development requires any one of;
  1. The passing of a zoning by-law or of an amendment thereto under Section 34 of the Planning Act;
  2. The approval of a minor variance under Section 45 of the Planning Act;
  3. A conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act applies;
  4. The approval of a plan of subdivision under Section 51 of the Planning Act;
  5. A consent under Section 53 of the Planning Act;
  6. The approval of a description under Section 50 of the Condominium Act; or
  7. The issuing of a permit under the **Building Code Act, 1992** in relation to a building or structure.
6. Section 5 shall not apply in respect of,
  - a. Those services, relating to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under Section 51 of the Planning Act; and
  - b. those services to be installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act.
7. Development charges shall not be imposed to pay for increased capital costs required because of increased needs for any of the following:
  - a. the provision of cultural or entertainment facilities, including museums, theatres and art galleries but not including public libraries;
  - b. the provision of tourism facilities including convention centres;
  - c. the acquisition of land for parks;
  - d. the provision of a hospital as defined in the Public Hospitals Act;
  - e. the provision of landfill sites and services;
  - f. the provision of facilities and services for the incineration of waste; or
  - g. the provision of headquarters for the general administration of municipalities and local boards.
8. In no event shall a shortfall caused by the exclusion of development charges listed in Section 4 be made up for by increasing the development charge for other development.

### **PART III - RATES AND CALCULATIONS**

9. Development charges against land within the Corporation which is to be developed shall be based upon the following designated services provided by the Corporation:

- a. sanitary sewage service, including sewage treatment facilities, trunk sanitary sewers, pumping stations, and studies related to the provision of these services;
  - b. water service, including water supply, watermains and studies related to the provisions of these services;
  - c. stormwater management facilities;
  - d. roads, sidewalks, and public works facilities;
  - e. fire protection, including fire station space;
  - f. parkland development;
  - g. library services; and
  - h. administration including the costs associated with completing a development charges study.
10. Subject to the provisions of this Part and this By-law, development charges imposed upon land within the Corporation which is to be developed shall be calculated and collected as set out in Schedule "A" to this By-law.
7. Development charges imposed pursuant to this By-law may be adjusted annually, without amendment to this By-law, commencing on January 1, 2021 in accordance with the prescribed index.

**PART IV - COMPLAINTS**

12. An owner may complain in writing to the Council in respect of the development charge imposed by the Corporation that,
- a. the amount of the development charge was incorrectly determined;
  - b. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; and
  - c. there was an error in the application of this By-law.
13. A complaint may not be made under section 12 later than 90 days after the date the development charge, or any part of it, is payable.
14. The complaint must be in writing, must state the complainant's name, the address where notices can be given to the complainant and the reasons for the complaint.
15. The Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representation at the hearing.
16. The Clerk of the Corporation shall mail a notice of the hearing to the complainant at least fourteen (14) days before the hearing.
17. Council may:
- a. dismiss the complaint; or
  - b. rectify any incorrect determination or error that was the subject of the complaint.

17. The Clerk of the Corporation shall mail to the complainant a notice of the Council's decision and of the last day for appealing the decision, which shall be the day that is forty (40) days after the day the decision is made. The notice required under this section must be mailed not later than twenty (20) days after the day the Council's decision is made.

#### **PART V - FRONT ENDING AGREEMENT**

19. The services which may be the subject of a front-ending agreement must be services to which the work relates and to which this By-law relates and are set out below,
- a. sanitary sewage service, including sewage treatment facilities, trunk sanitary sewers and pumping stations;
  - b. water service, including water supply and watermains;
  - c. storm water drainage and control services; and
  - d. roads, bridges and sidewalks.
20. A front-ending agreement may provide for the following to be included in the cost of the work;
- a. the reasonable costs of administering the agreement; and
  - b. the reasonable costs of consultants and studies required to prepare the agreement.
21. A front-ending agreement must contain the following:
- a. a description of the work to be done, a definition of the area of the municipality that will benefit from the work and the estimated cost of the work;
  - b. the proportion of the cost of the work that will be borne by each party to the agreement;
  - c. the method for determining the part of the costs of the work that will be reimbursed by the persons who, in the future, develop land within the area defined in the agreement;
  - d. the amount, or a method for determining the amount, of the non-reimbursable share of the costs of the work for the parties and for persons who reimburse parts of the costs of the work; and
  - e. a description of the way in which amounts collected from persons to reimburse the costs of the work will be allocated.
22. A front-ending agreement may contain other provisions in addition to those required under section 21.
23. A front-ending agreement may provide for a person who is not a party to the agreement to pay an amount only if the person develops land and a development charge could be imposed for the development under Section 5.
24. Sections 9 (e-h) and 11 apply with modifications to amounts a person who is not a party to a front-ending agreement must pay under the agreement.
25. A front-ending agreement may provide for persons who reimburse part of the costs of the work borne by the parties to be themselves reimbursed by persons

- who later develop land within the area defined in the agreement.
26. A front-ending agreement must not provide for a person to be reimbursed for any part of their non-reimbursable share of the costs of the work as determined under the agreement.
  27. A front-ending agreement comes into force on the day the agreement is made.
  28. A front-ending agreement that is terminated by the LPAT shall be deemed to have never come into force.
  29. A person who develops land within the area defined in a front-ending agreement shall pay any amount to the Corporation that the agreement provides upon a building permit being issued for the development unless the front-ending agreement provides for the amount to be payable on a later day or on an earlier day.
  30. A front-ending agreement may provide that an amount payable for development that requires approval of a plan of subdivision under section 51 of the Planning Act or a consent under Section 53 of the Planning Act and for which a subdivision agreement or consent agreement is entered into, be payable immediately upon the parties entering into the subdivision or consent agreement.
  31. The Corporation shall place money received under a front-ending agreement into a special account, which shall be used, in accordance with the agreement, only to pay for work provided for under the agreement and to reimburse those who, under the agreement, have a right to be reimbursed.
  32. Notwithstanding Section 31, if the Corporation receives money from parties to the agreement to pay for work provided under the agreement, the Corporation shall, if the agreement so provides return to the parties any amounts that are not needed to pay for the work.
  33. If an objection to a front-ending agreement is made, the Corporation shall retain any money received from persons who are not parties to the agreement until all the objections to the agreement are disposed of by the LPAT. If the LPAT makes an order that the agreement be terminated unless amended in accordance with the LPAT's order the Corporation shall retain the money until the agreement is either terminated or amended.
  34. A person is entitled to be given a credit towards a development charge for the amount of their non-reimbursable share of costs of work under a front-ending agreement.
  35. If the work would result in a level of service that exceeds the average level of the service in the ten (10) year period immediately preceding the preparation of the background study for this by-law, the amount of the credit must be reduced in the same proportion that the costs of the work that relate to a level of service that exceeds that average level of service bear to the costs of the work.
  36. Credits under Section 34 shall be treated as though they were credits under Section 42.
  37. A party to a front-ending agreement may register the agreement or a certified copy of it against the land to which it applies.

#### **PART VI - RESERVE FUNDS**

38. The Corporation shall establish a separate reserve fund for each category of service to which the development charge relates.



39. Payments received by the Corporation under Part III of this By-law shall be paid into the reserve fund or funds to which the charge relates and shall be used only for capital costs.
40. Notwithstanding Section 39, the Corporation may borrow money from a reserve fund but if it does so the Corporation shall repay the amount used plus interest at a rate not less than the Bank of Canada rate on the day this By-law comes into force.
41. The Treasurer shall each year on or before such date as the Council may direct, give the Council a financial statement relating to this By-law and reserve funds established under Section 38.

#### **PART VII - CREDITS**

42. The Corporation shall give a person a credit towards the development charge in accordance with the agreement if the person performs work that relates to a service to which a development charge by-law relates.
43. The amount of the credit is the reasonable cost of doing the work as agreed by the Corporation and the person who is to be given the credit.
44. No credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service.
45. A credit, or any part of it, may be given before the work for which the credit is given is completed.
46. A credit given in exchange for work done is a credit only in relation to the service to which the work relates.
47. If the work relates to more than one service, the credit for the work must be allocated in the manner agreed by the Corporation among the services to which the work relates.
48. The Corporation may agree that a credit given be in relation to another service to which this By-law applies.
49. The Corporation may agree to change a credit so that it relates to another service to which this By-law relates.
50. A credit may not be transferred unless the holder and person to whom the credit is to be transferred have agreed in writing to the transfer, and the Corporation has agreed to the transfer, either in the agreement under which the holder was given the credit or subsequently.
51. The transfer of a credit is not effective until the Corporation transfers it.
52. The Corporation shall transfer a credit upon being requested to do so by the holder, the person to whom the credit is to be transferred or the agent of either of them and being given proof that the conditions in Section 50 are satisfied.
53. A credit that relates to a service may be used only with respect to that part of a development charge that relates to the service.
54. A credit may only be used by the holder, his agent or the transferee in the event that the credit has been transferred by the holder with the approval of the Corporation.

**PART VIII - ADMINISTRATION**

55. A Development Charge is payable for a development prior to the issuance of a Building Permit.
56. If any amount is payable under a front-ending agreement by a person who develops land, the Corporation shall not issue a building permit for the development until the amount is paid.
57. Despite Sections 55 and 56, the Corporation may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise be payable.
58. The total amount of a development charge payable under an agreement under Section 57 is the amount of the development charge that would be determined under this By-law on the day specified in the agreement or, if no such day is specified, at the earlier of,
  - a. the time the development charge or any part of it is payable under the agreement; and
  - b. the time the development charge would have been payable in the absence of the agreement.
59. Despite section 55, a development charge in respect of any part of a development that consists of a rental housing development, that is not a non-profit housing development, or a non-profit housing development, is payable in accordance with this section:
  - a) a development charge shall be paid in equal annual instalments beginning on the earlier of the date of the issuance of a permit under the Building Code Act, 1992, authorizing occupation of the building and the date the building is first occupied, and continuing on:
    1. the following five anniversaries of that date for rental housing development; or
    2. the following 20 anniversaries of that date, in the case of a development charge for a non-profit housing development.
  - b) The amount of a development charge referred to in subsection (a) is the amount of the development charge determined in accordance with Section 60.
  - c) A person required to pay a development charge referred to in Section 59 shall, unless the occupation of the building in respect of which a development charge is required is authorized by a permit under the Building Code Act, 1992, notify the Township within five business days of the building first being occupied.
  - d) If a person described in subsection (c) fails to comply with that subsection, the development charge, including any interest payable in accordance with subsection (e) is payable immediately.
  - e) The Township may charge interest on the instalments required by subsection (a) from the date the development charge would have been payable in accordance with Section 60 to the date the instalment is paid, at a rate not exceeding the prescribed maximum interest rate.
  - f) Unpaid instalments under subsection (a) and interest charged in accordance with subsection (e) may be added to the tax roll and collected in the same manner as taxes.

- g) If any part of a development to which this section applies is changed so that it no longer consists of a type of development set out in subsection (a), the development charges, including any interest payable, but excluding any instalments already paid in accordance with subsection (a), is payable immediately.
  - h) This section does not apply in cases where there is an agreement under section 58
60. The total amount of a development charge, for rental housing or non-profit rental housing is the amount of the development charge that would be determined under the by-law on:
- a) the day an application for an approval of development in a site plan control area under subsection 41(1) of the Planning Act was made in respect of the development that is the subject of the development charge
  - b) if clause (a) does not apply, the day an application for an amendment to a by-law passed under section 34 of the Planning Act was made in respect of the development that is subject of the development charge; or
  - c) if neither clause (a) or (b) applies,
    - 1. In the case of a development charge in respect of development to which section 59 applies, the day the development charge would be payable in accordance with section 55 if section 58 did not apply; or
    - 2. In the case of a development charge in respect of a development to which section 59 does not apply, the day the development charge is payable in accordance with section 55.
  - d) Where clause (a) or (b) applies, the Township may charge interest on the development charge, at a rate not exceeding the prescribed maximum interest rate, from the date of the application referred to in the applicable clause to the date the development charge is payable
  - e) If a development was the subject of more than one application referred to clause (a) or (b), the later one is deemed to be the applicable application for the purposes of this section.
  - f) Clauses (a) and (b) do not apply in respect of:
    - 1. any part of a development to which section 60 applies if, on the date the first building permit is issued for the development, more than the prescribed amount of time has elapsed since the application referred to in clause (a) or (b) was approved;
    - 2. any part of a development to which section 60 does not apply if, on the date the development charge is payable, more than the prescribed amount of time has elapsed since the application referred to in clause (a) or (b) was approved.
61. An agreement under Section 58 may allow the Corporation to charge interest, at a rate stipulated in the agreement, on that part of the development charge paid after it would otherwise be payable.
62. Nothing in this by-law prevents the Council from passing subsequent development charges by-laws applying to the area covered under this by-law.
63. A certified copy of this by-law may be registered against the land to which it applies.

64. Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
65. This By-law shall be administered by the Chief Building Official.
66. This By-law shall come into force and effect on the March 17, 2020.
67. This By-law shall continue in force and effect for a period not to exceed five (5) years from the date of passage, unless it is repealed at an earlier date by a subsequent bylaw.
68. This By-law may be cited as the Development Charges By-law.

**Read a FIRST, SECOND and THIRD time and FINALLY PASSED this 17th day of March, 2020.**

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MAYOR

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CLERK

**Appendix 'A'**  
**Township of Lucan Biddulph - Development Charge Amounts**

**Lucan Urban Area**

<b>Service Category</b>	<b>Single &amp; Semi Detached Unit</b>	<b>Multi-Units &amp; Townhouses</b>	<b>Apartment (2 or more bedrooms)</b>	<b>Apartment (1 bedroom, bachelor)</b>
Sewage	\$2,961.00	\$2,429.00	\$2,082.00	\$1,272.00
Water	\$285.00	\$234.00	\$200.00	\$122.00
Transportation	\$2,182.00	\$1,790.00	\$1,534.00	\$938.00
Stormwater	\$266.00	\$218.00	\$187.00	\$114.00
Administration	\$74.00	\$61.00	\$52.00	\$32.00
Fire	\$270.00	\$222.00	\$190.00	\$116.00
Library	\$373.00	\$306.00	\$263.00	\$160.00
Parks and Recreation	\$576.00	\$473.00	\$405.00	\$248.00
<b>Total (per unit)</b>	<b>\$6,987.00</b>	<b>\$5,733.00</b>	<b>\$4,913.00</b>	<b>\$3,002.00</b>

**Granton Urban Area**

<b>Service Category</b>	<b>Single &amp; Semi Detached Unit</b>	<b>Multi-Units &amp; Townhouses</b>	<b>Apartment (2 or more bedrooms)</b>	<b>Apartment (1 bedroom, bachelor)</b>
Sewage	\$2,217.00	\$1,818.00	\$1,559.00	\$953.00
Water	\$1,185.00	\$972.00	\$833.00	\$509.00
Transportation	\$755.00	\$619.00	\$531.00	\$324.00
Stormwater	-	-	-	-
Administration	\$74.00	\$61.00	\$52.00	\$32.00
Fire	\$270.00	\$222.00	\$190.00	\$116.00
Library	\$373.00	\$306.00	\$263.00	\$160.00
Parks and Recreation	\$576.00	\$473.00	\$405.00	\$248.00
<b>Total (per unit)</b>	<b>\$5,450.00</b>	<b>\$4,471.00</b>	<b>\$3,833.00</b>	<b>\$2,342.00</b>

**Remainder of the Township**

<b>Service Category</b>	<b>Single &amp; Semi Detached Unit</b>	<b>Multi-Units &amp; Townhouses</b>	<b>Apartment (2 or more bedrooms)</b>	<b>Apartment (1 bedroom, bachelor)</b>
Sewage	-	-	-	-
Water	-	-	-	-
Transportation	\$755.00	\$619.00	\$531.00	\$324.00
Stormwater	-	-	-	-
Administration	\$74.00	\$61.00	\$52.00	\$32.00
Fire	\$270.00	\$222.00	\$190.00	\$116.00
Library	\$373.00	\$306.00	\$263.00	\$160.00
Parks and Recreation	\$576.00	\$473.00	\$405.00	\$248.00
<b>Total (per unit)</b>	<b>\$2,048.00</b>	<b>\$1,681.00</b>	<b>\$1,441.00</b>	<b>\$880.00</b>



# Township of Lucan Biddulph

## BY-LAW NO. 09-2020

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### **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 March 17, 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 March 17, 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 March 17, 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  
March 17, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**TOWNSHIP OF LUCAN BIDDULPH**

**BY-LAW NO. 202-2020**  
**BEING A BY-LAW TO AMEND THE LUCAN BIDDULPH**  
**COMPREHENSIVE ZONING BY-LAW NO. 100-2003**

**1525020 Ontario Inc.**

**Lot 27, Plan 350, Part of Lots 28-30, Part 1, Plan 33R10096**

WHEREAS the Council of the Corporation of the Township of Lucan Biddulph deems it advisable to amend Comprehensive Zoning By-law No. 100-2003;

AND WHEREAS this By-law is consistent with the Provincial Policy Statement and in conformity with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan;

NOW THEREFORE the Council of the Corporation of the Township of Lucan Biddulph enacts as follows:

1. THAT Schedule "B", Map No. 9 to the Comprehensive Zoning By-law No. 100-2003 is hereby amended by changing from the Future Residential (FR) Zone to the Residential Second Density (R2) Zone for those lands outlined in heavy solid lines and described as R2 on Schedule "A" attached hereto and forming part of this By-law, legally described as Lot 27, Plan 350, and Part of Lots 28-30, Part 1, Plan 33R10096 and more particularly described as Part 1, Part 2, Part 3, and Part 4 on Reference Plan 33R-20673, in the Township of Lucan Biddulph, in the County of Middlesex.
  
2. THAT Schedule "B", Map No. 9 to the Comprehensive Zoning By-law No. 100-2003, is hereby amended by changing from the Future Residential (FR) Zone to the site-specific Future Residential (FR-6) Zone for those lands outlined in heavy solid lines and described as FR-6 on Schedule "A" attached hereto and forming part of this By-law, described as Lot 27, Plan 350, and Part of Lots 28-30, Part 1, Plan 33R10096 in the Township of Lucan Biddulph, in the County of Middlesex.
  
3. THAT Section 13.3 being the Exceptions of the Future Residential (FR) Zone is amended with the addition of the following:
 

“13.3.6	a) <u>Defined Area</u> ( <i>VanGeel</i> )	
		FR-6 as shown on Schedule “B”, Map 9 to this By-law.
	b) <u>Minimum Lot Area</u>	6939.2 m <sup>2</sup>
	c) <u>Minimum Lot Frontage</u>	20.1 m
  
4. THIS By-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the Planning Act, R.S.O 1990, c. P.13.

**READ A FIRST TIME AND PASSED, READ A SECOND TIME AND PASSED AND READ A THIRD TIME AND PASSED THIS 17<sup>TH</sup> DAY OF MARCH 2020.**

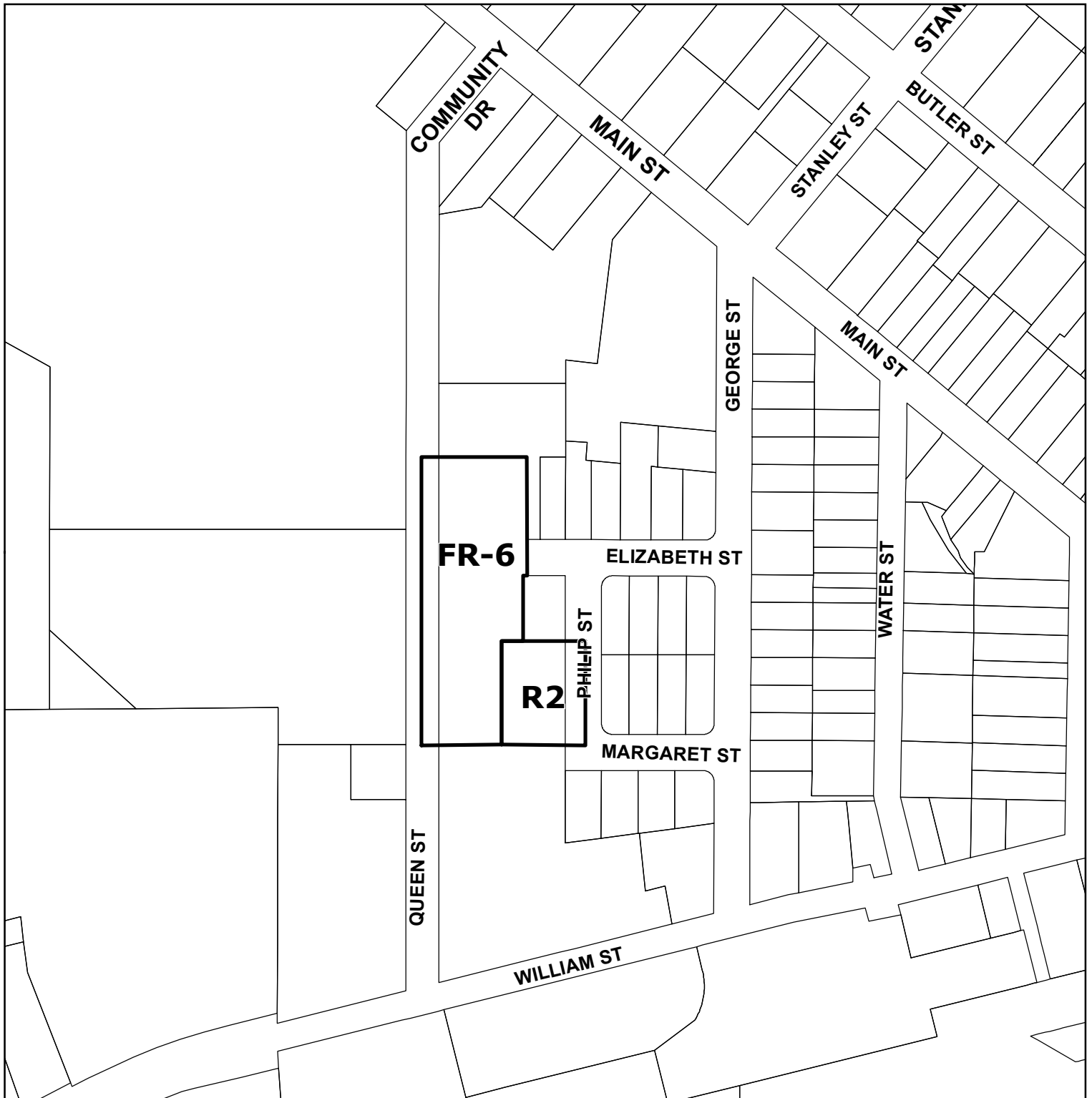
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# SCHEDULE "A"



## Township of LUCAN BIDDULPH



THIS IS SCHEDULE "A" TO BY-LAW No. 202-2020  
 PASSED THIS 17th DAY OF March, 2020.

