



**ELECTRONIC
COUNCIL AGENDA
AUGUST 4, 2021 – 9:00 AM**

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Meeting ID: 848 2998 8171

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Meeting ID: 848 2998 8171

PAGE

1.0 CALL TO ORDER

2.0 LAND ACKNOWLEDGEMENT

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole. Carried.

3.0 APPROVAL OF THE AGENDA

Staff Recommendation: THAT Council approve the agenda.

6

4.0 MINUTES OF THE PREVIOUS MEETING

Staff Recommendation: THAT the Minutes of July 7, 2021 are approved.

5.0 DISCUSSION ARISING OUT OF THE MINUTES

6.0 DISCLOSURE OF PECUNIARY INTERESTS

7.0 FIFTEEN MINUTE QUESTION PERIOD (questions must be submitted to the Clerk at info@mulmur.ca a minimum of 24 hours before the meeting)

Staff Recognition – Dean Morby 5 Years of Service

8.0 PUBLIC MEETINGS

16 **8.1 Development Charges (9:20am) – Sean-Michael Stephen, Watson & Associates**

THAT Council recess the regular meeting at _____ to hold a public meeting in accordance with our procedural by-law and pursuant to Section 12 of the Development Charges Act, as amended, to present and obtain public input on the Municipality's proposed Development Charges By-law and underlying background study.

THAT Council adjourns the public meeting and returns to the regular meeting at_____.

9.0 DEPUTATIONS AND INVITATIONS

34 **9.1 Brian Whitney: Roads Safety Committee (9:05am)**
35 **9.2 Joan Vanduzer: On-Farm Diversified Use Site Plan (9:45am)**
36 **9.3 Bruce Trail Conservancy: COA Conditions of Consent (10:00am)**

Staff Recommendation: THAT Council receive the delegations from Brian Whitney, Jeanette McFarlane and the Bruce Trail Conservancy.

10.0 PUBLIC WORKS - NONE

11.0 TREASURY - NONE

12.0 ADMINISTRATION

37 **12.1 Road Safety Committee Mandate**

Staff Recommendation: THAT Council approve the recommended changes to the Roads Safety Committee mandate and terms of reference for immediate implementation.

41 **12.2 Matthews House Hospice Noise Exemption**

Staff Recommendation: THAT Council grant a one-time exemption to the Township of Mulmur Noise By-Law No. 28-2020 for Friday September 24, 2021 until 11:30 p.m. at the Mansfield Ski Club to allow for amplified noise from a Drive-In Concert;

AND FURTHER THAT Council support the Matthews House Hospice event by waiving the special event permit fee for September 24, 2021.

43 **12.3 OPP Detachment Board Proposal**

Staff Recommendation: THAT Council receives the letter from the Town of Grand Valley;

AND THAT Council receives the motion of recommendation from Mulmur's Police Services Board;

AND THAT Council express their support for the Town of Grand Valley's proposal to the Office of the Solicitor General regarding the Dufferin OPP Detachment Board Composition;

AND FURTHER THAT Council authorizes the Town of Grand Valley to submit the proposal as presented on behalf of the Township of Mulmur.

13.0 PLANNING

62 **13.1 Joan Vanduzer Site Plan Agreement**

Staff Recommendation: THAT Council receive the report titled ON-Farm Diversified Use – Site Plan Exemption Requests;

AND THAT Council request a formal site plan application, including fire, parking, access, buildings and operations, waiving the requirement for engineered grading and stormwater, with the intent of expediting a registrable agreement that is executed prior to the issuance of a building permit.

91 **13.2 COA Conditions: Bruce Trail Conservancy**

Staff Recommendation: THAT Council uphold the COA's conditions of consent for application B7-2021.

14.0 COMMITTEE MINUTES AND SUB-COMMITTEE REPORTS

93 **14.1 Dufferin County Council Minutes – July 2021**

106 **14.2 Joint Recreation Subcommittee Minutes - July 12, 2021**

- 109 **14.3 Mulmur-Melancthon Fire Board – July 20 2021**
112 **14.4 Committee of Adjustment, July 21, 2021**
123 **14.5 Economic Development Committee July 26, 2021**
127 **14.6 Police Services Board – July 28 2021**
130 **14.7 NDCC Board Minutes – June 9 2021**

Staff Recommendation: THAT Council receives the Committee Minutes and Sub-Committee Reports as copied and circulated.

15.0 INFORMATION ITEMS (REPORTS, LETTERS)

- 133 **15.1 2021 Development Charges Update Study**
181 **15.2 Headwaters Poll Results**
182 **15.3 Ontario Land Tribunal Process**
184 **15.4 KPMG Letter re NDCC**
187 **15.5 Response from MTO Stunt Driving Motion**
193 **15.6 Dufferin County Notice of Decision: Mulmur OPA 2**
195 **15.7 Town of Shelburne PSB Motion of Support**
196 **15.8 Municipal Asset Management Program Funding**

197 **15.9 Town of Mono Conservations Authority Act**
202 **15.10 Town of Shelburne Motion – Boards**

Staff Recommendation: THAT Council receives the information items as copied;
AND THAT the following items be endorsed: _____

16.0 CLOSED SESSION

Staff Recommendation: THAT Council adjourn to closed session at _____. pursuant to Section 239 (2)(b) personal matters about an identifiable individual, including municipal or local board employees and Section 239 (2)(e) litigation or potential litigation to discuss the following:

- 16.1 Committee Applications**
16.2 Liability Insurance Advice

THAT Council do rise out of closed session and into open session with the following motions, reports, directions _____

17.0 ITEMS FOR FUTURE MEETINGS

- 17.1 Truth and Reconciliation Report**

18.0 NOTICE OF MOTION (if any)

19.0 PASSING OF BY-LAWS

204

19.1 By-law to Enter into a Parking Lot Agreement with BTC

212

19.2 Confirmatory By-Law

Staff Recommendation: THAT By-Laws 19.1 to 19.2 be approved.

20.0 ADJOURNMENT

Staff Recommendation: THAT Council adjourns the meeting at _____ to meet again on September 1, 2021 at 9:00 a.m., or at the call of the Chair.



COUNCIL MINUTES July 7, 2021 9:00AM

Council Present: Mayor Horner, Deputy Mayor Hawkins, Councillors Boxem, Clark and Cufaro

Staff Present: Tracey Atkinson – CAO, Heather Boston - Treasurer, John Willmetts – Public Works, Roseann Knechtel – Deputy Clerk

1.1 CALL TO ORDER

The Mayor called the meeting to order at 9:05 a.m.

2.0 LAND ACKNOWLEDGEMENT

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole.

3.0 APPROVAL OF THE AGENDA

Moved by Cufaro and Seconded by Clark

THAT Council approve the agenda.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	ABSENT	
Mayor Horner	Y	

CARRIED.

4.0 MINUTES OF THE PREVIOUS MEETING

Moved by Clark and Seconded by Cufaro

THAT the Minutes of June 16, 2021 are approved.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	ABSENT	
Mayor Horner	Y	

CARRIED.

5.0 DISCUSSION ARISING OUT OF THE MINUTES - NONE

6.0 DISCLOSURE OF PECUNIARY INTERESTS - NONE

7.0 FIFTEEN MINUTE QUESTION PERIOD (all questions must be submitted to the Clerk at info@mulmur.ca, a minimum of 24 hours before the meeting date)

Ernie Lynch – Emerald Ash Borer

- What mitigation plans are in place to deal with dead and dying ash trees?
- What is the proposed timeline?
- Where do the town's responsibility end and property owner's responsibility begin?
- Has there been, or will there be any notification provided to constituents about the developing problem and the potential hazard it raises?
- Will residents be advised that trees on their property are their responsibility whether they fall onto their property or onto public roadways?

Council Response: Mayor Horner called upon on the Director of Public Works John Willmetts, who advised Council of the process for identifying and removing dead and dying trees within the municipality. Removal of trees are a contracted service which is completed annually around the beginning of December each year or as required. The boundary between resident and municipality responsibility is defined by the property line.

Direction given to staff to include information on the Emerald Ash Borer in the Township newsletter.

8.0 PUBLIC MEETINGS

8.1 Zoning By-Law Amendment Z05-2021 TAGGART

Moved by Cufaro and Seconded by Hawkins

THAT Council recess the regular meeting at 9:24 a.m. to hold a public meeting in accordance with our procedural by-law and pursuant to Section 34 of the Planning Act to consider and allow Mulmur property owners to ask questions regarding the Taggart Zoning Amendment.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

Mayor Horner provided a background to application Z05-2021 for lands located on 588189 10 Sideroad. The application seeks to provide relief to the required front yard setbacks and permit a garage to be constructed 26m from the south (front) lot line whereas the by-law requires 30m.

Township Planner, Tracey Atkinson, confirmed notice was given in accordance with the Planning Act. Planner Tracey Atkinson notified Council that this application was previously approved as a minor variance in 2003, but was not acted upon. It was therefore removed and not carried forward when the Township's new Zoning Bylaw was updated and is now required to obtain approval again.

Discussion ensued. The applicant was not present for comment, and there were no public questions.

Moved by Hawkins and Seconded by Clark

THAT Council adjourns the public meeting and return to the regular meeting at 9:33 a.m.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

9.0 DEPUTATIONS AND INVITATIONS

9.1 Headwaters Health Care Centre – Kim Delahunt, President & CEO

Mayor Horner welcomed Kim Delahunt to the meeting. Kim Delahunt spoke to pressures of COVID-19 pandemic and how Headwaters Health Care Centre adapted to public health measures and supported transfers from other regions. Headwaters has completed a number of renovations and are looking forward to safe return to the hospital, including their volunteers and rebuilding post-pandemic. Discussion ensued and Council thanked Kim Delahunt for her presentation.

Moved by Cufaro and Seconded by Boxem

THAT Council receive the presentation from Kim Delahunt regarding the Headwaters Health Care Centre as information.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	

Mayor Horner Y

CARRIED.

10.0 PUBLIC WORKS

10.1 Roadside Parking Report

Director of Public Works, John Willmetts presented on the importance of roadside parking and snow clearing in the winter months.

Moved by Hawkins and Seconded by Boxem

THAT Council receives this report;

AND THAT COUNCIL defer further action on signage and parking enforcement until staff complete and enter into a parking lot agreement with the Bruce Trail Conservancy.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

10.2 Moving Ontarians More Safely Act (MOMS)

Moved by Cufaro and Seconded by Clark

WHEREAS, in April 2021 the Ontario Government introduced the Moving Ontarians More Safely Act (MOMS). The proposed legislation will introduce new measures to combat high-risk driving and improve road safety, including longer driver's licence suspensions and longer vehicle impoundment periods for drivers who engage in stunt driving, street racing and aggressive driving;

WHEREAS, the MOMS Act targets the worst drivers on our roads by creating escalating suspensions for repeat offenders and setting a lower speed threshold for stunt driving charges on municipal roads;

THEREFORE, Mulmur Township requests the Ontario Government to lower the speed threshold for stunt driving charges of driving 40 kilometres per hour (km/h) or more above the speed limit on all roads *where the speed limit is 80 km/h*.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	

Mayor Horner Y

CARRIED.

11.0 TREASURY - NONE

12.0 ADMINISTRATION

12.1 Enbridge Community Grants

Moved by Clark and Seconded by Hawkins

THAT Council receive the report titled Enbridge Gas Community Grant;

AND THAT Council identify the Pine River Institute, Hope Acres, and Unicamp of Ontario as the recommended community organizations for consideration of the Enbridge Community Support and Donation.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

12.2 By-law Enforcement Policy

Deputy Clerk, Roseann Knechtel provided a background to by-law enforcement services within the Township and the importance of having an approved by-law enforcement policy. Council requested staff amend Section 3.11 to provide both verbal and written notice as an initial warning.

Moved by Clark and Seconded by Boxem

THAT Council receive the report dated July 7, 2019 regarding By-law Enforcement;

AND THAT Council approve the By-Law Enforcement Policy as amended.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

12.3 Committee Mandates

Roseann Knechtel, Deputy Clerk presented the report and the recommended actions. Discussion ensued on each committee and Council requested the following amendments:

- Community Communications Advisory Committee mandate be amended to meet quarterly with a maximum of four (4) meetings per year
- The Mulmur Community Events Committee mandate be amended to organize a minimum of two (2) events per year.

Moved by Cufaro and Seconded by Clark

THAT Council receive the report titled Committee Mandates;

AND THAT Council approve the recommended actions for the Community Communications Advisory Committee as amended and the Economic Development Advisory Committee;

AND THAT Council defer the Roads Safety Committee mandate and terms of reference to the next Council meeting;

AND THAT Council approve the recommended action as amended to re-establish of the Mulmur Community Events Advisory Committee, honouring the past appointments of Sarah Cameron, Geoff Parker, Komal Patel, Jag Saini, Sylvia Durance and Ruth Rindinella, and Shirley Boxem as Council representative;

AND THAT Council approve the recommended action for the creation of the Ad-Hoc Planning Advisory Committee and direct staff to advertise committee vacancies for council consideration;

AND THAT the committee mandates and terms of reference for each committee be updated in accordance with the report of Roseann Knechtel, Deputy Clerk for immediate implementation;

AND FURTHER THAT staff update the strategic plan tracking table to reflect actions directed to committees.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

13.0 PLANNING

13.1 Taggart Zoning By-Law Amendment

13.2 Rose Zoning By-Law Amendment and Site Plan

Township Planner, Tracey Atkinson provided an overview to the application to remove a holding symbol for Roll #2-10510. John Foster, the applicant's Planner was present at the meeting and spoke to items of interest on the site plan.

Discussion ensued. The elevation drawing was red lined and presented as an amendment to be incorporated into the Site Plan Agreement.

14.0 COMMITTEE MINUTES AND SUB-COMMITTEE REPORTS

14.1 Dufferin County Council Minutes – June 10, 2021

14.2 CCAC Minutes – May 31, 2021

14.3 NDCC Board Minutes – May 12, 2021

14.4 Joint Fire Board Minutes – May 25, 2021

14.5 Joint Recreation Committee Minutes – May 26, 2021

14.6 Shelburne District Fire Board Minutes – May 4, 2021

14.7 Shelburne Library Board Minutes – May 2021

Moved by Hawkins and Seconded by Boxem

THAT Council receives the Committee Minutes and Sub-Committee Reports as copied and circulated.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

15.0 INFORMATION ITEMS (REPORTS, LETTERS)

15.1 SDFD Chief's Report May 2021

15.2 Connie Hunter Letter

15.3 NDCC Grant Memo

15.4 Mulmur Quarterly Financial Report

15.5 LED Streetlight Memo

15.6 2021 Academic Excellence Award

15.7 NVCA May Highlights

15.8 OPP Online Reporting Tool

15.9 Ontario Enhancing Blue Box Program

15.10 Ontario's Provincial Offences Act Modernization Initiatives

15.11 Headwaters Health Care Centre Annual Report

15.12 Town of Caledon POA Memorandum

- 15.13 Town of Grand Valley Roadmap to Reopen**
- 15.14 Town of Halton Hills Elimination of LPAT**
- 15.15 Municipality of St. Charles Municipal Land Transfer Tax**
- 15.16 Town of Shelburne & County of Dufferin Truth and Reconciliation Resolutions**

Moved by Boxem and Seconded by Cufaro

THAT Council receives the information items as copied;

AND THAT the following items be endorsed: 15.12, 15.13, 15.14, 15.16

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

Moved by Boxem and Seconded by Clark

WHEREAS the Township of Mulmur has received the adopted resolutions regarding truth and reconciliation, the rights of Canada's indigenous peoples and residential schools from the Town of Shelburne and County of Dufferin;

AND WHEREAS the Truth and Reconciliation Commission released its final report in 2015 which included 94 calls to action directed to all levels of government to further reconciliation between Canadians and Indigenous peoples;

AND WHEREAS in light of the unmarked graves being discovered on the properties of former residential schools; we must move beyond words of condolences and take action to advance truth and reconciliation.

NOW THEREFORE be it resolved that the Township of Mulmur endorse the motions passed by the Town of Shelburne and County of Dufferin;

AND THAT the Township of Mulmur recommit to advancing the calls for action from the Truth and Reconciliation Commission of Canada, and refer the calls of action directed at municipal governments to staff for further consideration and recommendations for implementation of those actions which are locally applicable;

AND THAT the Government of Canada take all necessary steps to provide for equitable access for Canada's indigenous peoples to clean water, safe housing, health care, education and safety and security;

AND FURTHER THAT this resolution be forwarded to the following:

- Office of the Prime Minister of Canada, Rt Hon. Justin Trudeau
- Office of Cardinal Thomas Christopher Collins, Archdiocese of Toronto
- Dufferin Caledon MP Kyle Seebach
- Dufferin Caledon MPP Sylvia Jones
- All Dufferin County municipalities

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

16.0 CLOSED SESSION – NONE

17.0 ITEMS FOR FUTURE MEETINGS

17.1 Roads Safety Committee Mandate

17.2 Truth and Reconciliation Actions

17.3 Climate Change

18.0 NOTICE OF MOTION - NONE

19.0 PASSING OF BY-LAWS

19.1 Appointment of a By-Law Officer

19.2 Power of Entry

19.3 Taggart Zoning By-Law

19.4 Rose Zoning By-Law

19.5 Rose Site Plan Agreement By-Law

19.6 Confirmatory By-Law

Moved by Boxem and Seconded by Hawkins

THAT By-Law 19.1 to 19.6 be approved.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

19.0 ADJOURNMENT

Moved by Cufaro and Seconded by Boxem

THAT Council adjourns the meeting at 1:49 p.m. to meet again on Wednesday August 4, 2021 at 9:00 a.m. or at the call of the Chair.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

.....
Janet Horner, Mayor

.....
Tracey Atkinson, Clerk



Township of Mulmur Development Charges Update Study

Public Meeting

August 4, 2021



Introduction

Public Meeting Purpose

- This meeting is a mandatory requirement under the *Development Charges Act* (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting and provided on the municipality's website 60 days prior to by-law passage
- Purpose of the public meeting is to provide an overview of the proposed amendment and to receive public input on the matter

Introduction



Development Charges Update Study and By-law Amendment

- Development Charges (D.C.) Update Study prepared to amend the Township's 2019 D.C. Background Study and By-law 30-19
- Purpose of the proposed D.C. by-law amendment is to:
 - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
 - Changes to the D.C. recoverable costs (i.e. removal of the 10% statutory deduction and treatment of growth-related studies);
 - Changes to the timing of calculation and collection of D.C.s and statutory exemptions
 - Capital cost updates and revisions to the D.C. redevelopment credit policy and non-statutory exemptions
- All other components of the 2019 D.C. Background Study and D.C. By-law 30-19 remain unchanged

D.C. By-law Amendment

D.C. Eligible Costs



- Changes to the D.C. recoverable costs by service include:
 - Removal of the 10% statutory deduction from the calculation of the charge for Library Services, Recreation Services and Administration Studies
 - Reallocation of service specific studies and inclusion of D.C. amendment costs

Service/Class	D.C.-Eligible Costs		
	2019 D.C. Study	By-law Amendment	Change (\$)
Transporation	1,489,769	1,489,769	-
Fire Services	467,802	467,802	-
Recreation	316,046	445,975	129,929
Library Services	5,804	6,449	645
Growth-Related Studies (Administration)	318,377	268,856	(49,521)
Total	2,597,798	2,678,851	81,053

2020 D.C. Amendment

Proposed Schedule of Charges



Service/Class	Residential	Percent of Residential Charge	Non-Residential	Percent of Non-Residential Charge
Transporation	7,064	56%	0.82	68%
Fire Services	2,218	17%	0.26	22%
Recreation	2,115	17%	-	0%
Library Services	31	0%	-	0%
Growth-Related Studies	1,275	10%	0.12	10%
Total	12,701	100%	1.20	100%



D.C. Impacts and Municipal Comparisons

2020 D.C. Amendment

Development Charge Comparison (2021\$)



Residential Comparison

Service/Class	Current	Calculated	Change (\$)	Change (%)
Transporation	7,064	7,064	-	0%
Fire Services	2,218	2,218	0	0%
Recreation	1,498	2,115	616	41%
Library Services	28	31	3	11%
Growth-Related Studies	1,510	1,275	(235)	-16%
Total	12,317	12,701	384	3.1%

Non-Residential Comparison

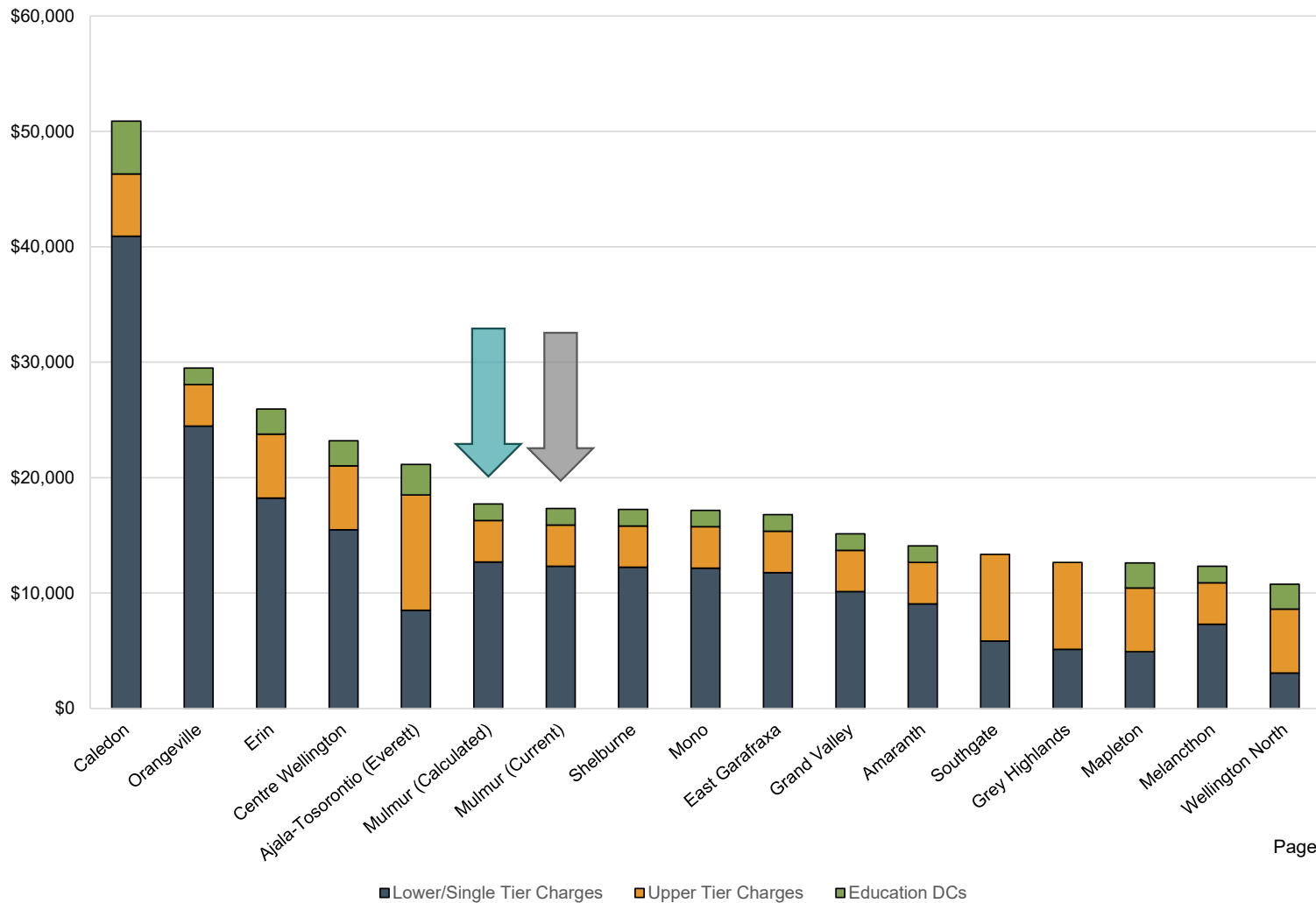
Service/Class	Current	Calculated	Change (\$)	Change (%)
Transporation	0.82	0.82	-	0.0%
Fire Services	0.26	0.26	-	0.0%
Recreation	-	-	-	0.0%
Library Services	-	-	-	0.0%
Growth-Related Studies	0.18	0.12	(0.06)	-33.3%
Total	1.26	1.20	(0.06)	-4.8%



Municipal Comparison

Per Single Detached Residential Dwelling Unit (excluding water and wastewater D.C.s)

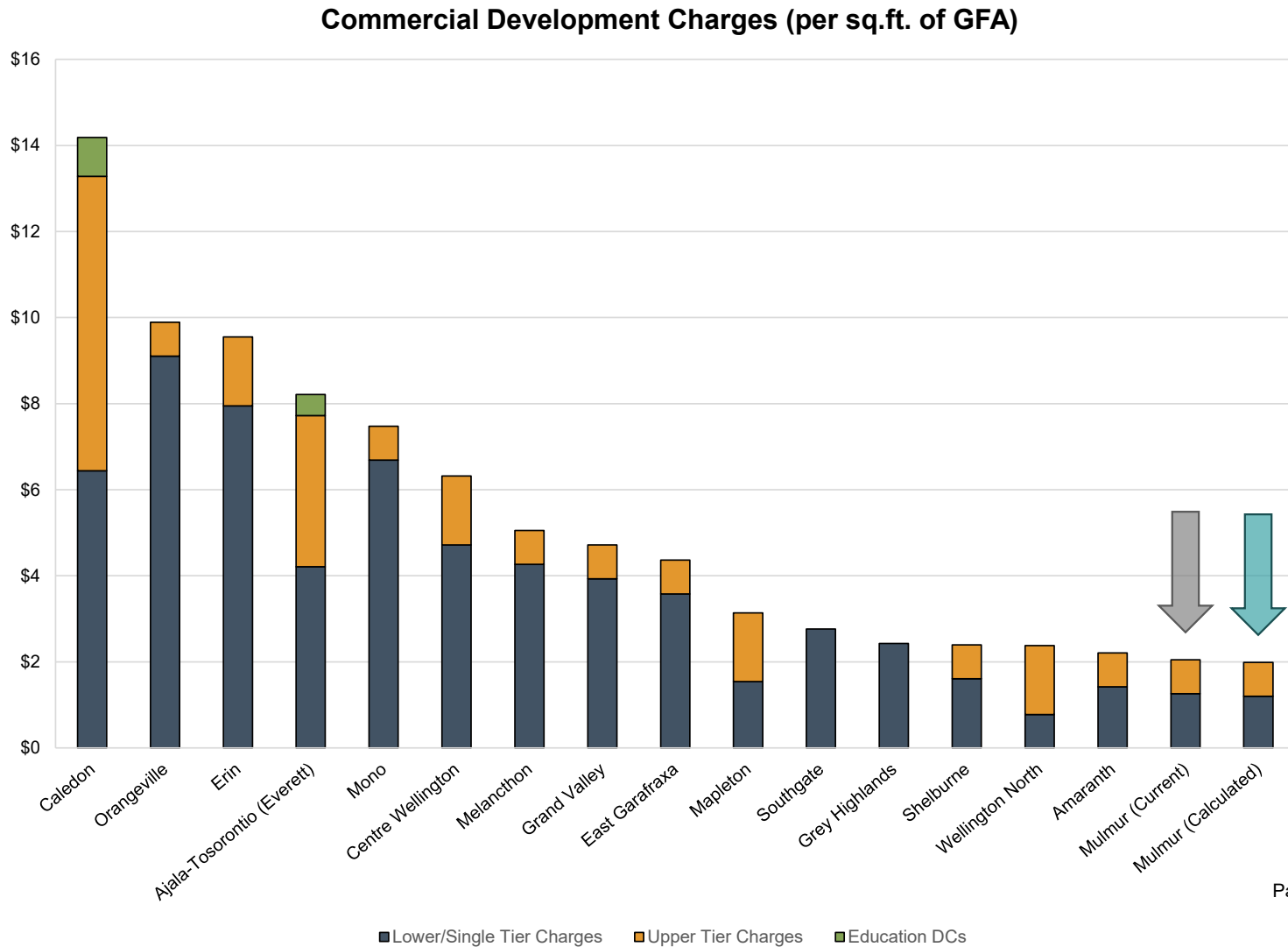
Residential Development Charges (per Single Detached Dwelling)





Municipal Comparison

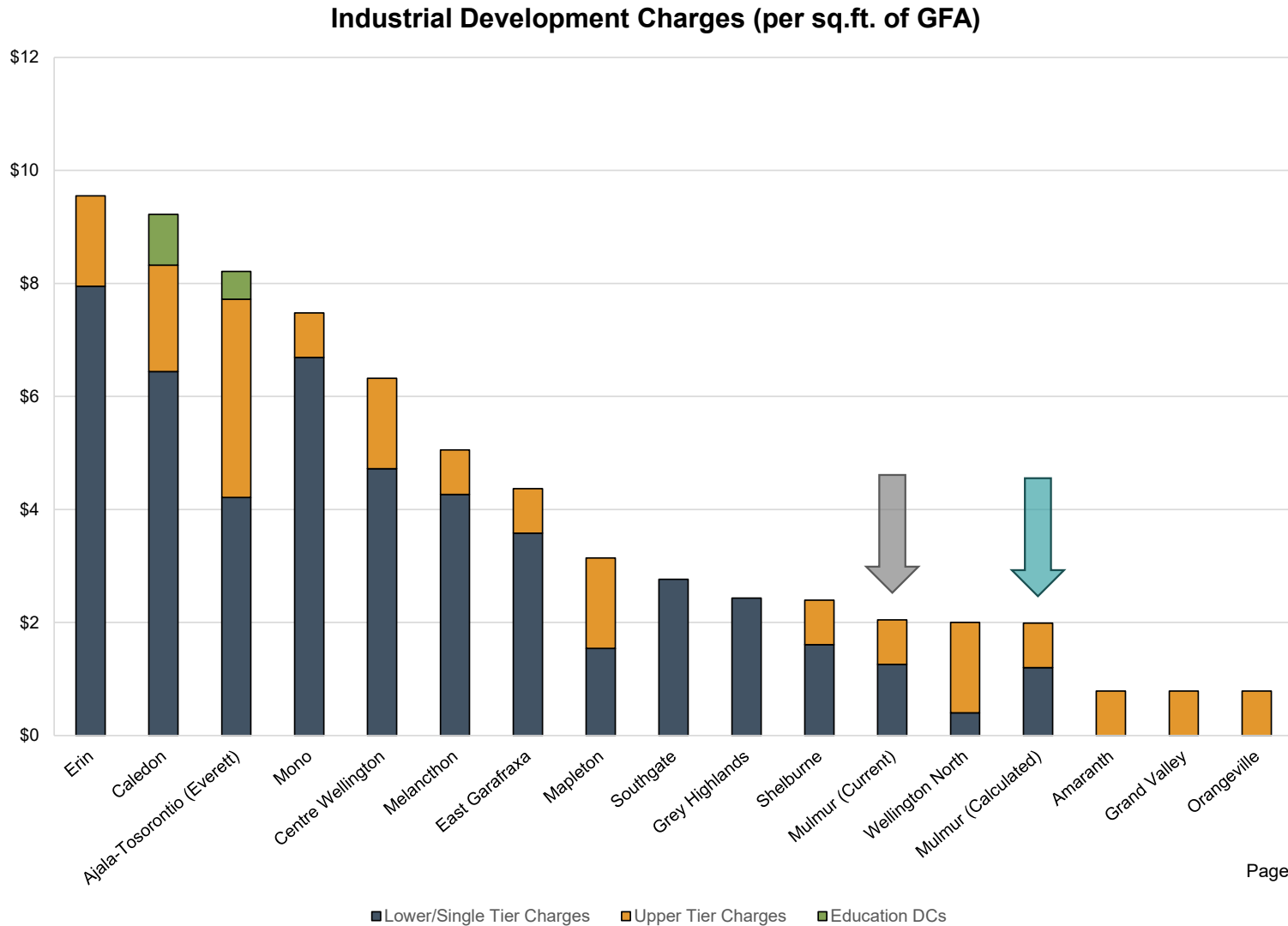
\$ per Square Foot of Commercial Gross Floor Area (excluding water and wastewater D.C.s)





Municipal Comparison

\$ per Square Foot of Industrial Gross Floor Area (excluding water and wastewater D.C.s)





D.C. By-law Policies



- **Except for the following revisions, policies contained within By-law 30-19, remain unchanged**
- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
 - Charges to be frozen for a maximum period of 2 years after planning application approval

D.C. By-Law Policies

Interest Charges



- Interest on installment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed as identified the Township's amending by-law.
 - Interest to be charged at the Bank of Canada Prime lending rate + 2%
 - Interest rate to be determined at January 1st of each year
 - This interest rate is to be fixed throughout the duration of the installment payments
- D.C. interest policy to be established in stand-alone Council policy

D.C. By-Law Policies

Statutory Exemptions



- New/Revised Exemptions
 - Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit for medium & high density buildings
 - The creation of a second dwelling unit in prescribed classes of new residential buildings, including in structures ancillary to dwellings
 - Development of lands intended for use by a university that received operating funds from the Government

D.C. By-Law Policies

Non-Statutory Exemptions



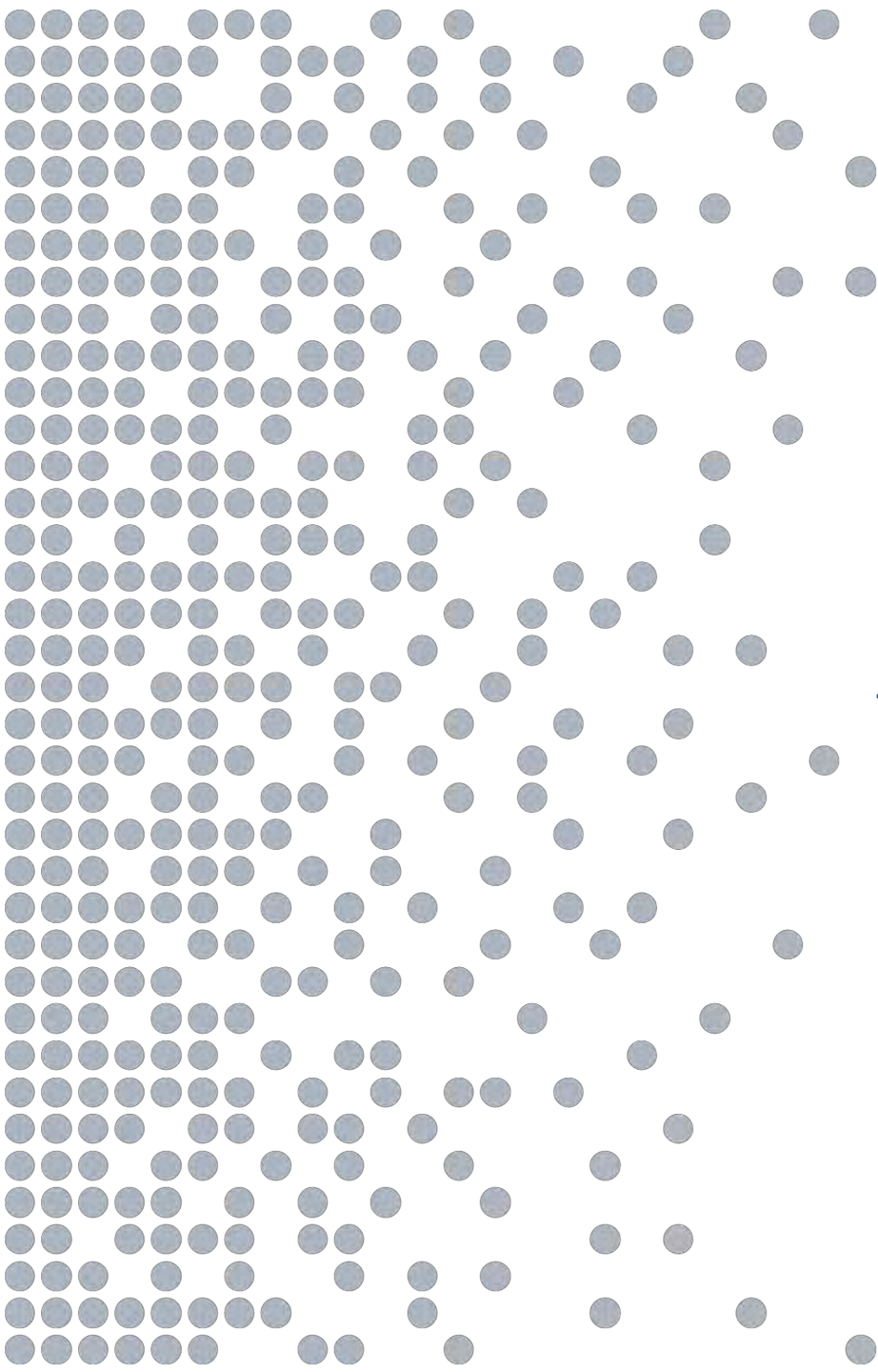
- Revised Exemptions
 - Places of Worship for religious uses, excluding those lands contained within the Township's employment lands as defined in the Township's Official Plan, that are exempt from Provincial taxes pursuant to the Provincial Land Tax RSO 1990, cP32 as amended

D.C. By-Law Policies

Redevelopment Credits



- Redevelopment credits on conversions or demolitions of existing buildings or structures are generally granted to recognize what is being replaced on site (not specific in the Act but provided by case law)
- Revised policy to reflect that credits will not be granted for demolitions/conversions of derelict/uninhabitable buildings as determined by the Chief Building Official



Next Steps

Next Steps



- Council will receive input from the public and consider any amendments to the D.C Update Study and draft amending By-law
- Council to approve D.C Update Study and consider adoption of amending D.C. By-law – September 1, 2021
- By-law effective date – September 1, 2021



DELEGATION REQUEST

Any written submissions and background information for consideration by Committee or Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date

PLEASE PRINT

COUNCIL/COMMITTEE

DATE:

SUBJECT:

Council Meeting
July 2 August 4, 2021
Road Safety Committee Mandate

NAME:

ADDRESS

Braunwhitney
[REDACTED]
Mulmur ON L9V 0B7

PHONE: ^{Cell} HOME:

BUSINESS:

EMAIL ADDRESS:

[REDACTED]

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

Road Safety Committee

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION:

To have an opportunity to talk about
the updated Roadsafety Committee mandate
being released on July 30

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended.

Submission of this form does not automatically guarantee a deputation. Questions about this collection should be directed to Tracey Atkinson (705) 466 3341 x222, clerk@mulmur.ca



DELEGATION REQUEST

Any written submissions and background information for consideration by Committee or Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date.

PLEASE PRINT

COUNCIL/COMMITTEE: COUNCIL

DATE: AUG 4

SUBJECT: FARM DIVERSIFIED REQUEST

NAME (owner): JOAN VANDUZER (represented by Jeanette McFarlane)
ADDRESS: [REDACTED]

PHONE: HOME: [REDACTED] BUSINESS: [REDACTED]

EMAIL ADDRESS: [REDACTED]

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

JEANNETTE MCFARLANE

spa

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION:

- purpose - built building to accommodate needs of day-students
- * exemption for site plan inspection
- supporting documents to come within one week of this request.
- starting date of environmental/farming instruction Sept. 21

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DELEGATION REQUEST

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PLEASE PRINT

COUNCIL/COMMITTEE: Council

DATE: August 4, 2021

SUBJECT: Bruce Trail Conservancy work, parking agreement and conditions to sever conservation land

NAME: Antoin Diamond

ADDRESS: 22 Southampton St Guelph, ON

PHONE: HOME: 519 823 8094 BUSINESS: _____

EMAIL ADDRESS: adiamond@bruce trail.org

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION:

We respectfully ask if we could provide a brief overview of the Bruce Trail as it relates to a parking agreement being discussed between Mulmur Township and the Bruce Trail Conservancy. We also respectfully ask for council to consider reimbursement of a \$5000 cash in lieu of park land as a condition of a conservation severance where park land is being created.



STAFF REPORT

TO: Council
FROM: Tracey Atkinson, CAO/Clerk
Roseann Knechtel, Deputy Clerk
MEETING DATE: July 7, 2021
SUBJECT: Roads Safety Committee Mandate

PURPOSE:

The purpose of this report is to review the current and proposed Roads Safety Committee mandate.

BACKGROUND:

Mulmur Council completed their review of the current strategic plan and have identified completed and outstanding action items. Staff were directed to review the current committee mandates and incorporate outstanding strategic planning goals into committee mandates and terms of reference for review at a future Council meeting.

On July 7, 2021 Council received the recommended actions from staff for current and proposed committees and deferred making decision on the Roads Safety Committee.

As per Council's Procedural Bylaw #13-21, Section 13.i) states: "Council shall, determine the appropriate Committees, mandates, honorarium and their membership."

On February 8, 2021 the Roads Safety Committee directed the Director of Public Works to hold off on the collection of data from Mulmur Roadways for a year as the pandemic is not providing reliable year to year traffic data. For this reason, there has not been significant reporting in the past 6 months. It is noted that Mulmur Public Works has continued to collect data for its own needs and analysis.

ANALYSIS:

The Roads Safety Committee was created in 2019. The mandate that was approved by Council on August 4, 2019 is shown below with track changes identifying the recommended changes:

~~Build on data collection from Mulmur roads regarding speeding vehicles, develop solutions or programs to address speed and noise issues in Mulmur.~~

The Road Safety Committee provides a community perspective on road safety issues, promotes public awareness and education for road safety initiatives and programs with an aim to enhance community participation and cooperation.

Road Safety will consult with and promote safety items while supporting ongoing programs and projects in an effort to increase road safety in the Township of Mulmur.

Appointed members are expected to participate in promotional events on a regular basis to raise awareness related to road safety to residents and business.

Report annually on progress

Meet two (2) times a year (May and November)

Staff are recommending the deletion of the first two lines of the mandate to return issues surrounding speed and roads complaints to the Public Works Department as they are regulated by Council policy, operational in nature and are job duties of the Director of Public Works. A workflow of how speed complaints are to be addressed in Mulmur has been attached as “Schedule A” to this report.

In addition, Mulmur’s Police Services Board currently receives and reviews accident and speed information as well as Paid Duty reports. Removing speed and noise from the Roads Safety Committee will ensure that there is no overlap in duties between staff, Police Boards and Advisory Committees.

Council’s approved Speed Policy uses a formula consistent across Canada and the United States transportation practices, as well as surrounding municipal and county procedures. The formula utilizes an 85th percentile recorded speed, as well as physical roadway characteristics, driveways, accidents, pedestrian traffic and other surrounding factors. The Roads Safety Committee has reviewed and discussed Council’s Speed Policy at their meetings in 2019 and 2020.

Areas identified by staff that may benefit from the Road Safety Committee’s mandate include but are not limited to:

- Cycling and Pedestrian Practices and Safety
- Share the Road Programs
- Adopt a Road
- Wildlife Collision Prevention
- Road safety items, such as radar, roadside pedestrian cut-outs, signage, speed bumps, rumble strips

STRATEGIC PLAN ALIGNMENT:

2. Growing a Connected Mulmur
3. Growing a Supportive Mulmur

FINANCIAL IMPACTS:

None.

RECOMMENDATION:

THAT Council approve the recommended changes to the Roads Safety Committee mandate and terms of reference for immediate implementation.

Respectfully submitted,

Tracey Atkinson

Tracey Atkinson, CAO/Clerk

Roseann Knechtel

Roseann Knechtel, Deputy Clerk

Road Safety Committee Report “Schedule A”

SPEED COMPLAINT WORKFLOW

1. Complaints are received and forward to the Public Works Department.
2. Public Works investigates complaints by conducting a speed study, using the municipal speed/traffic counters and criteria outlined in the Township’s Speed Policy.
3. Collected data is assessed.
4. If the study warrants a reduction in speed, the Director of Public Works will make recommendation to Council for an applicable speed limit and relevant locations for implementation.
5. Complainants who are not satisfied with the decisions of Council or staff have the opportunity to further their complaint to the CAO or address Council directly.



STAFF REPORT

TO: Council
FROM: Roseann Knechtel, Deputy Clerk
MEETING DATE: August 4, 2021
SUBJECT: Noise Bylaw Exemption

PURPOSE:

The purpose of this report is to advise Council of an upcoming event that will require an exemption to the Municipal Noise Bylaw.

BACKGROUND:

An application has been received for the following event:

Applicant: MATTHEWS HOUSE HOSPICE
Date: September 24, 2021
Time: 6:00 p.m. – 11:30 p.m.
Location: Mansfield Ski Club
Event: Drive-In Benefit Concert

ANALYSIS:

Staff have received a special event application from Matthews House Hospice for a Drive-In Benefit Concert on September 24, 2021 at the Mansfield Ski Club. The New Hollywood Band will be performing with all proceeds going to support programs and services provided by Matthews House Hospice including Palliative Care, Hospice at Home, Mental Health and Wellness Programs, Bereavement Counselling and support for adults, youth and children.

As per the Township Fees and Charges By-law, a special event permit costs \$250. Waiving the permit fee would support the event, decreases operating costs and allows for a greater donation to Matthews House Hospice Services. Waiving the fee is a way to fiscally support the event without any costs to our ratepayers.

STRATEGIC PLAN ALIGNMENT:

2. Growing a Connected Mulmur
3. Growing a Supportive Mulmur

FINANCIAL IMPACTS:

By waiving the Special Event Permit fee there is no cost to the Township, only a loss of potential revenue of \$250.

RECOMMENDATION:

THAT Council grant a one-time exemption to the Township of Mulmur Noise By-Law No. 28-2020 for Friday September 24, 2021 until 11:30 p.m. at the Mansfield Ski Club to allow for amplified noise from a Drive-In Concert;

AND FURTHER THAT Council waive the special event permit fee for the Matthews House Hospice event.

Respectfully submitted,

Roseann Knechtel

Roseann Knechtel, Deputy Clerk



STAFF REPORT

TO: Council
FROM: Roseann Knechtel, Deputy Clerk
MEETING DATE: August 4, 2021
SUBJECT: OPP Detachment Boards

PURPOSE:

The purpose of this report is to advise Council on motions passed regarding the Solicitor General's request for OPP Detachment Board proposals.

BACKGROUND:

At the Joint Police Services Board meeting on April 23, 2021, members discussed the future OPP detachment board composition requirements as outlined by the Solicitor General's Office and passed the following motion:

Moved by McSweeney and Seconded by White

THAT the Joint Police Services Board supports consideration of the Town of Mono's proposal and recommends the Mayors move forward with examining the Town of Mono's proposal and engage their Councils and police services boards for approval;
AND FURTHERMORE, that they appoint an individual to submit comments to the Solicitor General through the online portal. **CARRIED.**

Mulmur Council reviewed this motion along with the Solicitor General's Office correspondence at their May 5, 2021 Council meeting and passed the following motion with all members in favour:

Moved by Cufaro and Seconded by Clark

THAT Council supports being included in a rural municipalities Police Service Board;
AND THAT Council requests that each municipality would have a Council representative on the Police Services Board;
AND THAT Council support the inclusion of citizen representation;
AND THAT Council support the removal of Provincial Appointees;
AND FURTHER THAT Council supports the completion of the online proposal to the Solicitor General as selected by the Mayor's sub-committee. **CARRIED.**

To date, a proposal on behalf of all member municipalities of the Dufferin OPP Detachment has not been submitted. Completed proposals were to be submitted to the ministry by **Monday, June 7, 2021** but are currently still being accepted and honoured.

The Town of Grand Valley has therefore taken a lead on presenting a proposal to all Dufferin Councils for consideration. Mulmur's Police Services Board met on July 28, 2021 and reviewed the Town of Grand Valley's proposal and passed the following motion:

Moved by Phillipson and Seconded by Sedgwick

THAT the Mulmur Police Services Board recommends to Mulmur Council the support the Town of Grand Valley's OPP Detachment Board Composition as amended to include 20% provincial appointee representation in each Board for submission to the Office of the Solicitor General.

A recorded vote was requested.

	Yea	Nay
Member Cufaro		N
Member Phillipson	Y	
Chair Sedgwick	Y	

Carried.

STRATEGIC PLAN ALIGNMENT:

3. Growing a Supportive Mulmur: Providing local services to support the needs of Mulmur residents and businesses.

FINANCIAL IMPACTS:

None.

RECOMMENDATION:

THAT Council receives the letter from the Town of Grand Valley;

AND THAT Council receives the motion of recommendation from Mulmur's Police Services Board;

AND THAT Council express their support for the Town of Grand Valley's proposal to the Office of the Solicitor General regarding the Dufferin OPP Detachment Board Composition;

AND FURTHER THAT Council authorizes the Town of Grand Valley to submit the proposal as presented on behalf of the Township of Mulmur.

Respectfully submitted,

Roseann Knechtel

Roseann Knechtel, Deputy Clerk

Schedule A: Town of Grand Valley Proposal – July 20, 2021

Schedule B: Town of Mono Detachment Board Model – April 16, 2021

Schedule C: Solicitor General's Office Proposal Information



The Corporation of the Town of Grand Valley

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To the Mayors and Councils of
The Township of Amaranth
The Township of East Garafraxa
The Township of Melancthon
The Town of Mono
The Township of Mulmur
The Town of Orangeville
The Town of Shelburne

July 20, 2021

Re: Request for Consideration - OPP Detachment Board Composition

At their July 13, 2021 meeting, Council for the Town of Grand Valley received an update from the Solicitor General regarding OPP Detachment Boards, in which they request an update on the expected date of submission of outstanding joint proposals. To our knowledge, a single, jointly approved proposal has not been submitted on behalf of all member municipalities of the Dufferin OPP Detachment.

Based on this assumption, Council directed that the Town of Grand Valley take the lead in presenting a proposal to all Dufferin councils for consideration, taking into consideration the resolutions and letters that have been distributed by some of these councils. If this proposal is subsequently approved by all Dufferin councils, Grand Valley would coordinate the submission to the Solicitor General through the prescribed submission portal.

Below, please find the proposal created by the Town of Grand Valley. To create the proposal, Grand Valley considered the resolutions received by our office from Mono, Orangeville, Mulmur and Melancthon. If resolutions or statements from other Dufferin municipalities were created but their input not incorporated into the proposal, the proposal can be amended. Additionally, if further information is available to provide further clarification or justification for the proposal, it can be incorporated prior to submission.

PROPOSAL TO THE OFFICE OF THE SOLICITOR GENERAL

Upon review of the submission portal, the Solicitor General requests the following information. The corresponding responses to each were derived from the correspondence mentioned above:

Proposal Information	Response from Dufferin Detachment Municipalities
# Boards	4
Municipalities in each board	1 – Town of Orangeville 2 – Town of Shelburne 3 – Townships of Melancthon and Mulmur and the Town of Mono 4 – Townships of Amaranth and East Garafraxa and the Town of Grand Valley
Composition of each board	6 members on each board: 1 – Three (3) Orangeville Council, Three (3) Municipal Appointees 2 – Three (3) Shelburne Council, Three (3) Municipal Appointees 3 – One (1) Council and One (1) Municipal Appointee each from Melancthon, Mulmur and Mono 4 – One (1) Council and One (1) Municipal Appointee each from Amaranth, East Garafraxa and Grand Valley
Administration Resources Needed	Orangeville and Shelburne to provide their own administration. For the other boards, the respective councils shall determine from among them which municipality shall provide staff for secretary and treasury functions and the cost sharing arrangements for their respective boards.
Populations of each municipality	From 2016 Census: Orangeville – 28,900 Shelburne – 8,126 Amaranth – 4,079 Grand Valley – 2,956 East Garafraxa – 2,579 Melancthon – 3,008 Mono – 8,609 Mulmur – 3,478

Multiple Boards justification	<p>Orangeville is the largest urban municipality in Dufferin County with its own unique challenges. Additionally, the Town has only recently transitioned to the OPP for policing services. Therefore, it is desired that they maintain their own detachment board.</p> <p>Shelburne is the other urban area in Dufferin County, and they also only recently completed the process of transitioning policing to the OPP. Due to the newness of this arrangement, and the urban nature of the Town, it is desired that they maintain their own detachment board.</p> <p>The other two groups of municipalities share common issues of rural communities with small urban areas. Two boards will allow the boards to be of reasonable size while allowing all municipalities to be represented by both elected and public members.</p> <p>It is the position of the Dufferin County municipalities that provincial appointees bring nothing to their role that is not already covered by community members appointed by municipalities. We agree with AMO on this position and therefore have not included provincial appointees in our proposed board compositions.</p>
Is there approval for a coordinated response?	Grand Valley will say yes, pending concurrence to this proposal from all Dufferin municipalities.

Thank you for your consideration of this proposal. We look forward to your response.

Sincerely,

Meghan Townsend, MPS, BSc, Dipl.MA
CAO/Clerk-Treasurer



April 16, 2021

Hon. Sylvia Jones,
Solicitor General
18th Floor, 25 Grosvenor Street
Toronto, Ontario M7A 1Y6

Dear Madame Minister:

We are in receipt of your letter of March 17, 2021 regarding a OPP Detachment Board Framework. This response includes comments on your proposal and incorporates suggestions we were in the process of developing when your letter arrived.

Police Service Board Experience in the Town of Mono

At the outset, you should know the current Police Services Board (PSB) model has served Mono well since 1998 when we became one of the first municipalities in Ontario to enter into a contract with the OPP.

The original contract reflected the same level of policing we received prior to 1998. Within a few years we elected to further contract for three-quarters of a full-time officer specifically to address speeding and other Highway Traffic Act offences. That arrangement has worked so well that last year, we increased this enhancement by a further 50% of a full-time officer's time.

Our PSB has three members, one of whom is appointed from the community, the other is a member of Mono Council while the third is a provincial appointee. A member of Mono staff serves as secretary. The Mono PSB meets at most quarterly. Meetings are open to the public. Per diems paid last year totalled \$540. The Council representative is not remunerated and the municipality remunerates the Province's appointee.

The Association of Ontario Municipalities (AMO) Position on PSBs

All municipalities should have representation on a Detachment PSB.

We agree.

The Province should cease making appointments to OPP Detachment PSBs.

We agree.

AMO argues provincially appointed members bring nothing to their role that isn't covered by community members appointed by municipalities. There is good precedence for exclusive municipal appointment of community representatives, Alberta, Quebec, Saskatchewan and Manitoba being examples of provinces where municipalities name community representatives.

Moreover, the rate at which provincial appointees are named is a problem that spans multiple governments and is on-going. There are currently no fewer than 31 vacancies province wide representing over 12% of all provincially appointed PSB positions including one in Melancthon; vacant now for 3 years.

The Detachment Model as Applies to Dufferin

When the process to examine PSB structure started we were assured of two things. First, flexibility to meet local circumstances and second, consultation. Dufferin County's opportunity to participate in a Regional Roundtable on PSB structure occurred on February 28, 2020 in Orillia. Due to one of the worst storms that winter, only one person from Dufferin was able to attend this last in a series of consultations. An email was sent that day to Ministry organizers asking for another opportunity to present our views. It went unanswered.

The current request for a position on PSB structure lacks any flexibility. We are directed to submit a form to be filled out by one municipality on behalf of all municipalities. The Province's insistence on matching local community appointments effectively forces us to choose between elected or community representation on PSBs or potentially no representation at all for some if we are to keep PSBs reasonably sized.

Dufferin County is not monolithic in terms of policing needs and priorities. Orangeville and Shelburne have challenges and issues not shared by rural neighbours including a recent transition to OPP policing. Rural municipalities have issues with speeding and property issues not shared to the same extent by urbanized municipalities.

All municipalities share in common a very sharp decline in Provincial Offence charge revenue (50% or more) This revenue offsets, at least in part, policing costs. This is a problem that remains unaddressed by the Province and the Courts.

Options for Dufferin

Our preferred option is to leave the current structure and governance in place, at least for the time being. The Provincial initiative appears to be a solution searching for a problem. Local PSBs cost the Province nothing as we remunerate membership. If the issue is that OPP Detachment Commanders are forced to attend too many meetings, this can be addressed. We take no issue with capping the number of meetings or per diem paid to PSB members. If there are other problems with some PSBs, then address those problems individually.

If the status quo is not possible, another possible model could be three PSBs representing the following municipal groupings:

1. Orangeville and Shelburne
2. Amaranth, Grand Valley and East Garafraxa
3. Mono, Mulmur and Melancthon

Rationale

Orangeville and Shelburne are urbanized and share similar challenges. Moreover, they are new to OPP policing and will have transitional issues for some time.

The other two municipal groupings: Amaranth, Grand Valley and East Garafraxa; and Mono, Mulmur and Melancthon, have very similar policing issues and challenges. Both groupings have urbanized areas but are predominantly rural in nature.

Membership

The overall objective is to ensure council, local and Provincial representation in an appropriate balance. This can be achieved with each municipality appointing at least one councillor and a member of the public. If the Province also appoints a representative, it will result in 9 member PSBs for Mono, Mulmur and Melancthon; and Amaranth, Grand Valley and East Garafraxa.

The PSB for Orangeville/Shelburne could have three councillors for each municipality along with one community member appointed by each Council. If matched by Provincial appointments, the result would be a 10 member board. This option would reduce the number of attendances for the Detachment Commander while preserving elected and community representation on Dufferin PSBs.

We are pleased to discuss this further with you and your officials.

Regards,

TOWN OF MONO



Laura Ryan
Mayor

cc: All Dufferin Municipalities

Solicitor General

Office of the Solicitor General

25 Grosvenor Street, 18th Floor
Toronto ON M7A 1Y6
Tel: 416 325-0408
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132-2021-404
By email

March 18, 2021

Dear Heads of Council and First Nations Chiefs:

I am writing to provide you with an update on the new Ontario Provincial Police (OPP) detachment boards under the *Community Safety and Policing Act, 2019* (CSPA).

As you may remember, in February 2020, the Ministry of the Solicitor General conducted seven regional roundtable sessions across the province. Discussions at these sessions focused on new OPP-related regulatory requirements under the CSPA. Municipalities and First Nation communities receiving policing services from the OPP were invited to learn more about new OPP-related legislative and regulatory requirements and provide the ministry with feedback to inform the development of related regulatory proposals. In addition, we heard from many of you through various letters and engagement opportunities, including meetings with the Association of Municipalities of Ontario MOU Table and Rural Ontario Municipal Association about what you would like your new OPP detachment board to look like.

In response to your feedback, an OPP detachment board framework has been developed that we hope will provide municipalities and First Nation communities receiving direct and/or supplemental services from the OPP the flexibility to create a board that reflects your community and local needs.

Under this framework, municipalities and First Nation communities receiving direct and/or supplemental services from an OPP detachment are being asked to submit one proposal (per detachment) indicating the composition of their board and, if needed, a rationale for multiple boards and the composition of each additional board.

Municipalities and First Nations within a detachment are asked to work together to determine the composition of their board(s) as well as the manner in which they will submit their proposal to the ministry. For example, after determining the composition of the detachment board(s), municipalities and First Nations within a detachment area may select one municipality or First Nation to complete and submit the proposal.

Q1: What are the powers/authority of the detachment board? What are the roles and responsibilities of board members?

A1:

- Under the *Community Safety and Policing Act, 2019* (CSPA), the OPP detachment boards are responsible for undertaking the following:
 - Consult with the Commissioner and otherwise participate in the selection of the detachment commander
 - Determine objectives and priorities for the detachment, not inconsistent with the strategic plan prepared by the Minister, after consultation with the detachment commander
 - Advise the detachment commander with respect to policing that is provided by the detachment
 - Monitor the performance of the detachment commander
 - Review reports from the detachment commander regarding policing that is provided by the detachment
 - Provide an annual report to the municipalities and band councils regarding policing provided
 - Consider any community safety and well-being plan adopted by a municipality or First Nation that receives policing from the detachment
- OPP detachment boards have the power (but are not required to) establish local policies with respect to policing in the detachment area, in consultation with the OPP Detachment Commander.
- The detachment commander is required to consult with the OPP detachment board when preparing or revising the Commander's local action plan for the detachment area.
- The Ministry is continuing work on additional guidance that may be shared on the role of board members, particularly provincial appointees.

Q2: What does this new structure mean for existing OPP police services boards ("section 10 boards") and Community Policing Advisory Committees (CPACs)?

A2:

- Under the new CSPA framework, there will no longer be a contract/non-contract structure for OPP policing of municipalities.
- Section 10 boards and CPACs will no longer have any statutory powers or duties once the CSPA comes into force, but they are not automatically dissolved. They may continue to exist temporarily (e.g., to deal with any matters required to be completed before dissolving). Likewise, section 10 agreements are not automatically terminated when the CSPA comes into force.

- OPP detachment boards and First Nation OPP boards will be the only form of board governance available to oversee policing provided by the OPP.
- If there are aspects of the existing board structure that work well, communities may choose to retain these elements as part of the new OPP detachment board.

Q3: Are CPACs permitted to continue after an OPP detachment board is formed?

A3:

- CPACs will no longer exist under the new legislative framework.
- Some groups may choose to continue to meet, however, they will not have statutory authority under the CSPA. Each detachment will still need to have an OPP board in place.
- Participating in a detachment board will give municipalities and First Nations a direct link to the Detachment Commander and roles in statute (see Q1).

Q4: What is the required composition of the OPP detachment board? Is there a maximum size before we should consider more than one board?

A4:

- The minimum requirements for board composition are as follows:
 - A minimum of 5 members;
 - Minimum of 20% community representation
 - 20% provincially appointed representation
- Each municipality or First Nation is guaranteed a minimum of one seat on the board. The participating councils may decide to allocate additional seats to specific municipalities or First Nations.
- The Ministry has not set a maximum board size. Board composition should be determined by local needs.
- If more than one board is being proposed for a single detachment, a rationale must be provided for the Ministry's consideration and review.

Q5: Is participation on a detachment board mandatory?

A5:

- Participation is not mandatory; however, each municipality and First Nation receiving policing services from the OPP should have an opportunity to represent their local perspectives, needs, and priorities. A municipality or First Nation may choose to not participate on a detachment board at any time; in this case their seat would not be included in the initial composition of the detachment board.

- The Act requires that there be an OPP detachment board for every detachment of the OPP, but it is not mandatory for every municipality or First Nation in the detachment area to participate on the detachment board. Regardless of whether a municipality or First Nation chooses to participate, the decisions made by the detachment board will affect the entire area for which the board is responsible.

Q6: What are the requirements for including provincial and community appointees, and how will they be reimbursed? Will the Ministry address current delays in making provincial appointments?

A6:

- As part of the Ministry's requirements, each board must include 20% provincially appointed representation and a minimum of 20% community representation. Boards may have more than 20% community representation if desired.
 - When calculating the numbers, you should round up or down to the nearest whole number (e.g., if 20% is 1.4 people, you may round down to one; if 20% is 1.5 people, you may round up to two).
- Detachment boards will be responsible for remuneration of provincial appointees and community representatives; minimum remuneration rates for provincial appointees will be prescribed in regulation.
- The Ministry will continue to work to minimize delays that have been experienced with the provincial appointments process in the past.
 - The proportion of provincial appointees for detachment boards required under the new framework is lower than the requirement for municipal boards or current section 10 boards.
 - Existing provincial appointees to section 10 boards will need to apply for appointment to a detachment board under the new framework.

Q7: What is the deadline for the submission and what are we required to submit?

A7:

- If you were not able to submit a proposal by the June 7, 2021 deadline, it does not mean the Ministry will impose a board structure on you.
- If you have not already provided the Ministry with an update on when you plan to submit your proposal, please do so as soon as possible.
- The online form does not require you to identify the names of the individuals participating on the board at this time. Basic information is required on board size and composition.

Q8: Who should be taking the lead to start proposal discussions?

A8:

- Any municipality or First Nation can take the lead to complete and submit the proposal on behalf of all eligible councils in the detachment area. To date, several municipal CAOs have taken on the task of connecting with other communities and submitting the proposal for the detachment board.
- If you are unsure which municipalities and First Nations receive policing from your OPP detachment, please contact your Detachment Commander or the Ministry.

Q9: How will the government ensure municipalities and First Nations are not left out of the proposal process?

A9:

- Part of the proposal process is that all the municipalities and First Nations in the detachment reach a consensus on the proposal.
- Should the Ministry receive a proposal that excludes some eligible communities, the Ministry will follow up to ensure everyone was included in the process.

Q10: Who must submit the proposal? Can there be more than one submission?

A10:

- The Ministry is requesting that wherever possible one form be submitted on behalf of all municipalities and First Nations in the detachment, including where more than one board is being proposed.
- The “lead” for submitting the proposal can be decided locally; however, there is no added responsibility for the lead beyond making the submission.
- All eligible communities within the detachment area must be in agreement with the proposal.
- In instances where one submission is not possible, please submit them separately and the Ministry will follow up as necessary to ensure all communities within the detachment are in agreement. If you require support, please let the Ministry know and we will work with you.

Q11: Is geographical distance a factor that can be considered in determining the number of boards needed in one detachment?

A11:

- Geography is a factor for consideration when creating your board, along with population size, the number of municipalities and First Nations in the detachment, policing demand, etc.
- The CSPA allows for more than one board per detachment.
- The Ministry will review proposals that include more than one board to ensure that multiple boards make sense for that detachment and that all communities are being considered in the overall proposal.
- Municipalities and First Nations that are proposing more than one board should also consider challenges associated with recruiting board members (e.g., inability to fill vacancies) and the costs associated with operating additional boards.

Q12: What if my detachment covers too many communities to propose just one board?

A12:

- The Ministry acknowledges that there are detachments with a large number of communities. In these cases, it is expected that more than one board may be proposed.

Q13: What happens if we cannot reach a consensus?

A13:

- The Ministry is available to support municipalities and First Nations who may be having trouble reaching a consensus on their proposal; however, ultimately the decision must be a local one.
- In cases where an acceptable proposal cannot be developed, the Ministry may determine the composition of the detachment board.

Q14: Who do I contact if one of the municipalities or First Nations in my detachment area is not listed in the online proposal form?

A14:

- If you do not see a municipality or First Nation on the online form that should be there, please contact Joanna Reading (Joanna.Reading@ontario.ca) or Kiran Shahzad (Kiran.Shahzad@ontario.ca) at the Ministry to check if it was missed and can be added to the form.

Q15: How can I review the proposal form questions before completing the form?

A15:

- You may enter answers in the form without submitting it in order to preview the questions; there is a link to download a PDF on the last page (preview page).
- A copy of the online proposal questions can also be obtained by contacting the Ministry.

Q16: We are currently working on our proposal; however, we have not heard back from all the municipalities and First Nations in our detachment. What can we do in this situation?

A16:

- The Ministry acknowledges this issue may arise and can provide assistance, as required, to prompt communities. Please raise any concerns to the Ministry as soon as possible by contacting Joanna Reading (Joanna.Reading@ontario.ca) or Kiran Shahzad (Kiran.Shahzad@ontario.ca).

Q17: Can a representative from an unincorporated area sit on the OPP detachment board?

A17:

- Yes, a representative from an unincorporated area can sit on the detachment board.
- Consideration should be given to how the representative will be selected and remunerated. However, this does not mean that detachments should not consider the wider community when determining representation on detachment boards and if desired, may appoint someone from an unincorporated area as a community representative.

Q18: Will the Ministry provide resources/funding related to board costs, including administration, remuneration and reimbursement of expenses, the transition to a detachment board, etc.?

A18:

- Costs will be the responsibility of municipalities within the detachment area and will depend on local decisions with respect to running the board.
- Costs related to First Nation participation will be a subject for future discussion.

Q19: Is training for detachment board members mandatory? Who will provide the training?

A19:

- Board members will be required to complete training with respect to the role of the board and member responsibilities prior to assuming duties on the board.
- Training is also required for Board members regarding (1) human rights and systemic racism; (2) the diverse, multiracial and multicultural character of Ontario society; and (3) the rights and cultures of First Nation, Inuit and Métis Peoples.
- This training must be completed after assuming board duties and within a period to be determined by regulation.

Q20: What are First Nation OPP Boards, and how can they be requested? Will First Nation OPP Boards have provincial appointees?

A20:

- First Nations who receive policing from the OPP, and have an agreement with the Ministry, can request a First Nation OPP Board.
- This board is similar to an OPP detachment board, but instead of jurisdiction over an entire detachment area, First Nation OPP Boards oversee policing provided by the OPP in a First Nation reserve or other specified area.
- First Nations have flexibility to determine the structure of a First Nation OPP Board. The request for a First Nation OPP Board must include the following for Minister's consideration:
 - (a) the area of responsibility for the proposed board
 - (b) the composition of the proposed board;
 - (c) the method of appointing members of the proposed board;
 - (d) the name of the proposed board; and
 - (e) the proposed term of office of members of the proposed board.
- For additional information please contact Elsbeth.Schokking@ontario.ca.

Q21: What does this mean for First Nations who do not have an agreement with the Ministry or whose agreement has expired? Will they be denied access to the First Nation OPP Board proposal process?

A21:

- In order to request a First Nation OPP Board, the First Nation community must have an agreement with the Ministry for the provision of policing by the OPP in place.

Q22: What does this new structure mean for existing boards or civilian governance structures for First Nation police services?

A22:

- OPP detachment boards do not have any oversight regarding the policing delivered by First Nation police services or First Nation Constables. They relate only to the policing provided by OPP officers.
- First Nation communities may continue to operate existing or new boards/civilian governance structures in relation to the policing they receive from First Nations Constables (i.e., by a self-administered police service or under the OFNPA).

Q23: Is it possible for First Nations receiving policing from the OPP to move from an OPP detachment board to a First Nation OPP Board?

A23:

- First Nations can opt out of a detachment board and opt into a First Nation OPP Board in the future if requested.
- The decision to request a First Nation OPP Board can be made at any time.

Q24: Do you have any updates on CSPA regulations, OPP Billing, consultations etc.?

A24:

- The Ministry is currently working on regulations that are required to bring the CSPA into force by early 2022. This includes developing the detachment board framework in conjunction with other relevant regulations.
- The new detachment board framework will not impact individual billing for municipalities. Under the CSPA, a new, separate contract process will be introduced for enhancements.
- The Ministry will continue to post CSPA matters on the regulatory registry for feedback.

Q25: Why are former OPP members not able to be on detachment boards?

A25:

- This restriction is in the CSPA and is consistent with those for municipal police service boards, in that former members of a police service cannot serve on a board governing that same service.
- This is a measure to avoid potential or perceived conflicts of interest.

Q26: Is there flexibility to evaluate/change the OPP detachment board composition in the future? If so, will the Ministry need to be involved?

A26:

- The Ministry acknowledges that changes to the composition may be desirable or required over time. Changes to the composition of OPP detachment boards will require amending regulations, which will require Ministry involvement.
 - Examples of why changes may be needed include, but are not limited to, transition of municipalities to OPP policing from another service provider, reversals of decisions to participate on the board and OPP detachment restructuring.

Q27: How will the OPP detachment board framework impact provincial grant programs currently in place?

A27:

- There are no changes anticipated to provincial grant programs at this time.
- The Ministry will consider any necessary changes/clarifications in relation to grant programs in alignment with the new framework.

Q28: What will happen to current enhancements within section 10 contracts?

A28:

- Municipalities that currently have enhancements may retain these services through an agreement with the OPP.
- The CSPA framework will continue to permit the option for enhancements.
- The OPP is developing a process for enhancement agreements.

Q29: What are the Ministry's expectations with respect to elected officials being on boards, and is this applicable to First Nations as well?

A29:

- Although not required, the Ministry is expecting that most municipalities and First Nations will be appointing a member from their Council to be on the board. This is consistent with municipal police service boards.
- Board representatives are expected to actively participate on the board, consistently attend meetings, and build knowledge of local issues and priorities over time.

Q30: Will OPP detachments provide the logistical support for boards?

A30:

- This will be a discussion for the board and the local OPP detachment, as their capacity to provide support will vary.
- Boards should consider arranging for their support independently or cooperatively through participating municipalities.

Q31: Does the OPP have direct input into the composition of the board?

A31:

- The OPP does not have direct input into the composition of the board. The board will be providing civilian advice and oversight with respect to policing provided by the local OPP detachment and commander.

Q32: Will there be oversight of detachment boards?

A32:

- The Inspector General (IG) is a new independent entity that will provide oversight for all police service boards. The IG is responsible for investigating board member misconduct as well as ensuring detachment boards' compliance with the CSPA and regulations.
- Complaints can be made to the IG regarding the conduct of detachment board members, the failure of a detachment board to comply with the CSPA or regulations or a policy of an OPP detachment board.

Q33: Has any thought been given to implementing this later, i.e., in 2023 after municipal elections?

A33:

- The Ministry will work to provide transitional time for regulations.

Q34: When can we expect to hear whether our proposal has been accepted?

A34:

- The Ministry will be reviewing submissions over the coming weeks and will follow up with communities where it has questions about specific proposals.
- An update on next steps will be provided when the review and approval process has been completed.



STAFF REPORT

TO: Council
FROM: Tracey Atkinson, Planner
MEETING DATE: August 4, 2021
SUBJECT: On-Farm Diversified Use – Site Plan Exemption Request

PURPOSE:

The purpose of this report is to provide an overview of the Planning framework for site plan approval for on-farm diversified use application and background information for a proposed business.

BACKGROUND:

The Comprehensive Zoning By-law permits On-farm Diversified Uses within the Countryside (A) Zone, and includes the following provisions related to On-farm Diversified Uses:

3.8.4 ON-FARM DIVERSIFIED USES

Where permitted, *on-farm diversified uses* shall be subject to the following provisions:

- maximum ground floor area of all buildings and structures: 1% lot coverage to a maximum of 2000 m²
- maximum percentage of land required for the *on-farm diversified use*, including building footprint, landscaped area, servicing, buffering areas, setbacks, and access - 2% to a maximum of 1.0ha

ON-FARM DIVERSIFIED USES:

means uses that are secondary to the principal *agricultural use* of the property, and are limited in areas include, but are not limited to, *home occupations*, home industries, *agri-tourism uses*, distilleries, cideries and uses that produce value-added agricultural products, as well as other uses which may or may not be defined within this by-law, such as small motor vehicle repair garages, garden centers, veterinary clinics

By-law 21-18, being the Site Plan Control By-law designates all areas within the Township as a Site Plan Control Area, but provides for consideration of exemptions, including the following:

- 4) Notwithstanding any other provision of this By-law to the contrary, Council may, by resolution, waive the requirements of this By-law, for the following types of minor development, on a case-by-case basis:
 - a) agriculture-related developments not otherwise exempted in Section 2a) and on-farm diversified uses as defined in the 2014 Provincial Policy Statement...

The 2014 Provincial Policy Statement (PPS) has been replaced with the 2020 Provincial Policy Statement, 2020, and includes the following:

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

ANALYSIS:

Section 11.15 of the Mulmur Official Plan sets out the applicability and application/implementation of the site plan control process. The Planning Act provides regulatory and legislation in relation to the process as well. The following is an excerpt from section 11.15 of the Official Plan:

No development or re-development shall be undertaken within a designated site plan control area unless the Township has approved the following, as determined to be applicable by the Township:

- a) site plans showing location of all buildings and structures existing and/or to be erected and all servicing and utility facilities and works to be provided;
- b) drawings showing plan, elevation and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public areas, and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings;
- c) information and design details and specifications relating to the exterior design of buildings, structures and facilities, which satisfies the Township's requirements pertaining to their character, appearance, scale and sustainable exterior design, to the extent that such features relate to exterior design;
- d) sustainable design elements on any adjoining municipal road and boulevards including, but not limited to trees and shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, bicycle parking facilities.

The owner of the land may be required to enter into a site plan agreement. As conditions to the approval of plans and designs, and of agreements, the Township may require the owner of the lands to provide to the satisfaction and at no expense to the Township:

- widenings of highways that abut onto the lands;
- facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs;
- off-street loading and parking facilities, access driveways including driveways for emergency vehicles, and the surfacing of such areas and driveways;
- walkways and their surfacing and other means of pedestrian access;
- facilities designed to have regard for accessibility for persons with disabilities;
- lighting;
- walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands
- vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials;

- easements to be conveyed to the Township for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the Township or other local board, and
- grading or alteration in elevation or contour of the land and provisions for the disposal of storm, surface and waste water from the lands and from buildings and structures thereon.

Conditions may also be applied to require the owner to:

- maintain, to the satisfaction of the Township, and at the sole risk and expense of the owner, all of the required facilities and works, including the removal of snow from access ramps and driveways, parking and loading areas and walkways;
- enter into agreements with the Township dealing with and ensuring the provision of all facilities and works and their maintenance and ensuring that development proceeds in accordance with the approved plans and drawings and the conditions of approval.

The owner of the land shall be required to provide such fees and deposits as are required to cover the costs of review and approval of the site plan and the preparation and execution of the agreement, in accordance with the Township's Tariff of Fees By-law. Securities may also be required to guarantee performance of required works.

The dedication of road widenings and any required sight triangles required by the appropriate road authority, free of all encumbrances and at no cost to the road authority, may be required to be provided as a condition of site plan approval.

STRATEGIC PLAN ALIGNMENT:

1. Growing a Sustainable Mulmur

FINANCIAL IMPACTS:

None.

RECOMMENDATION:

THAT Council receive the report titled ON-Farm Diversified Use – Site Plan Exemption Requests;

AND THAT Council request a formal site plan application, including fire, parking, access, buildings and operations, waiving the requirement for engineered grading and stormwater, with the intent of expediting a registrable agreement that is executed prior to the issuance of a building permit.

Respectfully submitted,

Tracey Atkinson

Tracey Atkinson, Planner

Proposal for a Site Review Exemption
Mansfield Heritage Farm
588383 Ct. Rd. 17
Mulmur ON L9V0S7

July 23/21

Purpose of The Program

Since the Mansfield Outdoor was sold, and three other Outdoor Centres have closed, Dufferin has no places and spaces where youth have an opportunity to learn about the environment and farming. Two pilot project days held by Jeanette McDonald at this farm in June '21 showed significant interest in a program here, starting in September and going until June. We have decided to go ahead.

Students would attend for one day or all five days, from 8:30 until 4:00. The number of students per week is estimated to be about 40 students.

The Manager is Jeanette McDonald and the Instructor is Darcy Delaney, both who were instructors at the Mansfield Outdoor Centre for many years.

We are suggesting a simple purpose-built building be erected near the barn in an enclosed paddock. The building would allow children to get warm and dry in inclement weather. This is where they would have their hang their coats, store their back packs and have their lunch.

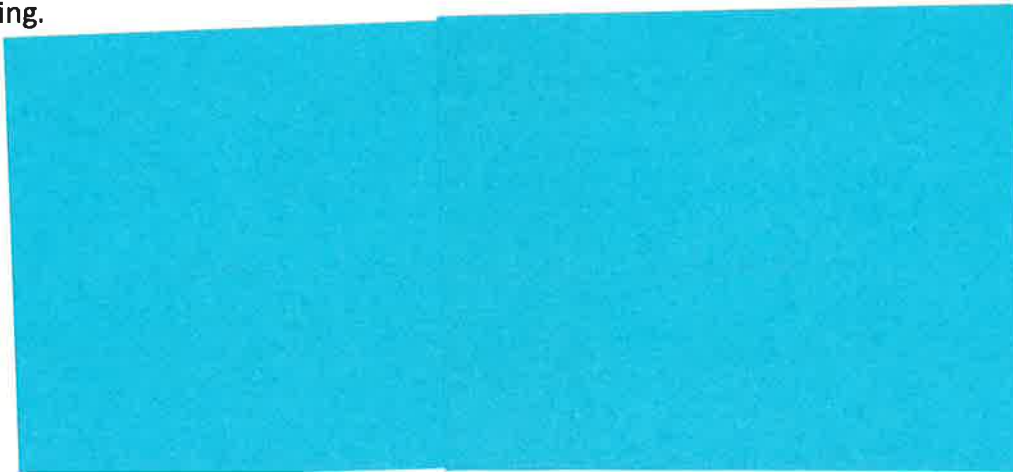
Details of the construction of the building are yet to come, depending on the determined needs.

Traffic for parents to drop off the students is shown on the drawing. They will enter the farm property from the 7th Line, drop-off at the barnyard, and continue past the main house to County Rd. 17. Parking for 4 staff will be provided to the south-west of the barn— please see the drawing.

Toilet facilities will be provided by 2 compositble toilets or portable toilets. The building will be as "green" as possible. Water and electricity are close to the site proposed.

Snow-plowing will be done by Darren Smith who presently does this work for the farm.

Further questions can be directed to Jeanette McDonald who is representing me at this meeting.



Mansfield Heritage Farm

Dufferin SEEDS Pilot Program

**Prepared for Joan Vanduzer and the Harbinger Board of Directors
June 30, 2021**



Jeanette McFarlane, Consultant
Mulmur, Ontario
jeanette@dufferincountygoods.com
416.707.3156

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Mansfield Heritage Farm

Dufferin SEEDS Learning Farm

June 2021

OVERVIEW:

GROWING THE IDEA

During the early part of the month of June, Dufferin SEEDS Learning Farm launched a two day trial pilot project at the Mansfield Heritage Farm. Programs took place on Monday June 7th and Monday June 14th from 8:30am to 4:30pm. Participants were enrolled in a full day experiential agriculture and outdoor education programs.

Program Awareness:

The creation of Dufferin SEEDS Learning Farm was brought to life through a simple visual identity and the cost effective use of social media. A Dufferin SEEDS Learning Farm Facebook page was set up to target and connect families from the Headwaters Homeschooling Network. Through social media the concept was launched and interested parties were then contacted via email with more information and a Google Docs Registration Form.

- Logo creation
- Facebook @Dufferin SEEDS
- Google Docs – Registration Forms



Dufferin SEEDS Learning Farm



Dufferin SEEDS Learning Farm



Overview



Ads



Inbox



Notificati

Updates



45 notifications



Dufferin SEEDS Learning
Farm

@DufferinSEEDS



Dufferin SEEDS Learning Farm - Monday June 14

Registration for Pilot Program (Second Trial Date) Fee: \$70.00 per child

Email address

Short answer text

Social media posts were shared through like-minded communities and connections to amplify the trial program. Participants came from the surrounding areas of Orangeville, Shelburne, Everett and Alliston in an age range from 4 to 12 years old.

DATE	TOTAL NUMBER OF PARTICIPANTS
June 7 th , 2021	11
June 14 th , 2021	12

Programming:

The **Dufferin S.E.E.D.S.** programs were designed to educate, engage, and inspire children to better understand and connect with the earth. The fundamentals of the program are rooted in local food and farming practices and the importance and value of land and our environment.

CONNECTIONS TO THE EARTH

The two day trial pilot project offered similar programs yet different experiences for children who were participating in both days to build their knowledge base. Structured periods of time were designated for a variety of touch- taste and create segments. Long periods in the morning when attention spans and energy are more plentiful, with shorter and more frequent breaks in the afternoon.

Fundamentals:

TOUCH – TASTE – CREATE/EXPERIENCE

Touch:

- Up close and unique opportunities to physically hold and/or feel the textures or elements of food, farming & the outdoors
 - Gardens - early stages of food growth – seeds, vines, leaves
 - Coop - Chickens & Egg collection
 - Pollination -Honey Hives – brooder box and frames, honey supers
 - Pond/Slough: frogs, toads, larvae
 - Corn pool – seed sensory

Taste:

- Guided tour of garden and veggie patch
- Dissection of bee hives
- Dairy Indulgence: understanding the many products that can be made from cows milk
 - Veggies, herbs
 - Honey
 - Dairy: cream, butter, ice cream

Create/Experience:

- Opportunities to feed pigs and rabbits & make food from real ingredients
 - Animal husbandry
 - Swine feeding
 - Butter Making
 - Ice Cream Making

June 7th Program Itinerary:

TIME	Group I	Group II
8:30am to 9am Arrival	Woodland Discovery	Hike & Shelter Building
9:00am – 10:30am		
10:30am – 10:45am	Snack Break at Location	Snack Break at Location
10:45am – 11:15am	Creatures Big & Small Coniferous and Deciduous	Hay Field – Bobolinks

11:15am – 11:45am	Pigs & Chickens	Veggie Patch Tour
11:45am – 12:noon	Wash-up for lunch	Wash-up for lunch
12:15pm – 1:00pm	Packed Lunch in the Barn Rope Swing	Packed Lunch in the Barn Rope Swing
1:00pm – 1:30pm	Veggie Patch Tour	Pigs & Chickens
1:30pm – 2:00pm	Planting	Pond Discovery
2:00pm – 2:30pm	Pond Discovery	Planting
2:30pm – 2:45pm	Bio-Break & Wash-up	Bio-Break & Wash-up
2:45pm – 3:15pm	Butter Making	Butter Making
3:15pm – 4:00pm	Cookout – Bannock Making	Cookout – Bannock Making
4:00pm - 4:15pm	Wash-up & Free Time	Wash-up & Free Time
4:30pm	Pick-up	Pick-up

June 14th Program Itinerary:

TIME	Group I	Group II
8:30am to 9am Arrival		
9:00am – 10:30am	Honey & Bees	Honey & Bees
10:30am – 10:45am	Snack Break	Snack Break
10:45am – 11:15am	Hike	Woodland Discovery
11:15am – 11:45am	Ice Cream Making	Ice Cream Making
11:45am – 12:noon	Wash-up for lunch	Wash-up for lunch
12:15pm – 1:00pm	Packed Lunch in the Barn Rope Swing	Packed Lunch in the Barn Rope Swing

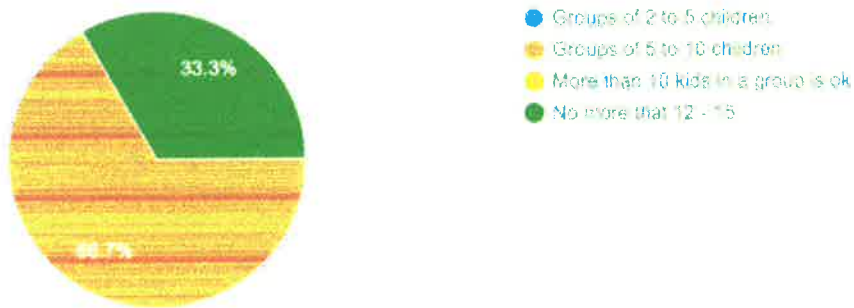
SURVEY RESULTS

Overall we received extremely positive feedback from parents and students on both pilot program days. In addition to comments and emails, a formalized survey was sent out at the end of each session. Below are the questions that were sent out to each parent and the results.

Questions:

June 7th Survey

1. On a scale of 1 to 5 how would you rate the overall experience for your child
 - a. 66.7% score 5
 - i. Well organized, very relevant and meaningful for my child
 - b. 33.3% score 4
 - i. Well organized and good planning
2. Did your child have a favourite experience or something that talked positively about?
 - a. Chickens
 - b. Butter making
 - c. Rope swing
 - d. Planting
3. What was your impression of the facility?
 - a. Beautiful
 - b. Well maintained
 - c. Good location
4. Are there any programs or experiences you would like to see offered or have your child participate in?
 - a. Definitely interested in a program starting this September including Forest exploring, farming and Waldorf style learning.
 - b. Harvesting veggies or collecting eggs
 - c. Gardening, growing, harvesting etc would be great! Animal care
 - d. Chores/real experience of what life on a farm would feel like. True understanding of where food comes from and the work behind it.
5. What size group do you want to see you child in? Instructor to participant ratio

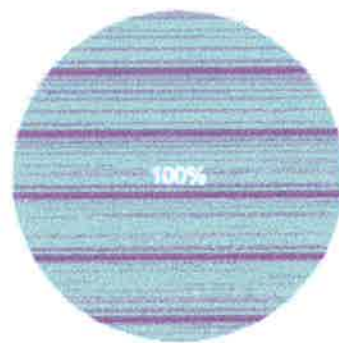


6. Are there any factors about farming or food that are important that you would like your child to learn?
 - a. everything! :)
 - b. Why foods are healthy and why eating from farm to table is so beneficial. The hard work that's needed by farmers to provide us food.
 - c. It doesn't come from a shelf but the sweat and determination of the successful Farmer
 - d. Nutrition! lol
 - e. Planting properly and how to care ethically and in a caring way for animals

7. Any suggestions or comments to help make improvements to either the farm or the programs?
 - a. Nope
 - b. Not really. The girls had a blast and asked to return which is always a good endorsement 🥰
 - c. SIGN US UP FOR MONDAY 14TH! SO well done ladies. Thank you for being amazing humans, selflessly giving to the next generation of farm kids.
 - d. I really loved it! I think \$70/day is a lot, but I can see the value if you do things like you were suggesting by bringing in experts and making great/true learning experiences for the kids! :) (like the bringing in a cow to milk, etc)
 - e. A few more games for the kiddos to play to break up the day

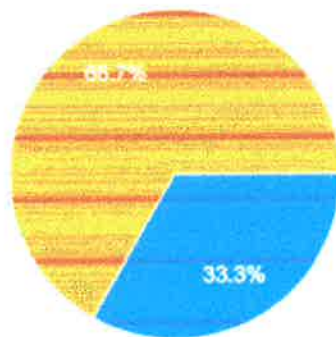
June 14th Survey

1. On a scale of 1 to 5 (1 being poor and 5 being fantastic) how would you rate the experience at the farm.



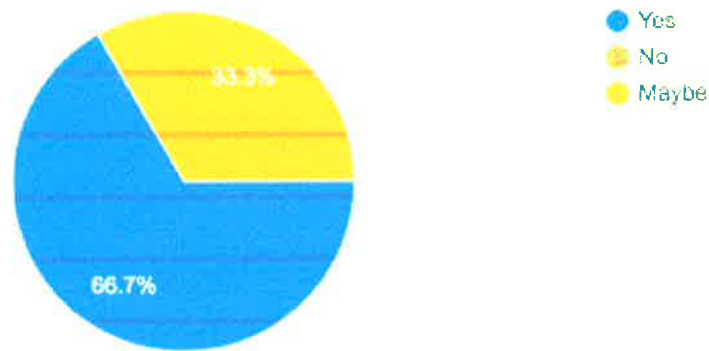
- 1 - poor
- 2- alright
- 3 - good
- 4- great
- 5- fantastic

2. Would you be interested in more programs at Dufferin SEEDS?
 - a. 100% YES
3. What type of programs do you want your child to learn about or what skills do you hope they can be exposed to?
 - a. Gardening, loving nature and how to care for the planet
 - b. survival skills, farming
 - c. Animal care, ecosystems, environmental protection
4. If programs were offered in the fall would you want...One or Two days a week



- One day a week
- One or two days a week

5. What days of the week are preferable for your child?
 - a. Tuesdays
 - b. Fridays
6. Would an 8 week or 16 week "Session" be of interest? Children would build upon their learnings or skills week over week.



7. Are there any values that are important to you that you want your child to learn?
- Anything farm related, kindness, patience, love of all things
 - nutrition, health
 - Respect and patience and resilience (nature, others)
8. Any suggestions or helpful tips to make our programs or experience better?
- Nope!
 - nope!
 - So far it seems great- only good feedback from my kiddo!

BUILDING A PATH FORWARD

Based on the positive feedback we now need to consider the further development for the fall and how to viably maintain programs for the community. Below is a SWOT analysis of the facility and programming needs:

STRENGTHS	WEAKENESS	OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> Variety of educational assets (agricultural, pond studies, grasslands, woodland) Location Barn yard activities Heritage/historical layout of the property 	<ul style="list-style-type: none"> No heated or warm-up or indoor space for fall and winter Inclusivity and accessibility structural needs Washroom facility Lunch room eating space (fall/winter) 	<ul style="list-style-type: none"> Expand awareness and reach In class curriculum support School board integration Collaboration with Dairy Farms of Ontario, Dufferin Federation of Agriculture, 	<ul style="list-style-type: none"> Mansfield Outdoor Centre new ownership and programming Instructor and staffing availability Expensive Insurance premiums

		University of Guelph, HFFA	
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CONCLUSION & RECOMMENDATIONS

How It Went:

Overall the pilot program days were great. I was thrilled at the response from parents and since completion, the on going inquiries for the fall. The age range of 5 to 12 worked out well utilizing peer teaching strategies and inquiry based learning tactics. The pilot days were set-up with three instructors in total to accommodate appropriate teacher:student ratios.

Our team teaching methodology involves one main facilitator, with two support instructors. Support instructors carry out themed instruction and cater to individual student questions and needs, whilst the main facilitator moves the programs along from one topic to the next. This allows for a better experience for the students and for the instructors. Instructors are often overwhelmed with the planning and staging of each structured period, they sometimes overlook or rush the natural curiosity of students. I believe a child learns more based on the level of engagement and experience. If one teacher tries to "do it all", a question or opportunity to deepen knowledge is lost. To state a case for continued on going team teaching structure, on our second pilot program day a young student had obvious developmental delays and speech impairments, we were able to be flexible and mold the experience to be inclusive without the disruption of others. Without that structure in place the same level of success may not have been achieved.

Programming for the days allowed for multiple experiences built around specific elements. We acknowledge that attention spans and energy levels are greater in the morning so periods were extended, whilst afternoon sessions were shorter. Based on instructor feedback, I would incorporate more games or activities into the sessions to continue to offer variety throughout the day. Elements of creativity that support the topics are a great way of strengthening messages and lessons.

The biggest challenge throughout the planning and execution of the pilot program was the absence of a Program Director. Originally we had specifically requested the assistance of Darcy Delaney (former educator from Mansfield Outdoor Centre), to oversee and execute the trial days, but due to timing, COVID set-backs and his own business he was unable to participate. This increased the work load significantly, thus I chose to limit the outreach, awareness and registration to manage expectations. There was potential for more students, but when tasked to do everything, scaling back was an obvious choice to ensure the quality of the experience. That being said, the position of Program Director is vital to making the business viable and sustainable.

Additional hurdles included the planning and onsite execution with tenant farmers, Davis and Danielle. In the end, it was a great experience for the student, but it was not without hesitation at the on set. Davis has proven knowledge and skill undertaking veggie garden tours and bee hive maintenance. Danielle complimented the garden tours immensely providing a well-rounded sensory experience. There are aspects of shared space that are limiting and cumbersome, but overall the collaboration was enthusiastic and executed in good faith for the property and future business.

Would You Do It Again?

Without hesitation...yes, but not without identifying key challenges.

Potential for Key Community Educational Programs

Originally we set out to develop a pilot project with the intention to launch in the fall. This is still goal, however we now need to dive deeper into the financials of how to make this work year round. To launch in September of 2021 we would need to maintain the same level of quality in the experiences and teacher:student ratios. During June it was very easy to run outdoor programs when temperatures are predominately warm and dry, but what happens when the autumn rain comes and harsh, cold northern winds? In order to offer a continuous line of programs and curriculum for students we need to look at doing more than just 'one-offs', we need to offer multi-week sessions to build upon program knowledge.

Traditionally the first 2 to 3 weeks in September are mild, but as the weather changes, so do our needs. We would need to provide students with a warm, dry area to hang or store their belongings, as well as suitable change areas for the multiple layers of clothing. If boots, shoes, mittens or jackets become wet, we need to have a space to change and warm-up. The idea of year-round educational programs would require a more significant space during the months of November to April. This would mean for 6 months of the year, we would either be open or closed. If the latter, how can we shoulder the operational costs of insurance, and manage instructor availability if we are planning to run a business for only a portion of the year? I am also unfamiliar with snow removal onsite. Assuming driveways and parking areas would be plowed, but as snow builds up, vehicle turnaround areas and parking become reduced, as well as access to the Ag lane and exit point onto 7th line.

Another consideration is the new ownership of Mansfield Outdoor Centre. Will outdoor education programs and PA camps be offered again in the future to local families and how will this potentially affect registration and participation? During COVID and our pilot project we were the only local offering during a time on intense on-line learning for children. Most parents were looking for a break in the stay-at-home order and release from too much screen time. There is definitely a community of parents looking for alternative educational experiences. I believe Dufferin SEEDS fulfills that need and is the only unique experience of its kind. It has the potential and a strong point of difference to become a key pillar in the community. Interest in local media has also helped to increase awareness and set the stage for future programs.

Dufferin SEEDS: Only unique local experience of its kind

Organizers hope to launch a science-based program in September.

D. & D. MA MARTIN

● **WYŻY SZKOLENIE**

There are three quarters for the
business, 1980s and will be re-
sponsible for the same with complete
and the same, and the
side of the same two-thirds of the

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public domain in the United
States of America.

2. Some cases result in a person being a lawbreaker. What are some possible reasons for this? Do you think there are any circumstances in which a person should be excused from the law? If so, what are they?

U. K. H. B. (1988) and later (1990) and in the present study) showed the ability to reduce the number of larvae and mosquitoes and to reduce larval mortality. Whether the observed benefits of the grassland habitat to *A. albopictus* are due to the timing of grass mowing, to the water level or to other grassland characteristics is not clear.

and, like the majority, responded that water knowledge was the most of 14 and 15 years in the education of the two teachers.

Dr. Gabor Weiner is professor of STAT at a research and consulting firm in the software and computer industry in Southern and the Washington, D.C. area.

There were still one or two people around the plant. From the wheel, they were about walking around looking," said Wright. "I think there's a huge opportunity to improve the way the community is treated. The people are going to be what we call the 'brown' and the 'black' ones. It's time to get it right."

The NECTO will use information from the National Child Health Survey, which will include data on children's physical development, to help guide improvements in health services and education.

It is not, however, enough to say that the world is not a simple, unproblematic place. The world is a complex, multi-layered place, and it is this complexity that makes it so interesting and so challenging. The world is a place of constant change and growth, and it is this growth that makes it so exciting and so full of potential. The world is a place of endless possibilities, and it is this possibility that makes it so beautiful and so wonderful.

(2) When making two different permutations, say σ , kind of rule holds strongly as "the more you know σ , the less good group it goes to" by definition.

The university is not taking any new students this year, but the university is still open to new students. The university is still open to new students.



Chang and Gruber suggest that, from the timing point of view, the increase in the use of the 1031 exchange is a result of the 1997 Tax Reform Act.

These authors also found that the relationship between the degree of social support and the degree of health-related quality of life was not statistically significant.

the authors strongly believe that the development of a new generation of teachers and managers is a long-term and complex task. It requires a high level of commitment and resources, and it is a task that must be undertaken by society as a whole. The authors believe that the development of a new generation of teachers and managers is a task that must be undertaken by society as a whole.

Other factors that influence the development of a group include membership, proximity, communication, and the physical and social environment. The physical environment includes the physical characteristics of the group, such as the size of the group, the location of the group, and the physical characteristics of the group members.

The children learned that children who play with the positive characters will have good jobs to do, and that if they spend too many minutes watching negative characters, they will have a bad job.

There is also the possibility of a negative effect of the number of children on the mother's employment. If we have a high number of children, the mother may have to spend more time with the children and therefore may have less time to work.

Overall, these results indicate that the same factors that affect the effect of the *in vitro* assay on the growth of the fungus in a particular strain, were those responsible for the effect of the *in vitro* assay on the growth of the fungus in the same strain in the *in vivo* assay.

The solid form is used in a range of other, often proprietary, applications. It is also used in a wide range of other applications, such as in the production of high-strength, low-weight components for the automotive and aerospace industries.

Although the word *pharm* has a long, proud pedigree in medicine, the pharma-biz has not. The art of pharma-biz is marketing and selling the product, a remarkable feat in the case of a drug that does nothing and is potentially harmful. The pharma-biz is a modern-day version of the snake-oil salesman.

Years of an "image approach" group (CIBAC) means the focus isn't the heavy design, and how is that interesting, and used some of his ideas and concepts about "system" and "looking back" and "looking forward" and "looking at" our generation.

We asked them to write down the whole thought that occurred to them, and they wrote down just 10 words. We have to wait. They don't know where to write them. And they don't know what to do with that list of 10 words.

The program begins with the user entering a number between 1 and 10. The program then displays a message indicating the number entered and the corresponding value of the variable `num`.

D ad hoc means "made up on the spot." The following are all ad hoc reasons why we should believe in God's existence:

"We've got this massive population who thinks food is available 24-seven, and they don't know how it's grown. They don't know where it comes from and they don't know what the value of that food is or the land."

Jeanette McFarlane

Farm based learning program teaching children food literacy

Written by Paula Brown

Local Journalism Initiative Reporter

Jeanette McFarlane is hoping to help grow better people.

The former outdoor education instructor for the Marshfield Outdoor Centre has created a real-life experiential program called Dufferin Sustainable Educational Development School (SEEDS) Learning Farm, which looks to teach local children about the environment, food, and agriculture.

"I really wanted to do something for my community, where I live. I want a community of great people and that means positively affecting children's lives and wanting them to grow up to make good decisions for the place they live and for the people they care about," said McFarlane. "Dufferin SEEDS connects kids to the earth. A learning farm that strives to help grown better people."

In early spring, McFarlane was approached by Joan Vanburen, owner of the 150-acre Marshfield Heritage Farm, about creating an on-farm experiential agricultural program for children.

"As an educator, I'm always looking for ways to enhance learning and getting kids outside. In this day and age, we are spending way too much time indoors, and it's time to get kids back outdoors," said McFarlane. "So here was this opportunity where someone wants to give kids the chance to come to a farm, and give access that perhaps they won't have with school, and the changing landscape of education."

McFarlane noted the program's openness to reintroduce hands-on experience



POTATO PLANTING: Two students of the Dufferin Sustainable Educational Development School (SEEDS) Learning Farm got their hands dirty with some potato planting during one of the lessons.

with food literacy ahead of Bill 126, if passed. Bill 126, Food Literacy for Students Act is currently in the Ontario Legislature and would require all school boards to provide curriculum in experiential food liter-

acy and healthy eating for grades 1 through grade 12.

After further research, McFarlane developed a proposal for a pilot of the program which she said was to see if the commu-

nity and parents were wanting agricultural experiences for their children.

The SEEDS pilot program had 25 children from ages four to twelve participate and saw them plant potatoes, make butter and ice cream, learn about soil health, and the value of land.

"We focus on food, where your food comes from, the value of food and land because a lot of times people just think to go to the grocery store, but they don't realize what that does from an environmental standpoint. Appreciating how much work goes into getting a dozen eggs, into growing potatoes, beans, lettuce, carrots and all that stuff builds a better or healthier relationship for kids and their food," said McFarlane.

Speaking to the community response to the pilot program, McFarlane noted, "The response was tremendous. People definitely want this experience for their kids and these experiences really make an impact at a young age, on a person's life. We want them to be positive experiences so that they go in turn and grow into better people."

While the pilot program was held earlier this month, Dufferin SEEDS Learning Farm will be officially launching the on-farm program come September.

McFarlane said the specific curriculum for the program is still in the works but will likely be tied to the season.

"There is a time period in September and October which is great for harvesting, storage of food and preparation, and looking at that in tandem with animals, the wildlife and the fall migration/hibernation."

The Dufferin SEEDS Learning Farm will primarily be focused for elementary age children between the ages of five to 12.

NEXT STEPS

Where Do We Go From Here?

With the positive feedback and momentum, we need to pause and ask ourselves...where do we go from here? I feel like it is a 'no brainer' to continue on, but I am cautious on the big next steps as it involves a lot of work in the short term and capital investment. My hesitancy stems from weather related concerns and facility space, as I believe we would need to offer programming year-round. I also have zero experience in setting up a not-for-profit organization and am worried it will take twice as long due to my negligence in this field. This is where I need help, guidance and support. With the right people we can further collaborate and shape the initial idea. I have already initiated strategic alliances with Headwaters Food and Farming, and the Dairy Farmers of Canada but need more expertise to flesh out and take it to the next level.

Below is a review of the timeline and associated costs:

Review of Timeline

TIMING	GOALS & ACHIEVEMENTS
Summer 2021	<ul style="list-style-type: none"> • Establish business framework and registration • Secure web and social media domains • Brand identity and brand development • Develop communication and marketing materials • Soft launch awareness campaign and grow social media following
Fall 2021	<ul style="list-style-type: none"> • Registration and program fulfillment: target 40 students weekly, two days (Tuesday and Thursdays) over 12 – 14 weeks leading into Christmas holidays *Is this possible? • Hard launch website • Invite and profile “Guest Teachers” • Continuous ‘capture and communicate’ daily and weekly program highlights to further reach audience • Fundraising
Winter 2022	<ul style="list-style-type: none"> • New program highlights, include special PA Day camp offerings for Fridays across all relevant school boards. Moving from 2 days a week to additional day every quarter
Spring 2022	<ul style="list-style-type: none"> • Initiate outreach to school boards to provide curriculum based experiences for Winter 2023
Summer 2022	<ul style="list-style-type: none"> • Expand to include day camp experience • Note: Summer camp costs not included in projections.

Timeline

August 2 – 31

- Monitor and Evaluate any news of the upcoming school year being affected by Covid
- Promote the program, news articles, ads, banners, direct mail to MHRAWC families
- Open the registration portal
- Identify facility and equipment gaps that need to be addressed this fall
- MHRAWC to secure insurance liability for \$2M for the entirety of the program.
- Curriculum development

August 30 – September 12

- MHRAWC has access to the property to prepare program facilities
- Continue program promotion
- Staff co-training on site at the Farm
- Additional curriculum development

September 13 – October 8 (First Term)

- Minimum of 2 program delivery days per week (8:30 am – 4:30 pm)
- Special events may occur earlier in the morning or later into the evening if it is congruent with the agricultural activities of that time
- Continue promoting and recruiting participants for the program
- Identify additional program equipment or facility needs

October 11 – 15 (Fall Break)

- No activity

October 18 – December 20 (Second Term)

- SWOT Evaluation of First Term
- Continue with minimum of 2 program delivery days per week.
- Harvest Share

Development (The skeleton of the camp program)

- A Dufferin Seeds operations manual: Health and Safety, Emergency Preparedness, HR Policies and Guidelines, Program Overview, Training Materials, Schedules etc.
- Staff training modules and schedule: Typically 1 week of training prior to camp, provide staff with digital copy of operations manual in advance.
- Activity guidelines: incorporated into the manual, developed on industry best practices, Ontario camp association standards, national lifesaving society, etc.
- Daily program schedule: Refined throughout the process.
- Social Impact Report; number of children served, food shared/donated, green initiatives, etc.
- Marketing strategy

Immediate Program or Facility Needs

- An indoor multi purpose work space (can be a temporary shelter such as a banquet tent large enough to seat 20 people (approximately 20' x 30'). Tent range is \$2500 - \$5000
- 2 well built outhouses, preferably equipped with self contained compost toilets. 1 located near the wood lot, 1 located near the barn. Buildings would be less than 108 square feet and should not require permits. Building costs approximately \$2000 each. Compost Toilets are each approximately \$1500.
- Outdoor Kitchen/ multi-use Covered Deck - \$2500 - \$5000 depending on size. My recommendation is to go larger at the beginning because the program will continue to grow. Locating this away from the main farm will allow for future activities to occur on the property without disturbing the home/ residence.

Proposed rental Agreement for Land Use

MHRAWC Agrees to

- A full capacity (5 days per week) rental rate of \$1500 per month, to be pro-rated during the initial start up period when the program is operating at less than 5 days per week.
- Securing Insurance Liability coverage of \$2m with Mansfield Heritage Farm as named insured
- Participant recruitment and all program operating costs that are not considered capital assets to be left at the farm.
- To not impede on the farming operations or living arrangements of the Tenants on the farm property.
- Providing Joan, the Farm and her agents with a copy of the program evaluation, social impact report and all manuals or documents developed to implement this program.
- Provide notification in writing a minimum of 1 month prior to the end of the program period if they are choosing to cease operations or would like an opportunity to extend the land use agreement.

Mansfield Heritage Farm Agrees to

- Provide dedicated use of unleased farm land and program areas to MHRAWC for the duration of the program period.
- Permit MHRAWC and all of its employees access to the Farm for program development, set-up evaluation and pre-program planning.
- Provide timely communication about other events or any otherwise unplanned circumstances that are happening on the property that may impede the program or program development.
- Provide notification in writing a minimum of 1 month prior to the end of the program period if they are choosing to cease operations or would like an opportunity to extend the land use agreement.

- Provide adequate washroom facilities for all MHRAWC staff and visitors, easy access to potable water, and access to tools or equipment for the maintenance of the property and program areas.
- Develop or procure the necessary infrastructure for MHRAWC to safely and professionally deliver the program.

1



This map is for planning purposes only and should not be considered a legal survey. Maps may not reflect recent changes. Errors or omissions expected

Lot Fabric Created Using Data Provided by Termet INC.

Satellite Imagery Copyright 2002, Space Imaging Inc.

Mapping Date: February 3, 2009

S:\Burnside-GIS\GISMap\ARCMap\Municipal_Master_MW.mxd

Legend

- Parcels
- Permanent River / Stream
- Intermittent River / Stream
- Permanent Waterbody
- Permanent Wetland

Scale

0 20 40 80 120 160 Meters

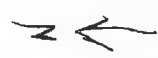
1:3,571

North Arrow

malheur

Scale: 1 cm = 38 m

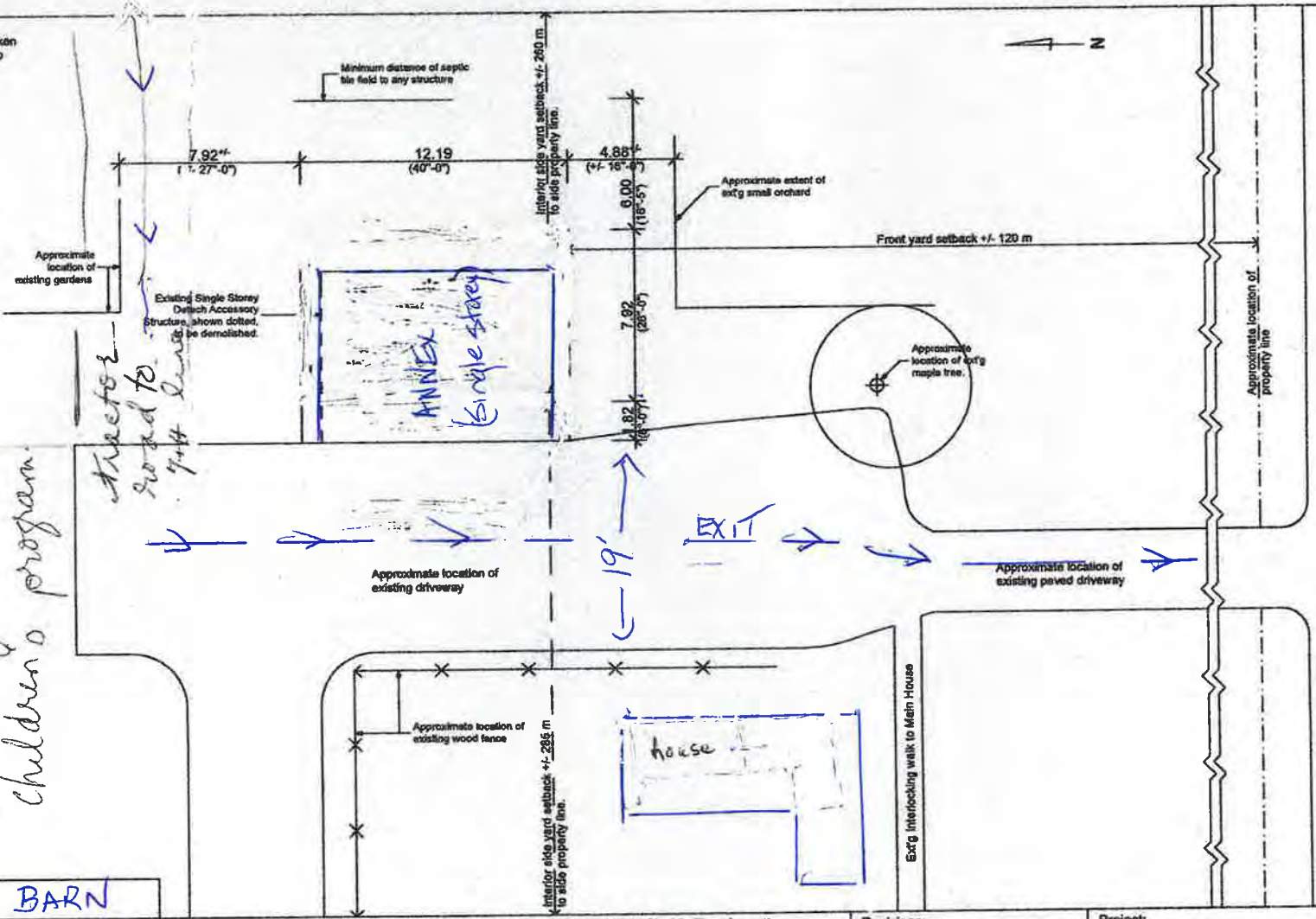
2



M+H LINE

Note: Property information is general in nature and taken from available municipal information. All dimensions to be verified on site.

General Notes:
Legal Description: Part of the East Half Lot 11, Concession 7 EHS, Township of Mulmur, County of Dufferin
Property Location: 588383 County Rd 17
Zoning: A-15
Lot Area: +/- 39 ha
Front Setback: 30 m
Actual Front: +/- 120 m
Interior Side: 30 m
Actual Int. Side: +/- 260 m



field forest

Proposed new 11' x 8' shelter for children's program

TRACTOR ROAD TO M+H LINE

BARN

house

EXIT

Drawn By:
Jutta Court, M. Arch., M.A.A.T.O.
RR2 Beeton, ON L6G 1A0
ph 705-458-7070

Scope of Work:
Architectural portion of new Seasonal Guest Cabin located at 588383 County Rd 17, Mansfield, Township of Mulmur, Ontario.
Notes:
1. All construction to be performed in accordance with the Ontario Building Code, latest edition and all local and municipal codes and by-laws, the Authorities Having Jurisdiction.
2. Verify all measurements and construction on site BEFORE ordering materials, performing new/revised construction or alterations.
3. Building design drawings not to be used or relied upon for construction or building permit application unless specifically released in writing for that purpose by designer. All other drawings are existing, concept or draft drawings.

Printing Scale:
1:200 at 11" x 17"
1:300 at 8 1/2" x 11"

4. Perform construction to permit issued by the Municipality and any other Authorities Having Jurisdiction.
5. Do not scale drawings.
6. Owner/contractor to read and co-ordinate all contract documents (eg. architectural, structural, survey, mechanical, septic, etc.) with each other prior to construction. All building design drawings to be read as a set. Report any discrepancies to the appropriate designer prior to construction or ordering of materials.
7. Drawings copyright of designer. Drawings not to be altered without written consent of designer.
8. Drawings to be used exclusively for #8 to be used for only, 588383 County Rd 17, Mansfield, Township of Mulmur, Ontario only.

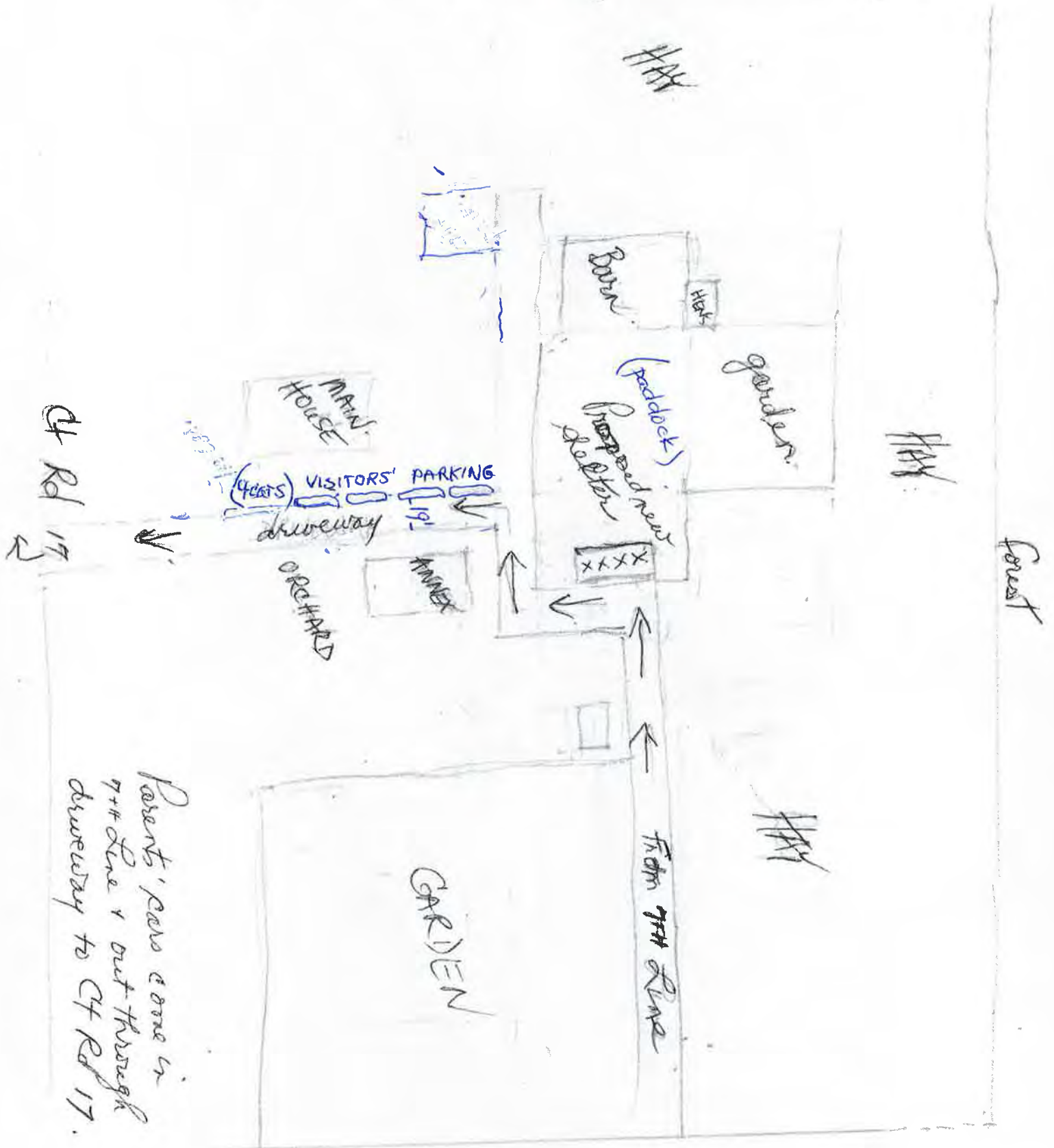
Revisions:		
No.	Date	Comments
1.	Jan 27'10	Draft A - Owner's Review
2.	Feb 22'10	Draft C - Owner's Review
3.	Mar 10'10	Draft E - Zoning
4.	Mar 31'10	Issued - Building Permit

Date: January 27, 2010

Project:
VanDuzer Residence
- New Seasonal Guest Cabin
588383 County Rd 17, Mansfield, Township of Mulmur, Ontario

Sheet Title:
Site Plan

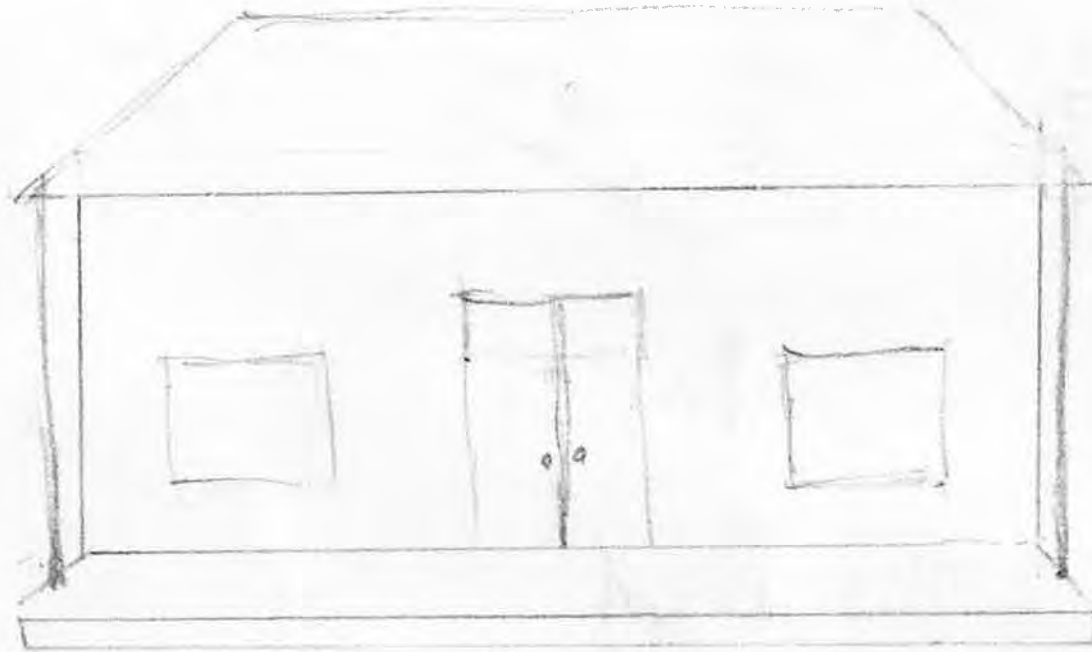
Sheet No.:
SP-1



23

(4)

Mansfield Heritage Farm



Proposed new shelter for children's program
(for inclement weather).

Suggesting 16' x 24' simple structure

4.

5

Barn

coats +
backpacks

storage

table

32" door

biodegradable
toilets

toilet
toilet

2x
00

sinks

16'

FENCE

Driveway





STAFF REPORT

TO: Council
FROM: Roseann Knechtel, Deputy Clerk August 4,
MEETING DATE: 2021
SUBJECT: COA Conditions: Bruce Trail Conservancy

PURPOSE:

The purpose of this report is to advise Council of the decision made at the Committee of Adjustment Meeting on July 21, 2021.

BACKGROUND:

PARKLAND DEDICATION FEE: The Committee of Adjustment (COA) met on July 21, 2021 and heard three applications from the Bruce Trail Conservancy. While two applications made from the Bruce Trail were for boundary adjustments, one application (B7-2021) was to sever a +/- 8.1 ha (20 acre) building lot from a 41.6 ha (103 acre) parcel.

Mulmur's Parkland By-law #41-18 requires cash in lieu of parkland conveyance be levied as a condition of consent. A copy of Mulmur's Parkland Bylaw can be found as "Schedule A".

PARKING LOT AGREEMENT: In light of the issues facing the Township of Mono surrounding the influx of visitors and vehicles to parkland and trails, the Bruce Trail Conservancy and Township of Mulmur expressed interest in entering into an agreement to regulate roadside parking and the construction of parking lots at trail access points. A meeting to review a draft parking lot agreement was originally set for September 2021 and was made a condition of consent for application B7-2021.

ANALYSIS:

Application B7-2021 was approved by the COA for the creation of a 20 acre building lot at R#6-08900 (Prince of Wales Road between 20 Sideroad and County Road 21). The COA made cash in lieu of parkland conveyance as outlined in Bylaw #41-18 as well as entering into a parking lot agreement with the Township conditions of consent.

The owner of 638040 Prince of Wales Road (Application B11-2021) will be conveying a 3.3 acres strip of land to R#6-08900 as a boundary adjustment to be used for the development of a new tract within the Bruce Trail. In return for the conveyance, the

owner of 638040 Prince of Wales will be obtaining the 20 acres severance created through B7-2021 as a building lot. The B7-2021 severance is therefore contingent on the completion of the B11-2021 boundary adjustment. A closing date between the Bruce Trail and the owner of 638040 Prince of Wales for the severance created through B7-2021 has been set for a date in August leaving limited time for the Bruce Trail Conservancy to meet the conditions of consent.

STRATEGIC PLAN ALIGNMENT:

4. Growing a Sustainable Mulmur: Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Financial/People).

FINANCIAL IMPACTS:

The potential loss of revenue of \$5,000 to parkland dedication reserves.

RECOMMENDATION:

THAT Council uphold the COA's conditions of consent for application B7-2021.

Respectfully submitted,

Roseann Knechtel

Roseann Knechtel, Deputy Clerk



DUFFERIN COUNTY COUNCIL MINUTES

Thursday, July 8, 2021 at 2:00 p.m.

Video Conference

Council Members Present:

Acting Warden John Creelman (Mono)
Councillor Steve Anderson (Shelburne)
Councillor Sandy Brown (Orangeville)
Councillor Bob Currie (Amaranth)
Councillor Guy Gardhouse (East Garafraxa)
Councillor Chris Gerrits (Amaranth)
Councillor Earl Hawkins (Mulmur)
Councillor Janet Horner (Mulmur)
Councillor Andy Macintosh (Orangeville)
Councillor Wade Mills (Shelburne)
Councillor Philip Rentsch (Grand Valley)
Councillor Laura Ryan (Mono)
Councillor Steve Soloman (Grand Valley)

Council Members Absent:

Warden Darren White (Melancthon) (prior notice)

Staff Present:

Sonya Pritchard, Chief Administrative Officer
Michelle Dunne, Clerk
Rebecca Whelan, Deputy Clerk
Scott Burns, Director of Public Works/County Engineer
Cheri French, Director of Human Resources
Anna McGregor, Director of Community Services
Aimee Raves, Manager of Corporate Finance/Treasurer
Tom Reid, Chief, Paramedic Services
Brenda Wagner, Administrator of Dufferin Oaks

Acting Warden Creelman called the meeting to order at 2:01 p.m.

Acting Warden Creelman announced that the meeting is being live streamed and publicly broadcast. The recording of this meeting will also be available on our website in the future.

Upcoming committee meetings will be held by video conference on Thursday, August 26, 2021 at the following times:

Infrastructure & Environmental Services Committee – 9:00 a.m.

General Government Services Committee – 11:00 a.m.

Health & Human Services Committee – 1:00 p.m.

Community Development & Tourism Committee – 3:00 p.m.

1. **LAND ACKNOWLEDGEMENT STATEMENT**

Acting Warden Creelman shared the Land Acknowledgement Statement.

2. **ROLL CALL**

The Clerk verbally took a roll call of the Councillors in attendance.

3. **APPROVAL OF THE AGENDA**

Moved by Councillor Brown, seconded by Councillor Ryan

THAT the Agenda and any Addendum distributed for the July 8, 2021 meeting of Council, be approved.

-Carried-

4. **DECLARATION OF INTEREST BY MEMBERS**

Members of Council are required to state any pecuniary interest in accordance with the Municipal Conflict of Interest Act.

5. **APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

Moved by Councillor Horner, seconded by Councillor Gardhouse

THAT the minutes of the regular meeting of Council of June 10, 2021, be adopted.

-Carried-

PROCLAMATIONS, DELEGATIONS AND PRESENTATIONS

6. Proclamation: Emancipation Day – August 1, 2021

Acting Warden Creelman shared the following declaration and proclaimed August 1, 2021 to be Emancipation Day in the County of Dufferin:

WHEREAS August 1, 1834 commemorates the date that the Act for the Abolishment of Slavery throughout the British Colonies took effect pursuant to the Slavery Abolition Act of 1833; and

WHEREAS John Graves Simcoe was the lieutenant-governor of Upper Canada (now Ontario) from 1791-96. Where he was moved to pass new legislation called the "Act to Prevent the further Introduction of Slaves and to limit the Term of Contracts for Servitude" (Act to Limit Slavery in Upper Canada) on July 9 of that year.

This Act resulted from the case of Chloe Cooley in March of 1793, an enslaved Black woman in Upper Canada, who was bound and thrown into a boat to be sold in the United States.

It was one of the first pieces of legislation aiming at prohibiting slavery in North America. The Act outlawed purchase of new slaves and freed the children of slaves when they reached 21 years; and

WHEREAS within fifteen years of the abolition of slavery, between 35,000 and 40,000 Black settlers made their way to Ontario, in large part, by the Underground Railroad into Southwestern Ontario;

In 2008, the province designated August 1 as Emancipation Day, marking the end of slavery in the British Empire in the mid-19th century and in 2021, the federal government formally recognized Emancipation Day following a unanimous vote by members of parliament in the House of Commons.

NOW THEREFORE as an expression of our respect for human liberty and freedom and in recognition of the richness of the culture and history brought to Ontario and Dufferin County by African Canadians, I, Acting Warden John Creelman, do hereby proclaim August 1, 2021 as Emancipation Day in the County of Dufferin.

7. **Proclamation: Overdose Awareness Day – August 31, 2021**

Acting Warden Creelman proclaimed August 31, 2021 to be Overdose Awareness Day in the County of Dufferin. Tom Reid, Chief, Paramedic Service provided council a brief update on the Dufferin Caledon Drug Strategy Table activities.

8. **Presentation: 2021 Bill Hill Scholarship Recipients**

The Bill Hill Scholarships were awarded to:

- Agriculture: Sarah Bannon
- Arts (Fine Arts & Liberal Arts): Isabella Laurin
- Business & Social Sciences: Taylor Murdock
- Science & Technology: Lily McGregor
- Black or Person of Colour: Roshni Seeraj-Turingia

9. **Presentation: Headwaters Communities in Action**

Jennifer Payne from Headwaters Communities in Action, gave a presentation to Council regarding the mid-term update. The main key points of the update that were covered was the Headwaters Communities in Action's Leadership Council and staff, their partnership with Dufferin County and the supported projects and other collaborative work with the County which includes the Community Safety & Well-Being Plan, Volunteer Dufferin and Headwaters Food & Farming Alliance.

10. **PUBLIC QUESTION PERIOD**

There were no questions received from the Public.

PRESENTATION AND CONSIDERATIONS OF REPORTS

11. **Diversity, Equity and Inclusion Community Advisory Committee Minutes – June 9, 2021**

Minutes from the Diversity, Equity and Inclusion Community Advisory Committee meeting of June 9, 2021.

Moved by Councillor Anderson, seconded by Councillor Ryan

THAT the minutes of the Diversity, Equity and Inclusion Community Advisory Committee meeting of June 9, 2021, be adopted.

-Carried-

12. **Infrastructure & Environmental Services Minutes – June 24, 2021**

Moved by Councillor Currie, seconded by Councillor Horner

THAT the minutes of the Infrastructure & Environmental Services meeting held on June 24, 2021, and the recommendations set out be adopted.

-Carried-

13. INFRASTRUCTURE & ENVIRONMENTAL SERVICES – June 24, 2021 – ITEM #1
Reclassification of Entrance Permit

THAT the application to reclassify the temporary entrance to a permanent entrance at 674305 Hurontario Street, Mono, be approved.

THAT the motion be deferred to the July 8, 2021 Council meeting.

14. INFRASTRUCTURE & ENVIRONMENTAL SERVICES – June 24, 2021 – ITEM #2
Curbside Waste Collection Contract Update – June 2021

THAT Report, Curbside Waste Collection Contract Update – June 2021, from the Director of Public Works/County Engineer, dated June 24, 2021, be received;

AND THAT staff be approved to include collection frequency and container provisions within the final service contract to ensure flexibility for potential future decisions of Council.

15. INFRASTRUCTURE & ENVIRONMENTAL SERVICES – June 24, 2021 – ITEM #3
Municipal Agreements with Utility Providers

THAT Report, Municipal Agreements with Utility Providers, from the Director of Public Works/County Engineer, dated June 24, 2021, be received;

AND THAT staff be authorized to proceed with developing a standard Dufferin County Municipal Agreement for utilities and service providers.

AND THAT the Warden and Clerk be authorized to sign the agreements as required.

16. **General Government Services Minutes – June 24, 2021**

Moved by Councillor Macintosh, seconded by Councillor Brown

THAT the minutes of the General Government Services meeting held on June 24, 2021, and the recommendations set out be adopted.

-Carried-

17. GENERAL GOVERNMENT SERVICES – June 24, 2021 – ITEM #1
Insurance Extension

THAT the report of the Manager of Corporate Finance/Treasurer, dated June 24, 2021, regarding Insurance Extension, be received;

AND THAT that Intact Public Entities be engaged to provide Insurance Services for the 2022 fiscal year.

18. GENERAL GOVERNMENT SERVICES – June 24, 2021 – ITEM #2
Updated Policy for Integrity Commissioner Inquiry Protocol

THAT the report of the Clerk dated June 24, 2021 regarding Policy # 1-2-12 for Integrity Commissioner Inquiry Protocol, be received;

AND THAT the attached policy as amended be approved.

19. GENERAL GOVERNMENT SERVICES – June 24, 2021 – ITEM #3
School Bus Stop-Arm Camera Program Report 3

THAT the report of the Clerk, dated June 24, 2021 regarding School Bus Stop-Arm Camera Program – Report 3, be received.

20. GENERAL GOVERNMENT SERVICES – June 24, 2021 – ITEM #4
Compensation for Public Members on Committees/Advisory Groups

THAT the report of the Chief Administrative Officer, dated June 24, 2021 regarding Compensation for Public Members on Committees/Advisory Groups, be received;

AND THAT it be referred to the budget discussions for the forthcoming fiscal year.

21. **Community Development and Tourism Minutes – June 24, 2021**

Moved by Councillor Ryan, seconded by Councillor Brown

THAT the minutes of the Community Development and Tourism meeting held on June 24, 2021, and the recommendations set out be adopted.

-Carried-

22. COMMUNITY DEVELOPMENT & TOURISM – June 24, 2021 – ITEM #1
Mulmur Official Plan Amendment #2

THAT the report from WSP, dated June 15, 2021, regarding Amendment No. 2 to the Official Plan of the Township of Mulmur be received;

AND THAT Mulmur Official Plan Amendment #2 be approved, as modified.

23. COMMUNITY DEVELOPMENT & TOURISM – June 24, 2021 – ITEM #2
Temporary Tent Permit Fee Relief

THAT the report of the Chief Building Official and Manager of Economic Development, dated June 24, 2021 regarding Temporary Tent Permit Fee Relief be received.

24. COMMUNITY DEVELOPMENT & TOURISM – June 24, 2021 – ITEM #3
Building Permit Statistics January 1 – June 15, 2021

THAT the report of the Chief Building Official, dated June 24, 2021 regarding Building Permit Statistics January 1 – June 15, 2021 be received.

25. COMMUNITY DEVELOPMENT & TOURISM – June 24, 2021 – ITEM #4
Tourism Updates

THAT the report from the Tourism Manager, dated June 24, 2021, titled Tourism Update be received.

26. COMMUNITY DEVELOPMENT & TOURISM – June 24, 2021 – ITEM #5
SWIFT Monthly Project Update

THAT the correspondence from Southwestern Integrated Fibre Technology (SWIFT), dated June 16, 2021, regarding the May 2021 monthly project update be received.

27. **Manager of Finance, Treasurer's Report – Second Quarter 2021 Report on Request for Tenders and Request for Proposals**

A report from the Manager of Corporate Finance, Treasurer, dated July 8, 2021, to provide the quarterly update on all Request for Tenders and Request for Proposals in accordance with By-law 2017-33 Procurement of Goods and Services 2017, Section (4.2.7).

Moved by Councillor Macintosh, seconded by Councillor Gerrits

THAT the report on Request for Tenders and Request for Proposals, from the Manager of Corporate Finance/Treasurer, dated July 8, 2021, be received.

-Carried-

28. **Chief Administrative Officer's Report – Update to Diversity, Equity & Inclusion Community Advisory Committee Terms of Reference**

A report from the Chief Administrative Officer, dated July 8, 2021, to recommend to Council, an update to the Diversity, Equity & Inclusion Community Advisory Committee mandate including a move to collaborate with Headwaters Communities in Action.

Moved by Councillor Ryan, seconded by Councillor Horner

THAT the report of the Chief Administrative Officer, dated July 8, 2021 with respect to Update to Diversity, Equity & Inclusion Community Advisory Committee terms of Reference, be received;

AND THAT, the updated Terms of Reference be adopted;

AND THAT staff be directed to work with HCIA to draft and implement an MOU to cover the support (estimated at \$10-15,000) for the remainder of 2021;

AND THAT, staff and HCIA update the current service agreement to include support to Diversity, Equity & Inclusion Community Advisory Committee for future years for Council to consider during the 2022 budget deliberations.

Moved by Councillor Anderson, seconded by Councillor Creelman

THAT the motion be tabled.

-Carried-

29. **Chief Administrative Officer's Report – Looking Ahead Post COVID – Service Optimization and Workforce Planning: Strategy Framework**

A report from the Chief Administrative Officer, dated July 8, 2021, to recommend to Council a high level plan that optimizes service delivery, puts people first and builds a workforce strategy that retains and attracts talented staff.

Moved by Councillor Hawkins, seconded by Councillor Gerrits

THAT the report of the Chief Administrative Officer, dated July 8, 2021 with respect to respect to Looking Ahead Post COVID - Service Optimization and Workforce Planning: Strategy Framework, be received;

AND THAT, Strategy Framework outlined in the attachment be approved

-Carried-

30. **Chief Administrative Officer's Report – Monthly Update from Outside Boards**

A report from the Chief Administrative Officer, dated July 8, 2021, to provide Council with an update of activities from outside boards and agencies.

Moved by Councillor Brown, seconded by Councillor Gardhouse

THAT the report of the Chief Administrative Officer, dated July 8, 2021 with respect to Reports from Outside Boards, be received.

-Carried-

CORRESPONDENCE

31. **Town of Grand Valley**

Correspondence from the Town of Grand Valley, dated June 4, 2021, regarding concerns with the province's Roadmap to Reopen plan.

Moved by Councillor Currie, seconded by Councillor Gerrits

THAT the correspondence regarding concerns with the province's Roadmap to Reopen plan, from the Town of Grand Valley, dated June 4, 2021, be received.

-Carried-

32. **Town of Shelburne**

A resolution from the Town of Shelburne, dated June 29, 2021, regarding the final report of the Truth and Reconciliation report released in December 2015.

Moved by Councillor Mills, seconded by Councillor Soloman

THAT the resolution from the Town of Shelburne, dated June 29, 2021 regarding the final report of the Truth and Reconciliation report released in December 2015, be supported.

-Carried-

Councillor Mills left the meeting (3:09 pm)

33. **Watershed Plans and Source Water Protection - Credit Valley Conservation**

Correspondence from the Watershed Plans and Source Water Protection-Credit Valley Conservation, dated June 15, 2021, regarding the nomination of a joint representative to the CTC Source Protection Committee.

Moved by Councillor Ryan, seconded by Councillor Gardhouse

THAT Councillor Gerrits be reappointed as joint representative to the CTC Source Protection Committee.

-Carried-

NOTICE OF MOTIONS

MOTIONS

34. **Moved by Councillor Currie, seconded by Councillor Soloman**

THAT the application to reclassify the temporary entrance to a permanent entrance at 674305 Hurontario Street, Mono, be approved.

A recorded vote was requested on the motion and taken as follows:

	Yea	Nay
Councillor Anderson (1)		x
Councillor Brown (7)		x
Councillor Creelman (2)		x
Councillor Currie (1)	x	
Councillor Gardhouse (2)		x
Councillor Gerrits (1)		x
Councillor Hawkins (1)		x
Councillor Horner (1)		x
Councillor Macintosh (7)		x
Councillor Mills (2)	Absent	
Councillor Rentsch (1)		x
Councillor Ryan (3)		x
Councillor Soloman (1)	x	
Councillor White (2)	Absent	
Totals (32)	2	26
	-MOTION LOST-	

35. **Moved by Councillor Horner, seconded by Brown**

WHEREAS the Dufferin County Forest By-law (2017-39) allows that hunting may occur from October 1 to May 1 in the following tracts: south portion of Amaranth, Gara Gore, Main, Melanchthon, Randwick, Riverview and Simmons;

AND WHEREAS there is no hunting allowed in the following Dufferin Forest tracts: North portion of Amaranth, Hockley, Leeming, Levitt, Little, Mono, Thompson and River Road;

AND WHEREAS there were 99 permits issued for hunting in the tracts of the Dufferin Forest in 2020-21;

AND WHEREAS year round usage of the Main Tract for hiking, cycling and horseback riding has been steadily increasing since 2017 and particularly in the COVID-19 pandemic;

AND WHEREAS traffic counters in the parking lot of the Main Tract are recording approximately 75 cars per day from May-September and approximately 38 cars per day in the months of October to April with hiking and cycling being the dominant use;

THEREFORE be it resolved that The Main Tract of the Dufferin Forest be removed from area in the bylaw that allows hunting and placed on the no hunting list.

A recorded vote was requested on the motion and taken as follows:

	Yea	Nay
Councillor Anderson (1)	x	
Councillor Brown (7)	x	
Councillor Creelman (2)	x	
Councillor Currie (1)		x
Councillor Gardhouse (2)	x	
Councillor Gerrits (1)	x	
Councillor Hawkins (1)	x	
Councillor Horner (1)	x	
Councillor Macintosh (7)	x	
Councillor Mills (2)	Absent	
Councillor Rentsch (1)		x
Councillor Ryan (3)	x	
Councillor Soloman (1)	x	
Councillor White (2)	Absent	
Totals (32)	26	2
	-MOTION CARRIED-	

36. **BY-LAWS**

2021-26 A by-law to approve Official Plan Amendment No. 2 to the Township of Mulmur Official Plan.
Authorization: Council – July 8, 2021

Moved by Councillor Gerrits, seconded by Councillor Ryan

THAT By-law 2021-26, be read a first, second and third time and enacted.
-Carried-

37. **OTHER BUSINESS**

Councillor Currie asked for an update regarding a Dufferin County vehicles parked at 55 Zina Street. The Director of Public Works advised Councillor Currie that the vehicle is a Building department vehicle and is being used by the

department. GSP devices have been installed in all County vehicles and usage rates will be reviewed.

38. **CLOSED SESSION**

39. **CONFIRMATORY BY-LAW**

2021-27 A by-law to confirm the proceedings of the Council of the Corporation of the County of Dufferin at its meeting held on July 8, 2021.

Moved by Councillor Brown, seconded by Councillor Hawkins

THAT By-Law 2021-27, be read a first, second and third time and enacted.

-Carried-

40. **ADJOURNMENT**

Moved by Councillor Gardhouse, seconded by Councillor Macintosh

THAT the meeting adjourn.

-Carried-

The meeting adjourned at 3:45 p.m.

Next meeting: Thursday, September 9, 2021 at 2:00 p.m.
Video Conference

John Creelman, Acting Warden

Michelle Dunne, Clerk



MINUTES
JOINT RECREATION SUBCOMMITTEE
July 9, 2021 9:30AM

Present: Darren White, Mayor of Melancthon
David Besley, Deputy Mayor of Melancthon
Janet Horner, Mayor of Mulmur
Earl Hawkins, Deputy Mayor of Mulmur
Denise Holmes, CAO of Melancthon
Tracey Atkinson, CAO of Mulmur
Sarah Culshaw, Treasurer of Melancthon
Roseann Knechtel, Deputy Clerk of Mulmur

1.0 Call to Order

The meeting was called to order by Janet Horner at 9:30 a.m. The meeting was hosted using an electronic zoom platform. The next meeting will be Chaired by Darren White.

2.0 Approval of the Agenda

Moved by Hawkins and Seconded by Besley

THAT the agenda for July 9, 2021 be approved.

CARRIED.

3.0 Approval of Minutes

Moved by White and Seconded by Hawkins

THAT the minutes of May 26, 2021 be approved.

CARRIED.

4.0 Administration

4.1 KPMG Management Letter

Mulmur CAO, Tracey Atkinson provided an overview to the KPMG Management Letter. Discussion ensued. Deputy Mayor Earl Hawkins requested a recorded vote.

Moved by Hawkins and Seconded by White

THAT the Joint Recreational Committee receive the management letter from KPMG regarding liabilities at the North Dufferin Community Centre;

AND THAT the Committee forward the Letter to their respective Councils for consideration.

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YEA NAY

Earl Hawkins	Y
Darren White	Y
Dave Besley	Y
Janet Horner	Y

CARRIED.

4.2 Recreation Agreement

Tracey Atkinson, Mulmur CAO reviewed the draft agreement with the Committee. Direction was given to staff to update the agreement to address issues and concerns as discussed.

Moved by White and Seconded by Hawkins

THAT the Joint Recreational Committee defer the Draft Recreation Agreement to the next meeting.

CARRIED.

5.0 Information Items

5.1 NDCC Grant Application

Moved by Hawkins and Seconded by Besley

THAT the information items be received as copied and circulated.

CARRIED.

6.0 Closed Session

6.1 NDCC Board Reorganization

Moved by Hawkins and Seconded by White

THAT the Joint Recreation Committee adjourn to closed session at 11:20 a.m. pursuant to Section 239 of the Municipal Act, 2001 as amended for one (1) matter regarding labour relations or employee negotiations [239(2)(d)]

CARRIED.

Moved by White and Seconded by Besley

THAT Council do rise out of closed session at 11:47 a.m. and into open session with the following motion:

THAT the Committee direct staff to investigate board and committee governance structures and report back to a subsequent meeting.

CARRIED.

7.0 Meeting Adjournment

Moved by Hawkins and Seconded by Besley

THAT Council adjourns the meeting at 11:50 a.m. and agree to meet again at the call of the Chair.

CARRIED.

DRAFT



MINUTES

MULMUR-MELANCTHON FIRE BOARD

Tuesday, July 20, 2021 at 7:00 p.m.

Present: Ken Cufaro, Vice Chair – Mulmur Township
Earl Hawkins – Mulmur Township
Darren White – Melancthon Township
Mathew Waterfield – Fire Chief
Brendon Bogers – Deputy Chief
Heather Boston – Secretary

Absent: David Besley, Chair – Melancthon Township

1. Call to Order – meeting was called to order by the Chair at 7:01 pm

2. Declaration of Pecuniary Interest

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

No Declarations of Pecuniary interest were stated at this time.

3. Approval of the Agenda

Motion by: Hawkins/White

THAT the July 20, 2021 agenda for the Mulmur-Melancthon Fire Board be approved as circulated.

CARRIED.

4. Approval of Previous Meeting's Minutes – May 18, 2021

Motion by: Hawkins/White

THAT the Minutes of the Mulmur-Melancthon Fire Board dated May 18, 2021 be approved as copied and circulated.

CARRIED.

5. Finance

a) Accounts

Motion by: White/Hawkins

THAT the operating accounts as presented in the amount of \$9,611.99 be approved.

AND THAT the capital accounts as presented in the amount of \$7,648.75 be approved.

CARRIED.

6. Old/New Business

a) Use of Pumper by Fire Association (verbal)

- Association has made approximately \$2500 this year by filling pools in the fire area.
- Policy is to only fill pools in fire area so that tanker is more readily available for fire calls
- Desire to be able to offer this to all residents, would like other fire departments to consider offering this service as well

Motion: Hawkins/White

THAT the Board defer this matter to the to the Joint Fire Subcommittee to be added to their agenda for discussion.

CARRIED.

b) General Fire Chief Update (verbal)

- Squad #41 and #44 passed their annual inspections and three ladders failed the test and will be replaced
- Recruits are doing well
- Recruits are working with Deputy Chief to get their DZ licences
- Chief Waterfield has completed two training courses
- New rescue is working well and pulls trailer better than previous rescue vehicle
- Chief Waterfield is working towards becoming a certified fire inspector to be finished in 2022

7. Correspondence

- a) Fire Marshal's Communique – Responding to Animals Left in Motor Vehicles Training**

8. Adjournment

Motion by: Hawkins/White

THAT we do now adjourn at 7:46 pm to meet again on September 21, 2021 at 7:00 pm or at the call of the Chair.

CARRIED.



COMMITTEE OF ADJUSTMENT MINUTES JULY 21, 2021 | 9:00AM

Present: Earl Hawkins, Deputy Mayor
Kim Lyon, Member
Bart Wysokinski, Member
Tracey Atkinson – Planner
Roseann Knechtel – Deputy Clerk

Absent: Ken Cufaro, Councillor

1.0 CALL TO ORDER

The meeting was called to order at 9:01 a.m. by the Chair Hawkins. The meeting was held using electronic “Zoom” application. Approximately 15 residents were in attendance.

2.0 APPROVAL OF THE AGENDA

Moved by Lyon and Seconded by Wysokinski
THAT Committee approves the agenda dated July 21, 2021.

Carried.

3.0 MINUTES OF THE PREVIOUS MEETING

Moved by Lyon and Seconded by Wysokinski
THAT Committee approves the Minutes dated May 12, 2021.

Carried.

4.0 DISCLOSURE OF PECUNIARY INTERESTS - NONE

5.0 NEW APPLICATIONS

Township Planner Tracey Atkinson confirmed that notice was given in accordance with the Planning Act on all applications, being a first-class mailout to all landowners within 120m of the subject properties and required agencies a minimum of 20 days before the meeting and a yellow notice sign for each property.

5.1 B5-2021 CHOUDHRY / CHAUDHARY LOT MERGER

Township Planner Tracey Atkinson provided a summary of applications B5-2021, B6-2021 and B13-2021.

Kristine Loft, the applicant's planner provided a presentation on applications B5-2021, B6-2021 and B13-2021 and the intent to conform with the Township's Zoning

By-law as much as possible to allow for the development of a single-family residential building lots.

The applicants did not comment, and no comments were received from the public.

In addition to the regular conditions, Committee members discussed driveway locations being a condition of consent and subject to MTO approval.

Moved by Lyon and Seconded by Wysokinski

That Application No. B5-2021 submitted by Kulvinder Chaudhary and Mona Choudhry for a boundary adjustment to merge from CON 2 EHS W, EAST PART LOT 1 PARCELS 2 & 3 (R#2 05702 & R#2 05703) be approved subject to the following:

- That the boundary adjustment merge two parcels of land, both being approximately 0.36 acres (+/- 5%) rounded to two decimal places to create one lot approximately 0.72 acres (+/- 5%) with a frontage of approximately 42.56m subsequent to the completion of File No. B13-2021 Choudhry.
- No fragment parcel shall exist through this transaction.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- That the lot complies with MDS1 analysis between any nearby livestock facilities/anaerobic digesters on separate lots in accordance with the Minimum Separation Distance Document and provide proof of attempted confirmation with the facility operators/owners.
- That the applicant shall, at his/her own expense, undertake a Zoning Bylaw Amendment to address any Zoning requirements that cannot be fulfilled through the Boundary Adjustment, which may include but not limited to MDS setbacks, lot size and minimum frontage requirements.
- The application is to comply with all requirements from the MTO to obtain an approved entrance permit. Prior to endorsement of the deeds, the Municipality shall receive confirmation from the MTO, that their conditions have been fulfilled to their satisfaction.
- The transaction shall be subject to Section 50(3) of the Planning Act.
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within

- thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.
- Carried.**

5.2 B6-2021 CHOUHAN / VARVARO Boundary Adjustment

Township Planner Tracey Atkinson reviewed the conditions of consent.

Moved by Wysokinski and Seconded by Lyon

That Application No. B6-2021 submitted by Ritu and Nakshat Chouhan for a boundary adjustment from CON 2 EHS W, EAST PART LOT 1 PARCEL 5 (R#2 05705) to CON 2 EHS W, EAST PART LOT 1 PARCEL 4 (R#2 05704) be approved subject to the following:

- That the boundary adjustment applies to a minimum 500 m² parcel of land rounded to two decimal places be added to CON 2 EHS W, EAST PART LOT 1 PARCEL 4 (R#2 05704) subject to MTO Satisfaction of lot configuration.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- That the lot complies with MDS1 analysis between any nearby livestock facilities/anaerobic digesters on separate lots in accordance with the Minimum Separation Distance Document and provide proof of attempted confirmation with the facility operators/owners.
- That the applicant shall, at his-her own expense, undertake a Zoning Bylaw Amendment to address any Zoning requirements that cannot be fulfilled through the Boundary Adjustment including but not limited to MDS setbacks, lot size and minimum frontage requirements, only if required.
- The application is to comply with all requirements from the MTO to obtain an approved entrance permit. Prior to endorsement of the deeds, the Municipality shall receive confirmation from the MTO, that their conditions have been fulfilled to their satisfaction.
- The severed parcel shall be subject to Section 50(3) of the Planning Act.

- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

Carried.

5.3 B13-2021 CHOUDRY Boundary Adjustment

Township Planner Tracey Atkinson reviewed the conditions of consent.

Moved by Lyon and Seconded by Wysokinski

That Application No. B13-2021 submitted by Mona Choudhry for a boundary adjustment from CON 2 EHS W, EAST PART LOT 1 PARCEL 2 (R#2 05702) to CON 2 EHS W, EAST PART LOT 1 PARCEL 1 (R#2 05701) be approved subject to the following:

- That the boundary adjustment applies to a 562 m² (+/- 5%) parcel of land rounded to two decimal places with a frontage of 8.7m be added to CON 2 EHS W, EAST PART LOT 1 PARCEL 1 (R#2 05701).
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- That the lot complies with MDS1 analysis between any nearby livestock facilities/anaerobic digesters on separate lots in accordance with the Minimum Separation Distance Document and provide proof of attempted confirmation with the facility operators/owners.
- That the applicant shall, at his-her own expense, undertake a Zoning Bylaw Amendment to address any Zoning requirements that cannot be fulfilled through the Boundary Adjustment including but not limited to MDS setbacks, lot size and minimum frontage requirements.
- The application is to comply with all requirements from the MTO to obtain an approved entrance permit. Prior to endorsement of the deeds, the Municipality

shall receive confirmation from the MTO, that their conditions have been fulfilled to their satisfaction.

- The severed parcel shall be subject to Section 50(3) of the Planning Act.
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

Carried.

5.4 B7-2021 Bruce Trail Conservancy Severance

Township Planner, Tracey Atkinson, provided a summary of applications B7-2021, B11-2021, and B12-2021.

Antoin Diamond, a representative and applicant for the Bruce Trail Conservancy provided a presentation on applications B7-2021, B11-2021, and B12-2021. The Bruce Trail requested the parking lot agreement with the Township be removed as a condition of consent as the agreement is underway. The Bruce Trail also requested that cash-in-lieu of parkland be removed as a condition of consent for application B7-2021 as the severance and boundary adjustments are creating additional trail networks within the municipality.

The Township Planner spoke to the development of the parking lot agreement and does not feel that this will delay the application. The Township Planner spoke to the Parkland By-law #41-2018 which requires Council decision to provide exemption.

Public comments were received. Bill Duron supported the application, moving the Bruce Trail off of municipal roadways and supporting the health and well-being of residents in Dufferin County.

Don MacFarlane spoke to the Township's commitment to support recreation within the municipality and the status of the parking lot agreement between the Bruce Trail and Township of Mulmur.

Carl Tafel, Trail Director for the Dufferin Highland Club spoke to the issue of roadside parking during pandemic restrictions and the development of parking agreements between the Bruce Trail and NEC.

The Committee praised the Bruce Trail association but recognized the issue of parking. The Committee questioned the Bruce Trail creating a building lot as a charitable organization, and within the Niagara Escarpment, which does not normally support the creation of building lots. Antoin Diamond explained that a buy,

sever, sell model can be found in several charitable organizations as it provides opportunity to undertake negotiations for trade and to open networks. The severance continues to provide access to a building lot/tax base possibility while conserving the remaining parcel.

Moved by Lyon and Seconded by Wysokinski

That Application No. B7-2021 submitted by the Bruce Trail Conservancy for a lot creation from CON 2 WHS E PT LOT 22 (R# 6 08900) be approved subject to the following:

- That the lot creation applies to the creation of a lot of approximately 8.1 ha (+/- 5%) rounded to two decimal places.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The Bruce Trail Conservancy enter into an agreement for the establishment of a parking lots to the satisfaction of the Township.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.
- Cash in lieu of parkland shall be paid to the Municipality in the amount of \$5,000.00

Carried.

5.5 B11-2021 Bruce Trail Conservancy Boundary Adjustment

Township Planner, Tracey Atkinson, reviewed the conditions of consent.

Moved by Wysokinski and Seconded by Lyon

That Application No. B11-2021 submitted by 2978986 Ontario Inc. (Paul Cohen) for a boundary adjustment from CON 2 WHS PT LOT 21 (R# 6 08700) to CON 2 WHS E PT LOT 22 (R#6 08900) be approved subject to the following:

- That the boundary adjustment applies to an approximate 3.3 ha (+/- 5%) parcel of land rounded to two decimal places to be added to CON 2 WHS E PT LOT 22 (R#6 08900)

- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The severed parcel shall be subject to Section 50(3) of the Planning Act.
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

Carried.

5.6 B12-2021 Bruce Trail Conservancy Boundary Adjustment

Township Planner, Tracey Atkinson, reviewed the conditions of consent.

Moved by Lyon and Seconded by Wysokinski

That Application No. B12-2021 submitted by Christopher, Martha and Sue Sales for a boundary adjustment from CON 2 WHS W PT LOT 21 (R# 6 16750) to CON 2 WHS E PT LOT 22 (R#6 08900) be approved subject to the following:

- That the boundary adjustment applies to an approximate 1.10 acres (+/- 10%) parcel of land rounded to two decimal places to be conveyed to CON 2 WHS E PT LOT 22 (R#6 08900) subsequent to the completion of File No. B11-2021 Bruce Trail / Cohen
- The applicant shall, at his/her own expense, convey to the Municipality sufficient lands being approximately 0.2 acres (+/- 10%) rounded to two decimal places, located west of "no mans land". Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the conveyance shall be provided to the Municipality for their records.
- That the Bruce Trail Conservancy, Christopher, Martha and Sue Sales and Paul Cohen (2798986 Ontario Inc.) provide conformation that they have no claim to "no mans lands" to the Township's solicitors satisfaction.

- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The severed parcel shall be subject to Section 50(3) of the Planning Act.
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

Carried.

5.7 B8-2021 CLARK Severance

Kristine Loft, the applicant's planner provided a presentation on the application and the findings of the completed Environmental Impact Study.

The Township Planner, Tracey Atkinson noted that the NVCA has briefly reviewed the EIS but has not provided formal approval.

The applicant did not comment, and no comments were received from the public.

Moved by Wysokinski and Seconded by Lyon

That Application No. B8-2021 submitted by 1066886 Ontario Inc. c/o John Clark for a lot creation from CON 3 E E PT LOT 3 RP 7R506 PART 2 (R# 2 04150) be approved subject to the following:

- That the lot creation applies to the creation of a lot of approximately 4.8 ha (+/- 5%) rounded to two decimal places.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital

copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.

- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being 3.05m, along the frontage on severed and retained lands on 3rd Line EHS, fronting the applicant's property to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Public Works Department, for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Public Works
- That the registered owner shall enter into a development agreement pursuant to Section 51(26) of the Planning Act to address all planning matters, including, but not limited to building envelope, MDS setbacks and EIS Mitigation (found in Section 8) to the satisfaction of the Township and NVCA.
- That the EIS be to the satisfaction of the NVCA.
- A copy of the registered agreement shall be provided to the Municipality, prior to endorsement of the deeds for this Application for consent.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.
- Cash in lieu of parkland shall be paid to the Municipality in the amount of \$5,000.00

Carried.

5.8 B9-2021 STROUD Severance

Township Planner, Tracey Atkinson, provided an overview of the historical severances on this property and a summary of the current application before the Committee. Staff and NVCA are recommending deferral of the application subject to the completion of an Natural Heritage Study/Environmental Impact Study.

The applicant was not present and no comments were received from the public.

Moved by Lyon and Seconded by Wysokinski

That Application No. B9-2021 submitted by Murray Stroud for a lot creation from CON 4 EHS PT LOT 4 RP 7R6596 PART 4 (R# 2 02600) be deferred.

Carried.

5.9 B10-2021 MAITLAND Boundary Adjustment

Township Planner, Tracey Atkinson, provided a summary of the application.

The applicant was present for a portion of the meeting. No comments were received from the public.

Moved by Wysokinski and Seconded by Lyon

That Application No. B10-2021 submitted by Carol Maitland for a boundary adjustment from CON 2 EHS PT LOT 21 RP 7R3985 PARTS 1 and 3 (R#5-12700) to CON 2 EHS E PT LOT 21 RP 7R3885 PART 1 RP 7R4560 PART 1 (R#5-12900) be approved subject to the following:

- That the boundary adjustment conveys approximately 210m² (+/- 5%) rounded to two decimal places to the northern parcel being CON 2 EHS E PT LOT 21 RP 7R3885 PART 1 RP 7R4560 PART 1 (R#5-12900).
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being a sight triangle measuring 12m north on 2nd Line East and 12m west along 20 Sideroad, fronting the applicant's property to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Public Works Department, for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Public Works
- The severed parcel shall be subject to Section 50(3) of the Planning Act
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.

- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

Carried.

6.0 ADJOURNMENT

Moved by Wysokinski and Seconded by Lyon

THAT Committee adjourns the meeting at 10:45 a.m. to meet again at the call of the Chair.

Carried.

DRAFT



MINUTES ECONOMIC DEVELOPMENT COMMITTEE JULY 26, 2021

Members:

Chair Angela McMonagle
Vice-Chair Ruben Rindinella
Janet Horner
Ernie Lynch
Jeanette McFarlane
Diana Morris
Roseann Knechtel – Secretary

Julie Pollock - Absent

1. CALL TO ORDER

The Chair called the meeting to order at 5:03 p.m.

2. APPROVAL OF THE AGENDA

Moved by Horner and Seconded by Rindinella
THAT the Agenda for July 26, 2021 be approved.

CARRIED.

3. MINUTES OF THE PREVIOUS MEETING

Moved by McFarlane and Seconded by Rindinella
THAT the Minutes dated May 20, 2021 be approved.

CARRIED.

4. DISCUSSION ARISING OUT OF THE MINUTES - None

5. DISCLOSURE OF PECUNIARY INTERESTS - None

6. ADMINISTRATION

6.1 EDC Mandate and Strategic Plan Alignment

Member Horner spoke to Council's strategic plan review and discussed the new EDC mandate that reflects the outstanding action items of Council's strategic plan goals.

Members agree that high speed internet and cell service is still a priority within the Township.

6.2 Events Committee Mandate

Secretary Knechtel provided an update on the Events Committee mandate and the re-establishment as a committee of Council. Members were in favor of one event supporting cycling and equestrian activity in the Township.

6.3 Think Local Market Verbal Update

Member Morris provided a verbal update that the DBOT Think Local Market has been postponed until September 14, 2021. To date, there are 43 vendors registered. The Township and Committee are to continue to encourage Mulmur vendors to join and participate.

Member Morris will send new information package for distribution at the Township.

Member discussed renting the Township pop-up tents to small business for use at markets and business functions as a way to support, encourage and allow for business participation.

Moved by McMonagle and Seconded by Lynch

THAT the Committee recommend that the municipal pop-up tents be available for rent to Mulmur businesses for business use;

AND THAT staff develop a protocol and nominal rate for rentals.

CARRIED.

6.4 Cycling Station Materials and Locations

The Township did not receive any submissions to the Open Call for Design/Build Cycling Stations. Members will follow-up with companies that previously expressed interest.

Members reviewed the approved Council locations and discussed what cycling station infrastructure should be included at each location.

Dufferin County Forest Main Tract: Members will consult with County Forest Manager and cycling groups to determine appropriate infrastructure and installation locations. The Dufferin County Forest was identified as an area for the unique design/build installation.

Pine River Fishing Area: Cycling stands: 1
Bench: 1
Fix-it Station: 1

Kilgorie: Bench: 1

Municipal Office: Cycling stands: 1
Bench: 1
Fix-it Station: 1
Identified as an area for unique design/build installation

Honeywood Park: Cycling stands: 1
Bench: 1
Fix-it Station: 1
Approval from NDCC Board required to install materials at recommended location.

Thompson Trail Park: Cycling stands: 2

Bench: 4

Mansfield Community Park: Cycling stands: 2

Members agreed that infrastructure should have a message or logo. Direction to secretary to bring ideas forward at next meeting.

Private locations are encouraged to participate in the installation of infrastructure but would be required to purchase their own materials through the Township.

Moved by Lynch Seconded by Horner

THAT the Committee approve the locations of cycling station infrastructure for the Pine River Fishing Area, Kilgorie, Municipal Office, Thompson Trail Park and Mansfield Community Park;

AND THAT the Committee consult with Dufferin County and active cyclists within Mulmur to determine an appropriate location for cycling station infrastructure at the Dufferin County Forest Main Tract;

AND THAT the Committee seek approval from the NDCC Board of Management for the installation of cycling station infrastructure at the Honeywood Park at the identified location;

AND FURTHER THAT the Committee invite local business to purchase and install cycling infrastructure to partner with the Municipality for inclusion in digital collateral and signage.

Carried.

Members will consult with cycling groups and bring infrastructure recommendations back at next meeting for purchase.

RK forward ULINE and Parks options to Angela and Jeanette.

6.5 Cycling Signage and Digital Materials

Members discussed what digital materials and signage they would like created and designed. Members agreed that a sign will be installed at each cycling station and a map of cycling station materials would be included on the website. Member McFarlane noted that a Cycle Mulmur Logo has already been created and will forward to members for consideration.

Member McFarlane will consult with Christian Beausoleil to assist in the development of signage and digital materials to identify and promote Mulmur's cycling infrastructure.

6.6 Prosperous Goal 1: Retain, Enhance and Attract Business

Deferred to next meeting.

6.7 Prosperous Goal 2: Pursue Responsible Growth in Residential and Employment Areas

Deferred to next meeting.

6.8 Supportive Goal 2: Facilitate Education and Training for Mulmur Residents, Entrepreneurs and Businesses

Deferred to next meeting.

6.9 Supportive Goal 4: Celebrate Success of Residents including students, volunteers, Mulmur team members and business achievements

Deferred to next meeting.

7. INFORMATION ITEMS

- 7.1** Invitation for Design/Build Cycling Station
- 7.2** Dufferin County Workforce Strategy Notes
- 7.3** Small Business Enterprise Centre

8. ITEMS FOR FUTURE MEETINGS

- 8.1** NDCC Board Approval
- 8.2** Dufferin County Forest Approval
- 8.3** Purchase recommendations for cycling station infrastructure
- 8.4** EDC Mandate and Strategic Plan Goals

9. ADJOURNMENT

Moved by Lynch and Seconded by Rindinella

THAT the Committee adjourns the meeting at 6:46 p.m. to meet again on August 30, 2021 at 4:00 pm, or at the call of the Chair.

CARRIED.



**MINUTES
POLICE SERVICE BOARD
July 28, 2021 - 9:00AM**

Present: Chair Jeff Sedgwick – Provincial Appointee
Ken Cufaro – Council Representative
Dennis Phillipson – Mulmur Member
S/Sgt Tony Jelic – OPP
Roseann Knechtel – Secretary

1. Call to Order by the Chair

The meeting was called to order at 9:00 a.m. by Chair Jeff Sedgwick

Appointment of Recording Secretary for 2021

Moved by Cufaro and seconded by Phillipson

THAT Roseann Knechtel be appointed as Recording Secretary of the Mulmur Police Service Board.

Carried.

2. Disclosure of Pecuniary Interest – None

3. Approval of Agenda

Moved by Cufaro and Seconded by Phillipson

THAT the Minutes of the agenda for the Mulmur Police Services Board dated July 28, 2021 be approved.

Carried.

4. Approval of Minutes – January 27, 2021

Moved by Phillipson and Seconded by Cufaro

THAT the Minutes of the Mulmur Police Services Board dated January 27, 2021 be approved.

Carried.

5. Presentations/Delegations – None

6. New Business (Discussion Items)

6.1 Police Service Board Changes

Members discussed the Town of Grand Valley PSB motion, proposed board composition and the removal of Provincial Appointees.

Moved by Phillipson and Seconded by Sedgwick

THAT the Mulmur Police Services Board recommends to Mulmur Council the support of the Town of Grand Valley's OPP Detachment Board Composition as amended to include 20% provincial appointee representation in each Board for submission to the Office of the Solicitor General.

A recorded vote was requested.

	Yea	Nay
Member Cufaro		N
Member Phillipson	Y	
Chair Sedgwick	Y	

Carried.

6.2 OPP Quiet Running Initiative

S/Sgt Tony Jelich provided an overview to the OPP Quiet Running Initiative. Time was spent on enforcement of noise and loud vehicles across the County.

Members requested statistics from this program, specific to Mulmur Township, for presentation and discussion at the next Police Service Board.

6.3 Paid Duty Report/Statistics

S/Sgt Tony Jelich presented on paid duty reports which occurred on April 15, April 24, May 3, May 11, June 4, June 16 and June 26.

Member Cufaro requested that a Paid Duty template be created to ensure consistency in information. It is suggested that the template incorporate information including but not limited to listing the offense, posted speed, infraction, specific location and time spent at each location.

Member Phillipson provided a history of Paid Duty in Mulmur, primarily focusing on Airport Road, and now incorporating interior areas of concern.

7. Information Items

7.1 Township of Mulmur Request for Paid Duty

7.2 Township of Mulmur Moving Ontarians More Safely Motion

7.3 Town of Mono Highway Traffic Act Set Fines

7.4 Town of Mono Black Cat Speed Monitoring

7.5 Town of Caledon POA Memorandum

7.6 Dufferin County Community Safety and Well-Being Plan

Moved by Cufaro and Seconded by Phillipson

THAT the Information Items be received.

Carried.

8. Detachment Report

S/Sgt Tony Jelich presented on calls received within the Township for the first and second quarters of 2021. Member sought clarification on domestic causes of MVC's and increased HTA offenses.

S/Sgt Jelich noted the number of officers in Mulmur and Dufferin has increased substantially due to the increased area of responsibility through the incorporation of the Town of Orangeville and Town of Shelburne. A greater police presence and an increased number of officers on the roads is leading to more charges and greater enforcement in Mulmur.

S/Sgt Jelich does not anticipate any concerning trends but did highlight the change in legislation surround stunt driving, as this will impact the amount of vehicle seizures and license suspensions.

Member Cufaro sought clarification on firearm use on rural properties. Police will investigate there is no risk to members of the public and that appropriate safety measures are being adhered to. Member Cufaro requested a follow up on high velocity bullets as a public safety concern.

9. Items for Future Meetings

10. Public Discussion

Chair Sedgwick recognized Cheryl Russell. Russell complimented the agenda package and the amount of information included. Russell thanked the Police Services Board and OPP for their work and the increased the number of patrols in Mulmur.

11. Adjourn/Next Meeting Date

Moved by Cufaro and Seconded by Phillipson

THAT the meeting adjourn at 10:10 am to meet again at 9:00am on January 26, 2022 or at the call of the Chair.

Carried.



**NORTH DUFFERIN COMMUNITY CENTRE
BOARD OF MANAGEMENT
MINUTES
WEDNESDAY, JUNE 9, 2021 – 7:00 P.M.
ELECTRONIC MEETING - ZOOM**



The North Dufferin Community Centre Board of Management known as “The Board” held its meeting on the 9th day of June, 2021 at 7:00 p.m., as an electronic meeting through ZOOM.

Those present:

Chester Tupling, Chair, Mulmur
Dave Besley, Deputy Mayor, Melancthon
Patricia Clark, Councillor, Mulmur
Debbie Fawcett, Melancthon
Emma Holmes, Melancthon
Keith Lowry, Mulmur (7:09)
Nancy Noble, Mulmur
Heather Boston, NDCC Treasurer, Mulmur (7:14)
Donna Funston, NDCC Secretary, Melancthon

Regrets:

James Woods, Arena Manager

#1 Call to Order by Chair

Chair Tupling called the meeting to order at 7:07 p.m.

#2 Additions/Deletions/Approval of Agenda

-Moved by Fawcett, Seconded by Clark that the Agenda be approved as circulated.
Carried.

#3 Declaration of Pecuniary Interest or Conflict of Interest

None.

#4 Approval of Draft Minutes

-Moved by Besley, Seconded by Clark, that the minutes of the North Dufferin Community Centre Board of Management held on May 12, 2021 be approved as circulated. Carried.

#5 Business Arising from the Minutes

None.

#6 Facility Manager's Report

James Woods was not in attendance.

Chair Tupling spoke to the Manager's report, there is no update on the summer camp as of yet. Trying to get a clear understanding of Public Health's indoor rules that will apply to the camp. The brine pump needs to be replaced and it can be moved to the new building as well. Board directs James to get more quotes for the brine and condenser repairs and to ask Carmichael if they could do better on their quotes if they were to be awarded both jobs. Board will make a decision in July as to which quote and repairs they will be approving. The monument is not movable, the suggestion is to lift it straight up and put a new base below it and leave it in the same place. James has requested a leaf blower to get grass clippings off the tomb stones in the Cemetery, Chair Tupling will speak with Harold to find out what was done in the past. Board has directed James to purchase 4 cameras to be placed on each corner of the Facility at a maximum of \$1,000. Heather explained that the grant availability is now only 60% because the square footage being added on is more than 30% of the Facility so it is considered a new build and applied for as such. Heather will need to stack grants because Mulmur Council passed a motion that the grant must be 66.66%, if the grant total is less Mulmur Council will need to re-look at their motion.

#7 General Business

1. Financial

1. Accounts Payable

-Moved by Clark, Seconded by Rowbotham the accounts in the amount of \$11,359.25 be received as presented. Carried.

2. A/R update

A/R has been collected and is doing well

3. YTD vs. Budget comparison

It was noted that the YTD numbers look good considering the year it has been.

2. Other

3. Unfinished Business

1. Beef BBQ and Fundraising Events 2021

The Beef BBQ will not happen this year again due to COVID restrictions. It takes many volunteers to put the event together and with the gathering limits it just won't work.

2. Creating a Logo

Deferred.

#8 Information

#9 Closed Session

-Moved by Noble Seconded by Rowbotham that the NDCC Board of Management move into a Closed Session Meeting at 7:45 p.m. pursuant to Section 239 of the Municipal Act, 2001, as amended for the following reasons: Personal matters about an identifiable individual, including municipal or local board employees – Annual Performance Review. Carried

Rise from Closed Session with Report

-Moved by Noble Seconded by Rowbotham that the Board of Management authorize the Arena Manager to receive a Cost of Living increase of 1.19% effective June 7, 2021. Carried.

-Moved by Lowry Seconded by Clark that the NDCC Board of Management create a salary grid for the Arena Manager position.
And Further; the grid will identify progress markers for each step to assess an employee, performance review to be completed in the Fall, upon approval and successful performance review an increase will be implemented in January of the succeeding year. Carried.

#10 Notice of Motion

-None

#11 Confirmation Motion

-Moved by Clark, Seconded by Rowbotham that all actions of the Members and Officers of the North Dufferin Community Centre Board of Management with respect to every matter addressed and or adopted by the Board on the above date are hereby adopted, ratified and confirmed; and each motion, resolution and other actions taken by the Board Members and Officers at the meeting held on the above date are hereby adopted, ratified and confirmed. Carried.

#12 Adjournment

-Moved by Clark, Seconded by Lowry, we adjourn the North Dufferin Community Centre Board of Management meeting at 8:20 p.m. to meet again on Wednesday July 14, 2021 at 7:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY



2021 Development Charges Update Study

Township of Mulmur

For Public Circulation and Comment

July 2, 2021

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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1. Introduction

1.1 Background

The Township of Mulmur (Township) imposes development charges (D.C.) to recover the increase in need for service arising from development. The basis for the calculation of the Township's current residential and non-residential D.C. is documented in the Township's development charges background study titled "Township of Mulmur Development Charges Background Report" dated July 3, 2019. This D.C. Background Study provides the supporting documentation for the Township's D.C. By-law 30-19. The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force.

Table 1-1
Township of Mulmur
Current Schedule of D.C.s

Service/Class	Residential	Percent of Residential Charge	Non-Residential	Percent of Non-Residential Charge
Transportation	7,064	57%	0.82	65%
Fire Services	2,218	18%	0.26	21%
Recreation	1,498	12%	-	0%
Library Services	28	0%	-	0%
Growth-Related Studies	1,510	12%	0.18	14%
Total	12,317	100%	1.26	100%

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law 30-19, in accordance with the *Development Charges Act*, 1997, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

In accordance with the D.C.A., s. 2 (2), a D.C. shall be calculated, payable, and collected where the development requires one or more of the following:



- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- the approval of a minor variance under section 45 of the *Planning Act*;
- a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- the approval of a plan of subdivision under section 51 of the *Planning Act*;
- a consent under section 53 of the *Planning Act*;
- the approval of a description under section 50 of the *Condominium Act*; or
- the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

1.2.2 Determination of the Amount of the Charge

The following conventions were adopted:

- a) Costs allocated to residential uses will be assigned to one residential charge that encompasses all of the different types of residential units. Costs allocated to non-residential uses will be assigned to the non-residential charge based on the gross floor area (G.F.A.) constructed.
- b) Costs allocated to residential and non-residential uses are based upon a review of the Township's tax assessment. This approach has been summarized in Section C5 of the 2019 D.C. Background Study.

1.2.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.



The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 2 years prior to the issuance of a building permit.

Additionally, where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building is demolished, the building at the new location shall be granted the redevelopment credit. If the future development of the demolished site is proposed, the new proposed development shall be subject to the full applicable D.C. as the credit has already been transferred to the relocated site.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

1.2.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s. 3); and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s. 2 of O. Reg. 82/98).

Non-statutory exemptions

- Accessory agricultural buildings
- Temporary buildings
- Places of Worship

1.2.5 Indexing

All D.C.s will be subject to mandatory indexing annually January 1st of each year, beginning on January 1, 2021, in accordance with provisions under the D.C.A.



1.2.6 By-law Duration

The by-law will expire on July 3, 2024 unless it is repealed by Council at an earlier date.

1.2.7 Date Charge Payable

Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building, or structure.

1.3 Changes to the D.C.A.: More Homes, More Choice Act and the COVID-19 Economic Recovery Act

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.



In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020 and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
- and
- Additional services as prescribed.



Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.

Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the



by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

1.4 Other Legislative Changes

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.

1.5 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. to amend the Township’s D.C. by-law. The proposed amendments relate to the removal of the 10% deduction for soft services and provide updates to the underlying D.C. eligible capital cost estimates. In addition, other proposed amendments relate to the timing and collection of D.C.s and statutory exemptions, as a result of recent changes to the D.C.A. (as summarized in Section 1.3 and 1.4 herein).

This D.C. background study and draft amending by-law will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.

The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs



- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

It should be noted that this Study is provided as an update to the Township's 2019 D.C. Background Study, and as such the calculations are denominated in 2019 dollars (the Township's D.C. Background Study cost base).

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Township's website in accordance with provisions of the D.C.A. by July 2, 2021. The statutory public meeting will be held on August 4, 2021. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the D.C. by-law is September 1, 2021.

1.6 Summary of Proposed Amendments

Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 30-19 remain unchanged by this process.

The analysis provided herein will address the proposed amendments to the Township's D.C. by-law arising from the recent amendments to the D.C.A., as outlined in Sections 1.3 and 1.4 above. In particular, Chapters 3 and 4 address changes to the D.C. eligible costs and calculation of the charges resulting from the removal of the 10% statutory deduction for 'soft' services, as well as the change in classification of Administration service to the class of service for Growth-Related Studies. Changes to the capital costs underlying the charge have been made for Administration Studies/Growth-Related Studies only. These changes are discussed in detail in Chapter 3 of this report.



Chapter 5 presents the changes to the D.C. by-law collection policies and statutory exemptions to reflect legislative changes. Chapter 5 also includes updates to the Township's policy regarding redevelopment credits.



2. Anticipated Development

It is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”. The growth forecast contained in Section C of the 2019 D.C. Background Study provides for the anticipated development for which the Township will be required to provide services over a 10-year planning horizon.

The growth forecast contained in the 2019 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2019 D.C. Background Study remains unchanged.

Table 2-1
Township of Mulmur
2019 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential Net Population	Non-Residential Sq.ft. of GFA
Late 2019	3,640	
Late 2029	4,182	
10-year (2019-2029)	542	20,000



3. Revisions to the Anticipated Capital Needs

The 2019 D.C. Background Study justified the maximum amount that could be charged for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for the following services:

- Administration Studies (Growth-Related Studies);
- Transportation;
- Fire Services;
- Recreation; and
- Library.

The following sections summarize the amendments made to the D.C. eligible capital costs. In accordance with the amendments to the D.C.A., the 10% statutory deduction has been removed from the calculation of the D.C. eligible capital costs for Recreation Services, Library Services and for specific studies under Administration Studies (Growth-Related Studies).

Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the Township's 2019 D.C. Background Study remain unchanged.

3.1 Administration (Growth-Related Studies Class of Service)

The Township's 2019 D.C. Background Study included growth-related studies under the Administration Studies service. Changes to Administration Studies are provided to conform with changes in the D.C. eligible services under the D.C.A. and the ability to include a separate class of services for growth-related studies (as summarized in Section 1.3). General growth-related studies included in the Township's 2019 D.C. Background Study, as well as the additional costs of undertaking this D.C. by-law amendment process, have been included in the D.C. calculation under a separate class of service (i.e. Growth-Related Studies). The following provides a list of the projects included in the Growth-Related Studies class of service:

- Official Plan Update;
- Zoning By-law Update;



- Development Charges Background Study and Amendment Study;
- Mansfield Servicing Feasibility Study;
- Strategic Plan;
- Aggregate Feasibility Study; and
- Primrose Business Park Study.

The gross capital costs for Growth-Related Studies total \$359,000 after adding \$9,000 for the costs of this D.C. by-law amendment process. A deduction of \$31,000 has been made to reflect the general benefits of these studies to other non-D.C. eligible services as well as \$50,400 for the benefit to existing development. This results in D.C. eligible costs of \$277,600 and which are presented in Table 3-1.

The costs for the growth-related studies have been allocated to the eligible services in the following manner based on the proportionate share of the D.C.-eligible costs:

- Transportation – 60.2%
- Fire Services – 18.2%
- Recreation – 21.4%
- Library – 0.2%

The D.C. recoverable costs included in the schedule of charges as a separate “class of service” total approximately \$268,900 after accounting for the current D.C. reserve fund surplus. The allocation of the net growth-related costs to each of the other D.C. eligible services and between residential and non-residential development is shown in Table 3-2. The allocation of D.C.-eligible costs between residential and non-residential development is based on the current relationship of residential and non-residential property tax assessment.

3.2 Recreation Services

Updates to the D.C. eligible costs for Recreation Services include the removal of the statutory 10% deduction that is no longer required and the inclusion of the Recreation Master Plan (\$80,000) that was previously included within the Administration Service. As a result, the estimated gross capital costs remain increase to \$855,600. A deduction of \$132,300 has been made in recognition of the benefit to existing development. After accounting for existing reserve funds of \$277,300, total D.C.-eligible costs of \$446,000 have been included in the calculation of the charge for Recreation Services. The



detailed capital listing is presented in Table 3-1. These costs are then allocated to residential and non-residential development based on the ratio of the residential and non-residential property tax assessment (i.e. 99% residential and 1% non-residential) and are presented in Table 4-1.

3.3 Library Services

The only change required to Library Services is the removal of the 10% deduction. This results in the total gross capital cost estimates remaining at \$7,600. From the total gross capital costs, \$1,100 is deducted from the calculation of the charge in acknowledgment to the benefits to existing development. This results in a total of \$6,500 being included in the calculation of the charge. The capital listing for Library Services can be found in Table 3-1.

These costs are then allocated to residential and non-residential development based on the ratio of the residential and non-residential property tax assessment and are presented in Table 4-1.



Table 3-1
Township of Mulmur
D.C. Eligible Costs

DESCRIPTION	FUTURE REQUIREMENTS	REQUIREMENT UNITS	COST PER UNIT	TOTAL GROSS CAPITAL COST ESTIMATES (2019\$)	GROWTH RELATED SHARE	SUBTOTAL	DISCOUNT (%)	D.C.- ELIGIBLE COSTS
Transportation								
Roads	\$1,059,872	\$	n/a	\$1,059,872	100%	\$1,059,872	0%	\$1,059,872
Sand Storage	777.56	sq. ft.	\$70.00	\$78,084	100%	\$78,084	0%	\$78,084
Buildings	1,021.47	sq. ft.	\$150.00	\$288,766	100%	\$288,766	0%	\$288,766
Vehicles and Equipment	\$473,108	\$	n/a	\$473,108	90%	\$425,798	0%	\$425,798
Growth-Related Studies (Service Specific)	-		n/a	-	100%	-	0%	-
Reserve Fund Adjustment								\$(362,751)
Subtotal				\$1,899,831	98%	\$1,852,520		\$1,489,769
Fire Services								
Honeywood and Rosemont Buildings	740.94	sq. ft.	\$161.25	\$119,477	100%	\$119,477	0%	\$119,477
Shelburne Building	\$191,400	\$	n/a	\$191,400	100%	\$191,400	0%	\$191,400
Fire Vehicles	\$197,401	\$	n/a	\$197,401	100%	\$197,401	0%	\$197,401
Fire suits	3.82	number of firefighters	\$6,500.00	\$24,851	100%	\$24,851	0%	\$24,851
Small equipment	\$27,384	\$	n/a	\$27,384	100%	\$27,384	0%	\$27,384
Growth-Related Studies (Service Specific)	-	\$	n/a	-	100%	-	0%	-
Reserve Fund Adjustment								\$(92,711)
Subtotal				\$560,514	100%	\$560,514		\$467,802



DESCRIPTION	FUTURE REQUIREMENTS	REQUIREMENT UNITS	COST PER UNIT	TOTAL GROSS CAPITAL COST ESTIMATES (2019\$)	GROWTH RELATED SHARE	SUBTOTAL	DISCOUNT (%)	D.C.-ELIGIBLE COSTS
Recreation								
Recreation/Community Buildings	2,155	sq. ft.	\$100.00	\$215,500	85%	\$183,175	0%	\$183,175
Arena (100% -50% share)	1,818.53	sq. ft.	\$200.00	\$363,706	85%	\$309,150	0%	\$309,150
Recreation Vehicles & Small Equip	\$26,491	\$	n/a	\$26,491	85%	\$22,518	0%	\$22,518
Developed Parkland	3.78	acres	\$45,000.00	\$169,936	85%	\$144,446	0%	\$144,446
Growth-Related Studies (Service Specific)	\$80,000	\$	n/a	\$80,000	80%	\$64,000	0%	\$64,000
Reserve Fund Adjustment								\$(277,314)
Subtotal				\$855,634	85%	\$723,289		\$445,975
Library Services								
Library Circulation and Equipment/Furniture	\$3,087.49	\$	n/a	\$3,087	85%	\$2,624	0%	\$2,624
Shelburne Library Expansion	\$4,500	\$	n/a	\$4,500	85%	\$3,825	0%	\$3,825
Growth-Related Studies (Service Specific)	-	\$	n/a	-	100%	-	0%	-
Reserve Fund Adjustment								-
Subtotal				\$7,587	85%	\$6,449		\$6,449
Growth-Related Studies								
Growth-Related Studies (General)	\$359,000	\$	n/a	\$359,000	77%	\$277,600	0%	\$277,600
Reserve Fund Adjustment								\$(8,744)
Subtotal				\$359,000	77%	\$277,600		\$268,856
Grand Total				\$3,682,565	93%	\$3,420,371		\$2,678,851



Table 3-2
Township of Mulmur
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Class of Service

Service	2019-2029	Residential Share	Non-Residential Share
Transportation	161,772.74	160,048.57	1,724.17
Fire Services	48,947.29	48,425.61	521.68
Recreation	57,572.90	56,959.29	-
Library Services	563.20	557.19	-
Total	268,856.12	265,990.66	2,245.85



3.4 Summary

Table 3-3 summarizes the total change in D.C. eligible costs for all services and classes of service in comparison to the 2019 D.C. Background Study. In aggregate, D.C. eligible capital costs of \$81,100 have been added to the calculation of the charge.

Table 3-3
Township of Mulmur
D.C.-eligible Cost Comparison

Service/Class	D.C.-Eligible Costs			
	2019 D.C. Study	By-law Amendment	Change (\$)	Change (%)
Transportation	1,489,769	1,489,769	-	0%
Fire Services	467,802	467,802	-	0%
Recreation	316,046	445,975	129,929	41%
Library Services	5,804	6,449	645	11%
Growth-Related Studies (Administration)	318,377	268,856	(49,521)	-16%
Total	2,597,798	2,678,851	81,053	3%



4. Revised D.C. Calculation and Schedule of Charges

Based on the proposed amendments to the D.C.-eligible costs included in the 2019 D.C. Background Study detailed in Chapter 3, Table 4-1 presents the revised D.C. calculation for the municipal-wide services over the 10-year planning period (i.e. 2019-2029).

The D.C. calculation has been undertaken on an average cost basis, whereby the calculated charge seeks to recover the total costs from the anticipated development over the planning period. The total D.C.-eligible costs in Table 4-1 includes the attribution of growth-related studies by service area identified in Table 3-2. For the residential calculations, charges are calculated on a single uniform type of residential unit based on the assumed average persons per unit of 2.5. The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis.

Table 4-2 presents the revised calculated schedule of charges, denominated in 2019\$ consistent with the 2019 D.C. Background Study. Table 4-3 then presents the indexed charges in 2021\$ consistent with the Townships indexation policy included within their current D.C. by-law.

A comparison of the amended charges with the Township's current D.C.s are provided in Table 4-4 for residential development and Table 4-5 for non-residential development. In total, D.C.s for residential dwelling units would increase by \$384 per unit (+3.1%). The non-residential charge per sq.ft. of G.F.A. would decrease by \$0.06 (-4.8%).



Table 4-1
Municipal-Wide Services D.C. Calculation
2020-2029

MUNICIPAL SERVICES	D.C.-ELIGIBLE COSTS SUMMARY (2019\$)					CALCULATED CHARGE BY TYPE (\$2019)	
	D.C.-ELIGIBLE COSTS	2019 RESERVE FUND ADJUSTMENT	NET CAPITAL AFTER RESERVES	RESIDENTIAL SHARE	NON-RESIDENTIAL SHARE	RESIDENTIAL	NON-RESIDENTIAL
Transportation							
Roads	\$1,059,872	\$212,515	\$847,356	\$838,325	\$9,031	\$3,867	\$0.45
Sand Storage	\$78,084	\$10,352	\$67,733	\$67,011	\$722	\$309	\$0.04
Buildings	\$288,766	\$42,484	\$246,282	\$243,657	\$2,625	\$1,124	\$0.13
Vehicles and Equipment	\$425,798	\$97,400	\$328,398	\$324,898	\$3,500	\$1,499	\$0.18
Growth-Related Studies (General)	\$167,034	\$5,261	\$161,773	\$160,049	\$1,724	\$738	\$0.09
Growth-Related Studies (Service Specific)	-	-	-	-	-	-	-
Subtotal	\$2,019,554	\$368,012	\$1,651,541	\$1,633,939	\$17,602	\$7,537	\$0.88
Fire Services							
Honeywood and Rosemont Buildings	\$119,477	\$44,966	\$74,511	\$73,717	\$794	\$340	\$0.04
Shelburne Building	\$191,400	-	\$191,400	\$89,360	\$2,040	\$873	\$0.10
Fire Vehicles	\$197,401	\$35,444	\$161,957	\$160,231	\$1,726	\$739	\$0.09
Fire suits	\$24,851	\$8,204	\$16,647	\$16,470	\$177	\$76	\$0.01
Small equipment	\$27,384	\$4,098	\$23,287	\$23,038	\$248	\$106	\$0.01
Growth-Related Studies (General)	\$50,539	\$1,592	\$48,947	\$48,426	\$522	\$223	\$0.03
Growth-Related Studies (Service Specific)	-	-	-	-	-	-	-
Subtotal	\$611,053	\$94,303	\$516,749	\$511,242	\$4,713	\$2,358	\$0.28



MUNICIPAL SERVICES	D.C.-ELIGIBLE COSTS SUMMARY (2019\$)					CALCULATED CHARGE BY TYPE (\$2019)	
	D.C.-ELIGIBLE COSTS	2019 RESERVE FUND ADJUSTMENT	NET CAPITAL AFTER RESERVES	RESIDENTIAL SHARE	NON-RESIDENTIAL SHARE	RESIDENTIAL	NON-RESIDENTIAL
Recreation							
Recreation/Community Buildings	\$183,175	\$46,576	\$136,599	\$135,143		\$623	
Arena (100% -50% share)	\$309,150	\$184,233	\$124,917	\$123,586		\$570	
Recreation Vehicles & Small Equip	\$22,518	\$1,758	\$20,759	\$20,538		\$95	
Developed Parkland	\$144,446	\$44,746	\$99,700	\$98,637		\$455	
Growth-Related Studies (General)	\$59,445	\$1,872	\$57,573	\$56,959		\$263	
Growth-Related Studies (Service Specific)	\$64,000	-	\$64,000	\$63,318		\$292	
Subtotal	\$782,734	\$279,186	\$503,548	\$498,181		\$2,298	
Library Services							
Library Circulation and Equipment/Furniture	\$ 2,624	-	\$2,624	\$2,596		\$12	
Shelburne Library Expansion	\$3,825	-	\$3,825	\$3,784		\$17	
Growth-Related Studies (General)	\$582	\$18	\$563	\$557		\$3	
Growth-Related Studies (Service Specific)	-	-	-	-		-	
Subtotal	\$7,031	\$18	\$7,013	\$6,938		\$32	
Grand Total	\$3,420,371	\$741,520	\$2,678,851	\$2,650,300	\$22,315	\$12,225	\$1.16

10-Year Gross Population Growth	542
Residential Average P.P.U.	2.5
10-Year G.F.A. Growth (sq. ft.)	20,000



Table 4-2
Township of Mulmur
Schedule of Calculated D.C.s (2019\$)

Service/Class	Residential	Percent of Residential Charge	Non-Residential	Percent of Non-Residential Charge
Transportation	6,798	56%	0.79	68%
Fire Services	2,135	17%	0.25	21%
Recreation	2,035	17%	-	0%
Library Services	29	0%	-	0%
Growth-Related Studies	1,227	10%	0.12	10%
Total	12,225	100%	1.16	100%

Table 4-3
Township of Mulmur
Schedule of Calculated D.C.s (2021\$)

Service/Class	Residential	Percent of Residential Charge	Non-Residential	Percent of Non-Residential Charge
Transportation	7,064	56%	0.82	68%
Fire Services	2,218	17%	0.26	22%
Recreation	2,115	17%	-	0%
Library Services	31	0%	-	0%
Growth-Related Studies	1,275	10%	0.12	10%
Total	12,701	100%	1.20	100%



Table 4-4
Township of Mulmur
Comparison of Current and Calculated Residential D.C.s

Service/Class	Current	Calculated	Change (\$)	Change (%)
Transportation	7,064	7,064	-	0%
Fire Services	2,218	2,218	0	0%
Recreation	1,498	2,115	616	41%
Library Services	28	31	3	11%
Growth-Related Studies	1,510	1,275	(235)	-16%
Total	12,317	12,701	384	3%

Table 4-5
Township of Mulmur
Comparison of Current and Calculated Non-Residential D.C.s

Service/Class	Current	Calculated	Change (\$)	Change (%)
Transportation	0.82	0.82	-	0.0%
Fire Services	0.26	0.26	-	0.0%
Recreation	-	-	-	0.0%
Library Services	-	-	-	0.0%
Growth-Related Studies	0.18	0.12	(0.06)	-33.3%
Total	1.26	1.20	(0.06)	-5%



5. D.C. Policy Recommendations and D.C. By-law Rules

The Township's current D.C. by-law provides for the uniform municipal-wide recovery of growth-related costs. D.C.s are imposed for all services through one by-law. The intent of the amendment does not alter the Township's policy for the imposition of municipal-wide D.C.s.

Other than those policy revisions identified in Sections 5.1 through 5.5, all other rules and policies contained within By-law 30-19 remain unchanged.

5.1 D.C. Calculation and Collection Policies

The recent amendments to the D.C.A. (S.26.1) provide for mandatory installment payments of D.C.s for rental housing, non-profit housing, and institutional development as follows:

- Rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy.
- Non-profit housing developments will pay D.C.s in 21 equal annual installments.
- Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.

Furthermore, S.26.2 of the D.C.A. requires that the D.C.s for development proceeding through the site plan or zoning by-law amendment planning approvals processes will be calculated on the date the planning application is made and will be payable at building permit issuance (or as required by S.26.1 of the D.C.A.). The requirements of S.26.2 of the D.C.A. is explained further below:

- The D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted on or after January 1, 2020) shall be determined based on the D.C. in effect on the date the Site Plan or Zoning By-law Amendment planning application is made.
- If the development is not proceeding via these planning approvals, or if the building permit is issued more than two-years after the application approval, then the amount is determined at building permit issuance.



The D.C.A. also provides that municipalities may charge interest on the installment payments, and charges calculated where the planning application is received in specific circumstances outlined above. The interest charged on installment payments and charges calculated when the planning application is made will be governed by the Township's Council approved Development Charges Interest Policy.

5.2 Statutory Exemptions

The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential dwellings without the payment of D.C.s. Section 2 (3) (b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2 (1) of O. Reg. 82/98 (see Table 5-1).

To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an "existing residential building" is defined as:

- A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of September 1, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after September 1, 2021, and for which development charges were paid.



Table 5-1
Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area 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.

The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of D.C.s, subject to the prescribed restrictions set out in section 2 (3) of O. Reg. 82/98 (see Table 5-2).

To provide additional clarity in interpreting the application of the exemption for a second dwelling that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling, the proposed new principal dwelling and one ancillary dwelling unit must be located on parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.



Table 5-2
Prescribed Classes of Proposed New Residential Buildings, and Restrictions

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings 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 the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	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.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	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>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>

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and*



Universities Act to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

The Township’s D.C. By-law will be updated through this process to include this statutory exemption which came into force on December 8, 2020.

5.3 Non-Statutory Exemptions

Section 8.4 of the Township’s current D.C. by-law provides for the non-statutory exemption of places of Worship for religious uses. Through this amendment process this exemption will be altered to exclude those lands designated as employment lands within the Township’s Official Plan.

5.4 Redevelopment Credits

Within the Township’s current D.C. by-law, redevelopment credits are granted for the conversion or demolition of existing buildings or structures on sites that will be replaced within 2-years. This policy will be revised through this process to exclude the demolition of derelict or uninhabitable buildings (as determined by the Chief Building Official) from receiving redevelopment credits.

5.5 By-Law Definitions

The definition of a “dwelling unit” as contained in section 1.13 of the current D.C. By-law is to be updated to provide clarity for the application of D.C.s to seasonal dwelling units. A “dwelling unit” will be defined as:

A combination of rooms where generally a kitchen, living quarter and sanitary conveniences are provided for habitation for the exclusive use of the occupants and with a private entrance from outside the building or from a common hallway or stairway inside. It may include a modular home constructed in accordance with the Building Code and C.S.A. A-277



Regulations. Any “dwelling”, and “additional second dwellings” as defined by the Township of Mulmur Comprehensive Zoning By-Law 28-18, as amended or replaced, shall also be considered a “dwelling unit” under this By-law.



6. Asset Management Plan and Long-Term Capital and Operating Costs

The D.C.A. requires the background study to include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

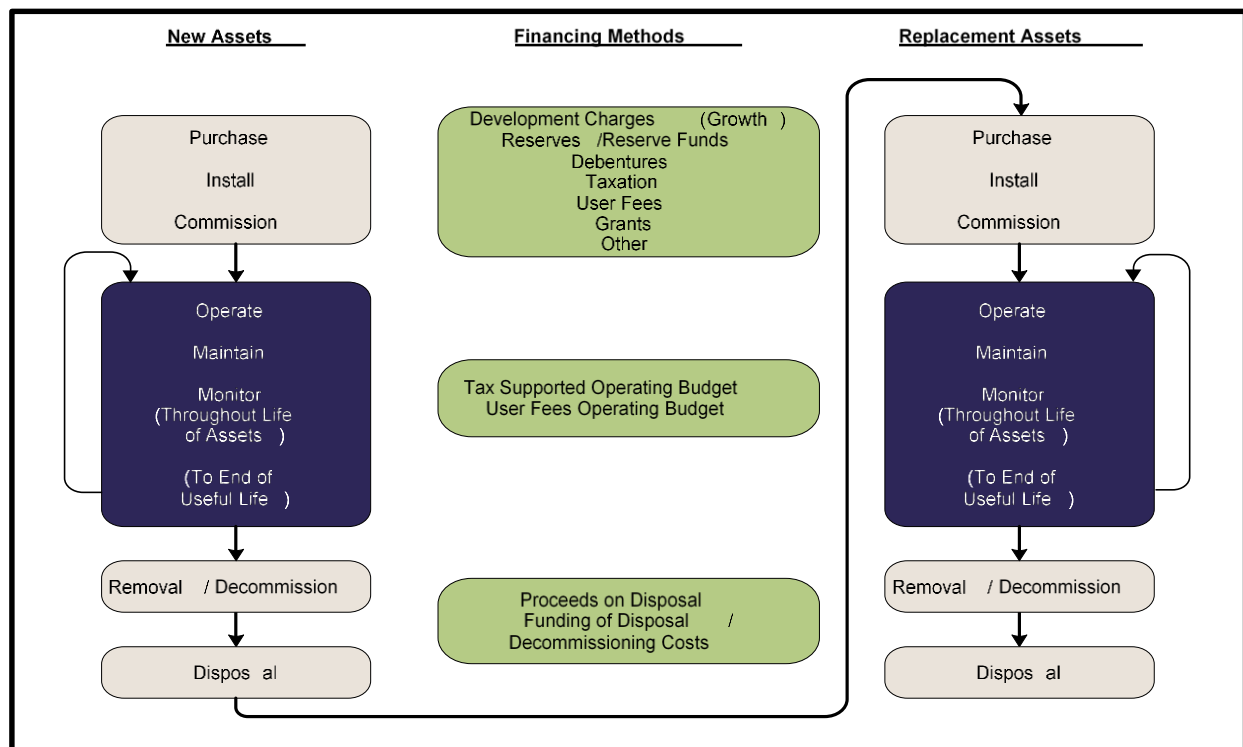
- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- (c) contain any other information that is prescribed; and**
- (d) be prepared in the prescribed manner.**

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).



Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting, and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Township completed its A.M.P. in 2016, however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2016 A.M.P.

In recognition to the schematic in Section 6, the following table (presented in 2019\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C.



capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from other financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$645,000.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$612,500. This amount, totalled with the existing operating revenues of \$5.9 million, provides annual revenues of \$6.6 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 6-1
Township of Mulmur
Asset Management – Future Expenditures and Associated Revenues (2019\$)

Description	2031 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	445,765
Annual Debt Payment on Post Period Capital ¹	-
Lifecycle:	
Annual Lifecycle - Township-Wide Services	151,241
Sub-Total - Annual Lifecycle	151,241
Incremental Operating Costs (for D.C. Services)	47,944
Total Expenditures	644,950
Revenue (Annualized)	
Total Existing Revenue ²	5,945,415
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	612,465
Total Revenues	6,557,880

¹ Interim Debt Financing for Post Period Benefit

² As per Sch. 10 of FIR

As a requirement of the D.C.A., under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C.

Table 6-2 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.



Table 6-2
Township of Mulmur
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Transportation	91,375	22,485	113,860
Fire Services	34,225	19,478	-
Recreation	25,202	3,553	28,755
Library Services	440	2,428	2,868
Growth-Related Studies (Administration)	-	-	-
TOTAL	151,241	47,944	145,483



7. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2019 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft Amending D.C. By-law being presented for Council's consideration. The D.C. Update Study and draft Amending D.C. By-law will be presented to the public at a public meeting of Council to solicit public input on the proposed D.C. by-law.

It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law. It is proposed that the Amending D.C. By-law will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated July 2, 2021, subject to further annual review during the capital budget process;”

“Determine that no further public meeting is required;” and

“Approve the Amending Development Charge By-law as set out herein.”



Appendix A

Draft Amending D.C. By-law

THE CORPORATION OF THE TOWNSHIP OF MULMUR
BY-LAW NO XX-21

*A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF MULMUR TO AMEND
DEVELOPMENT CHARGES BY-LAW 30-19*

WHEREAS Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act; and

AND WHEREAS The Corporation of the Township of Mulmur has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed it's intent to provide the said services; and

AND WHEREAS a Development Charge is intended to ensure that the increase in the need for services attributed to the anticipated growth will be met; and

AND WHEREAS Section 19 of the Act provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the Township of Mulmur (hereinafter called "the Council") has determined that certain amendments should be made to the Development Charge By-law of the Township of Mulmur, being By-law 30-19;

AND WHEREAS the Council has given Notice of its Development Charges proposal in accordance with Section 12(1) of the Act, and held a public meeting on August 4, 2021 and is satisfied that no further notice is required.

NOW THEREFORE BE IT HEREBY RESOLVED THAT The Corporation of the Township of Mulmur hereby enacts the following:

1. By-law 30-19 is hereby amended as follows

1.1 Sections 1.13 and 1.16 are deleted and replaced with the following:

1.13 Dwelling Unit means a combination of rooms where generally a kitchen, living quarter and sanitary conveniences are provided for habitation for the exclusive use of the occupants and with a private entrance from outside the building or from a common hallway or stairway inside. It may include a modular home constructed in accordance with the Building Code and

C.S.A. A-277 Regulations. Any “dwelling”, and “additional second dwellings” as defined by the Township of Mulmur Comprehensive Zoning By-Law 28-18, as amended or replaced, shall also be considered a “dwelling unit” under this By-law

1.16 **Institutional** means development of a building or structure intended for use:

1.16.1 As a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.16.2 As a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010.

1.16.3 By any institution of the following post-secondary institutions for the objects of the institution:

1.16.3.1 a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;

1.16.3.1 a college or university federated or affiliated with a university described in subclause 1.16.3.1; or

1.16.3.1 an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;

1.16.4 As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

1.16.5 As a hospice to provide end of life care.

1.2 The following definitions are added to Section 1 of the By-law:

1.28 **Non-profit housing development** means development of a building or structure intended for use as residential premises by:

1.28.1 A corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;

1.28.2 A corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or

1.28.3 A non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

1.29 **Rental housing** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

1.3 Section 2.1 is deleted and replaced with the following:

2.1 Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

2.1.1 the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2 the approval of a minor variance under section 45 of the Planning Act;

2.1.3 a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4 the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5 a consent under section 53 of the Planning Act;

2.1.6 the approval of a description under section 9 of the Condominium Act, 1998; or

2.1.7 the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.

1.4 Section 6.2 is deleted and replaced with the following:

6.2 No Development Charges are payable in the following cases:

6.2.1 An enlargement to an existing dwelling unit;

- 6.2.2 The creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling:
- 6.2.3 The creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or within a structure ancillary to such residential building;
- 6.2.4 The creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling;
- 6.2.5 The creation of a second dwelling unit in a proposed new Single Detached, Semi-Detached or Row Townhouse dwelling or in a building ancillary to such dwelling, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings 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 the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
2	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.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	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>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>

1.5 The following is added to the by-law:

6.3 For the purposes of Section 6.2 “existing residential building/dwelling”, means:

6.3.1 A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of September 1, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or

6.3.2 The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after September 1, 2021 and for which development charges were paid.

- 6.4 In addition to the restrictions outlined in Subsection 6.2.5, for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.
- 6.5 For the purposes of Subsection 6.2.5, “parcel of land” means a lot or block within a registered plan of subdivision or draft plan of subdivision or any land that may be legally conveyed under the exemption provided in clause 50 (3) (b) or clause 50 (5) (a) of the Planning Act.
- 1.6 Section 8.4 is deleted and replaced with the following:
- 8.4 Places of Worship for religious uses, excluding those lands contained within the Township’s employment lands as defined in the Township’s Official Plan, that are exempt from Provincial taxes pursuant to the Provincial Land Tax RSO 1990, cP32 as amended, shall be exempt from the Development Charge.
- 1.7 The following is added to Section 8 of the By-law:
- 8.5 Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university, shall be exempt from the Development Charge.
- 1.8 The following is added to Section 9 of the by-law:
- 9.6 No credit shall be given with respect to the demolition of derelict buildings as determined by the Chief Building Official of the Township
- 1.9 The following is added to Section 10 of the by-law:
- 10.3 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

- 10.4 Development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 10.5 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 10.1, 10.3 and 10.4 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Subsections 10.1, 10.3 and 10.4 shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest.
- 10.6 Interest for the purposes of Subsections 10.3, 10.4 and 10.5 shall be determined as defined in the Township’s Council approved Development Charge Interest Rate Policy.
- 1.10 Section 15.1 is deleted and replaced with the following:
- 15.1 The following schedules to this By-law form and integral part of this By-law:
- Schedule “A” – Classification of Services and Classes of Service;
- Schedule “B” – Components of Development Charge
- 1.11 Schedule “A” is deleted and the attached Schedule “A” substitutes therefore.
- 1.12 Schedule “B” is deleted and the attached Schedule “B” substitutes therefore.
- 1.13 This By-law shall come into force and effect on September 1, 2021.

FINALLY PASSED AND ENACTED THIS 1st DAY OF SEPTEMBER, 2021

Mayor

Clerk

Schedule “A”
Classification of Services and Classes of Service

Transportation Roads Sand Storage Buildings Vehicles and Equipment
Fire Services Honeywood and Rosemont Buildings Shelburne Building Fire Vehicles Fire suits Small equipment
Recreation Recreation/Community Buildings Arena Recreation Vehicles and Small Equipment Developed Parkland Growth-Related Studies (Service Specific)
Library Services Library Circulation and Equipment/Furniture Shelburne Library Expansion
Class of Growth-Related Studies Transportation Fire Services Recreation Library Services

**Schedule “B”
Components of Development Charge**

Service/Class	Residential (per Dwelling Unit)	Percent of Residential Charge	Non- Residential (per sq.ft. of Gross Floor Area)	Percent of Non- Residential Charge
Transportation	6,798	56%	0.79	68%
Fire Services	2,135	17%	0.25	21%
Recreation	2,035	17%	-	-
Library Services	29	0%	-	-
Growth-Related Studies	1,227	10%	0.12	10%
Total	12,225	100%	1.16	100%

Subject: Building Community: The Power of Citizen Engagement ~ February 2021

Hi Tracey,

I recently came across this request and wanted to make sure you got the information you wanted. In case it didn't come through, here are the results:

February 2021 Poll Results – 89 responses

What has been your experience in using area trails in the past year? Here are the results:

- 58.4% - I use trails often
- 27.0% - I use trails occasionally
- 3.4% - I don't use the area trails
- 5.6% - I have found the trails too crowded
- 3.4% - I feel unsafe using trails, either because of COVID, theft, or personal safety
- 2.2% - I would like to have some education on safe use of trails

Hope you are well.

Thanks,
Jennifer

Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Website: www.olt.gov.on.ca

Tribunal ontarien de l'aménagement du territoire

655 rue Bay, bureau 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Site Web: www.olt.gov.on.ca



July 6, 2021

VIA EMAIL

Subject: Processes for the New Ontario Land Tribunal

The Ontario government passed the [Accelerating Access to Justice Act, 2021](#), with a proclamation date of June 1, 2021. Through this Act, as of June 1, 2021, the Local Planning Appeal Tribunal, Environmental Review Tribunal, Board of Negotiation, Conservation Review Board and the Mining and Lands Tribunal were merged into a new single tribunal called the Ontario Land Tribunal (OLT).

The new OLT will help reduce delays and make the land dispute resolution process more efficient by creating a single forum to resolve disputes faster by eliminating unnecessary overlap between cases.

Website Updates

We have made important changes and updates to our [website](#), including:

- [Rules of Practice and Procedure](#)
- [Municipality/Approval Authority Form](#)
- [Appeal Form A1](#)
- [Other Forms](#)

We encourage you to visit our site and review our materials.

Electronic Document Submission

The OLT now accepts appeal documents electronically as the new Rules no longer require submissions in paper format. Electronic documents may be emailed to OLT.Registrar@Ontario.ca. However, if the size of the attachments is more than 5 megabytes, we recommend using our [Online Document Submission](#) process. It will allow you to securely submit documents up to 100 gigabytes in size.

You will need to [register](#) for this process; please visit our website for instructions.

All document file names must include the following information:

1. Document type
2. Type of party submitting the document

3. Name of the party submitting the document (including initials if the name is not unique to the case)
4. Date on which the document was created or signed, in the format DD-MMM-YYYY (e.g. 12-JAN-2021).

Below are sample document names:

- Expert Report – Defendant – ABC Inc. – 13-MAR-2021
- Financial Statement Form 13.1 – Respondent – J. Doe – 21-NOV-2021
- 11b Application – Defense – Smith – 12-JAN-2021

Please note that documents need to be submitted in Word or PDF format.

If you are submitting a complete file of appeals with the Municipal Submission Form, please structure the submission into separate files with:

- Municipal Submission Form (sample name: Municipal Submission Form – Ottawa – 19-June-2021)
- Separate files for each appeal
- Separate file for any supporting documents (may be subdivided into separate documents)
- Alternatively, a single PDF containing all the submission forms and materials may be submitted, provided it has a table of contents linked to bookmarks for the component documents

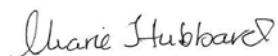
Please note that cheques and money orders **cannot** be submitted electronically. You must forward the original copies to the OLT.

The OLT now accepts appeal filing fees by credit card. Appellants do not specify credit card information on the form. Municipalities should **not** collect any credit card details for OLT appeals.

There are no changes to our filing fees at this time. Please refer to the [OLT Fee Chart](#).

If you have any questions about our processes, forms or Rules, you can contact our staff at (416) 212-6349 or toll free (866) 448-2248 or at OLT.General.Inquiry@ontario.ca.

Sincerely,



Marie Hubbard
Chair
Ontario Land Tribunal



Joe Whitehead
Executive Director
Ontario Land Tribunal



KPMG LLP
Chartered Professional Accountants
115 King Street South
2nd Floor
Waterloo, Ontario N2J 5A3

Telephone (519) 747-8800
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Ms. Heather Boston

Treasurer
Township of Mulmur
758070 2nd Line East
Mulumur, ON
L9V 0G8

June 1, 2021

Dear Ms. Boston:

In planning and performing our audit of the consolidated financial statements of Township of Mulmur ("the Township") for the period ended December 31, 2020, we obtained an understanding of internal control over financial reporting (ICFR) relevant to the Township's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR. Accordingly, we do not express an opinion on the effectiveness of the Township's ICFR. Our understanding of ICFR was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies and therefore, there can be no assurance that all significant deficiencies or other control deficiencies have been identified. As a result, any matters reported below are limited to those deficiencies in ICFR that we identified during the audit. Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors.

Refer to the Appendices for the definitions of various control deficiencies.

Significant Deficiencies

We did not identify any control deficiencies that we determined to be significant deficiencies in ICFR.

Other Observations

We identified the following observations that we determined are of sufficient importance to merit management's attention:

Description of other observation
KPMG notes that the governance structure and managerial oversight of the North Dufferin Community Centre ("NDCC") may expose the Township of financial and operational risk. While operating as a Joint Municipal Service Board, established by agreement between the Township and the Township of Melancthon, the Township is ultimately accountable for the activities of the NDCC, much like any other department or activity of the Township, albeit, some of that accountability may be



Description of other observation

shared with the municipal partner.

Employees operating the NDCC do not have a direct reporting to either municipality and decisions made by the employees and/or the Board of NDCC may inadvertently expose the Township of liabilities and costs.

We also understand that a robust accounting for inventories of supplies (whether they be fuel oil, propane, gasoline, concessions, etc.) is not maintained, reported or supervised.

We recommend that the Township consider the governance structure and oversight mechanisms of the NDCC. This may include amending the existing Board in favour of an Advisory Committee (one without operational authority) and revise the reporting structure such that employees operating the NDCC have direct line reporting to Township staff (or Township of Melancthon staff, if determined to be appropriate).

We also recommend that inventory control processes be implemented to document the acquisition, use, and period-end values of inventories on hand, with reporting of such activities to Township staff.

Use of letter

This letter is for the use of management and those charged with governance in carrying out and discharging their responsibilities and should not be used for any other purpose or by anyone other than management and those charged with governance.

KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this letter has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

Yours very truly,

Chartered Professional Accountants, Licensed Public Accountants
Matthew Betik, CPA, CA
Partner
519-747-8245



Appendices

Terminology	Definition
Deficiency in Internal Control (“control deficiency”)	<p>A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis.</p> <p>A deficiency in design exists when (a) a control necessary to prevent, or detect and correct, misstatements in the financial statements is missing; or (b) an existing control is not properly designed so that, even if the control operates as designed, the control is unable to prevent, or detect and correct, misstatements in the financial statements.</p> <p>A deficiency in operation exists when a properly designed control does not operate as designed or the person performing the control does not possess the necessary authority or competence to perform the control effectively.</p>
Significant Deficiency in Internal Control (“significant deficiency”)	<p>A significant deficiency in internal control is a deficiency, or combination of deficiencies, in internal control that, in the auditor’s professional judgment, is of sufficient importance to merit the attention of those charged with governance.</p>

107-2021-2227

July 11, 2021

Tracey Atkinson
CAO, Planner, Acting Clerk, Township of Mulmur
758070 2nd Line E
Mulmur, ON L9V 0G8

Dear Ms. Atkinson,

Thank you for your letter in support of the Town of Mono's requests regarding increasing speeding fines and the use of Automated Speed Enforcement (ASE). The Minister of Transportation, the Honourable Caroline Mulroney, has asked that I respond on her behalf.

I wish to begin by noting that the Ministry of Transportation (MTO) recognizes that speeding and high-risk driving continue to be a challenge, and it has been our experience that there is no simple solution to this problem. The ministry uses a combination of strategies to combat excessive speed and high-risk behaviour, including strict rules and penalties, engineering initiatives, public education and support for Ontario's police services.

With respect to the request related to increased speeding fines, please note that the ministry appreciates the challenges that speeding continues to pose on our roads. For this reason, the ministry consulted municipalities, including the Association of Municipalities of Ontario (AMO), on a series of proposals to address aggressive driving and speeding on January 18 and April 1, 2021. To this end, I am pleased to share that the *Moving Ontarians More Safely Act, 2021* which received Royal Assent on June 3, 2021, includes measures that impose tougher penalties for those who engage in unsafe and high-risk driving by:

- Increasing roadside driver's licence suspension and vehicle impoundment periods for drivers caught street racing/stunt driving;
- Introducing escalating post-conviction driver's licence suspensions for drivers convicted of street racing/stunt driving;
- Creating a lower speed threshold for stunt driving charges on roads where the speed limit is less than 80 km/h;

.../2

- Expanding stunt driving/street racing penalties to apply in locations other than on highways (such as in a parking lot); and,
- Introducing a requirement for drivers convicted of stunt driving/street racing, or careless driving causing bodily harm or death to complete a driver training course before their licence is reinstated.

These new measures will be implemented in a phased approach to allow time for system changes, beginning with the increased roadside vehicle impoundment duration and the lower speed threshold for stunt driving charges, both of which will be effective July 1, 2021. MTO is also continuing to explore further deterrent measures to help reduce and prevent unsafe driving, including potential increases to speeding fines.

With respect to automated speed enforcement (ASE), as you are aware, in December 2019, the province implemented regulations under the *Safer School Zone Act, 2017*, to permit municipalities to deploy ASE systems. Since 2017, the ministry has worked closely with municipalities to develop an operational framework and regulatory regime that enables the responsible and transparent use of this technology. This framework allows municipalities to use camera technology to deter speeding, but only in designated school zones and community safety zones with limits under 80 km/h, where the risk of speed-related collisions, injuries and fatalities is greatest. Ultimately, the ministry expects that these devices will have a substantive impact on reducing speed and improving safety in municipalities.

The ministry's decision to allow the implementation of ASE in school zones and community safety zones, rather than on highways, is based on the risk that speed poses to road users in these vulnerable municipal areas. Ministry data indicate more than two thirds of injuries and fatalities in speed-related collisions occur on municipal roads. As you can appreciate, school zones are of concern because of the concentrated presence of vulnerable road users, including young pedestrians and school children, who continue to be at risk. Community safety zones are areas of high risk that have been identified by municipalities and prescribed through bylaw. Community safety zones are commonly established in the proximity of community centres, schools, senior facilities and areas of highly vulnerable road user concentration.

I am pleased to also share that the ministry is proposing future supportive regulatory measures which would introduce an administrative monetary penalty (AMP) framework for municipally operated automated speed enforcement, red-light camera, street car camera and school bus camera programs. This framework will allow for more efficient sanctioning of these offences.

Please note that while MTO currently has no plans to expand the ASE program framework, we do regularly review our policies and practices to see if they are in keeping

.../3

-3-

with current research findings and best practices worldwide. The comments and recommendations of concerned municipalities, such as yours, are invaluable as part of this process and we will certainly consider them as part of the policy review process.

Thank you again for your interest in road safety.

Sincerely,

Angela Litrenta
Manager
Transportation Safety Division
Ministry of Transportation



758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local **(705) 466-3341**
Toll Free from 519 only **(866) 472-0417**
Fax **(705) 466-2922**

April 21, 2021

Hon. Caroline Mulroney, Minister of Transportation
5th Floor 777 Bay Street
Toronto, Ontario M7A 1Z8

Dear Honourable Caroline Mulroney;

Re: Highway Traffic Act Set Fines

At the meeting held on April 7, 2021, Council of the Township of Mulmur supported the attached letter from the Town of Mono regarding set fines for speeding. As requested in the letter we ask that the government consider an immediate increase in set fines for speeding.

If you have any questions, please do not hesitate to contact the office.

Yours Truly,

Tracey Atkinson
Tracey Atkinson
CAO, Planner, Acting Clerk

cc: Town of Mono - info@townofmono.com



March 5, 2021

Hon. Caroline Mulroney, Minister of Transportation
5th Floor 777 Bay Street
Toronto, Ontario M7A 1Z8

Dear Madame Minister:

I am writing to you about two issues of continuing concern to the Town of Mono.

Highway Traffic Act Set Fines

On June 12, 2019 I wrote to the Chief Justice of the Ontario Court of Justice (with a copy to your predecessor Jeff Yurek) asking that she exercise her jurisdiction to raise basic set fines for speeding offences under the Highway Traffic Act. The Chief Justice responded by letter on July 16, 2019 indicating that her authority is usually exercised in response to Ministerial requests. On September 10, 2019 I wrote to you regarding set fines.

Put simply, basic set fines for speeding have not been increased in over 20 years while speeding has become increasingly epidemic on our local roads. As stated in my last letter, *'the amount of the fines should be increased to a level that will provide a deterrent commensurate with the risk such offenders pose to the safety and wellbeing of other drivers and pedestrians.'* Fine revenue only partly offsets municipal policing costs. Moreover, a precipitous decline in fine revenues has occurred over the past year with the closure of POA courts due to COVID 19.

We would ask that your government consider an immediate increase in these fines.

Automated Speed Enforcement

On January 20, 2020 our Deputy Mayor, John Creelman, spoke with you about problems with restrictive regulations that effectively rule out deployment of Automated Speed Enforcement (ASE) in all but urban areas. On January 21, 2020 Mr. Creelman followed up with a detailed email addressed to Ryan Amato of your staff setting forth the specific issues. He followed up with another email to Mr. Amato in late January of this year. We also raised this issue with you during a ROMA delegation meeting.

ASE is currently permitted only in designated Community Safety Zones and where the speed limit does not exceed 79 km/h. For us to consider its deployment in areas of our town and county, we would need to lower speed limits by 1 km/h and declare long stretches of rural roads as Community Safety Zones. Both propositions are clearly absurd and should be unnecessary.

When the Province launched ASE, a spokesperson for the Premier's Office told the CBC *"Municipal governments are in the best position to determine what needs to be done in order to improve road safety on municipal roads."* We can't agree more. The Town of Mono was one of the first municipalities in Ontario to embrace contract policing with the OPP and augment its level of regular enforcement with an additional part-time officer dedicated primarily to traffic enforcement.

Last year, we contracted with the OPP for additional enforcement over and above what we've had now for 20 years. Despite this, speeding and reckless driving remain a chronic and disturbing reality on many of our roads. ASE should at least be a practical option to consider and not something out of reach due to regulations that work for Toronto but not the rest of Ontario.

Regards,



Laura Ryan
Mayor

cc: Hon. Doug Downey, Attorney General
Hon. Sylvia Jones, Solicitor General and MPP Dufferin-Caledon
Mono Police Services Board
Insp. Terry Ward, Detachment Commander, Dufferin OPP
All Dufferin Municipalities
Association of Municipalities of Ontario (AMO)

P: 519.941.3599
F: 519.941.9490

E: info@townofmono.com
W: townofmono.com

347209 Mono Centre Road
Mono, ON L9W 6S3

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2021-26

A BY-LAW TO APPROVE OFFICIAL PLAN AMENDMENT NO. 2 TO THE TOWNSHIP OF MULMUR OFFICIAL PLAN

WHEREAS the Planning Act, R.S.O. 1990, c.P.13, as amended, permits the County of Dufferin to approve an Official Plan or amendments thereto;

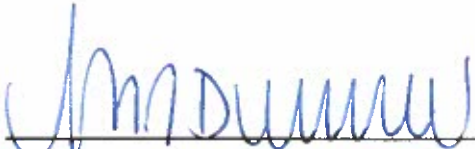
AND WHEREAS County Council at its meeting on July 8, 2021, decided to approve, with modifications, Amendment No. 2 to the Township of Mulmur Official Plan;

BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. Official Plan Amendment No. 2 to the Township of Mulmur Official Plan, as adopted by By-law 32-2021 by the Township of Mulmur is hereby modified and approved with modifications as outlined in the attached Schedule "A".

READ a first, second and third time and finally passed this 8th day of July, 2021.


John Creelman, Acting Warden


Michelle Dunne, Clerk



Schedule "A"

By-law No. 32-2021 of the the Township of Mulmur, as passed May 5, 2021 to adopt Amendment No. 2 to the Township of Mulmur Official Plan, is approved by the County of Dufferin with the following modifications:

"Bullet 7 of Policy 6.1.7 is hereby deleted and replaced with the following:
"such severances will be considered only on the basis of one per farm holding defined as the original farm lot of appropriate 40 hectares (Township half-lot) and where no more than one lot has been previously created by severance, with the following exceptions:

1. One (1) additional severance of a surplus farm dwelling may be permitted on lands described as W E Part of Lot 10, Concession 2 WHS (Policy Area 9) provided all conditions of consent as set out in the Committee of Adjustment decision regarding application B07-2020 dated January 6, 2021 have been met.
2. One (1) additional severance of a surplus farm dwelling may be permitted on lands described as Part of Lot 31, Concession 3 WHS (Policy Area 10) provided all conditions of consent as set out in the Committee of Adjustment decision regarding application B1-2021 dated May 12, 2021 have been met."

From: Jennifer Willoughby
Date: July 27, 2021 at 1:07:56 PM EDT
Subject: RE: OPP Detachment Boards - proposal

The following resolution was passed at last night's Council meeting:

Motion #7
Moved By Mayor Mills
Seconded By Councillor Benotto

THAT Council receives the letter from the Town of Grand Valley for information;

AND THAT Council expresses their support for their proposal.

CARRIED, Wade Mills

Thank You

Jennifer Willoughby, Director of Legislative Services/Clerk
Phone: 519-925-2600 ext 223 | Fax: 519-925-6134 | jwilloughby@shelburne.ca
Town of Shelburne | 203 Main Street East, Shelburne ON L9V 3K7
www.shelburne.ca

The Town of Shelburne is proactively taking measures to limit the spread of COVID-19. As of July 20th, 2021 Town Hall will be open to the public Tuesday to Thursday from 10 am to 2 pm. Scheduled appointments are also available from Tuesday to Friday from 9 am to 4 pm upon request. We are encouraging everyone to continue to take advantage of digital processes. The best way to reach staff is by email. You can pay your bills online by visiting our webpage [Paying My Bills](#).



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS

**President
Présidente**

Joanne Vanderheyden
Mayor
Municipality of
Strathroy-Caradoc, ON

22 July 2021

**First Vice-President
Première vice-présidente**

Taneen Rudyk
Councillor
Town of Vegreville, AB

Her Worship Mayor Janet M. Horner
and Members of Council
Township of Mulmur
758070 2nd Line E
Mulmur, Ontario
L9V 0G8

**Second Vice-President
Deuxième vice-président**

Scott Pearce
Maire
Municipalité de
Canton de Gore, QC

Title of initiative: Asset Management Systems and Plan Development in Mulmur
Application number: **MAMP-17434**

**Third Vice-President
Troisième vice-président**

Geoff Stewart
Deputy Mayor
Municipality of the
County of Colchester, NS

Dear Mayor Horner and Members of Council:

On behalf of the Municipal Asset Management Program (MAMP) it is my pleasure to confirm that the Township of Mulmur has been approved for a grant in the amount of up to **\$50,000**.

In the near future, Brett Phillips will contact Heather Boston, Treasurer of the Township of Mulmur to finalize the agreement for the grant. FCM's obligation to fund the above-noted initiative will only become binding once the agreement is fully executed. During this time, eligible expenditures may be incurred as of your project's eligibility date: 22 June 2021.

Public announcements regarding MAMP-funded initiatives are overseen by FCM in partnership with the Government of Canada. Your municipality is welcome to participate in that process, but until authorised by FCM and Infrastructure Canada, any public statements related to the status of the application for MAMP funding are not permitted. This communication protocol is contained in the grant agreement. If you require further information prior to receiving the contract, please contact Brett Phillips at 343-925-6403 or by e-mail at bphillips@fcm.ca.

Thank you for your interest in MAMP. We look forward to working with you to improve asset management practices in your community, and to sharing the results of your initiative with communities across Canada.

Sincerely,

Aymone Agossou
Manager, Funding

cc: Heather Boston, Treasurer

24, rue Clarence Street,
Ottawa, Ontario, K1N 5P3

T. 613-241-5221
F. 613-241-7440

www.fcm.ca





June 25th, 2021

Liz Mikel
Ministry of Conservation and Parks
Conservation and Source Protection Branch
40 St Clair Ave W
14th Floor
Toronto, ON
M4V

RE: ERO 019-2986
Regulatory Proposals (Phase I) under the Conservation Authorities Act

Dear Ms. Mikel:

Thank you for the opportunity to review and comment on the above noted Environmental Registry of Ontario posting. The following comments are provided by Town of Mono staff as input to the Ministry to consider regarding Consultation on the Phase I Regulatory Proposals under the *Conservation Authority Act*. Our comments are set out below.

MOU's for Non-Mandatory Services

The Town of Mono is located at the headwaters of 4 major rivers, the Credit, the Nottawasaga, the Humber and the Grand. The Town is regulated by 3 Conservation Authorities. The coordination of the implementation of the regulatory proposals, and the need for MOU's for non-mandatory services will present a significant challenge for our municipality under these circumstances. The philosophical difference of municipalities, combined with varied technical sophistication within the 3 CA's will require our municipality to negotiate 3 separate MOU's for non-mandatory services.

As indicated above, the Town is located at the headwaters of 4 major rivers. What we and our CA's do locally to enhance water quality, such as tree planting, natural heritage planning and stream restoration, may become an afterthought for funding by the benefitting communities downstream. A comprehensive and integrated systems approach to the preparation of watershed resource management strategies is valuable in helping to ensure that inter-related systems within a watershed are not overlooked. If the intention is to provide a broad strategic watershed planning perspective, the requirements should not overlook other critical management program areas such as natural heritage system planning, restoration and management. The legislation does not consider that some non-mandatory services are provided locally for the benefit of the entire watershed. These should be re-evaluated and classified as mandatory services.

Downloading of Costs to Municipalities

With the Town of Mono's limited staff, legal and financial resources, it will be a challenge to negotiate 3 MOUs. Our costs will be triple those of many (larger) municipalities that only work with one CA. The process steps and transition planning requirements in the regulation should provide flexibility and also avoid the unnecessary requirements for administrative reporting to the Ministry that add little value.

Since its introduction by the Harris regime, the province has funded the Source Water Protection Program in its entirety (100%). The fact that it is now deemed a mandatory activity will require funding from municipal sources. We urge the province to provide long-term sustainable funding to either the CAs and/or municipalities to continue to support this important provincial water quality program.

In addition, the ongoing erosion of current provincial financial support for CA natural hazard programs continues with no inflation indexed transfer payments or increases to capital funds for dam and erosion control infrastructure. Municipalities are continuing to pay a greater share of the costs for these CA programs. For instance, in 2021, the province only provided 2% of the NVCA's budget, the municipalities provided 50%. We urge the province to make a renewed commitment to environmental protection of our communities from floods, poor water quality and drought.

Recreation and Trails

We are a rural municipality with breathtaking natural amenities such as the Hockley Valley, Mono Cliffs, the Nottawasaga Nature Reserve and the man-made Island Lake. Because of this, the Town has developed many partnerships with the CA's, neighbouring municipalities and other organizations such as the Bruce Trail to develop an integrated trail and parkland system. These trails and parklands, including conservation areas, are well-used and valued by ALL Ontarians. There are few revenue-generation opportunities for these resources. As a result of this legislation, we fear that some of these trails and parks will have to close, or that we will have to develop some type of fees for entry, or that we will have to use more municipal tax money to pay for them. These trails and parks are used extensively by people from the large urban areas to the south. The COVID pandemic has seen thousands of people from the GTA pour into Mono. Providing these recreation resources includes the need to provide safe parking, washrooms and basic signage and shelters for comfort and safety purposes.

Trails and Conservation areas, including the safety, comfort infrastructure, and educational programs should be classified as mandatory to ensure the long-time provision of these community amenities and resources for the use of ALL Ontarians.

Enforcement and Compliance

The Town of Mono is located within the GTA, albeit at the northern perimeter. As such we are driving distance from the growing communities in Peel Region, Halton Region and Toronto. The areas surrounding these communities, such as Mono, have become a dumping ground for excess fill from this development to the south. We have been faced with significant enforcement and compliance issues regarding illegal disposal of excess fill, and we have concerns with the ability of CA's to respond to this environmental issue. There is a disparity in regulatory powers which the Conservation Authorities have when compared to those that municipalities have with respect to regulating and managing fill within regulated areas.

The 2017 revisions to the CA Act included new and updated enforcement tools for non-compliance with the CA Act, including stop work orders and new fines. These provisions have yet to be proclaimed yet violations have been continuing at an alarming rate over the past few years. We urge the province to expedite the enactment of all Section 30 provisions, including Stop Work Orders to deal with enforcement matters such as excess fill projects and other development activity in highly sensitive and regulated areas such as wetlands, flood plains, and erosion hazards.

Implementation

Finally, the timing for implementation, January 2023, of these proposals represents a significant burden to municipalities such as ours, who will have 3 CA's to negotiate MOU's for non-mandatory services. We understand that the phase 1 and 2 regulations will not be released before fall, and we would suggest there is little hope of being able to implement in 2023. All Municipalities and CAs will need to revamp their budget formats, create different budget scenarios and negotiate agreements with each other for all non-mandatory programs and services. This is proposed to also be completed within an election year which from a municipal perspective has other unique challenges for valuable staff resources. Finally, internally within each our 3 CA's, Mono will have to review programs with all other municipal members (12 in CVC, 18 in NVCA, 6 in TRCA (3 Local + 3 Regional)) and ensure that all members are engaged, and hopefully universally supportive in the selection of programs and understanding of potential implications. There is little time for iterative reviews. We urge a re-thinking of the implementation timing, which in our opinion cannot be realistically met.

Thank you for the opportunity to provide comments on these regulatory proposals.

Regards,

TOWN OF MONO



Mark Early, MCIP, RPP, CMO
Chief Administrative Officer

Copies:

Town of Mono Council
Hon. Sylvia Jones, MPP Dufferin-Caledon
Hon. David Piccini, Minister of Environment, Conservation and Parks
Clerk, Dufferin County
Clerks, Dufferin Municipalities
Deborah Martin-Downs, CAO, Credit Valley Conservation
Doug Hevenor, CAO, Nottawasaga Valley Conservation Authority
John MacKenzie, CEO, Toronto and Region Conservation Authority



The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

Telephone - (519) 925-5525

Fax No. - (519) 925-1110

Website: www.melancthontownship.ca

Email: info@melancthontownship.ca

July 19, 2021

Liz Mikel
Ministry of Conservation and Parks
Conservation and Source Protection Branch
40 St. Clair Avenue West, 14th Floor
Toronto, Ontario
M4V 1M2

Dear Ms. Mikel:

Re: ERO 019-2986

At the meeting of Melancthon Township Council held on July 15, 2021, Council passed the following motion:

Moved by Mercer, Seconded by Besley

Be it resolved that: "Council support the letter from the Town of Mono regarding the Regulatory Proposals (Phase 1) under the Conservation Authorities Act." **Carried.**

Yours truly,

Denise B. Holmes, AMCT
CAO/Clerk

- c. Town of Mono
Hon. Sylvia Jones, MPP Dufferin-Caledon
Hon. David Piccini, Minister of Environment, Conservation and Parks
Nottawasaga Valley Conservation Authority
Grand River Conservation Authority
Saugeen Valley Conservation Authority
Municipalities in Dufferin County

Roseann Knechtel

Subject: FW: Shelburne Council Resolution - Report CAO 2021-08 - Service Delivery Review Town of Shelburne
Attachments: Report CAO 2021-08 Service Delivery Review Town of Shelburne.pdf

From: Jennifer Willoughby

Subject: Shelburne Council Resolution - Report CAO 2021-08 - Service Delivery Review Town of Shelburne

Good Morning

Attached please find a copy of report CAO 2021-08 – Service Delivery Review Town of Shelburne, that was considered by Shelburne Council at it's meeting held Monday July 12, 2021.

Subsequently the following resolution was passed:

Motion #9

Moved By Councillor Buffett

Seconded By Councillor Benotto

BE IT RESOLVED THAT Council receives report CAO 2021-08 Service Delivery Review Town of Shelburne for information;

AND THAT Optimus SBR Inc. be assigned the project for a budget of up to \$70,000 and the funding provided for the project by the Province of Ontario through the Municipal Modernization Program second intake;

AND THAT as part of the SDR that consultation and discussions be commenced with applicable municipalities regarding potential directions and options that could be supported regarding Council's support in principle of the recommendations specific to indoor recreation and fire services from the County of Dufferin Service Delivery Review Part A and the dissolution of the boards of management whereby each service area would be directly delivered by the Town of Shelburne.

CARRIED, Wade Mills

Thank You

Jennifer Willoughby, Director of Legislative Services/Clerk

Phone: 519-925-2600 ext 223 | Fax: 519-925-6134 | jwilloughby@shelburne.ca

Town of Shelburne | 203 Main Street East, Shelburne ON L9V 3K7

www.shelburne.ca

The Town of Shelburne is proactively taking measures to limit the spread of COVID-19. Staff continue to work however there is no public access to Town Hall until further notice. While every effort will be made to support pick up scheduling Monday to Friday, appointments for 'curbside pick-up' will generally be scheduled on Tuesdays and Thursdays for such services as recycling and compost bins. We are encouraging everyone to take advantage of the digital processes. The best way to reach staff is by email. You can pay your bills online by visiting our webpage [Paying My Bills](#).

Thanks and stay healthy!.



THE CORPORATION OF THE TOWNSHIP OF MULMUR

BY-LAW NO. _____ - 2021

BEING A BY-LAW TO AUTHORIZE THE TOWNSHIP OF MULMUR TO ENTER INTO A PARKING LOT AGREEMENT (BRUCE TRAIL CONSERVANACY)

WHEREAS the Bruce Trail Conservancy owns/manages approximately 677 acres and 65 kilometers of trail networks in the Township of Mulmur;

AND WHEREAS the Township of Mulmur is desirous of entering into an Agreement with the Bruce Trail Conservancy for the establishment of parking lots;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MULMUR HEREBY ENACTS AS FOLLOWS:

1. That the Township of Mulmur enter into an agreement substantially in the form attached hereto as Schedule A.

PASSED on this 4th day of AUGUST 2021.

.....

JANET HORNER, MAYOR

.....

TRACEY ATKINSON, CLERK

MASTER PARKING AGREEMENT

THIS MASTER PARKING AGREEMENT (the "Agreement") dated as of the ____ day of _____ 2021.

BETWEEN:

THE BRUCE TRAIL CONSERVANCY
(hereinafter called the "BTC")

- and -

THE TOWNSHIP OF MULMUR
(hereinafter called the "Township")

RECITALS:

1. WHEREAS BTC is 50+ year old charitable organization driven by a mission and vision to secure a corridor for the Bruce Trail. The Bruce Trail is Canada's oldest and longest marked footpath featuring 900 km of continuous trail stretching from Niagara to Tobermory along the Niagara Escarpment. Securing the Bruce Trail corridor is a mandate of the province but funded primarily by donations from individuals (less than 0.05% government funding in F2019). To date the BTC has secured or helped to secure 14,000 acres and approximately 68% of the Bruce Trail corridor. Seventy-four species at risk or species of concern are provided habitat within the corridor. The corridor also assures the ecological integrity of the Niagara Escarpment as well as provides a natural conservation solution to buffer the impacts of climate change. Approximately 1,400 volunteers help achieve BTC mission including many local volunteers from Mulmur Township. This work, in turn, assists the Township in their provincial obligations promote conservation and provide public spaces, recreation, parks, trails and open space for a healthy community.
2. WHEREAS BTC owns and manages approximately 677 acres and 52 kilometers of trail networks in the Township of Mulmur.
3. AND WHEREAS trail networks are experiencing an increase in visitors and vehicles.
4. AND WHEREAS BTC and Township desire to enter into an Agreement for the establishment of parking lots to address future growth, roadside parking and congestion on the Bruce Trail network in Mulmur.
5. AND WHEREAS BTC has received conditional approval for consent application B7-2021 subject to the establishment of a parking agreement with the Township.

6. THEREFORE, BTC and the Township hereby enter into this Agreement in good faith and to satisfy a condition of consent for application B7-2021 with respect to parking arrangements.

NOW THEREFORE in consideration of the foregoing, and the mutual covenants and undertakings herein contained and expressed, the receipt and sufficiency of which are hereby acknowledged, it is agreed among the parties as follows:

Initial Parking Obligations

1. BTC undertakes to create the following:
 - (a) Roadside parking for ten (10) vehicles at Centre Road, South of 5th Sideroad as depicted in Schedule "A" of this Agreement; and
 - (b) Roadside parking for ten (10) vehicles at 2nd Line, North of 8th Sideroad as depicted in Schedule "B" of this Agreement.
2. BTC shall pay reasonable costs in relation to the creation and on-going maintenance of the parking area including signage and other associated ancillary costs.
3. Township shall arrange for all authorizations to grade and gravel within the Township's road allowance in this regard.
4. BTC shall complete these initial parking obligations subject to obtaining necessary consents and/or comments from landowners and agencies with jurisdiction in the area with respect to the intended works.

Parking Signage

5. BTC undertakes to erect "advisory parking" signage at locations that are mutually agreed by BTC and the Township. All reasonable costs and expenses with respect to erecting and maintaining the advisory signage shall be borne by BTC.
6. Regulatory "No parking" signage will be the responsibility of the Township.
7. The Parties shall enter into addendums to this Agreement to set out the location of the "advisory parking" signage.

Parking Lots at Trail Access

8. BTC undertakes to establish parking lots at locations of concern as identified by the Township or BTC.

9. ~~BTC~~ agrees to establish parking lots for all new trail networks and side loops that access or intersect interest with established roads within the Township jurisdiction, or at the discretion of the Township.
10. Parking lot sizes will be mutually agreed upon and will take into consideration ownership, entrance width and topography.
11. For works occurring on Township lands, roads, and right-of-ways, BTC acknowledges and agrees to undertake the necessary works as identified by the Township, including but not limited to culvert installation, grubbing, tree removal, gravel parking area upgrades, signage, delineation, and winter maintenance.
12. All reasonable costs and expenses with respect to establishing and maintaining such parking lots shall be borne by BTC.
13. The Parties shall enter into addendums to this Agreement to set out the location, terms and conditions for such additional parking lots.
14. Both parties to this Agreement undertake to consult with each other to identify areas of concern for the creation of additional lots to further alleviate any vehicular parking or congestion issues in the future.

Commented [W1]: BTC: This is a concern as it could be used to impose parking as a condition on all future consents whether parking lot is needed or not. It could be perceived as forcing or biasing COA into a decision when they need to be impartial; landowner selling/donating or neighbours could object to said parking lot, NEC and other regulatory bodies might not approve, funds might not be available at that time. Essentially it could present a significant and unreasonable barrier to BTC work

~~15.~~ The Township will be conscious of timing for BTC to obtain appropriate approvals necessary for the creation of all parking lots. All agreed upon works are subject to necessary approvals including from the BTC Board of Directors and adequate funding.

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General Provisions

- ~~15.~~16. Neither party shall assign this Agreement, or any privileges or interest hereby granted to it, without the prior consent of the other party, which consent may not be unreasonably or arbitrarily withheld.
- ~~16.~~17. All covenants, agreements, terms, conditions, provisions and undertakings in this Agreement shall extend to be binding upon the successors and permitted assigns of the parties hereto, as if they were in every case named and described.
- ~~17.~~18. The parties hereto (and their respective agents and advisors) shall keep the terms of this Agreement in strict confidence, except as may be mutually agreed upon in writing to the contrary or except in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* (Ontario).
- ~~18.~~19. The invalidity or unenforceability, in whole or in part, of any provision in this Agreement shall not affect the validity and enforceability of the remainder thereof.

~~19-20.~~ This Agreement is intended to be performed in the Province of Ontario and the Laws of the said Province shall govern the rights and obligations of the parties.

~~20-21.~~ This Agreement embodies the entire agreement of the parties with regard to the subject matters herein and supersedes all other agreements, understandings, negotiations and discussions with respect to the subject matters herein, whether oral or written. No supplement, modification, amendment, or waiver of this Agreement shall be binding unless executed in writing by both parties.

~~21-22.~~ The Parties obligations to complete the matters set out in this Agreement shall at all times be conditional upon obtaining all necessary approvals from third party owners and agencies.

~~22-23.~~ Time is of the essence of this Agreement and of every part hereof and no extension or variation of this Agreement will operate as a waiver of this provision.

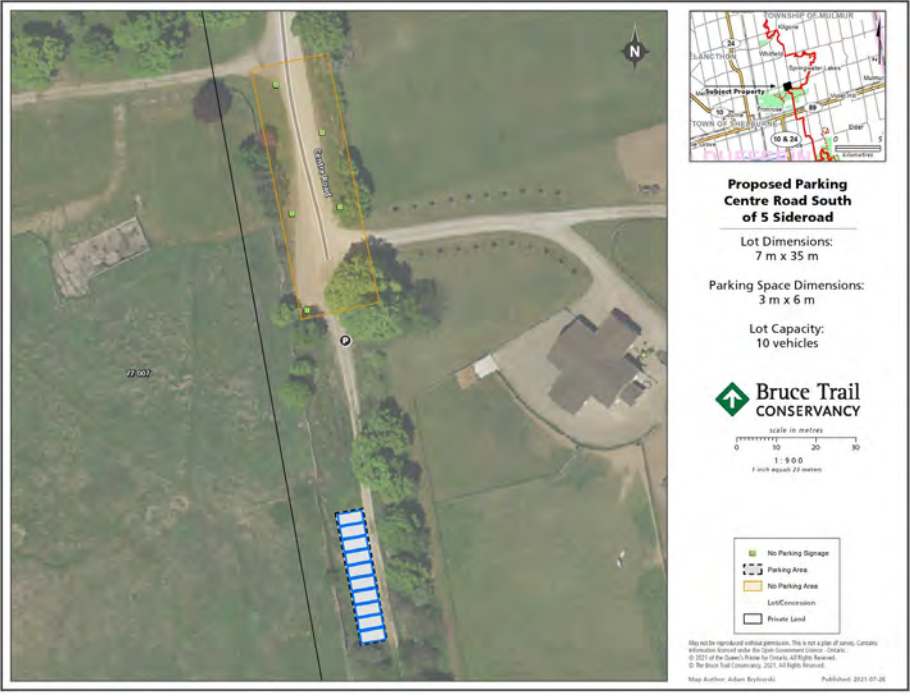
IN WITNESS WHEREOF the parties hereto have executed agreement as of the first date set out above.

BRUCE TRAIL CONSERVANCY

I have authority to bind the Bruce Trail Conservancy

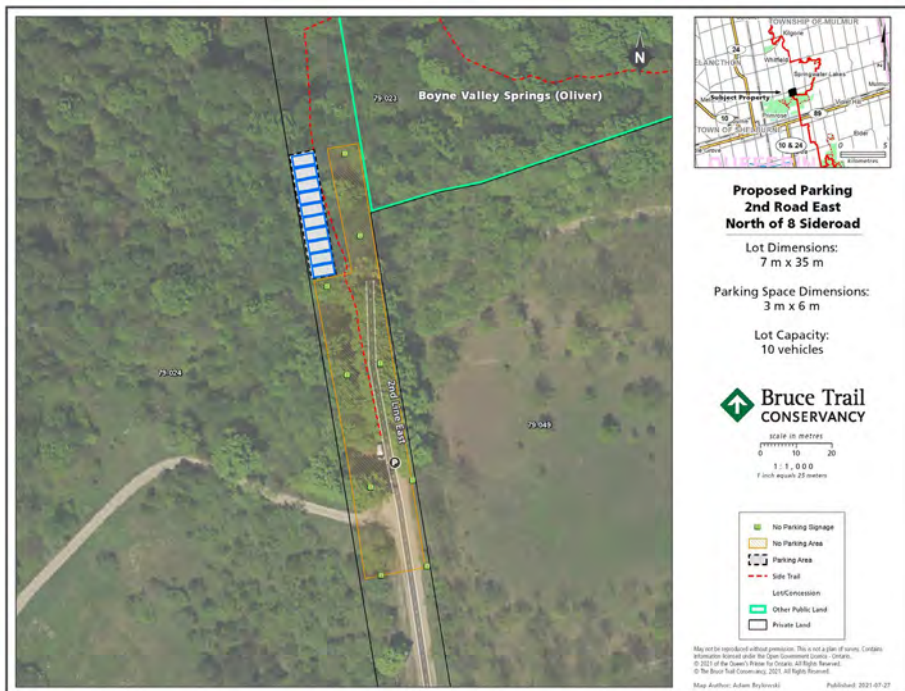
THE TOWNSHIP OF MULMUR

Schedule A
Centre Road, South of 5th Sideroad





Schedule B
2nd Line, North of 8th Sideroad





THE CORPORATION OF THE TOWNSHIP OF MULMUR

BY-LAW NO. _____ - 2021

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS
OF THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF MULMUR FOR AUGUST 4, 2021

WHEREAS Section 5(1) of the *Municipal Act*, 2001, as amended, provides that the powers of a municipality shall be exercised by Council;

AND WHEREAS Section 5 (3) of the *Municipal Act*, 2001, as amended, provides that municipal powers shall be exercised by by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MULMUR HEREBY ENACTS AS FOLLOWS:

1. All actions of the Council and Committees of Council of the Corporation of the Township of Mulmur for the aforementioned date in respect to every report, motion, by-law or other action passed and taken by Council or Committees of Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed by its separate by-law.
2. The Mayor of the Township and the proper officers of the Corporation of the Township of Mulmur are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required and except where otherwise provided, to execute all documents necessary in that behalf.

PASSED on this 4th day of AUGUST 2021.

.....
JANET HORNER, MAYOR

.....
TRACEY ATKINSON, CLERK