

City Council Information Items

October 9, 2020

Items for information is a weekly publication for the public and members of City Council. Members of City Council may request that any item appearing on this publication be placed onto the next available Committee of the Whole meeting for discussion.

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Information Report



Service Area	Office of the Chief Administrative Officer
Date	Friday, October 9, 2020
Subject	Proposed Response to Ontario's Fall 2020 Pre-Budget Consultation

Executive Summary

Purpose of Report

The purpose of this report is to inform Council about City staff's proposed response to the Ontario Ministry of Finance's Fall 2020 Pre-Budget Consultation Process due Friday, October 16. A fall mini-budget is anticipated in upcoming weeks.

Key Findings

Staff propose that the City's Pre-Budget Consultation submission recommend that the province:

- ✓ Continue to support municipal governments with additional emergency operating funds
- ✓ Stimulate economic recovery by investing in critical municipal infrastructure
- ✓ Prioritize small business supports and hard-hit economic sectors
- ✓ Invest in interregional transportation
- ✓ Encourage a green recovery; and
- ✓ Support our most vulnerable through further investments in housing.

The draft proposed submission is attached to this report.

Financial Implications

None.

Report

Details

Staff propose that the City's Pre-Budget Consultation submission recommend that the province:

- ✓ Continue to support municipal governments with additional emergency operating funds
- ✓ Stimulate economic recovery by investing in critical municipal infrastructure
- ✓ Prioritize small business supports and hard-hit economic sectors
- ✓ Invest in interregional transportation
- ✓ Encourage a green recovery; and
- ✓ Support our most vulnerable through further investments in housing.

The draft proposed submission is attached to this report.

Financial Implications

None.

Consultations

Intergovernmental Services consulted with Finance, Transit, Engineering and Transportation Services, Facilities and Energy Management, Culture and Recreation and Economic Development in the preparation of this report and the proposed draft submission.

Strategic Plan Alignment

Staff's proposed recommendations to the province align with and focus on each pillar of the City's Strategic Plan.

Attachments

Attachment-1: Draft City of Guelph Ontario Fall 2020 Pre-Budget Consultation Submission

Departmental Approval

Jodie Sales, General Manager, Strategy, Innovation and Intergovernmental Services

Report Author

Leslie Muñoz, Manager, Policy and Intergovernmental Relations

This report was approved by:

Jodie Sales

General Manager, Strategy, Innovation and Intergovernmental Services

Office of the Chief Administrative Officer

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jodie.sales@guelph.ca

This report was recommended by:

Scott Stewart

Chief Administrative Officer

Office of the Chief Administrative Officer

519 822 1260 extension 2221

scott.stewart@guelph.ca

Friday, October 16, 2020

**To be sent via email to: submissions@ontario.ca and
minister.fin@ontario.ca**

The Honourable Rod Phillips
Minister of Finance
c/o Budget Secretariat
Frost Building North, 3rd Floor
95 Grosvenor Street
Toronto, Ontario M7A 1Z1

Dear Minister Phillips,

RE: City of Guelph's Response to Ontario's Fall 2020 Pre-Budget Consultation Process

I'm pleased to submit comments to the province's Fall 2020 Pre-Budget Consultation process on behalf of the City of Guelph. We are at a critical juncture in Ontario's fight against COVID-19. All orders of government must work together to keep our residents safe and to support our local businesses and industries as we continue down the path of economic recovery. We applaud the province's efforts to date and support Ontario's continued focus on the public health response to the pandemic.

As we brace for the second wave it is essential that we leave no one behind. We must continue to work together to ensure all of our residents have safe access to the essential services they need and that our economic recovery is broad-based and inclusive. As a front-line and mature order of government, the City has been at the forefront of efforts to contain the virus locally and to stimulate local economic recovery. The pressures of the pandemic have meant that we've had to do more with less, while striving to be more efficient and digitally innovative.

Below you will find our recommendations for the upcoming budget to ensure Guelph and the province are able to advance the wellbeing of our local community as well as our local economy. As always, we also encourage the province to prioritize red tape reduction, process streamlining and local digital innovation.

✓ **Continue to Support Municipal Governments with additional Emergency Operating Funds**

The 6-8 month Federal-Ontario Safe Restart Agreement has been critical in supporting municipal governments so we can continue to fund essential public services such as transit, paramedic, fire and social services like housing throughout the public health crisis. While these emergency funds have allowed the City of Guelph to withstand the financial pressures of the pandemic to date, regular

revenues have yet to stabilize and we continue to take on new expenses related to COVID19 in response to the second wave and to enable the municipal shift towards remote working. These fiscal challenges are especially evident as we begin preparing our budget for the 2021 municipal fiscal year. Municipal governments will need continued support from the province until these pandemic pressures fully subside. In Guelph, transit and recreation services have been especially hard-hit by the pandemic. For transit, we will need continued provincial and federal support until ridership and revenues stabilize if we are to continue offering this service at the levels necessary to meet the needs of our residents.

Recommendation: That the province work with the Government of Canada to negotiate a follow up to the Safe Restart Agreement to provide further emergency municipal operating relief funding for the 2021 municipal fiscal year.

Recommendation: That the province work with the Government of Canada to continue to provide transit relief funding for municipal transit services until ridership and revenues stabilize.

✓ **Stimulate Economic Recovery by Investing in Critical Municipal Infrastructure**

Investing in critical municipal infrastructure is one of the key tools available to the provincial government to stimulate economic recovery in local communities. The Investing in Canada Infrastructure Program (ICIP) should be leveraged for this purpose given its ability to fund projects that will create local jobs across the employment spectrum when these investments are needed most. Funding should be flexible and dollars should flow as fast as possible while maintaining necessary transparency and accountability measures.

Recommendation: That the province launch new intakes under the ICIP Green and COVID19 Streams, including for municipalities over 100,000 residents, as soon as possible with simplified application and reporting requirements.

✓ **Prioritize Small Business Supports and Hard-Hit Economic Sectors**

Guelph's entrepreneurs, small businesses, hospitality, tourism, industrial and manufacturing sectors have been hard hit since the Declaration of Emergency was first announced. Strategic action must be taken to make sure our local businesses survive the pandemic and continue to power our future, especially given the uncertainty created by the second and potentially additional waves of COVID-19. Ensuring the wellbeing of our businesses and industries is critical in making sure our local residents are able to continue working. The province must also find ways to support entrepreneurship, innovation, and skills-development. Past recessions have often led to an increase in the demand for entrepreneurship and small business support services. These are "boots on the ground" organizations that

foster entrepreneurship and job creation in our communities. They will be absolutely vital to our economic recovery. The province should also support the recovery of the tourism and hospitality sectors and encourage industrial and manufacturing businesses to continue innovating so that they can withstand the pressures of the pandemic.

Recommendation: That the province extend the ban on commercial evictions to help struggling small businesses survive the second wave and get back on their feet.

Recommendation: That the province invest in Small Business Enterprise Centres and Regional Innovation Centres to support small businesses, aspiring entrepreneurs and innovation that will enable businesses to retool in light of COVID-19.

Recommendation: That the province develop and/or enhance dedicated supports and funding opportunities for the tourism and hospitality sectors.

Recommendation: That the province support and incentivize manufacturing and industrial sector companies based in local communities so that they can retool to meet changing supply and demand pressures.

✓ **Invest in Interregional Transportation**

Although the pandemic has impacted mobility trends, we must continue to focus on making our transportation networks future ready. Investing in interregional transportation now will stimulate economic recovery in the short term while also preparing the necessary infrastructure our communities will need to navigate our future. Guelph is a critical link in the Innovation Corridor between Waterloo Region and Toronto. Investments in all-day two-way Go Service by 2025 and on Highways 6 & 7 will be transformative for our community and for the continued success of the economic engine that is the Innovation Corridor.

Recommendation: That the province invest in making All-Day Two-Way Go Service by 2025 along the Kitchener Line a reality, including any potential infrastructure improvements along the rail corridor in Guelph.

Recommendation: That the province continue investing in improvements to Highways 6 & 7 to enhance connectivity between Guelph and Waterloo Region and between Guelph and Hamilton.

✓ **Encourage a Green Recovery**

As we plan our economic recovery it is essential that we keep an eye on approaches that will enable us to sustain our future while addressing climate change and maintaining our focus on innovative growth sectors. The City of Guelph is committed to relying 100% on renewable energy as a corporation by 2050. We are also committed to becoming a fully carbon neutral community by this same

timeframe. Locally we will do our part to reach this objective and to contribute to the province's Made-In-Ontario Environment Plan. Provincial investments in municipal climate leadership, carbon emissions reductions, brownfield remediation funding, and climate change adaptation will ensure our economy and local infrastructure are future ready.

Recommendation: That the province continue and expand incentives for energy efficiency for building retrofits and new construction projects, renewable energy, electric vehicles (EV), and EV charging infrastructure.

Recommendation: That the province create a dedicated funding stream for brownfield remediation to unlock the economic potential of contaminated lands such as those located in the City of Guelph's downtown core.

✓ **Support our Most Vulnerable through further Investments in Housing**

The pandemic has laid bare gaps in the services available to our most vulnerable here in Guelph. Together with Wellington County, our Service Manager, we have done what is necessary to temporarily house individuals experiencing homelessness locally. While these measures have been critical in the short term, capital and operational investments from the province will be necessary to identify long-term solutions to address the lack of supportive housing in our community.

Recommendation: That the province advance capital and operational investments in supportive housing in Guelph to support our most vulnerable through the pandemic and beyond.

Recommendation: That the province continue to provide pandemic-related funding supports to service managers such as Wellington County to enable the continued provision of essential social services to the public in line with COVID-19 safety protocols.

Thank you for the opportunity to provide input in advance of the provincial budget anticipated this fall. I trust you will give thoughtful consideration to the City of Guelph's recommendations. Should you have any comments or questions, I encourage you to get in touch with the City.

Sincerely,

--- Unsigned Draft ---

CC Minister of Municipal Affairs Steve Clark; MPP for Guelph Mike Schriener; and AMO President Graydon Smith, Mayor of Bracebridge.

Intergovernmental Consultation



Fall 2020 Provincial Pre-Budget Consultation

Ministry/Department

Ontario Ministry of Finance

Consultation Deadline

Friday, October 16, 2020

Summary

Ontario's Ministry of Finance is holding a pre-budget consultation process in advance of introducing a new budget in Fall 2020 to respond to the COVID19 pandemic and to advance economic recovery province-wide.

Proposed Form of Input

City staff will prepare a written submission to the consultation process and seek out opportunities for virtual or in-person engagement with the Ministry of Finance.

Rationale

The City has an interest in influencing the province's budgetary decision-making.

Lead

Intergovernmental Relations

Link to Ministry Website

<https://www.ontario.ca/page/fall-2020-budget-consultations>

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Intergovernmental Consultation



Proposed Changes to the Ontario Immigrant Nominee Program

Ministry/Department

Ontario Ministry of Labour, Training and Skills Development

Consultation Deadline

Friday, October 23, 2020

Summary

Ontario is proposing to introduce an Expression of Interest system under certain streams of the Ontario Immigrant Nominee Program. A new proposed Municipal Nominee Program is also currently under development.

Proposed Form of Input

City staff will prepare a written submission to the consultation.

Rationale

The City of Guelph has an interest in policy related to attracting and retaining newcomers to Guelph.

Lead

Local Immigration Partnership – Culture and Recreation

Link to Ministry Website

<https://www.ontariocanada.com/registry/view.do?postingId=34247&language=en>

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Intergovernmental Consultation



Proposed Regulation under the Ontario Heritage Act

Ministry/Department

Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries

Consultation Deadline

Thursday, November 5, 2020

Summary

Ontario is seeking public input on proposed regulations to the *Ontario Heritage Act* related to *Bill 108, the More Homes, More Choice Act*, 2019.

Proposed Form of Input

City Staff will prepare a written submission to respond to the consultation.

Rationale

The City has an interest in regulatory proposals of impact to heritage planning.

Lead

Planning and Building Services

Link to Ministry Website

<https://ero.ontario.ca/notice/019-1348>

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

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Intergovernmental Consultation



Improving Supportive Housing in Ontario Consultation

Ministry/Department

Ministry of Municipal Affairs and Housing

Consultation Deadline

Friday, October 30, 2020

Summary

The Ministry of Municipal Affairs and Housing is working together with the Ministry of Health and the Ministry of Children, Community and Social Services to seek input and feedback on improving Ontario's supportive housing system. The City has been sent a survey to participate in this consultation process.

Proposed Form of Input

City staff will work with our Service Manager, Wellington County, to prepare a response to this consultation process.

Rationale

The City is committed to working with our Service Manager, Wellington County, to help increase the availability of housing that meets community needs.

Lead

Public Services with support from Intergovernmental Services.

Link to Ministry Website

N/A

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Provincial and Federal Consultation Alert



Proposed amendments to the Director's Technical Rules made under section 107 of the *Clean Water Act*, 2006

Ministry

Environment, Conservation and Parks

Consultation Deadline

9 November 2020

Summary

The Ministry is proposing changes to the technical rules used to assess source water protection vulnerability and risk under the *Clean Water Act*.

Proposed Form of Input

A submission on the Environmental Registry.

Rationale

Ensuring strong source water protection mechanisms are in place is a priority for the City of Guelph to advance the sustainability of the local water supply.

Lead

Water Services

Link to Ministry Website

<https://ero.ontario.ca/notice/019-2219>

Contact Information

Intergovernmental Services

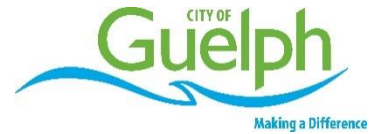
Chief Administrative Office

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

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Provincial and Federal Consultation Alert



Proposed Project List for comprehensive environmental assessments under the *Environmental Assessment Act*

Ministry

Ministry of Environment, Conservation and Parks (MECP)

Consultation Deadline

10 November 2020

Summary

MECP is seeking input on a proposed list of types of projects that are to be subject to a comprehensive environmental assessment (EA) process.

Proposed Form of Input

City Staff will prepare a submission for the Environmental Registry of Ontario.

Rationale

The City regularly conducts EAs and has an interest in EA-related policy development.

Lead

Engineering and Transportation Services

Link to Ministry Website

<https://ero.ontario.ca/notice/019-2377>

Contact Information

Intergovernmental Services

Chief Administrative Office

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Intergovernmental Consultation



Proposal to Amend the Food and Organic Waste Policy Statement

Ministry/Department

Ontario Ministry of Environment, Conservations and Parks (MECP)

Consultation Deadline

Saturday, November 14, 2020

Summary

MECP is proposing amendments to the Food and Organic Waste Policy Statement to help harmonize materials accepted into green bins and other collection systems.

Proposed Form of Input

Staff will prepare a written submission.

Rationale

The City has an interest in responding to proposals related to food and organic waste policy given the City's waste collection system.

Lead

Environmental Services – Solid Waste

Link to Ministry Website

<https://ero.ontario.ca/notice/019-2498>

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Intergovernmental Consultation



Proposal to require municipal support for new or increased bottled water takings

Ministry/Department

Ministry of Environment, Conservation and Parks

Consultation Deadline

Friday, November 20, 2020

Summary

MECP is seeking feedback on proposed changes to the Ontario Water Resources Act that would require water bottling companies to have the support of their local host municipality for a new or increased groundwater taking in their community.

Proposed Form of Input

City staff will prepare a written submission to the Environmental Registry of Ontario.

Rationale

The City has an interest in policy changes of impact to the City's water supply.

Lead

Environmental Services – Water Services

Link to Ministry Website

<https://ero.ontario.ca/notice/019-2422>

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Intergovernmental Consultation



A Proposed Integrated Management Approach to Plastic Products Discussion Paper

Ministry/Department

Environment and Climate Change Canada

Consultation Deadline

Wednesday, December 9, 2020

Summary

The Government of Canada is taking steps toward eliminating plastic pollution in Canada, including potentially banning or restricting certain harmful single-use plastic products, where warranted and supported by science. This discussion paper is seeking input on a proposed integrated management approach to plastics to take a number of actions, including regulations which would be developed under the provisions of the Canadian Environmental Protection Act, 1999 (CEPA).

Proposed Form of Input

Staff will prepare a written submission to the discussion paper.

Rationale

The City has an interest in responding to policy proposals of potential impact to waste collection services and the Blue Bin program.

Lead

Environmental Services – Solid Waste.

Link to Ministry Website

<https://www.canada.ca/en/environment-climate-change/services/canadian-environmental-protection-act-registry/plastics-proposed-integrated-management-approach.html#toc0>

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Intergovernmental Submission



COVID-19 Funding for Local Organizations

Ministry/Department

Sent to: Prime Minister Justin Trudeau; Premier Doug Ford; Ontario Municipalities; MPP Mike Schriener; MP Lloyd Longfield; Federal Minister of Finance Chrystia Freeland; Provincial Minister of Finance Rod Phillips; Minister of Municipal Affairs and Housing Steve Clark; the Association of Municipalities of Ontario; the Federation of Canadian Municipalities; and Ontario's Big City Mayors.

Date Submitted

Wednesday, October 7, 2020

Summary

Letter on COVID-19 Funding for Local Organizations prepared by City Staff following the resolution passed by City of Guelph Council on September 28th, 2020.

Lead

Intergovernmental Relations

Attachments

Attachment-1 COVID19 Funding for Local Organizations Resolution LTR

Contact Information

Intergovernmental Services

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-37-5602

TTY: 519-826-9771

Wednesday, October 7, 2020

Sent via email

The Right Honourable Justin Trudeau
Prime Minister of Canada
Justin.Trudeau@parl.gc.ca

The Honourable Doug Ford
Premier of Ontario
Premier@ontario.ca

RE: COVID-19 Funding for Local Organizations

Please find below a resolution passed by City of Guelph Council on September 28th, 2020:

1. That the City of Guelph calls on the Federal and Provincial governments to help local municipalities assist their local cultural, social benefit, and charitable organizations with additional relief funding programs to help sustain the important work they do in our community; and
2. That a copy of this resolution be sent to the Prime Minister of Canada, the Premier of Ontario, all Ontario Municipalities, the local Members of Provincial and Federal Parliament, Federal and Provincial Ministers of Finance, the Provincial Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario, the Federation of Canadian Municipalities, and Ontario's Big City Mayors.
3. That staff be directed to report back through the 2021 operating budget process on any additional funding sources that can be identified in the upcoming budget for one-time Community Well-being Grants under the same criteria as the Community Investment Emergency Fund.

Sincerely,



Stephen O'Brien, City Clerk
City Clerk's Office, **Corporate Services**
City of Guelph

T 519-822-1260

TTY 519-826-9771

E clerks@guelph.ca
guelph.ca

C Ontario Municipalities;
Member of Parliament Lloyd Longfield;
Member of Provincial Parliament Mike Schreiner;
Federal Minister of Finance the Hon. Chrystia Freeland;
Ontario Minister of Finance the Hon. Rod Phillips;
Minister of Municipal Affairs and Housing the Hon. Steve Clark;
The Association of Municipalities of Ontario;
The Federation of Canadian Municipalities; and
Ontario's Big City Mayors.



KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
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E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

October 2, 2020

Sent via email to all Ontario Municipal Clerks

Dear Municipal Clerks,

At its meeting held September 24, 2020, Wellington County Council approved the following recommendation from the Administration, Finance and Human Resources Committee:

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

WHEREAS Wellington County Council supports a fair and equitable assessment system for all aggregate resource properties; and

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

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

NOW THEREFORE BE IT RESOLVED:

(a) That Wellington County Council does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and

(b) That Wellington County Council believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values; and

(c) That Wellington County Council hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value; and

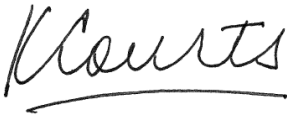
(d) That Wellington County Council direct the Clerk to provide a copy of this motion to the Ministers of Finance; Municipal Affairs and Housing; and Natural Resources and Forestry; and to AMO, ROMA, and all Ontario municipalities and local MPP(s).

Please find the Aggregate Resource Property Valuation and Advocacy report and Municipal Resolution enclosed.

Wellington County Council is requesting that all Ontario municipalities adopt the Municipal Resolution and forward to Donna Bryce, Wellington County Clerk at donnab@wellington.ca upon passing.

Should you have any questions please contact Ken DeHart, County Treasurer, at kend@wellington.ca or call 519.837.2600 ext 2920.

Sincerely,

A handwritten signature in black ink that reads "Kim Courts". The signature is written in a cursive style with a horizontal line underneath the name.

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Administration, Finance and Human Resources Committee
From: Ken DeHart, County Treasurer
Date: Tuesday, September 15, 2020
Subject: **Aggregate Resource Property Valuation and Advocacy Report**

Background:

Through the County's Assessment Base Management Policy and Programme approved in 2016; Wellington County has made significant efforts to maintain, protect and enhance the quality of the assessment roll. This includes reviewing the accuracy of individual assessments and ensuring the equitable distribution of the tax burden. The County remains a strong advocate for the accurate and equitable valuation and property tax treatment of all properties, including gravel pit and aggregate resource properties in the County and throughout Ontario.

The County has been actively pursuing fair and accurate assessment valuations for gravel pits through two streams:

1. Assessment appeals heard by the Assessment Review Board
2. Advocacy through the province on a permanent policy solution

Assessment Appeals

The County has filed assessment appeals on all aggregate producing properties in its three southern-most municipalities, being Puslinch, Erin and Guelph/Eramosa for the 2017 to 2020 taxation years. The purpose of these appeals is to ensure that the current value assessment of these properties is captured through the existing legislation, and to deal with how those properties are classified for taxation purposes.

The effect of the current property tax valuation structure by the Municipal Property Assessment Corporation ("MPAC") unfairly sees active gravel pits incurring less property tax than many single-family homes and small businesses as a result of unduly low and inaccurate current value assessments. It also leads to properties that are located in the same areas and are similar to gravel pits receiving vastly different property valuations, which contradicts the principle of fairness and transparency underpinning our taxation system that similar properties should be treated and taxed equally. Arbitrarily classifying gravel pits as among the lowest form of farmland (Class 5) sets an artificial cap on these producers' property assessments and keeps their property taxes well below what they should be paying. In turn, residents and businesses are subsidizing the break that gravel producers are receiving.

In terms of next steps for these appeals, a settlement conference is scheduled to take place on September 16 and hearings are scheduled for the weeks of November 16 and 23.

Advocacy for a Permanent Policy Solution

The County has been working with its colleagues through the Top Aggregate Producing Municipalities of Ontario (TAPMO) to raise awareness of the assessments and the inequitable treatment of these properties and ask the government to review how these properties are assessed and treated from a property tax policy perspective through the MPAC review that is currently taking place.

Through this work, TAPMO endorsed the attached municipal resolution to be shared with TAPMO municipalities for consideration at local Councils. The resolution formally asks the province to review how these properties are assessed in light of the inequitable treatment in comparison to other residential and business properties in the municipality. Several municipalities across the province have approved and forwarded this resolution to the province and local MPPs.

To be clear, the County believes MPAC's property valuation is incorrect even within the current legislation, however, the County is looking for further direction and possible legislative or regulatory changes that will eliminate future disputes. This kind of permanent policy change is in everyone's best interest to resolve this issue once and for all.

Staff recommend that the Administration, Finance and Human Resources Committee support the resolution and pass it along to County Council for approval. This is also an opportunity for the County to remind its member municipalities to review and give consideration to this resolution as well.

AMO Delegation Meeting

On August 18, 2020, in collaboration with the Top Aggregate Producing Municipalities of Ontario (TAPMO), County representatives met with Stan Cho, Parliamentary Assistant to the Minister of Finance, to discuss the need to improve how aggregate properties are assessed across Ontario under an equitable valuation system. The meeting was held during the Association of Municipalities of Ontario (AMO) conference. This is where municipal and provincial policymakers come together to discuss pressing issues facing both levels of government.

Wellington County and other TAPMO members presented several policy-driven solutions to Mr. Cho that would make MPAC's property tax valuations accurate and equitable. There are many possible legislative, regulatory or policy changes that can achieve a permanent solution. These include:

- Creating a separate class for aggregate producing properties (as was done for landfills in 2015);
- Directive (or regulation) from the Minister to MPAC regarding how to assess these types of properties to reflect their true market or industrial value;
- Remove the aggregate exemption from the *Assessment Act* (as was the situation prior to 2008).

This would enable municipalities to maintain stability in local taxation levels and meet the needs of their communities. Directing MPAC on how to assess these properties based on their true market value makes common sense and will result in stability and accuracy in the assessment process. The solution to remove the exemption of aggregate in the *Assessment Act* would allow MPAC to assess the full value of the property.

Summary

Aggregate sites are important job creators and an increasingly critical element of public works that help to fuel steady economic growth across Ontario, especially as part of municipalities' post-pandemic recovery. Yet, under the current MPAC valuation formula, their current value assessment is inaccurate such that these sites generate significantly less revenue for municipalities and the Province than other possible uses for the same land. This costs Ontario municipalities millions of dollars in lost tax revenue every year and negatively impacts their abilities to deliver more fulsome services and programmes to residents. The current system also generates less Education property taxes which shifts even more tax burden onto homeowners and small businesses. Municipalities are therefore eager to find a solution that is fair for all involved: the municipality, taxpayers, and aggregate producers.

COVID-19 has highlighted the urgency for a policy-driven, equitable approach. Municipalities across Ontario are fighting to continue providing a high standard of services to our families and businesses who need them now more than ever. The lost tax revenue undermines our ability to enhance those services and make key infrastructure investments at a time when our residents are suffering. The County wants to be fair to aggregate producers while recognizing that they should be part of the solution in terms of helping families and businesses get back on their feet – the very people who are carrying the burden of the current MPAC system.

Recommendation:

That the Aggregate Resource Property Valuation and Advocacy Update Report be received for information; and

That the attached resolution be supported by County Council and sent to the Ministry of Finance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ken DeHart', with a stylized flourish extending to the right.

Ken DeHart, CPA, CGA
County Treasurer

SCHEDULE A – MUNICIPAL RESOLUTION

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

WHEREAS Wellington County Council supports a fair and equitable assessment system for all aggregate resource properties; and

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

WHEREAS Wellington County Council has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties;

NOW THEREFORE BE IT RESOLVED:

- (a) That Wellington County Council does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and
- (b) That Wellington County Council believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values; and
- (c) That Wellington County Council hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value; and
- (d) That Wellington County Council direct the Clerk to provide a copy of this motion to the Ministers of Finance; Municipal Affairs and Housing; and Natural Resources and Forestry; and to AMO, ROMA, and all Ontario municipalities and local MPP(s).

Office of the Mayor

Rodger Bonneau

October 7, 2020

Sent via E-mail

Re: Cannabis Production

Dear Ministers, Members of Parliament, and Members of Provincial Parliament,

Please be advised that the Council for the Corporation of the Township of Asphodel-Norwood passed the following resolution at its regular meeting of September 22, 2020:

Motion No. 239/20 | Moved by: Councillor Walsh | Seconded by: Deputy Mayor Burt

WHEREAS the Ontario Federation of Agriculture has adopted the position that licenced cannabis production for medical and/or recreational-use purposes should be considered a farming activity;

AND WHEREAS the Government of Canada introduced Bill C-45 (the Cannabis Act) to create the foundation for a comprehensive national framework to provide restricted access to regulated cannabis, and to control its production, distribution, sale, importation, exportation, and possession;

AND WHEREAS Section 7 of the Cannabis Act requires that any person who intends to submit an application for a licence for cultivation, a licence for processing, or a licence for sale that authorizes the possession of cannabis must provide written notice to: a) The local government, b) The local fire authority, and c) The local police force or the Royal Canadian Mounted Police detachment responsible for providing policing services to the area in which the site is referred to in the application;

AND WHEREAS Section 35(1) of the Act requires a holder of a licence for cultivation, a licence for processing, or a licence for sale that authorizes the possession of cannabis to provide a written notice to the local authorities within 30 days of issuance, amendment, suspension, reinstatement or revocation of a licence and provide a copy of said notice to the Minister; and

FURTHER BE IT RESOLVED THAT the Township of Asphodel-Norwood requests a governing body in cannabis production that:

1. Takes a unified approach to land use planning restrictions;
2. Enforces the regulations under the Cannabis Act on behalf of the licencing agency and ensures local authorities are in fact provided with notification of any licence issuance, amendment, suspension, reinstatement, or revocation within their region;
3. Communicates more readily with local governments; and
4. Provides local governments with more support.

AND FURTHER BE IT RESOLVED THAT the Township of Asphodel-Norwood will forward this motion to the following partners: All municipalities in Ontario, the MP and MPP of Northumberland-Peterborough South, the MP and MPP of Peterborough-Kawartha, the Minister of Agriculture, Food and Rural Affairs, and the Minister of Agriculture and Agri-Food with the request that they enact legislation to support local governments with land use management and enforcement issues.

Thank you for your time and consideration.

Sincerely,



Rodger Bonneau, Mayor
Township of Asphodel-Norwood

- c. E. Hardeman, Minister of Agriculture, Food and Rural Affairs
M. Bibeau, Minister of Agriculture and Agri-Food
D. Piccini, MPP Northumberland-Petrborough South
P. Lawrence, MP Northumberland-Petrborough South
D. Smith, MPP Peterborough –Kawartha
M. Monsef, MP Peterborough-Kawartha
All municipalities in Ontario

October 7, 2020

Honourable Jeff Yurek
Minister of Environment, Conservation and Parks
College Park 5th Flr,
777 Bay St, Toronto, ON M7A 2J3

Sent via email: minister.mecp@ontario.ca

**Re: Development Approval Requirements for Landfills - (Bill 197)
Our File 35.2.2**

Honourable and Dear Sir,

At its meeting held on October 5, 2020, St. Catharines City Council approved the following motion:

WHEREAS Schedule 6 of Bill 197, COVID-19 Economic Recovery Act, 2020 considers amendments to the Environmental Assessment Act relating to municipal autonomy and the principle that municipalities can veto a development outside their municipal boundary in an adjacent municipality; and

WHEREAS Bill 197 empowers multiple municipalities to 'veto' development of a landfilling site within a 3.5 km zone inside the boundary of an adjacent municipality; and

WHEREAS Bill 197 establishes a dangerous precedent that could be expanded to other types of development; and

WHEREAS Bill 197 compromises municipal autonomy and the authority of municipal councils to make informed decisions in the best interest of their communities and municipal taxpayers; and

WHEREAS amendments in Schedule 6 could cause conflict in the effective management of landfill sites, put significant pressure on existing landfill capacity, and threaten the economic activity associated with these sites;

THEREFORE BE IT RESOLVED That the City of St. Catharines calls upon the Government of Ontario (Ministry of the Environment, Conservation and Parks (MOECP) to amend Bill 197, COVID-19 Economic Recovery Act, 2020, to eliminate the development approval requirement provisions from adjacent municipalities and that the 'host' municipality be empowered to render final approval for landfills within their jurisdiction; and

BE IT FURTHER RESOLVED that a copy of this motion be forwarded to Premier Doug Ford, Jeff Yurek the Minister of Environment, Conservation and Parks, Steve Clark the Minister of Municipal Affairs and Housing, local MPP's., the Association of Ontario Municipalities (AMO) and Ontario's Big City Mayors (formerly Large Urban Mayors Caucus of Ontario-LUMCO)

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to all Ontario municipalities with a request for supporting motions to be passed by respective Councils and copies of the supporting motion be forwarded to Premier Doug Ford, Jeff Yurek the Minister of Environment, Conservation and Parks, Steve Clark the Minister of Municipal Affairs and Housing, the local MPP's, the Association of Ontario Municipalities (AMO).

If you have any questions, please contact the Office of the City Clerk at extension 1506.



Bonnie Nistico-Dunk, City Clerk
Legal and Clerks Services, Office of the City Clerk
:ra

Cc. Hon. Premier Doug Ford premier@ontario.ca
Hon. Steve Clark, Minister of Municipal Affairs, Housing minister.mah@ontario.ca
Jennifer Stevens, MPP - St. Catharines, JStevens-CO@ndp.on.ca
Jeff Burch, MPP - Niagara Centre, JBurch-QP@ndp.on.ca
Wayne Gates, MPP - Niagara Falls, wgates-co@ndp.on.ca
Sam Oosterhoff, MPP - Niagara West-Glanbrook, sam.oosterhoff@pc.ola.org
Association of Municipalities of Ontario amo@amo.on.ca
Chair of Ontario's Big City Mayors, Cam Guthrie mayor@guelph.ca
All Ontario Municipalities (via email)



Committee of Adjustment Minutes

**Thursday, September 10, 2020, 4:00 p.m.
Remote meeting live streamed
on guelph.ca/live**

Members Present	K. Ash, Chair D. Kendrick, Vice Chair S. Dykstra K. Meads J. Smith
Members Absent	D. Gundrum L. Janis
Staff Present	B. Bond, Zoning Inspector L. Cline, Council and Committee Coordinator J. da Silva, Council and Committee Assistant S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer K. Patzer, Planner L. Sulatycki, Planner M. Witmer, Planner

Call to Order

Chair K. Ash called the meeting to order. (4:00 p.m.)

Opening Remarks

Chair K. Ash explained the hearing procedures and Secretary-Treasurer T. Di Lullo conducted attendance by roll call and confirmed quorum.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by D. Kendrick

Seconded by K. Meads

That the minutes from the August 13, 2020 Regular Hearing of the Committee of Adjustment, be approved as circulated.

Carried

Requests for Withdrawal or Deferral

B-7/20 and B-8/20 73 and 93 Arthur Street South

Owner: 2278560 Ontario Inc.

Agent: Charlotte Balluch, Fusion Homes

Location: 73 and 93 Arthur Street South

In Attendance: N/A

Secretary-Treasurer T. Di Lullo noted that C. Balluch, agent for the applications, submitted a request that applications B-7/20 and B-8/20 for 73 and 93 Arthur Street South be withdrawn.

A-39/20 42 Arrow Road

Owner: Connect Tech Inc.

Agent: Jim Fryett, Fryett Turner Architects Inc.

Location: 42 Arrow Road

In Attendance: N/A

Secretary-Treasurer T. Di Lullo noted that J. Fryett, agent for the application, submitted a request that the application be deferred as per the staff recommendation. The agent also indicated that the drainage swale will be reconstructed and certified by a professional engineer. A copy of the deferral request was circulated to members and staff.

Moved by K. Meads

Seconded by D. Kendrick

That minor variance application A-39/20 for 42 Arrow Road, be **deferred** sine die, and in accordance with the Committee's policy on applications deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12

months of deferral and that the deferral fee be paid prior to reconsideration of the application.

Reasons:

This application is deferred at the request of the applicant to allow the applicant additional time to address drainage concerns.

Carried

Current Applications

A-40/20 117 Queen Street

Owner: Michael Forbes and Sarah Hawthorn

Agent: Benjamin McFadgen, BM Architectural Design

Location: 117 Queen Street

In Attendance: M. Forbes

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. M. Forbes, owner of the property, responded that the sign was posted and comments were received.

M. Forbes asked for clarification on the condition recommended by staff regarding the driveway relocation. Engineering Technologist S. Daniel indicated that such relocation is required to meet sight line triangle requirements that resulted from the proposed porch.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 4.7 Row 3 of Zoning By-law (1995)-14864, as amended, for 117 Queen Street, to permit:

- a. the proposed open, roofed porch to have a maximum projection of 3.8 metres into the required front yard, when the By-law requires that for an open, roofed porch not exceeding 1 storey in height the maximum projection into the required front yard is 2.4 metres; and
- b. the stairs associated with the proposed open, roofed porch to have a minimum setback of 1.6 metres from the front lot line, when the By-law required that the stairs associated with an open, roofed porch are permitted to have a minimum setback of 2 metres from the front lot line,

be **approved**, subject to the following condition:

1. That prior to the issuance of a building permit, the Owner(s) shall agree to relocate the existing driveway and apply for an entrance permit.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-41/20 67 Kirkby Court

Owner: MacKinnon Holdings Ltd.

Agent: Vivian Patel, Jones Lang LaSalle

Location: 67 Kirkby Court

In Attendance: V. Patel

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. V. Patel, agent, responded that the sign was posted and comments were received.

V. Patel thanked the committee for considering the application as well as for comments provided on a previous application [A-25/20 67 Kirkby Court].

E. MacKinnon, owner of the property, indicated he was in agreement with staff recommendation of approving a building size of 7 percent of the lot area.

The following delegate did not speak:

P. McKenna

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 7.3.5.1 of Zoning By-law (1995)-14864, as amended, for 67 Kirkby Court, to permit a minimum building size of 7 percent of the lot area for the proposed two (2) industrial buildings, when the By-law requires a minimum building size of 15 percent of the lot area for lots between 3 to 10 acres, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

B-9/20 and B-10/20 24 Campbell Road

Owner: 198410 Ontario Inc.

Agent: Jeff Buisman, Van Harten Surveying Inc.

Location: 24 Campbell Road

In Attendance: J. Buisman

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Buisman, agent, responded that the sign was posted and comments were received.

J. Buisman explained the purpose of the application and indicated he was in agreement with the conditions recommended by staff.

After a brief break to allow members of the public to express interest in speaking to the applications, no members of the public spoke via electronic participation.

B-9/20 24 Campbell Road

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by K. Meads

Seconded by D. Kendrick

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Part Lot 5, Registered Plan 541, Part 3 of Reference Plan 61R-20015, currently known as 24 Campbell Road, an irregular shaped parcel with frontage along Dawson Road of 106 metres, and an area of 1.6 hectares, substantially in accordance with a sketch prepared by Van Harten Surveying Inc. dated August 10, 2020, project number 28562-20, be **approved**, subject to the following conditions:

1. That prior to issuance of building permits and/or prior to undertaking activities which may injure or destroy regulated trees on the severed and retained parcels, the applicant shall submit a Tree Inventory and Preservation Plan (TIPP) for the entire proposed development area which shall be developed and carried out by an Arborist and in accordance with the Private Tree Protection By-law (2010-19058) and the City's Tree Technical Manual, to the satisfaction of the General Manager of Planning and Building Services. The applicant should contact the City's Landscape Planner prior to hiring an Arborist, to determine the requirements of the TIPP.
2. That prior to any site alteration or grading and drainage works on the severed and retained parcels, the developer shall submit to the City a fully detailed site plan in accordance with section 41 of the Planning Act indicating the location of the building, driveway, septic

system, well (if applicable), grading, drainage, stormwater management, groundwater recharge, traffic circulation and erosion and sediment controls on the said lands to the satisfaction of the General Manager of Planning and Building Services and General Manager/City Engineer.

3. That prior to the issuance of the Certificate of Official, the Owner shall enter into a development agreement with the City, registered on title, agreeing to satisfy the above-noted conditions.
4. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
5. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
6. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
7. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the

Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

B-10/20 24 Campbell Road

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by K. Meads

Seconded by D. Kendrick

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Part Lot 5, Registered Plan 541, Part 3 of Reference Plan 61R-20015, currently known as 24 Campbell Road, an irregular shaped parcel with frontage along Dawson Road of 75.5 metres and an area of 1.2 hectares, substantially in accordance with a sketch prepared by Van Harten Surveying Inc. dated August 10, 2020, project number 28562-20, be **approved**, subject to the following conditions:

1. That prior to issuance of building permits and/or prior to undertaking activities which may injure or destroy regulated trees on the severed and retained parcels, the applicant shall submit a Tree Inventory and Preservation Plan (TIPP) for the entire proposed development area which shall be developed and carried out by an Arborist and in accordance with the Private Tree Protection By-law (2010-19058) and the City's Tree Technical Manual, to the satisfaction of the General Manager of Planning and Building Services. The applicant should contact the City's Landscape Planner prior to hiring an Arborist, to determine the requirements of the TIPP.
2. That prior to any site alteration or grading and drainage works on the severed and retained parcels, the developer shall submit to the City a fully detailed site plan in accordance with section 41 of the Planning Act indicating the location of the building, driveway, septic system, well (if applicable), grading, drainage, stormwater management, groundwater recharge, traffic circulation and erosion and sediment controls on the said lands to the satisfaction of the General Manager of Planning and Building Services and General Manager/City Engineer.

3. That prior to the issuance of the Certificate of Official, the Owner shall enter into a development agreement with the City, registered on title, agreeing to satisfy the above-noted conditions.
4. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
5. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
6. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
7. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

B-11/20 4 Sherwood Drive

Owner: Roelfien Di Sapio

Agent: Hugh Handy, GSP Group Inc.

Location: 4 Sherwood Drive

In Attendance: H. Handy

Secretary-Treasurer T. Di Lullo noted that correspondence was received after the comment deadline from D. Bates with concerns about the application. A copy of this correspondence was circulated to staff, committee members and the applicant.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. H. Handy, agent, responded that the sign was posted and comments were received.

H. Handy explained the purpose of the application and indicated he was in agreement with the conditions recommended by staff.

After a brief break to allow members of the public to express interest in speaking to the application, the following member of the public spoke via electronic participation:

D. Bates, resident on Knightswood Boulevard, expressed concerns regarding the proposed dwelling on the retained parcel and its projection onto the front yard being inappropriate for the neighbourhood.

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by S. Dykstra

Seconded by D. Kendrick

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Lot 4, Registered Plan 529 and Part Lot 3 of Registered Plan 572, currently known as 4 Sherwood Drive, an irregular shaped parcel with frontage along Sherwood Drive of 15 metres and an area of 686 square metres, substantially in accordance with a sketch prepared by Van Harten Surveying Inc. dated September 1, 2020, project number 28254-20, be **approved**, subject to the following conditions:

1. That a plan shall be submitted to, and approved by the General Manager of Planning and Building Services, prior to the issuance of

a building permit for the new dwellings on the "severed" and "retained" parcels indicating the location and design of the new dwellings.

2. That prior to the issuance of a building permit, elevation and design drawings for the new dwellings on the "severed" and "retained" parcels shall be submitted to, and approved by the General Manager of Planning and Building Services.
3. That prior to the issuance of the Certificate of Official, the existing house shall be demolished to the satisfaction of the Chief Building Official.
4. That prior to the issuance of the Certificate of Official, the Owner(s) agrees to submit detail engineering plans for the severed and the retained lot indicating such items as proposed servicing, grading and drainage, erosion and sediment control and access to the satisfaction of the General Manager/City Engineer. A Professional Engineer shall certify such plans.
5. That prior to the issuance of the Certificate of Official, the Owner(s) shall submit a stormwater management brief to the satisfaction of the General Manager/City Engineer. Such report is to be certified by a Professional Engineer and is to be prepared in accordance with the City's Engineering Guidelines.
6. That prior to the issuance of a building permit, the Owner(s) shall provide a plot plan that shows that the proposed building, grading and drainage are in conformance with the approved overall drainage and grading plan.
7. That prior to the issuance of any building permit, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
8. That the Owner(s) shall pay the estimated and the actual cost for decommissioning and removal of any services as determined by the General Manager/City Engineer.
9. That the Owner(s) agrees to pay the actual cost of the construction of the service lateral to the proposed severed and retained lands, including the cost of all restoration, works within the City's right of way. The Owner(s) agrees to pay the estimated cost of the works

as determined by the General Manager/City Engineer being paid, prior to the issuance of a building permit.

10. That the Owner(s) constructs the new dwellings at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary.
11. That prior to the issuance of any building permit, the Owner shall apply and obtain an entrance permit.
12. That prior to the issuance of any building permits on the proposed severed lands, the Owner shall pay the flat rate charge established by the City for tree planting for the proposed severed lands.
13. That prior to issuance of a building permit, the applicant make arrangements with the ICI Department of Alectra Utilities for the underground servicing of the newly created lot. The proposed new driveway must be 1.5 metres away from the existing street-light pole. If this cannot be maintained, the pole will have to be relocated. The servicing and the possible street-light pole relocation would be at the applicant's expense.
14. That prior to the issuance of the Certificate of Official, the Owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above noted conditions and to develop the site in accordance with the approved plans.
15. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
16. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
17. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan

(version ACAD 2010) which can be forwarded by email
(cofa@guelph.ca).

18. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Staff Announcements

Secretary-Treasurer T. Di Lullo noted that a posting for a Committee of Adjustment member position has been advertised on the City of Guelph website and in the local newspaper. She also noted that applications for this vacancy can be found on the City's website or at the ServiceGuelph Counter (Guelph City Hall) and are due to the City Clerk's Office by 4:30 p.m. on September 23, 2020.

Adjournment

Moved by J. Smith

Seconded by K. Meads

That this hearing of the Committee of Adjustment be adjourned. (5:05 p.m.)

Carried

K. Ash, Chair

T. Di Lullo, Secretary-Treasurer