

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF COUNCIL; PUBLIC MEETING
JANUARY 22, 2018 @ 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

ADOPTION OF THE AGENDA

DISCLOSURE OF PECUNIARY INTEREST

O ' CANADA

PRESENTATIONS

Gabriella Ieropoli, Community Youth Resiliency Worker 001
• North for Youth: A Summary

ADOPTION OF MINUTES OF COUNCIL

- Council Meeting of January 8, 2018 019

BUSINESS ARISING

ITEMS FOR CONSIDERATION

Business: Reports, recommendations, correspondence for direction

1. FIRE
 - a. Communiqué #50, December 2017 029
2. FINANCE
 - a. Cheque Distribution Report, January 16, 2018 035
 - b. Report TR2018-001 being a report on vacant unit rebates and vacant/excess land subclass tax reductions 040
3. PUBLIC WORKS
 - a. Report PW 2018-001 – Sanitary Allocations for H. Bye Construction Ltd. (London Road) 064
 - b. Report PW 2018-002 – Sanitary Allocations for 2574574 Ontario Inc. (488 Durham street East) 068
 - c. Report PW 2018-003 – Sanitary Allocations for Marlanna Homes (400 King Street East) 072
 - d. Report PW 2018-004 – Sanitary Allocations for Peter & Mary Reeves (Wellington Street East) 076
4. ADMINISTRATION
 - a. Report CLK 2018-005 Appointment of Maitland Valley Conservation Authority and Maitland Valley Source Protection Authority Board 081

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION AND ADOPTION

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

BY-LAWS

- a. By-law Number 009-18 being a by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act (Stewart)* 083
- b. By-law Number 010-18 being a provisional drain repair by-law to provide for the repair of the Wayne Cole Drainage Works 185
- c. By-law Number 011-18 being a by-law to provide for actual cost to provide for a drainage works in the Township of Wellington North in the County of Wellington, known as Drain 65 (Lennox) Drain 088
- d. By-law Number 012-18 being a by-law to authorize a Third Lease Extension and Amending Agreement (Kenilworth/OPP) 090
- e. By-law Number 013-18 being a by-law to establish a Tax Rebate Program for the vacant portions of property in the Commercial Property or Industrial Property classes 101

CONFIRMATORY BY-LAW NUMBER 014-18 104

ADJOURNMENT

MEETINGS, NOTICES, ANNOUNCEMENTS		
January 24, 2018	Community Growth Plan Public Meeting - Mount Forest & District Sports Complex	7:00 p.m. – 8:30 p.m.
January 31, 2018	Community Growth Plan Public Meeting - Arthur & Area Community Centre	7:00 p.m. – 8:30 p.m.
February 6, 2018	Recreation & Culture Committee	8:30 a.m.
February 12, 2018	Regular Council Meeting	2:00 p.m.
February 13, 2018	Community Growth Plan Steering Committee Meeting, Kenilworth	7:00 p.m. – 9:30 p.m.
February 15, 2018	Cultural Roundtable Meeting	12:00 p.m.
February 19, 2018	Family Day – Office Closed	
February 26, 2018	Regular Council Meeting	7:00 p.m.

The following accessibility services can be made available to residents upon request with two weeks' notice:

**Sign Language Services – Canadian Hearing Society – 1-877-347-3427
- Kitchener location – 1-855-656-3748
TTY: 1-877-843-0368 Documents in alternate forms – CNIB – 1-800-563-2642**



North for YOUTH

A Summary Report



Investing in our youth today for a stronger, diversified tomorrow

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Our Story

Throughout 2013, the North Wellington Coalition for Youth Resiliency (NWCYR) conducted numerous consultations with local service providers and community members to understand the needs of local youth. Overwhelmingly, it was reported that there was a need for local youth engagement efforts in order to improve youth well-being and reduce substance misuse in Northern Wellington. In 2013 a grant application was submitted and later approved by the Ontario Trillium Foundation (OTF) to allow this work to begin.

The original working group consisted of 15 member organizations who outlined the following priorities:

- 1) Reduce barriers and increase access to social and civic participation for youth in the towns and rural areas of Northern Wellington County.
- 2) Increase capacity among organizations in northern Wellington County to adapt, innovate, collaborate, and embrace sustainable ways of working together in order to achieve an improvement in youth resiliency.
- 3) Increase capacity of youth to advocate regarding issues and system delivery components that directly impact them.
- 4) Foster networks that strengthen the multi-sectoral coordination and collaboration around community-based asset development.



However, since the work we were setting out to do was based on a community-based asset development approach, it was critical that we speak to community members and get their feedback on the direction we should take. On February 21, 2015 a Community Forum was held to bring together community members, service providers, and relevant stakeholders. 33 individuals attended this event! Much conversation ensued about the various assets and gaps specific to youth in Minto, Mapleton and Wellington North Townships. Through these discussions, 5 priorities were identified and deemed to be the focus of the NWCYR:

- 1) Increase awareness of opportunities/programs/services through a communication plan ●
- 2) Increase collaboration and youth engagement by establishing a Youth Action Council ●
- 3) Increase accessibility of programs (cost, transportation, location) ●
- 4) Increase opportunities for community interaction (intergenerational/cross-community/inter-municipal) to nurture mutual respect and community asset development ●
- 5) Ensure momentum continues and build leadership support for initiatives by forming a "Glue Group" ●

Over the past 3 years, we have worked hard to meet these outcomes as well as others that have come up along the way. We did experience some changes in staffing and committee structure: Alison Vasey originally held the position of Community Youth Resiliency Worker and was followed by Gabriella Ieropoli in March 2016. The North Wellington Coalition for Youth Resiliency and North for Youth Community Group merged together to form North for Youth: a true community coalition made up of community members and service providers invested in positive youth development. Despite these changes, we have continued the work we set out to do and have surpassed original expectations!

OTF Requirements

In receiving our 3 year grant from OTF, we were expected to meet specific targets. The following chart identifies both the impact indicators and our actual outcomes. Over the years, we have blended these indicators with the 5 priorities identified at our Community Forum.

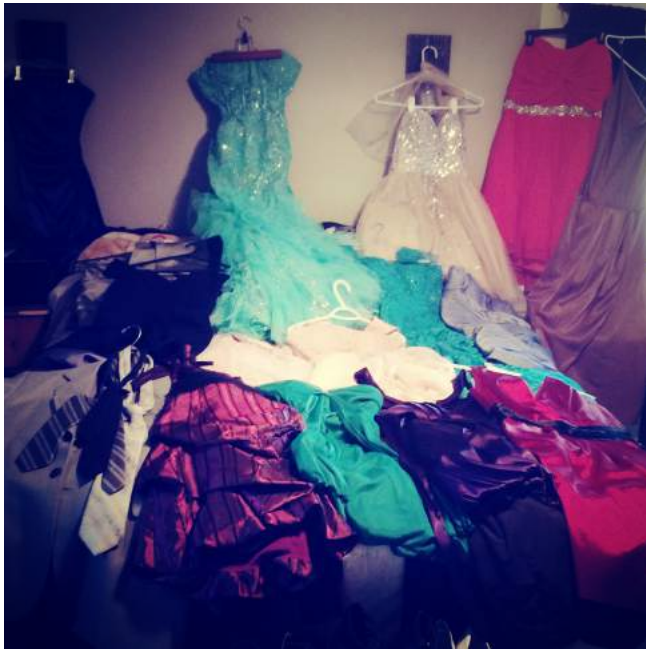
Impact Indicator Type	Impact Indicator (s)	Indicator Target (s)	Targets Met and Surpassed
Result Indicator	# of unified, shared or integrated systems to better serve communities	8	<ul style="list-style-type: none"> • Mapleton YAC • Minto YAC • WN YAC • YAC Adult Allies • YECOP • Rural Youth Homelessness • Youth Harm Reduction • Intentional Self-Harm PAG • Towards Common Ground • Youth -Employer Engagement • Happy Healthy Families
Outcome Indicator	# of new organizational, program or membership models that respond to community issues	1	<ul style="list-style-type: none"> • North for Youth • Truth About Youth Program

Recruitment Fair

- March 2nd, 2017
- Together with our partners at Agilec, we organized a Recruitment Fair at WHSS
- 40 businesses and non-profits actively recruiting youth (paid or volunteer) in Mount Forest and Arthur attended
- Interviews took place on the spot! Hiring gaps were filled!

"The recruitment fair was a huge success because it offered an opportunity to build community connections between youth and local employers/non-profits.. Bringing the fair to the high school and allowing time for face-to-face meetings made it youth-friendly and engaging."

- Edit Giffen, Agilec



Grad Attire Swap

- Spring 2017
- Graduation can be a stressful time of year for some families trying to make ends meet financially. So, Gabby put out a call for dresses, suits, and jewellery! The community generously responded and over 55 outfits were given to local youth!
- Next year, we will have a swap in order to include more people and reduce stigma

Youth Week

- May 1-7
- Communities across Canada make a special effort to recognize the positive contributions of local youth during Youth Week
- Through our efforts we have brought attention to this week for the first time in northern Wellington!
- 50 youth attended events in 2015; 110 in 2016; and over 200 in 2017



Food Skills Workshops

- November 2016; December 2017
- 23 WHSS students enrolled in the "Raising Healthy Children" prepared lessons on Canada's Food Guide, portion size and making healthy snacks. They then went to Victoria Cross PS, delivered the lessons to all gr.1-8 classes and then they all prepared snacks together
- First time the two schools connected on a project like this
- Great leadership opportunity; hands-on application on what they are learning in school



Safe TALK Workshop

- April 20, 2017
- A 3 hour workshop to prepare individuals to be a suicide-alert helper
- 11 individuals attended the workshop in Harriston; 4 participants were youth

Teen Video Contest: Distract Driving

- February-April 2017
- 15-19% of all fatal crashes involving a teen driver are due to distracted driving
- We teamed up with Safe Communities to host a youth video contest in order to increase awareness of this prominent issue
- 22 videos were submitted

safe communities
wellington county

happy	joyful	hopeful	content
bored	shy	embarrassed	impatient
BEFORE ORANGE AND RED, CALL AHEAD			
anxious	confused	frustrated	suspicious
overwhelmed	depressed	isolated	hopeless

Here247
1 - 844 - 437 - 3247
TTY 1 - 877 - 668 - 5501

Kids Help Phone
1 - 800 - 668 - 6868
KidsHelpPhone.ca

Ongoing Initiatives 009

In addition to specific annual events, North for Youth has been actively engaged and involved in a number of ongoing engagement efforts.

Youth Action Councils

A Youth Action Council is a youth-driven, grassroots initiative made up of local youth volunteers. Members have an opportunity to create change in their community and make a difference in the issues that affect youth.



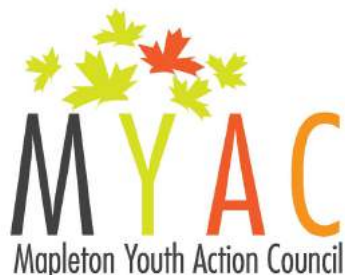
Mapleton

To establish a positive youth presence in Mapleton, that shapes the growth and future of our community through meaningful, youth participation

Projects: Youth of the Year, Chalk Fest, Minute to Win It Pizza Party, Norwell Self-Care Kits, Community Christmas Party

Minto

The Minto Youth Action Council is working towards creating a positive environment for youth in our community to be empowered, use their voices and create meaningful change.



Wellington North

To establish more opportunities for youth involvement in Wellington North so as to create a safe and empowering community that reflects a positive perception of youth!

Projects: YAC-tivities, Yoga & Martial Arts in the Park, Outdoor Movie Night, Human Trafficking Workshop, WHSS Self-Care kits, Haunted Trail.

Projects: Youth Dances, Amazing Race, Outdoor Movie Nights, MYAC Bursary, YOUth Should Know Community Boards.



What does MYAC mean to you?⁰¹⁰

A Personal Letter

When I first heard of the Minto Youth Action Council, I was unsure what to think. Walking into the building, I was a little bit intimidated. But I know now that I really shouldn't have been. From the beginning, being in MYAC was such a welcoming experience. We could make the program whatever we thought was the best fit for the youth in our town.

With the support that MYAC, and our adult allies, provided, we were able to bring our ideas for the town to life, whether it was to creating youth dances, and outdoor movies to bringing the youth together and giving them a safe place to engage with others in their town, or providing workshops that help sharpen the skills youth feel they need more practice with.

In the past year as a member of the council, I feel that I have personally grown as a leader in my town. Our meetings have helped me feel more confident in many ways. I now find it easy to suggest ideas because I know everyone will be supportive and help to make my ideas better. I feel comfortable working in large or small groups, and being a leader and a follower. Going to MYAC events has helped my leadership skills as it helped me think on my feet, and talk in front of crowds.

However, not only have my leadership skills improved in the typical way, they have in more unconventional ways as well. I feel more connected to my town, and all the people in it. I feel as though I can make an impact on my town, that my voice is heard, and that it has been for as long as I've been a part of MYAC and before then too.

This program brings forward thoughts and ideas that may never have been heard without MYAC, it shows kids that their opinion matters too, and that we don't have to wait until we are older, we can take action now.

Erin Raftis
MYAC Member

Truth About Youth Program

- *“Teenagers and alternative education students, especially, have a reputation of being bad people and the truth is we are good people capable of doing good things in our community” - Program Participant*
- Target populations: at-risk youth and seniors
- To date, students enrolled in the alternative education program at WHSS and Youth Options have worked on the following community betterment projects: leaf raking, painting playgrounds, yard work at churches, tree planting, building raised flower beds and an accessible ramp!



Youth Engagement Community of Practice (YECOP)

- Purpose: To better collaborate and engage with colleagues, who work within Wellington County, with youth ages 12-24, using youth engagement strategies and methods.
- 4 meetings/year focused on networking and information sharing (ex. working with LGBTQ+ youth, mediation and conflict resolution with youth)
- Monthly YOUTH Should Know E-newsletter that includes information on events, initiatives, resources, and professional development opportunities available in Wellington County

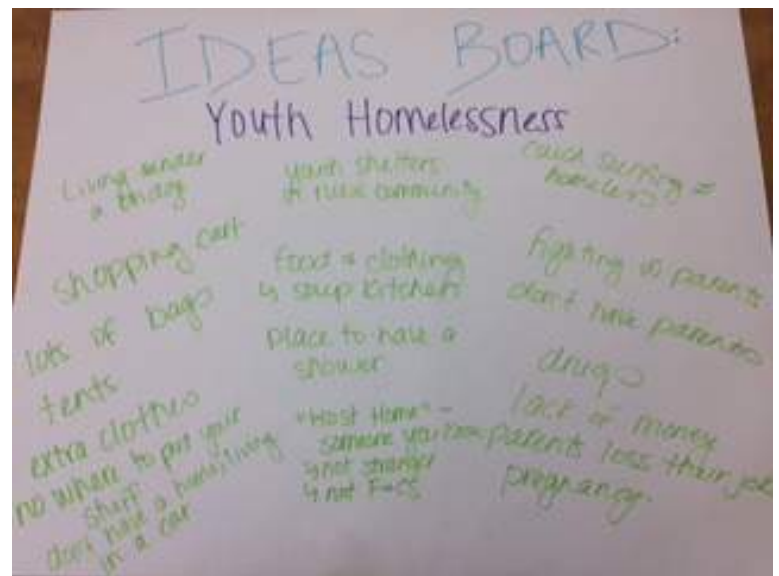
38 active members

29 organizations represented

Community Outreach Efforts

Meeting face-to-face with different groups of youth, organizations, and community groups has been a critical component of the CYRW role in order to best identify youth needs and community assets. The following is a list of some of the different groups we have connected with over the years to help us plan events, initiatives, and advise us on the direction of different projects (ex. how to create youth-friendly services).

- Youth Job Connection Program- Agilec
- Young and Parenting Program- CRC
- Social Equity & Civics Class at Wellington Heights Secondary School
- Interact Club at Norwell District Secondary School
- Youth Options
- Palmerston Public with Mayor Bridge
- Victoria Cross with Mayor Lennox
- Wellington North & Minto Safe Communities Committees
- Drayton Youth Centre
- The Upper Deck
- Minto Chamber BBQ
- Interviews with 88.7 The River, Mount Forest Mirror, The Confederate, Drayton Community News, Wellington Advertiser



1) Rural Transportation Options

- North for Youth partnered with the UofG Research Shop
- Research purpose: Identify realistic options for addressing transportation barriers in rural communities

3) Youth Harm Reduction- Rural Wellington Focus

- The Youth Harm Reduction Committee partnered with the UofG Community Engaged Scholarship Institute
- Research purpose: Identify the unique needs of RURAL youth regarding substance misuse as well as identifying barriers to service
- One-on-one interviews were conducted with rural service providers AND youth focus groups were held with youth with lived experience

2) Program Sustainability Practices

- North for Youth partnered with the UofG Research Shop
- Research purpose: identify recommendations for sustainability planning and ways of involving youth in this process

4) Rural Youth Homelessness- Wellington County focus

- The Rural Youth Homelessness Committee partnered with the UofG Research Shop
- Research purpose: Identify best practices for addressing youth homelessness in rural communities
- The committee also conducted focus groups with youth with lived experience who are from Wellington County

NEW

Youth Recognition Efforts

Each of the Youth Action Councils are finding creative ways of recognizing and acknowledging youth leaders in the community. In doing so, they are helping to increase awareness of the positive contributions that youth make to their community.

- Mount Forest Chamber Excellence Awards
- Young Citizen Award
- Wellington North Youth Action Council



Youth of the Year
Mapleton Youth Action Council

Youth Week Acknowledgements
North for Youth



- MYAC Bursary
- Minto Youth Action Council

"It takes a VILLAGE" 015

Northern Wellington Youth
Connections Day

YOUth Should Know E-
newsletter

Mapleton
Youth Action Council

H.O.P.E

Toward Common Ground

Truth About Youth Program

Pride & Prejudice

Youth Drop-In Clinic

WN Showcase

Minto
Youth Action Council

North for Youth

Norwell LINK Days

Wellington County

Food Skills Workshops

Youth Engagement Community of Practice

Grad Attire Swap

YouthTALK Conference

Teen Distracted Driving
Video Contest

YACTivities

Rural Volunteer Engagement

Happy Healthy Families

Outdoor Movie Nights

Youth Harm Reduction

Youth Forum

Drayton Farm Show

Amazing Race

Recruitment Fair

Wellington North
Youth Action Council

Help, Hope, and Cope

Rural Youth Homelessness

Safe Communities ; Intentional Self-
Harm

Minto Volunteer Appreciation Dinner

North for Youth Month

Youth Skills Training Program

Youth Employer Engagement

Safe Communities Day

Creating Inclusive Spaces

When planning events, looking for supports or networking I certainly knew that I had solid resource. North for Youth has helped foster community connections for WHSS such as with our at-risk youth and seniors, within our youth (at risk or not) and with the local Chamber, YAC and Town Council.

- Billie Gitter, UGDSB

While working as an Independent Facilitator with Facilitation Wellington Dufferin, I had the opportunity to work with a young person who, prior to becoming involved with North for Youth, had very little connection to other young people, or to community.

I watched as this young person grew more confident and began to form relationships; leading to a greater sense of purpose and excitement about being involved in community events, planning, and committees.

Gabby accepted this young person without reservations, labels, or judgement, and helped MYAC create a space that was not only inclusive, but stronger and richer. Youth initiatives such as those that are being done every single day through North for Youth programming are what lay the groundwork for strong, resilient, and diverse communities now and for future generations.

- Kim Kool, FWD

Two of the most frequent complaints I hear about living in rural communities is that there's nothing for youth to do and that there's not enough people volunteering to get things done. To be honest, in my various roles running youth productions for the local community theatre, as a member of the town's Cultural Round Table, and, now, as an Adult Ally for the Minto Youth Action Council, I've always wondered why these two complaints didn't cancel each other out more often.

Now, having worked with Gabby Ieropoli, I realize that that's because we didn't have a Community Youth Resiliency Worker before. In Minto, Gabby has played a vital motivating role in galvanizing all the various groups and people interested in making the town more accessible and friendly for youth to actually take action on the issue. The Youth Action Council which has now been formed is a vital part of bringing more youth oriented events to the area, but is, perhaps even more importantly, a way to bridge the gap between the youth who want to be involved and the community groups who are looking for that involvement and buy-in from the youth.

In my experience, it isn't so much that rural communities lack the interest or desire to engage with the younger generation, or that the younger generation isn't willing to be engaged, it's more that the two groups don't communicate effectively with each other. Gabby, in her role as Youth Resiliency Worker, has been able to fill in that gap and create those connections, and is the reason we have an active and growing Youth Action Council in Minto. But even beyond that, Gabby provides our Youth Action Council with connections to other groups outside of Minto, including nearby YAC's that we have been able to partner with for specific events, but also organizations that are interested in sponsoring those events. The biggest impact of the Community Youth Resiliency Worker has been in bringing widely spread interests and resources together, and in a lot of ways, bringing that sense of community to any number of youth who used to think that their home town had nothing to offer them.

- Megan Raftis, Community Champion

The CYRW has been responsible for spearheading and maintaining many wonderful initiatives in Wellington County. Through the dedicated work of the CYRW and North for Youth we have experienced the following benefits:

- 1) Increased opportunities to participate in numerous no cost or low cost youth focused training
 - 2) Increased number of community events providing 2nd Chance the opportunity to share resources with youth and the public
 - 3) Up to date, relevant information on youth via the creation of the "YOUth Should Know" newsletter to share with staff and clients
 - 4) Consistent, productive networking at the Wellington County Youth Engagement Community of Practice committee (developed and organized by the CYRW)
 - 5) Increased collaboration and positive "vibe" between service providers, municipalities, community members and youth
- Michelle Dally, 2nd Chance

I have given your brochure to a number of clients who are looking to connect their children with supports in the high school setting, particularly groups that promote a sense of unity, collaboration, support, and community engagement. Thanks for doing the work you do, it's appreciated by myself as a psychotherapist always wanting to connect people to outside resources for support, and by caregivers who are looking for opportunities for their children to partake in meaningful experiences such as North for Youth!

- Mike Harloff,
Mental Health Therapist

I am particularly inspired by how Gabby facilitated the youth projects where they helped seniors with things such as yard work and building an accessible deck. This not only showed value to the seniors but really instilled self-worth in the youth. Many area seniors and municipal leaders have spoken to me about the value she brings in her leadership of the youth in bringining out their abilities to contribute to the community, build self-esteem and gain construcive experience for future jobs

- Teri White, Office of John Nater, MP
Perth-Wellington

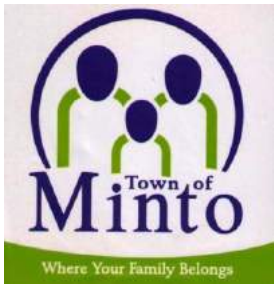
The North for Youth initiative has brought together community members of all ages, local businesses and organizations, and most importantly youth with a common goal to create a positive and inclusive environment for youth.

- Leslie Binnington,
Public Health

Thank you!

Thank you to all of our amazing community partners who are helping us to achieve our mandate:

TOGETHER with our community partners, we are helping to build communities where youth have ample opportunities and options to pursue personal, educational, vocational, social and health-related goals that will form a foundation for a HIGH QUALITY OF LIFE.



Mount Forest
Family Health Team



Upper Grand

Family Health Team



Ontario
Trillium
Foundation



Fondation
Trillium
de l'Ontario



An agency of the Government of Ontario.

Relève du gouvernement de l'Ontario.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MINUTES OF COUNCIL
JANUARY 8, 2018 @ 2:00 P.M.
CLOSED SESSION @ 1:30 P.M.**

The meeting was held in the Municipal Office Council Chambers, Kenilworth.

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Director of Legislative Services/Clerk: CAO: Michael Givens
Deputy Clerk: Karren Wallace
Chief Building Official: Catherine Conrad
Director of Finance and Treasury: Darren Jones
Economic Development Officer: Adam McNabb
Human Resources Manager: Dale Small
Road Superintendent: Chanda Riggi
Senior Planner: Dale Clark
Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA**Resolution 2018-001**

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Agenda for the January 8, 2018 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

None

CLOSED MEETING SESSION**Resolution 2018-002**

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:32 p.m. that is closed to the public under subsections 239 (2) of the Municipal Act, 2001, specifically:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board

1. REPORTS

- a) Report EDO 2018-003 potential sale of land Part Lot 32, Concession 1, Division 3, Normanby, now Wellington North
- b) Report CLK 2018-004 potential sale of land Hwy 109 Arthur

2. REVIEW OF CLOSED SESSION MINUTES

- December 18, 2017

CARRIED

Resolution 2018-003

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:52 p.m.

CARRIED

The Mayor recessed the meeting until 2:00 p.m.

Resolution 2018-004

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2018-003 potential sale of land Part Lot 32, Concession 1, Division 3, Normanby, now Wellington North;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve the confidential recommendation in Report EDO 2018-003.

CARRIED

Resolution 2018-005

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2018-004 potential sale of land Hwy 109 Arthur;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve the confidential recommendation in Report CLK 2018-004.

CARRIED

Resolution 2018-006

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of December 18, 2017.

CARRIED

O' CANADA

PRESENTATION

Nicholas Schulz, Executive Director, Cornerstone Standards Council

- Recognizing Responsible Aggregate Practices

Mr. Schulz appeared before Council to provide information regarding Cornerstone Standards Council (CSC). CSC aims to provide clear, practical and measurable requirements for socially and environmentally responsible aggregates in Ontario. Developed through collaboration by a multi-stakeholder panel of agriculture, community, environmental, First Nations and industry representatives, this Standard has undergone extensive consultation, field testing, and is in the final stage of review. The seven principles are the high-level goals that provide the framework for the requirements an aggregate site would be assessed against and include:

- Principle 1: Compliance with Laws
- Principle 2 – Community notification, consultation and participation
- Principle 3 – Respect for Aboriginal peoples' rights and culture
- Principle 4 – Benefits to host communities and employees
- Principle 5 – Site stewardship and impacts to environment, water, agriculture and health
- Principle 6 – resource efficiency and conservation
- Principle 7 – Point of origin

CSC certification verifies that sites have:

- Increased transparency
- Meaningful engagement with interested parties
- Progressive and expeditious rehabilitation
- Local hiring and procurement policies
- Standard operating practices to address issues like dust, noise, water-taking, water-discharge, traffic, fuel storage and spills response
- Rehabilitation of Class 1 – 3 farmlands
- Strengthened natural heritage

Council directed staff to work with the Cornerstone Standards Council to investigate the possibility of certifying Township of Wellington North gravel pits.

Jeff Coburn, Coburn Insurance Brokers Ltd

Andrea Bartels, Account Manager, and Sasha Alexander, VP Account Executive

- Representatives of Jardine Lloyd Thompson Canada Inc.
- 2018 Insurance Proposal

Mr. Coburn introduced the representatives of Jardine Lloyd Thompson Canada Inc. Ms. Bartels and Mr. Alexander. Reviewed the 2018 insurance proposal.

Resolution 2018-007

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North accept the proposal from Jardine Lloyd Thompson Canada Inc. to provide insurance coverage for the Township of Wellington North for the year beginning January 1, 2018.

CARRIED

RECESS TO MOVE INTO PUBLIC MEETING

Resolution 2018-008

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the Regular Council Meeting of January 8, 2018 at 2:40 p.m. for the purpose of holding a Committee of Adjustment Hearing under the Planning Act.

CARRIED

RESUME REGULAR MEETING OF COUNCIL

Resolution 2018-009

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North resume the January 8, 2018 Regular Meeting of Council at 2:47 p.m.

CARRIED

ADOPTION OF MINUTES OF COUNCIL / PUBLIC MEETING(S)

Resolution 2018-010

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the minutes of the Special Meeting of Council and the Regular Meeting of Council held on December 18, 2017 be adopted as circulated.

CARRIED

BUSINESS ARISING

None.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 4a, 4b, 6b, 6c, 6d, 6g

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Resolution 2018-011

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT all items listed under Items for Consideration on the January 8, 2018 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

1. MINUTES

- a. *Wellington North Cultural Roundtable, December 7, 2017 be received*
- b. *Wellington North Growth Management Strategy Steering Committee Meeting #4, December 13, 2017 be received*
- c. *Saugeen Valley Conservation Authority, October 17, 2017 be received*
- d. *Maitland Valley Conservation Authority, Board of Directors Meeting #11/17, November 15, 2017 be received*
- e. *Grand River Conservation Authority Water Managers Working Group, December 6, 2017 be received*

2. PLANNING

- a. *Planning Report from Curtis Marshall, Senior Planner - County of Wellington, dated December 18, 2017, regarding South Saugeen Developments Inc., Cork Street, Mount Forest, Zoning By-law Amendment – Final Recommendation Report be received*
- b. *Planning Report from Curtis Marshall, Senior Planner - County of Wellington, regarding exemption of lands from Part Lot Control (Part of Part Lot 4, South Side of Birmingham Street, Plan for the Town of Mount Forest, being Part 3 on Plan 61R11573, together with an easement as in WC319506. Township of Wellington North) be received*

3. FINANCE

- a. *Cheque Distribution List dated January 2, 2018 be received*

5. PUBLIC WORKS

- a. *B.M. Ross and Associates Limited, correspondence dated January 3, 2018, regarding Lucas Subdivision, Mount Forest (Reeves) Draft Plan 23T-79087, Preliminary Acceptance of Stages 1 & 2, Phase 1 (Lots 8 to 20)
THAT the Council of the Corporation of the Township of Wellington North grant Reeves Construction Limited, for the Lucas Subdivision (Draft Plan 23T-79087) in the community of Mount Forest, Preliminary Acceptance for Stage 1 and Stage 2 of Phase 1, (Lots 8 to 20), subject to and effective from the date the Township CAO receives proof of registration of all drainage easements and deeding of Block 32 to the Township, and subject to Reeves Construction providing notification to each and every lot Owner and Builder of the delayed schedule for obtaining Occupancy Permits.*

6. ADMINISTRATION

- a. *Crime Stoppers Guelph Wellington, Newsletter, The Informant – Winter 2017-18 be received*
- e. *Report CLK 2018-001 being a report on Consent Application B162-17 (Keeping) known as Part Lot 13, Concession 4, formerly West Luther, now the Township of Wellington North
THAT the Council of the Corporation of the Township of Wellington North receive CLK Report 2018-001 being a report on Consent Application B162-17 as Part Lot 13, Concession 4, formerly West Luther, now the Township of Wellington North;
AND FURTHER THAT the Council of the Township of Wellington North supports consent application B162/17 as presented with the following conditions:*

- *THAT Payment be made of the fee of \$130.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for a letter of clearance;*
- *THAT a Parkland dedication fee be paid (\$1,000 in 2018)*
- *THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;*
- *THAT the severed parcel be rezoned to prohibit residential development*
- *THAT the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel;*

AND FURTHER THAT Council authorizes the Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

- f. *Report CLK 2018-002 being a report on Consent Application B170-17 (Klingenmaier) known as Part Lot 20, Concession 10, formerly Arthur Township, now the Township of Wellington North*

THAT the Council of the Corporation of the Township of Wellington North receive CLK Report 2018-002 being a report on Consent Application B170-17 as Part Lot 20, Concession 10, formerly Arthur Township, now the Township of Wellington North;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B170/17 as presented with the following conditions:

- *THAT Payment be made of the fee of \$130.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for a letter of clearance;*
- *THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;*
- *THAT zoning relief be obtained to address the oversized accessory building on the retained parcel;*
- *THAT the barn a steel grain bins on the severed parcel be demolished and the site left in a level and graded condition to the satisfaction of the Township*
- *THAT the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel;*

AND FURTHER THAT Council authorizes the Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

CARRIED

CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION

Resolution 2018-012

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Economic Development Officer report EDO 2018-01 dated January 8th, 2018 with regards to the Mount Forest Minor Ball Community Initiated Project;
AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approves the application and funding to a maximum of \$2,500.00.

CARRIED

Resolution 2018-013

Moved: Councillor Yake

Seconded: Councillor McCabe

That the Council of the Corporation of the Township of Wellington North receive for information the Economic Development Officer report EDO-2018-02 dated January 8th, 2018 with regards to the Community Growth Plan;

And Further That the Council of the Corporation of the Township of Wellington North approve the 2041 Community Vision for Growth and Growth Management Goals as recommended by the Community Growth Plan Steering Committee on December 13th, 2017.

CARRIED

Resolution 2018-014

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of The Corporation of the Township of Wellington North receive Town of Erin correspondence dated December 5, 2017 regarding limited funding towards Conservation Authorities.

AND FURTHER THAT Direction to staff to write a letter to the Ministry of the Environment supporting the Town of Erin request that the Province of Ontario provide considerable funding to Conservation Authorities on behalf of small tier municipalities.

CARRIED

Resolution 2018-015

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2018-001 being a report on rural school zones in the Township of Wellington North;

AND FURTHER THAT staff bring a draft policy for Council's consideration related to speed limits in all school zones in consultation with Wellington County OPP.

CARRIED

Resolution 2018-016

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2018-002 being a report on Strategic Plan 2018 Priorities;

AND FURTHER THAT Council of the Township of Wellington North endorse the 2018 Strategic Priorities Projects as primary Council and staff focal point items for 2018.

CARRIED

Resolution 2018-017

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2018-003 being a report regarding a petition for drainage works under the Drainage Act on Lot 9, Concession 9 (formerly West Luther);

AND FURTHER THAT Council approves the request for a municipal drain;

AND FURTHER THAT Council appoints K. Smart & Associates Limited as the engineer and directs them to prepare report pursuant to the Drainage Act.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern announced that the Mount Forest and District Chamber of Commerce has scheduled a special meeting for January 16, 2018 at 8:00 a.m. to be held at The Spot restaurant.

BY-LAWS**Resolution 2018-018**

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT By-law Number 001-18 being a by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2018 be read a First, Second and Third time and enacted.

CARRIED

Resolution 2018-019

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT By-law Number 002-18 being a by-law to levy a special local municipality levy on the residential class of rateable property within the Township for the 2018 taxation year be read a First, Second and Third time and enacted.

CARRIED

Resolution 2018-020

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT By-law Number 003-18 being a by-law to provide for an interim tax levy on all assessment within specific tax classes and to provide a penalty and interest rate for current taxes in default and tax arrears be read a First, Second and Third time and enacted.

CARRIED

Resolution 2018-021

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT By-law Number 004-18 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (South Saugeen Developments Inc.) be read a First, Second and Third time and enacted.

CARRIED

Resolution 2018-022

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT By-law Number 005-18 being a by-law to establish the fees and charges for various services provided by the municipality be read a First, Second and Third time and enacted.

CARRIED

Resolution 2018-023

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT By-law Number 006-18 being a by-law to exempt lands from Part Lot Control be read a First, Second and Third time and enacted. (Part of Part Lot 4, South Side of Birmingham Street, Plan for the Town of Mount Forest, being Part 3 on Plan 61R11573, together with an easement as in WC319506. Township of Wellington North)

CARRIED

Resolution 2018-024

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT By-law Number 007-18 being a by-law to authorize a Deferral Agreement pursuant to Section 27 of the Development Charges Act – known as 510 Sligo Road West, Mount Forest, ON be read a First, Second and Third time and enacted. (Evan John Frank Shortreed)

CARRIED

CONFIRMATORY BY-LAW**Resolution 2018-025**

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT By-law Number 008-18 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on January 8, 2018 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT**Resolution 2018-026**

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Regular Council meeting of January 8, 2018 be adjourned at 3:58 p.m.***CARRIED**

CLERK

MAYOR



Communiqué



From the desk of:

December, 2017 # 050

Fire Chief.

1. A meeting has been scheduled for January 3rd, 2018 to deal with the ongoing paging system and issues with Guelph Dispatch. More info to follow. Please advise the Fire Chief immediately if you experience any paging issue or issues with Guelph Dispatch. A log is being maintained.
2. Annual Fire Vehicle Safety Checks will begin the second week of January. The Station Coordinators will require assistance moving equipment.
3. **REMINDER**, please use your IAM responding!! Your fellow firefighters are counting on you! We need to know who is responding. Hey folks. TRUCK IS THE COMMAND POST. The Captain is the Incident Commander. **The non-users of iam Responding are being identified. Please USE this valuable tool! THIS INCLUDES OFFICERS!!**
4. **WELCOME! Matt Hewson, Devon Bolliger, and Mike Metzger to Station #120.** Their first practice will be January 30th, 2018.
5. **OFFICER MEEETING!** Station 120 Officers will be January 30th after training. Station 90 will follow shortly.

***“YOUR POSITIVE ACTION COMBINED WITH
POSITIVE THINKING RESULTS IN SUCCESS”***

Shiv Khera



Communiqué



FIRE DEATHS IN ONTARIO

Total fatal fires for the period from January 1 to December 31 for the years 2016 and 2017				
	2016		2017	
	<i>Fatal fires</i>	<i>Fatalities</i>	<i>Fatal fires</i>	<i>Fatalities</i>
Ontario fatal fires (except Federal and First Nations properties) from January 1 to December 31.	71	88	70	79
Fatal fires on Federal or First Nations properties from January 1 to December 31	3	15	3	3
Total	74	103	73	82

Respectfully;

Fire Chief



Communiqué



December Fire Report 2017

ARTHUR STATION:

The Arthur Station responded to 13 calls for assistance during the month.

Practice/ Meetings:

Dec 5, 2017 (15) members were present

Dec 13, 2017 (13) members were present

MOUNT FOREST STATION:

The Mount Forest Station responded to 21 calls for assistance during the month.

Practice/ Meetings:

Dec 5, 2017 (17) members were present

Dec 19, 2017 (17) members were present

Respectfully submitted by
Bill Hieber



Communiqué



CALL TYPE	ARTHUR STATION	AREA	MOUNT FOREST STATION	AREA
Medical	5	Township(3)	7	Town (4)
		Town (2)		Southgate (1)
				Township(2)
C/O Smoke Alarm			1	Town (1)
Vehicle Fire			1	Township (1)
Possible Structure Fire	2	Town (1) Mount Forest (1)	2	Township (1) Arthur (1)
Motor Vehicle Collision	2	Township (1)	3	
		Town (1)		Township (2)
				West Grey (1)
Fire Alarm	1	Town (1)	2	Town (2)
Kitchen Fire	1	Township(1)	1	Township (1)
Fire Pot On Stove			2	Town(1)
				Southgate (1)
Chimney Fire	1	Township (1)	1	Township (1)
Illegal Burn	1	Township (1)	1	Township (1)



Communiqué



Fire Prevention/Public Education

FIRE SAFETY PRESENTATIONS

356 Birmingham Lodge (2 meetings)

FIRE SAFETY INSPECTIONS

Vintex
Wellington Heights H.S.
Louise Marshal Hospital
186 George Street
171 Smith Street
150 Queen Street

FIRE INVESTIGATIONS

356 Birmingham Street East

FIRE SAFETY COMPLAINT INSPECTIONS

620 Queen Street West

FIRE SAFETY PLAN REVIEW

Vintex
Wellington Heights H.S.

VULNERABLE OCCUPANCY FIRE DRILLS

Caessant Care
Louise Marshal Hospital

BURN PERMIT SITE INSPECTIONS

7683 Sideroad 6 East

BURN COMPLAINTS



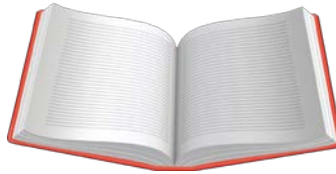
“TEST YOURS *TODAY*”



Communiqué



“SAVING LIVES THROUGH EDUCATION”



Please have all monthly reports submitted by the 5th of each month to:

fpo@wellington-north.com

Next communiqué will be February 9th, 2018



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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JANUARY 22, 2018**

FROM: ADAM MCNABB, DIRECTOR OF FINANCE & TREASURY

**SUBJECT: REPORT TR2018-001 BEING A REPORT ON VACANT UNIT
REBATES AND VACANT / EXCESS LAND SUBCLASS TAX
REDUCTIONS**

THAT Report TR2018-01 being a report on vacant unit rebates and vacant / excess land subclass tax reductions be received by council;

AND FURTHER THAT the Council of Wellington North consider either the complete cessation of the current subclass tax reductions on vacant commercial and industrial land and excess land either beginning with the calendar year 2018 or phase out over the over a two year period beginning in the year 2018 with complete elimination before the 2020 calendar year. This consideration will enable the current treasurer to engage in meaningful discussions with other treasurers within the county for the purposes of putting forth future requests for approval to the Minister of Finance relative to Vacant and Excess Land Discounts for the 2018 taxation year.

AND FURTHER THAT council pass a by-law empowering the Township of Wellington North to enact the amendments to O. Reg. 325/01, which are identified in O. Reg. 581/17 (attached herein) under the Municipal Act, 2001 for the 2017 taxation year and subsequent taxation years (draft by-law enclosed for your consideration).

PREVIOUS REPORTS PERTINENT TO THIS MATTER

TR2017-009 BEING A REPORT ON CHANGES TO THE VACANCY REBATE PROGRAM

BACKGROUND

Legislation Changes

In December 2016, sections 313 and 364 of the Municipal Act, 2001 were amended to provide more flexibility to municipalities to amend or eliminate subclass tax rate reductions for vacant land and vacancy rebates for vacant portions of buildings. The

legislation changes were worded in such a way that any action to eliminate the rebates/reductions will require a further specific regulation by the Minister of Finance (MOF).

The legislation changes only apply to land in the commercial and industrial property classes. Section 364 sets out the rules for rebates to vacant buildings. Section 313 sets out the rules for subclass tax rate reductions for vacant and excess land.

In January 2017, the MOF issued a document (included herein) outlining the extent of the flexibility and the associated requirements of the upper-tier to “notify the Minister of their intent to utilize this flexibility and provide details of the proposed changes along with a council resolution.” The upper-tier (County of Wellington) has engaged the MOF, outlining their position on the legislation changes for the 2017 taxation year; however, internal treasury discussions have continued, and healthy discussion at the last County treasurers meeting held in Guleph on December 14th suggests a move afoot to revisit subclass tax reductions on vacant commercial and industrial land and excess land either beginning with the calendar year 2018 or phase out over the over a two year period beginning in the year 2018 with complete elimination before the 2020 calendar year.

Additionally, with respect to the reduction in the assessment for certain Commercial and Industrial properties that are vacant and available for rental use, legislation has been passed amending O. Reg. 325/01 via O. Reg. 581/17 – attached herein. O. Reg. 581/17 requires the township to pass a by-law to enact the amended O. Reg. wording for the purposes of establishing a property tax vacancy rebate program for the taxation year 2017, and subsequent taxation years.

FINANCIAL CONSIDERATIONS

Preliminary analysis completed at the County level suggests the following 2018 tax implications for vacant and excess land:

Commercial		Industrial		Summary
Local Programs	20,223.00	Local Programs	4,982.00	25,205.00
Local tax (without Discount)	28,889.00	Local tax (without Discount)	7,665.00	36,554.00
Local Tax Change Impact	8,666.00	Local Tax Change Impact	2,683.00	11,349.00
County Programs	26,237.00	County Programs	6,464.00	32,701.00
County tax (without Discount)	37,482.00	County tax (without Discount)	9,945.00	47,427.00
County Tax Change Impact	11,245.00	County Tax Change Impact	3,481.00	14,726.00
Total Discounted Commercial Tax	46,460.00	Total Discounted Commercial Tax	11,446.00	57,906.00
Total Non-Discounted Commercial Tax	66,371.00	Total Non-Discounted Commercial Tax	17,610.00	83,981.00
Total Tax Change Impact	19,911.00	Total Tax Change Impact	6,164.00	26,075.00
Local Level (Commercial) Change Impact	8,666.00	Local Level (Ind.) Change Impact	2,683.00	11,349.00
County Level (Commercial) Change Impact	11,245.00	County Level (Ind.) Change Impact	3,481.00	14,726.00

Commercial Property Owners – Sobey's (Excess and Vacant)

Industrial Property Owners – Musashi (Excess), 2199645 Ontario Inc. (Vacant)

While not a material amount at \$11,300, this initiative has the potential to offset some of the ongoing CIP revenue leakage, refocus incentives to more actively pursue productive use of vacant land, and dis-incent property owners whom are currently holding dormant properties for longer-term speculation.

Financial implicaitons as it relates to the amendment of O. Reg. 325/01 (via O. Reg. 581/17) have been previously disclosed under report TR 2017-009 which had identified the taxation revenue implications as follows:

During 2015 and 2016, the Township had 18 and 15 applications resulting in rebates totalling \$15,000 and \$11,000 respectively, with Wellington North's share being \$3,800 and \$3,000.

While the financial impacts are not huge, these changes do provide the Municipality with some leverage to encourage building owners to seek occupancy for their empty buildings. This, in turn, will result in more investment in our community with the goal of leading to higher assessments over the long term.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

Yes

No

N/A

Which pillars does this report support?

Community Growth Plan

Human Resource Plan

Brand and Identity

Strategic Partnerships

Community Service Review

Corporate Communication Plan

Positive Healthy Work Environment

PREPARED BY:	RECOMMENDED BY:
<i>Adam McNabb</i>	<i>Michael Givens, CAO</i>
ADAM MCNABB DIRECTOR OF FINANCE & TREASURY	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER

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O. REG. 581/17: TAX MATTERS - ELIGIBLE PROPERTY UNDER SECTION 364 OF THE ACT AND LAND PRESCRIBED UNDER SUBSECTION 357 (1.1) OF THE ACT



[Français](#)

ONTARIO REGULATION 581/17

made under the

MUNICIPAL ACT, 2001

Made: December 20, 2017

Filed: December 21, 2017

Published on e-Laws: December 21, 2017

Printed in The Ontario Gazette: January 6, 2018

AMENDING O. REG. 325/01

(TAX MATTERS - ELIGIBLE PROPERTY UNDER SECTION 364 OF THE ACT AND LAND PRESCRIBED UNDER SUBSECTION 357 (1.1) OF THE ACT)

1. The title to Ontario Regulation 325/01 is revoked and the following substituted:

TAX MATTERS - VACANT UNIT REBATE

2. Section 1 of the Regulation is amended by adding the following subsection:

(0.1) In the event of a conflict between this section and a section of this Regulation that sets out an exemption or special rule with respect to eligible property in a specified municipality, the section that sets out the exemption or special rule prevails.

3. Section 7 of the Regulation is amended by adding the following subsection:

(2.1) Despite subsection (2), for the 2017 taxation year, no interest is payable under subsection 364 (20) of the Act in respect of a rebate under an interim application to any of the following municipalities until April 30, 2018:

1. The City of Brockville.
2. The City of Cornwall.
3. The City of Kawartha Lakes.
4. Any local municipality in the Regional Municipality of Peel.

5. The City of Sault Ste. Marie.
6. The Town of Erin.
7. The Town of Minto.
8. The Township of Wellington North.
9. The City of Windsor.
10. The Town of Fort Frances.
11. The Town of Espanola.
12. The Township of Plummer Additional.
13. The Town of Prescott.

4. The Regulation is amended by adding the following sections:

EXCEPTIONS AND SPECIAL RULES, SPECIFIED MUNICIPALITIES

Exceptions under s. 364 (1) of the Act, 2017 and subsequent years

11. For the 2017 taxation year and subsequent taxation years, the following municipalities are not required to have a program to provide tax rebates to owners of property that has vacant portions:

1. The Town of Parry Sound.
2. The City of Peterborough.
3. The Municipality of Charlton and Dack.
4. The County of Prince Edward.
5. The City of Brantford.
6. The Village of Burk's Falls.
7. The Town of Thessalon.

City of Orillia

12. For the 2018 taxation year and subsequent taxation years, the City of Orillia is not required to have a program to provide tax rebates to owners of property that has vacant portions.

Town of Fort Frances

13. (1) This section applies with respect to the Town of Fort Frances.

(2) For the purposes of paragraph 3 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the industrial classes for the 2017 taxation year and subsequent taxation years is 30 per cent.

Town of Espanola

14. (1) This section applies with respect to the Town of Espanola.

(2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class for the 2017 taxation year is 15 per cent.

(3) For the 2018 taxation year and subsequent taxation years, the Town of Espanola is not required to have a program to provide tax rebates to owners of property that has vacant portions.

Town of Gananoque

15. (1) This section applies with respect to the Town of Gananoque.

(2) For the purposes of paragraphs 2 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or in the landfill property class for the 2018 taxation year is 15 per cent.

(3) For the purposes of paragraph 3 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the industrial classes for the 2018 taxation year is 17.5 per cent.

(4) For the 2019 taxation year and subsequent taxation years, the Town of Gananoque is not required to have a program to provide tax rebates to owners of property that has vacant portions.

Regional Municipality of Halton

16. (1) This section applies with respect to the lower-tier municipalities in the Regional Municipality of Halton.

(2) For the purposes of paragraphs 2 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or in the landfill property class for the 2018 taxation year is 15 per cent.

(3) For the purposes of paragraph 3 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the industrial classes for the 2018 taxation year is 20 per cent.

(4) For the 2019 taxation year and subsequent taxation years, the lower-tier municipalities in the Regional Municipality of Halton are not required to have a program to provide tax rebates to owners of property that has vacant portions.

City of Hamilton

17. (1) This section applies with respect to the City of Hamilton.

(2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class for the 2018 taxation year is 15 per cent.

(3) For the 2019 taxation year and subsequent taxation years, the City of Hamilton is not required to have a program to provide tax rebates to owners of property that has vacant portions.

Haldimand County

18. (1) This section applies with respect to Haldimand County.

(2) For the purposes of paragraphs 2 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or in the landfill property class for the 2018 taxation year is 15 per cent.

(3) For the 2018 taxation year and subsequent taxation years, Haldimand County is not required to have a program to provide tax rebates to owners of property that is classified in one of the industrial classes that has vacant portions.

(4) For the 2019 taxation year and subsequent taxation years, Haldimand County is not required to have a program to provide tax rebates to owners of property that is classified in one of the commercial classes or in the landfill property class that has vacant portions.

Town of St. Marys

19. (1) This section applies with respect to the Town of St. Marys.

(2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class is,

(a) for the 2018 taxation year, 20 per cent; and

(b) for the 2019 taxation year, 10 per cent.

(3) For the 2020 taxation year and subsequent taxation years, the Town of St. Marys is not required to have a program to provide tax rebates to owners of property that has vacant portions.

County of Oxford

20. (1) This section applies with respect to local municipalities in the County of Oxford for the 2018 taxation year and subsequent taxation years.

(2) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building if the municipality paid or credited a rebate in respect of the building, structure or portion, as the case may be, for any five previous taxation years.

Township of Plummer Additional

21. (1) This section applies with respect to the Township of Plummer Additional.

(2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class is,

(a) for the 2017 taxation year, 30 per cent;

(b) for the 2018 taxation year, 20 per cent; and

(c) for the 2019 taxation year, 10 per cent.

(3) For the 2020 taxation year and subsequent taxation years, the Township of Plummer Additional is not required to have a program to provide tax rebates to owners of property that has vacant portions.

Town of Prescott

22. (1) This section applies with respect to the Town of Prescott.

(2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class for the 2017 taxation year is 15 per cent.

(3) For the 2018 taxation year and subsequent taxation years, the Town of Prescott is not required to have a program to provide tax rebates to owners of property that has vacant portions.

City of Brockville

23. (1) This section applies with respect to the City of Brockville for the 2018 taxation year and subsequent taxation years.

(2) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building if both of the following circumstances exist:

1. A rebate has been paid or credited under section 364 of the Act in respect of the building, structure or portion, as the case may be, in respect of both of the two preceding taxation years.
 2. For the purposes of paragraph 4 of subsection 2 (2) of this Regulation, the building, structure or portion, as the case may be, was determined to be an eligible property for 100 per cent of the two preceding taxation years.
- (3) Subsection (2) does not apply to a building or structure or portion of a building for a taxation year if the building, structure or portion, as the case may be,
- (a) was occupied for a period of time during the taxation year; or
 - (b) changed ownership during that taxation year or the two preceding taxation years.
- (4) If both of the conditions set out in subsection (5) are met, but subject to subsection (6), the prescribed rebate percentage for the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act for a building or structure or portion of a building for a taxation year is equal to half of the rebate percentage that would otherwise apply under those paragraphs.
- (5) The conditions mentioned in subsection (4) are the following:
1. A rebate has been paid or credited under section 364 of the Act in respect of the building, structure or portion, as the case may be, in respect of the preceding taxation year.
 2. For the purposes of paragraph 4 of subsection 2 (2) of this Regulation, the building, structure or portion, as the case may be, was determined to be an eligible property for 100 per cent of the preceding taxation year.
- (6) Subsection (4) does not apply to a building or structure or portion of a building for a taxation year if the building, structure or portion, as the case may be,
- (a) was occupied for a period of time during the taxation year; or
 - (b) changed ownership during that taxation year or the preceding taxation year.

City of Cornwall

24. (1) This section applies with respect to the City of Cornwall for the 2017 taxation year and subsequent taxation years.
- (2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class is,
- (a) for the 2017 taxation year, 25 per cent;
 - (b) for the 2018 taxation year, 20 per cent; and
 - (c) for the 2019 taxation year, 10 per cent.
- (3) For the purposes of section 1, a reference to a period of at least 90 consecutive days shall be read as a reference to a period of at least 90 consecutive days all of which are within the taxation year in respect of which the application for a rebate under section 364 of the Act is made.
- (4) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time if, throughout the period of time,
- (a) the direct and immediate cause of the building, structure or portion of the building not being used was a strike within the meaning of the *Labour Relations Act, 1995* or a lock-out within the meaning of that Act; or
 - (b) an order issued in respect of the building, structure or portion of the building under any of the laws listed in subsection (5)

was outstanding.

(5) The laws mentioned in clause (4) (b) are the following:

1. The *Building Code Act, 1992* and the regulations and by-laws made under it.
2. The *Fire Protection and Prevention Act, 1997* and the regulations and by-laws made under it.

(6) Despite clauses 1 (2) (a) and (3) (b), a portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time unless, throughout the period of time, the portion of the building was separated by permanent or semi-permanent physical barriers from any portion of the building that was used.

(7) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time unless, throughout the period of time, the building, structure or portion, as the case may be, was capable of being leased for immediate occupation and was advertised for lease as such.

(8) A portion of a building on property that is classified in one of the commercial classes or in the landfill property class is prescribed to be an eligible property for a period of time if,

- (a) it satisfies the requirements in subsection 1 (2) to be an eligible property;
- (b) it is not excluded from being an eligible property under subsection (4), (6) or (7); and
- (c) throughout the period of time, it satisfied the requirements for obtaining an occupancy permit set out in Division C of Ontario Regulation 332/12 (Building Code) made under the *Building Code Act, 1992*.

(9) A portion of a building on property that is classified in one of the industrial classes is prescribed to be an eligible property for a period of time if,

- (a) it satisfies the requirements in subsection 1 (3) to be an eligible property;
- (b) it is not excluded from being an eligible property under subsection (4), (6) or (7); and
- (c) throughout the period of time, it satisfied the requirements for obtaining an occupancy permit set out in Division C of Ontario Regulation 332/12.

(10) No rebate is payable under section 364 of the Act for a taxation year in respect of a property for a period of time if,

- (a) on the final day on which an application can be made for a rebate of tax under section 364 of the Act in respect of the period of time, any orders made under subsection 15.2 (2) of the *Building Code Act, 1992* that apply to a building or structure on the property remain outstanding; or
- (b) an application submitted with respect to the property for the period of time contains a false or deceptive statement.

(11) Despite section 7, interest is payable under subsection 364 (20) of the Act for the 2018 taxation year and subsequent taxation years in respect of a rebate under an interim application for the first six months of the taxation year if,

- (a) the interim application is received on or before July 31 of the taxation year to which the rebate relates; and
- (b) the City of Cornwall fails to pay or credit the owner the amount of the rebate to which the owner is entitled by the latest of,
 - (i) November 30 of the taxation year to which the rebate relates,
 - (ii) the day that is 120 days after the day the owner provides the information required under subsection 3 (1), and
 - (iii) the day that is 90 days after the day the City of Cornwall receives the determination of the value of the eligible property for the year from the assessment corporation.

(12) Despite section 7, interest is payable under subsection 364 (20) of the Act for the 2018 taxation year and subsequent taxation years in respect of a rebate under a final application for a taxation year if,

- (a) the final application is received on or before the last day of February of the year immediately following the taxation year to which the rebate relates; and
- (b) the City of Cornwall fails to pay or credit the owner the amount of the rebate to which the owner is entitled by the latest of,
 - (i) June 30 of the year immediately following the taxation year to which the rebate relates,
 - (ii) the day that is 120 days after the day the owner provides the information required under subsection 3 (1), and
 - (iii) the day that is 90 days after the day the City of Cornwall receives the determination of the value of the eligible property for the year from the assessment corporation.

(13) For the purposes of subsection 364 (6) of the Act, the prescribed time for giving free access to all property referred to in an application is 30 days after a reasonable request by the City of Cornwall.

(14) No rebate is payable under section 364 of the Act for a taxation year in respect of a property if a person who is required to grant free access to the property fails to do so within the time set out in subsection (13).

(15) For the 2020 taxation year and subsequent taxation years, the City of Cornwall is not required to have a program to provide tax rebates to owners of property that has vacant portions.

City of Kawartha Lakes

25. (1) This section applies with respect to the City of Kawartha Lakes for the 2017 taxation year and subsequent taxation years.

(2) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time if, throughout the period of time,

- (a) the direct and immediate cause of the building, structure or portion of the building not being used was a strike within the meaning of the *Labour Relations Act, 1995* or a lock-out within the meaning of that Act; or
- (b) an order issued in respect of the building, structure or portion of the building under any of the laws listed in subsection (3) was outstanding.

(3) The laws mentioned in clause (2) (b) are the following:

- 1. The *Building Code Act, 1992* and the regulations and by-laws made under it.
- 2. The *Fire Protection and Prevention Act, 1997* and the regulations and by-laws made under it.

(4) A portion of a building is prescribed to be an eligible property for a period of time if,

- (a) it satisfies the requirements in section 1 to be an eligible property;
- (b) it is not excluded from being an eligible property under subsection (2); and
- (c) throughout the period of time, the portion of the building was no less than 1,000 contiguous square feet.

(5) No rebate is payable under section 364 of the Act for a taxation year in respect of a property for a period of time if, on the final day on which an application can be made for a rebate of tax under section 364 of the Act in respect of the period of time, any orders made under subsection 15.2 (2) of the *Building Code Act, 1992* that apply to a building or structure on the property remain outstanding.

(6) For the 2018 taxation year and subsequent taxation years, the City of Kawartha Lakes is not required to have a program to provide tax rebates to owners of property that has vacant portions.

City of Ottawa

26. (1) This section applies with respect to the City of Ottawa for the 2017 taxation year and subsequent taxation years.

(2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class for the 2017 taxation year is 15 per cent.

(3) For the purposes of paragraph 5 of subsection 364 (2) of the Act, the date by which an application shall be made is March 31 in the year following the taxation year in respect of which the application is made.

(4) The City of Ottawa is exempt from paragraph 7 of subsection 364 (2) of the Act.

(5) For the purposes of section 1, a reference to a period of at least 90 consecutive days shall be read as a reference to a period of at least 90 consecutive days all of which are within the taxation year in respect of which the application for a rebate under section 364 of the Act is made.

(6) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time if, throughout the period of time,

(a) the direct and immediate cause of the building, structure or portion of the building not being used was a strike within the meaning of the *Labour Relations Act, 1995* or a lock-out within the meaning of that Act; or

(b) an order issued in respect of the building, structure or portion of the building under any of the laws listed in subsection (7) was outstanding.

(7) The laws mentioned in clause (6) (b) are the following:

1. The *Building Code Act, 1992* and the regulations and by-laws made under it.

2. The *Fire Protection and Prevention Act, 1997* and the regulations and by-laws made under it.

3. The *Planning Act* and the regulations made under it.

4. A by-law passed by the City of Ottawa under section 128 of the Act.

(8) A portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time unless, throughout the period of time,

(a) the portion of the building was separated by permanent or semi-permanent physical barriers from any portion of the building that was used, despite clauses 1 (2) (a) and (3) (b);

(b) the portion of the building satisfied the requirements for obtaining an occupancy permit set out in Division C of Ontario Regulation 332/12 (Building Code) made under the *Building Code Act, 1992*; and

(c) the portion of the building was no less than 1,000 contiguous square feet.

(9) A portion of a building on property that is classified in one of the industrial classes is prescribed to be an eligible property for a period of time if,

(a) it satisfies the requirements in subsection 1 (3) to be an eligible property;

(b) it is not excluded from being an eligible property under subsection (6) or (8); and

(c) throughout the period of time, it was,

(i) capable of being leased for immediate occupation,

(ii) capable of being leased but not for immediate occupation because it was in need of or undergoing repairs or renovations or was under construction, or

(iii) unfit for occupation.

(10) For the purposes of subsection 364 (6) of the Act, the prescribed time for giving free access to all property referred to in an application is 30 days after a reasonable request by the City of Ottawa.

(11) No rebate is payable under section 364 of the Act for a taxation year in respect of a property if a person who is required to grant free access to the property fails to do so within the time set out in subsection (10).

(12) No rebate is payable under section 364 of the Act for a taxation year in respect of a property for a period of time if,

(a) on the final day on which an application can be made for a rebate of tax under section 364 of the Act in respect of the period of time, any orders made under subsection 15.2 (2) of the *Building Code Act, 1992* that apply to a building or structure on the property remain outstanding; or

(b) an application submitted with respect to the property for the period of time contains a false or deceptive statement.

(13) Despite section 7, interest is payable under subsection 364 (20) of the Act in respect of an application for a rebate for a taxation year if,

(a) the application is received on or before March 31 of the year immediately following the taxation year to which the rebate relates; and

(b) the City of Ottawa fails to pay or credit the owner the amount of the rebate to which the owner is entitled by the latest of,

(i) July 31 of the taxation year immediately following the taxation year to which the rebate relates,

(ii) the day that is 120 days after the day the owner provides the information required under subsection 3 (1), and

(iii) the day that is 60 days after the day the City of Ottawa receives the determination of the value of the eligible property for the year from the assessment corporation.

(14) For the 2018 taxation year and subsequent taxation years, the City of Ottawa is not required to have a program to provide tax rebates to owners of property that has vacant portions.

Regional Municipality of Peel

27. (1) This section applies with respect to the lower-tier municipalities in the Regional Municipality of Peel for the 2017 taxation year and subsequent taxation years.

(2) For the purposes of paragraphs 2, 3 and 3.1 of subsection 364 (2) of the Act, the prescribed rebate percentage for property that is classified in one of the commercial classes or industrial classes or in the landfill property class is,

(a) for the 2017 taxation year, 30 per cent;

(b) for the 2018 taxation year, 20 per cent; and

(c) for the 2019 taxation year, 10 per cent.

(3) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building if the municipality paid or credited a rebate in respect of the building, structure or portion, as the case may be, for any three or more consecutive taxation years before the taxation year in respect of which the application is made.

(4) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time if, throughout the period of time,

(a) the building or structure or portion of a building,

- (i) included non-permanent structures,
- (ii) was a storage unit or was used for storage purposes,
- (iii) was a hotel,
- (iv) was a fuel storage tank, or
- (v) was a gravel pit;

(b) the direct and immediate cause of the building, structure or portion of the building not being used was a strike within the meaning of the *Labour Relations Act, 1995* or a lock-out within the meaning of that Act; or

(c) the building, structure or portion of the building was accessible to a tenant before the commencement of a lease if the access was for the purpose of building out or constructing leasehold improvements.

(5) For the purposes of subsection 364 (8) of the Act, the prescribed time for providing relevant information or producing relevant records is 30 days after the date the letter is mailed, personally served or delivered by courier, as the case may be.

(6) No rebate is payable under section 364 of the Act for a taxation year in respect of a property if a person who receives a letter described in subsection 364 (8) of the Act fails to provide the information or records to the municipality within the time set out in subsection (5).

(7) For the 2020 taxation year and subsequent taxation years, the lower-tier municipalities in the Regional Municipality of Peel are not required to have a program to provide tax rebates to owners of property that has vacant portions.

City of Sault Ste. Marie

28. (1) This section applies with respect to the City of Sault Ste. Marie for the portion of the 2017 taxation year beginning on July 1, 2017 and for the 2018 taxation year and subsequent taxation years.

(2) The City of Sault Ste. Marie is exempt from paragraph 7 of subsection 364 (2) of the Act for the 2018 taxation year and subsequent taxation years.

(3) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building if the City of Sault Ste. Marie paid or credited a rebate under that section in respect of the building, structure or portion, as the case may be, in respect of any three previous taxation years the earlier of which was,

(a) 2017; or

(b) the year that is nine years before the taxation year in respect of which the application is made, if that year is later than 2017.

(4) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act if it is located on land that is classified in,

(a) the shopping centre property class as described in section 12 of Ontario Regulation 282/98 (General) made under the *Assessment Act*; or

(b) one of the industrial classes.

(5) Despite any requirement in subsection 1 (1) or (2) that a building, structure or portion of a building must not be used in order to be eligible property, the temporary use of a building, structure or portion of a building does not disqualify the building, structure or portion, as the case may be, from being eligible property in a taxation year if,

(a) the City of Sault Ste. Marie has passed a by-law respecting the provision of tax rebates to owners of property that has been temporarily used;

(b) the by-law is passed on or before January 31 in the year following the first taxation year to which it applies; and

(c) the by-law contains the maximum time that a building, structure or portion of a building may be temporarily used in order to be eligible for a rebate.

(6) A by-law referred to in subsection (5) may contain other requirements if they relate only to the type of property that may be temporarily used and the manner in which it may be temporarily used.

Town of Smiths Falls

29. (1) This section applies with respect to the Town of Smiths Falls for the 2017 taxation year and subsequent taxation years.

(2) The Town of Smiths Falls is exempt from paragraph 7 of subsection 364 (2) of the Act.

(3) For the purposes of section 1, a reference to a period of at least 90 consecutive days shall be read as a reference to a period of at least 90 consecutive days all of which are within the taxation year in respect of which the application for a rebate under section 364 of the Act is made.

(4) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time if, during that period of time, an order issued in respect of the building, structure or portion of the building under any of the laws listed in subsection (5) was outstanding.

(5) The laws mentioned in subsection (4) are the following:

1. The *Building Code Act, 1992* and the regulations and by-laws made under it.

2. The *Fire Protection and Prevention Act, 1997* and the regulations and by-laws made under it.

3. The *Planning Act* and the regulations made under it.

4. A by-law passed by the Town of Smiths Falls under section 128 of the Act.

(6) Despite clauses 1 (2) (a) and (3) (b), a portion of a building is not prescribed to be an eligible property under section 364 of the Act for a period of time unless, throughout the period of time, the portion of the building was separated by permanent or semi-permanent physical barriers from any portion of the building that was used.

(7) A portion of a building on property that is classified in one of the industrial classes is prescribed to be an eligible property for a period of time if,

(a) it satisfies the requirements in subsection 1 (3) to be an eligible property;

(b) it is not excluded from being an eligible property under subsection (4) or (6); and

(c) throughout the period of time, it was capable of being leased for immediate occupation.

(8) Despite section 7, interest is payable under subsection 364 (20) of the Act in respect of an application for a rebate for a taxation year if,

(a) the application is received on or before the last day of February of the year immediately following the taxation year to which the rebate relates; and

(b) the Town of Smiths Falls fails to pay or credit the owner the amount of the rebate to which the owner is entitled by the latest of,

(i) June 30 of the year immediately following the taxation year to which the rebate relates,

(ii) the day that is 120 days after the day the owner provides the information required under subsection 3 (1), and

(iii) the day that is 90 days after the day the Town of Smiths Falls receives the determination of the value of the eligible property for the year from the assessment corporation.

(9) For the purposes of subsection 364 (6) of the Act, the prescribed time for giving free access to all property referred to in an application is 30 days after a reasonable request by the Town of Smiths Falls.

(10) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building on property if,

(a) a person who is required to grant free access to the property fails to do so within the time set out in subsection (9); or

(b) a rebate has been paid or credited under section 364 of the Act in respect of the building, structure or portion, as the case may be,

(i) for each of the three taxation years preceding the taxation year, if the building, structure or portion is on property that is classified in one of the commercial classes or in the landfill property class, or

(ii) for each of the five taxation years preceding the taxation year, if the building, structure or portion is on property that is classified in one of the industrial classes.

(11) No rebate is payable under section 364 of the Act for a taxation year in respect of a property for a period of time if,

(a) on the final day on which an application can be made for a rebate of tax under section 364 of the Act in respect of the period of time, any orders made under subsection 15.2 (2) of the *Building Code Act, 1992* that apply to a building or structure on the property remain outstanding; or

(b) an application submitted with respect to the property for the period of time contains a false or deceptive statement.

(12) No rebate is payable under section 364 of the Act in respect of a portion of a building for a period of time unless the portion of the building was advertised for lease throughout the period of time.

Town of Erin

30. (1) This section applies with respect to the Town of Erin for the 2017 taxation year and subsequent taxation years.

(2) Despite subsections 1 (1), (2) and (3), a building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act for a taxation year if,

(a) the building, structure or portion is located on property within a community improvement project area as defined in section 28 of the *Planning Act*; and

(b) the Town of Erin has made a grant or loan under subsection 28 (7) of the *Planning Act* with respect to the property in

respect of the taxation year.

Specified municipalities in the County of Wellington

31. (1) This section applies with respect to the following municipalities for the 2017 taxation year and subsequent taxation years:

1. The Town of Minto.
2. The Township of Wellington North.

(2) Even if a property that is classified in one of the commercial classes or in the landfill property class does not satisfy the requirements of clause 1 (2) (b), the property is prescribed to be an eligible property under section 364 of the Act if,

- (a) the property satisfies the other requirements in section 1 to be an eligible property;
- (b) the property is located within a community improvement project area as defined in section 28 of the *Planning Act*; and
- (c) the applicable municipality has made a grant or loan under subsection 28 (7) of the *Planning Act* with respect to the property.

(3) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building if,

- (a) there are, in respect of the building, structure or portion, as the case may be, outstanding taxes for municipal or school purposes or outstanding municipal charges; or
- (b) the municipality paid or credited a rebate in respect of the building, structure or portion, as the case may be, in respect of any two previous taxation years the earlier of which was,
 - (i) 2017,
 - (ii) the year that is four years before the taxation year in respect of which the application is made, if that year is later than 2017, or
 - (iii) the most recent taxation year in which the property changed ownership, if that year is later than the year described in subclause (ii).

(4) No rebate is payable under section 364 of the Act in respect of a building, structure or portion of a building for a period of time unless the building, structure or portion, as the case may be, was advertised for lease or sale throughout the period of time.

(5) Despite any requirement in subsection 1 (1), (2) or (3) that a building, structure or portion of a building must not be used in order to be eligible property, the temporary use of a building, structure or portion of a building does not disqualify the building, structure or portion, as the case may be, from being eligible property in a taxation year if,

- (a) the applicable municipality has passed a by-law respecting the provision of tax rebates to owners of property that has been temporarily used;
- (b) the by-law is passed on or before January 31 in the year following the first taxation year to which it applies; and
- (c) the by-law contains the maximum time that a building, structure or portion of a building may be temporarily used in order to be eligible for a rebate.

(6) A by-law referred to in subsection (5) may contain other requirements if they relate only to the type of property that may be temporarily used and the manner in which it may be temporarily used.

City of Windsor, specified area

32. (1) This section applies with respect to the area in the City of Windsor that, as of January 1, 2017, was designated under section 204 of the Act as the Downtown Windsor Improvement Area in By-Law 5651, A By-Law to Designate an Area in the City of Windsor as an Improvement Area, available in the office of the City Clerk.

(2) A building, structure or portion of a building is not prescribed to be an eligible property under section 364 of the Act unless it is located on land that would be eligible to be included in the residual commercial property class, as described in subsection 13.1 (2) of Ontario Regulation 282/98 (General) made under the *Assessment Act*, if the council of the City of Windsor passed a by-law opting to have that class apply within the City of Windsor.

(3) No rebate under section 364 of the Act is payable for a taxation year in respect of a building, structure or portion of a building if the City of Windsor paid or credited a rebate in respect of the building, structure or portion, as the case may be, in respect of any two previous taxation years the earlier of which was,

(a) 2017;

(b) the year that is nine years before the taxation year in respect of which the application is made, if that year is later than 2017; or

(c) the most recent taxation year in which the property was classified in the commercial (new construction) property class as described in paragraph 1 of subsection 15 (2) of Ontario Regulation 400/98 (Tax Matters — Tax Rates for School Purposes) made under the *Education Act*, if that year is later than the year described in clause (b).

(4) Subject to subsection (5), for the purposes of paragraph 2 of subsection 364 (2) of the Act, the prescribed rebate percentage for a property for a taxation year is,

(a) 30 per cent; or

(b) 15 per cent, if the City of Windsor paid or credited a rebate in respect of the property for any year preceding the taxation year.

(5) Clause (4) (b) does not apply for a taxation year if,

(a) the preceding year referred to in that clause was more than nine years before the taxation year; or

(b) the property is classified in the commercial (new construction) property class as described in paragraph 1 of subsection 15 (2) of Ontario Regulation 400/98 in a taxation year following the preceding year referred to in clause (4) (b), unless the preceding year was more than nine years before the taxation year.

Commencement

5. (1) Subject to subsection (2), this Regulation comes into force on the day it is filed.

(2) Sections 2 to 4 are deemed to have come into force on January 1, 2017.

Made by:

Pris par :

Le ministre des Finances,

CHARLES SOUSA

Minister of Finance

Date made: December 20, 2017

Pris le : 20 décembre 2017

Français

The Township of Wellington North
By-Law No. 2018-XX

To establish a Tax Rebate Program for the vacant portions of property in the Commercial Property or the Industrial Property classes and to repeal By-Law #XX-XX.

Authority: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Sections 364 and Ontario Regulation 581/17

WHEREAS Section 364 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, requires municipalities to establish a program for property tax relief to owners of property where a building or a portion of a building is vacant with the Commercial and Industrial Property Classes; and

AND WHEREAS the Province of Ontario has introduced legislation enabling municipalities the option to review its Vacancy Rebate Program and make changes to reflect community needs and circumstances; and

AND WHEREAS the municipalities' request for changes will be subject to Ministry approval and implemented through Resolutions; and

AND WHEREAS the Province of Ontario passed Ontario Regulation 581/17 amending O. Reg. 325/01; and

AND WHEREAS the Council of the Township of Wellington North deems it appropriate to enact this By-Law for the purpose of establishing a property tax vacancy rebate program;

NOW THEREFORE the Council of the Township of Wellington North hereby enacts as follows:

(1) The section of O. Reg 581/17 applies with respect to the Township of Wellington North for the 2017 taxation year and subsequent taxation years:

(2) Even if a property that is classified in one of the commercial classes or in the landfill property class does not satisfy the requirements of clause 1 (2) (b) of Ontario Regulation 325/01, the property is prescribed to be an eligible property under section 364 of the Act if,

(a) the property satisfies the other requirements in section 1 to be an eligible property;

(b) the property is located within a community improvement project area as defined in section 28 of the *Planning Act*, and

(c) the applicable municipality has made a grant or loan under subsection 28 (7) of the *Planning Act* with respect to the property.

(3) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building if,

(a) there are, in respect of the building, structure or portion, as the case may be, outstanding taxes for municipal or school purposes or outstanding municipal charges; or

(b) the municipality paid or credited a rebate in respect of the building, structure or portion, as the case may be, in respect of any two previous taxation years the earlier of which was,

(i) 2017,

(ii) the year that is four years before the taxation year in respect of which the application is made, if that year is later than 2017, or

(iii) the most recent taxation year in which the property changed ownership, if that year is later than the year described in subclause (ii).

(4) No rebate is payable under section 364 of the Act in respect of a building, structure or portion of a building for a period of time unless the building, structure or portion, as the case may be, was advertised for lease or sale throughout the period of time.

(5) Despite any requirement in subsection 1 (1), (2) or (3) on Ontario Regulation 325 (1) that a building, structure or portion of a building must not be used in order to be eligible property, the temporary use of a building, structure or portion of a building does not disqualify the building, structure or portion, as the case may be, from being eligible property in a taxation year if,

(a) the applicable municipality has passed a by-law respecting the provision of tax rebates to owners of property that has been temporarily used;

(b) the by-law is passed on or before January 31 in the year following the first taxation year to which it applies; and

(c) the by-law contains the maximum time that a building, structure or portion of a building may be temporarily used in order to be eligible for a rebate.

(6) A by-law referred to in subsection (5) may contain other requirements if they relate only to the type of property that may be temporarily used and the manner in which it may be temporarily used.

(7) This By-Law shall come into force on and take effect on January 1, 2017.

Read a first, second, third time and finally passed in open Council this 22rd day of January 2018.

Mayor – Andy Lennox

C.A.O. – Michael Givens

VACANT UNIT REBATE AND VACANT/EXCESS LAND SUBCLASSES

January 2017

Since 1998, the Vacant Unit Rebate and Vacant/Excess Land Subclasses have provided tax rebates and reductions to property owners who have vacancies in commercial and industrial buildings or land.

- **Vacant Unit Rebates**: The Vacant Unit Rebate provides a tax rebate to property owners who have vacancies in commercial and industrial buildings. This application-based program is administered by municipalities. The current rebate is 30% of the property tax for vacant commercial space and 35% for vacant industrial space.
- **Vacant and Excess Land Property Tax Subclass**: Commercial and industrial properties or portions of these properties in the Vacant and Excess Land Property Tax Subclasses are taxed at a fixed percentage rate below the tax rate of the broad class. These properties are discounted at 30% to 35% of the full Commercial and/or Industrial rate.

Currently, upper- and single-tier municipalities may choose to apply the same percentage of relief (between 30% - 35%) to both the commercial and industrial property classes.

NEW MUNICIPAL FLEXIBILITY FOR 2017 AND FUTURE YEARS

The Province has reviewed the Vacant Unit Rebate and the Vacant/Excess Land Subclasses in consultation with municipal and business stakeholders.

In response to municipal and other stakeholders' requests, the Province is now moving forward with providing municipalities broad flexibility for 2017 and future years. This change, announced in November 2016, is intended to allow municipalities to tailor the vacant rebate and reduction programs to reflect community needs and circumstances, while considering the interests of local businesses.

In order to provide the most flexibility for municipalities, changes to the rebate and reduction programs will be implemented through regulation. Upper- and single-tier municipalities that have decided to change the programs can notify the Minister of their intent to utilize this flexibility and provide details of the proposed changes along with a council resolution.

To support implementation of changes to the vacant rebate and reduction programs, municipalities should review the attached checklist prior to submitting a request for changes to the Minister.

IMPLEMENTATION

Municipalities wishing to utilize the flexibility available to them must submit details of proposed changes to the Minister along with a council resolution by one of the following dates to ensure amendments are included in a regulation as soon as possible.

- March 1, 2017
- April 1, 2017
- July 1, 2017

Municipalities will be notified when the regulation implementing the requested changes has been enacted.

Note that in two-tiered municipalities, any program changes to be implemented will be an upper-tier municipal decision, consistent with the flexibility currently available to upper-tier municipalities, to determine the rebate and reduction percentage between 30% and 35%.

The Province has an interest in continuing to ensure tax competitiveness and consistency for taxpayers and as such, the Minister will consider proposed program changes within this context.

FURTHER INFORMATION

For general information about the vacant rebate and reduction programs, please contact the Ministry of Finance at info.propertytax@ontario.ca.

**VACANCY REBATE AND REDUCTION PROGRAM CHANGES
CHECKLIST
January 2017**

BUSINESS COMMUNITY ENGAGEMENT

- ✓ Have you engaged the local business community?
- ✓ Can you provide details on how and when you have engaged the local business community?
- ✓ Have you considered the potential impacts the proposed changes may have on local businesses?
- ✓ Have you communicated potential impacts of proposed changes to the business community?
- ✓ Has Council been made aware of the potential impacts on the business community?

PROGRAM DETAILS

- ✓ Have you outlined details of program changes in your submission?
- ✓ For municipalities in a two-tiered system, have you discussed proposed changes with lower-tier municipalities?
- ✓ Have you considered how you will implement or administer any potential changes to the vacancy programs?
- ✓ Have you considered these changes as part of a multi-year strategy?
- ✓ Has Council passed a resolution indicating approval of these changes?

FURTHER INFORMATION

If you have any questions about implementation of changes to the vacant rebate and reduction programs, please contact the Ministry of Finance at info.propertytax@ontario.ca.



7490 Sideroad 7 W, PO Box 125,
Kenilworth, ON N0G 2E0

www.wellington-north.com 1.866.848.3620 FAX 519.848.3228

519.848.3620

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JANUARY 22, 2018**

**FROM: MICHAEL GIVENS, CAO
BARRY TROOD, WATER & SEWER SUPERINTENDENT**

**SUBJECT: REPORT PW 2018-001 - Sanitary Allocations for H. Bye
Construction Ltd. (London Road)**

RECOMMENDATION

THAT Report PW 2018-001 being a report on the sanitary allocation for H. Bye Construction Ltd. (London Road) be received;

AND FURTHER THAT the Council of the Township of Wellington North commit thirty (30) sanitary sewer allocations to H. Bye Construction Ltd. for thirty townhouse units at London Road, Mt. Forest (PT PARK LOT 4, RP61R11573 PART 3);

AND FURTHER THAT the sanitary sewer allocations to H. Bye Construction Ltd. for thirty townhomes at London Road, Mt. Forest have an expiry of thirty-six months from date of passage of the resolution, after which period the allocation of 30 sewer units for this development will be withdrawn.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Report 2017-027 Township's Wastewater Treatment Plant Flows Year-to-Date
August 31, 2017

Report PW 2017-022 Sanitary Allocations Betty Dee

Report PW 2017-020 Sanitary Allocations Queen and Cork Street

Report PW 2017-010 being a report on 2017 wastewater capacity calculations for Wellington North.

BACKGROUND

The Township has received application for Sanitary Sewer Allotment from H. Bye Construction Ltd. for 30 townhouse dwellings on London Road in Mount Forest.

Based upon *persons per equivalent residential unit* and *average daily per capita flow* as identified in Report PW 2017-010, it is estimated these 30 equivalent units will generate a sewage flow of approximately 27,900L/day. The Mount Forest Waste Water Treatment Plant will have approximately 810m³ of uncommitted reserve capacity of equivalent residential units **after** allocation of these 30 equivalent sewer connections.

Public Works has no objections to these allocation requests.

FINANCIAL CONSIDERATIONS

N/A

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

X Yes No N/A

Which pillars does this report support?

X Community Growth Plan Community Service Review
 Human Resource Plan Corporate Communication Plan
 Brand and Identity Positive Healthy Work Environment
 Strategic Partnerships

Sanitary sewer capacity and infrastructure is a prerequisite to community growth.

PREPARED BY:	RECOMMENDED BY:
---------------------	------------------------

Michael Givens
Barry Trood

Michael Givens, CAO

MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER BARRY TROOD WATER & SEWER SUPERINTENDENT	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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Attachments (1)



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Kenilworth, ON N0G 2E0

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1.866.848.3620 FAX 519.848.1119

066

Plan to
Simply Explore
www.simplyexplore.ca

APPLICATION FOR SANITARY SEWER ALLOTMENT

1. Applicant's Name: H Bye Construction LTD
2. Applicant's Address: 395 Church St N. PO Box 189
Mount Forest ON N0G 2L0
3. Applicant's Phone No.: 519-323-1520
4. Applicant's Email: admin@hbyeconstruction.com
rhbye@icbud.com
5. Nature of the Proposed Development:

- a) Residential: single family semi detached
 townhouse apartments
- b) Commercial: _____ sq. ft.
- c) Industrial: _____ sq. ft.
- d) Institutional _____ sq. ft.

Description of proposed commercial/industrial use:

6. Sewage Capacity Requested:

- a) If Residential: 30 (# of units) THIRTY
- b) If Industrial/Commercial: _____ (estimated liters per day of effluent)
- c) If Institutional: _____ (estimated liters per day of effluent)

7. Property Description:

a) Legal Description: NEWINGTON NORTH PI PARK LOT 4, RP 61R11573 PART 3

b) Civic Address: 111 LONDON RD.

8. Official Plan Designation: Residential

9. Zoning: R2

10. Is there an existing site plan/development/subdivision agreement with the Township applicable to your development: Yes No

11. Have you applied for draft plan approval: Yes No
(If Yes, attach copy of draft approval conditions)

I hereby consent to this application



Signature of Applicant

Jan. 11, 2018
Date



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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JANUARY 22, 2018**

**FROM: MICHAEL GIVENS, CAO
BARRY TROOD, WATER & SEWER SUPERINTENDENT**

**SUBJECT: REPORT PW 2018-002 - Sanitary Allocations for 2574574 Ontario
Inc. (488 Durham Street East)**

RECOMMENDATION

THAT Report PW 2018-002 being a report on the sanitary allocation for 2574574 Ontario Inc. (488 Durham Street East) be received;

AND FURTHER THAT the Council of the Township of Wellington North commit ten (10) sanitary sewer allocations to 2574574 Ontario Inc. for ten townhouses at 488 Durham Street East, Mt. Forest (PT PARK LOT 4, South of Durham Street and East of Main Street);

AND FURTHER THAT the sanitary sewer allocations to 2574574 Ontario Inc. for ten townhomes at 488 Durham Street East, Mt. Forest have an expiry of thirty-six months from date of passage of the resolution, after which period the allocation of 10 sewer units for this development will be withdrawn.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Report 2017-027 Township's Wastewater Treatment Plant Flows Year-to-Date
August 31, 2017
Report PW 2017-022 Sanitary Allocations Betty Dee
Report PW 2017-020 Sanitary Allocations Queen and Cork Street

Report PW 2017-010 being a report on 2017 wastewater capacity calculations for Wellington North.

BACKGROUND

The Township has received application for Sanitary Sewer Allotment from 2574574 Ontario Inc. c/o Brad Wilson for 10 townhouse dwellings on Durham Street East in Mount Forest.

Based upon *persons per equivalent residential unit* and *average daily per capita flow* as identified in Report PW 2017-010, it is estimated these 10 equivalent units will generate a sewage flow of approximately 9,300L/day. The Mount Forest Waste Water Treatment Plant will have approximately 800m³ of uncommitted reserve capacity of equivalent residential units **after** allocation of these 10 equivalent sewer connections.

Public Works has no objections to these allocation requests.

FINANCIAL CONSIDERATIONS

N/A

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

X Yes No N/A

Which pillars does this report support?

X Community Growth Plan Community Service Review
 Human Resource Plan Corporate Communication Plan
 Brand and Identity Positive Healthy Work Environment
 Strategic Partnerships

Sanitary sewer capacity and infrastructure is a prerequisite to community growth.

PREPARED BY:	RECOMMENDED BY:
<i>Michael Givens</i> <i>Barry Trood</i>	<i>Michael Givens, CAO</i>
MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER BARRY TROOD WATER & SEWER SUPERINTENDENT	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER

Attachments (1)



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070

Plan to
Simply Explore.
www.simplyexplore.ca

APPLICATION FOR SANITARY SEWER ALLOTMENT

1. Applicant's Name: 2574574 Ontario Inc. c/o Brad Wilson
2. Applicant's Address: 411353 Southgate Road 41
Mount Forest, ON N0G 2L0
3. Applicant's Phone No.: 519-369-4209
4. Applicant's Email: wilsonplumbingservice@gmail.com
5. Nature of the Proposed Development:
 - a) Residential: single family semi detached
 townhouse apartments
 - b) Commercial: _____ sq. ft.
 - c) Industrial: _____ sq. ft.
 - d) Institutional _____ sq. ft.

Description of proposed commercial/industrial use:

6. Sewage Capacity Requested:
 - a) If Residential: 10 (# of units)
 - b) If Industrial/Commercial: _____ (estimated liters per day of effluent)
 - c) If Institutional: _____ (estimated liters per day of effluent)

7. Property Description:

a) Legal Description: Part of Park Lot 4, South of Durham Street and East of Main Street

b) Civic Address: 488 Durham Street East

8. Official Plan Designation: Residential

9. Zoning: Future Development

10. Is there an existing site plan/development/subdivision agreement with the Township applicable to your development: Yes No

11. Have you applied for draft plan approval: Yes No
(If Yes, attach copy of draft approval conditions)

I hereby consent to this application



Signature of Applicant

JAN 11 2018
Date



**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JANUARY 22, 2018**

**FROM: MICHAEL GIVENS, CAO
BARRY TROOD, WATER & SEWER SUPERINTENDENT**

**SUBJECT: REPORT PW 2018-003 - Sanitary Allocations for Marlanna Homes
(400 King Street East)**

RECOMMENDATION

THAT Report PW 2018-003 being a report on the sanitary allocation for Marlanna Homes (400 King Street East) be received;

AND FURTHER THAT the Council of the Township of Wellington North commit twenty four (24) sanitary sewer allocations to Marlanna Homes for twenty four semi detached units at 400 King Street East, Mt. Forest (PT PARK LOT 2, South of King Street);

AND FURTHER THAT the sanitary sewer allocations to Marlanna Homes for twenty four semi detached units at 400 King Street East, Mt. Forest have an expiry of thirty-six months from date of passage of the resolution, after which period the allocation of 24 sewer units for this development will be withdrawn.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Report 2017-027 Township's Wastewater Treatment Plant Flows Year-to-Date
August 31, 2017

Report PW 2017-022 Sanitary Allocations Betty Dee

Report PW 2017-020 Sanitary Allocations Queen and Cork Street

Report PW 2017-010 being a report on 2017 wastewater capacity calculations for Wellington North.

BACKGROUND

The Township has received application for Sanitary Sewer Allotment from Marlanna Homes Wilson for 24 semi detached units on King Street East in Mount Forest.

Based upon *persons per equivalent residential unit* and *average daily per capita flow* as identified in Report PW 2017-010, it is estimated these 24 equivalent units will generate a sewage flow of approximately 22,350L/day. The Mount Forest Waste Water Treatment Plant will have approximately 776m³ of uncommitted reserve capacity of equivalent residential units **after** allocation of these 24 equivalent sewer connections.

Public Works has no objections to these allocation requests.

FINANCIAL CONSIDERATIONS

N/A

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

X Yes No N/A

Which pillars does this report support?

X Community Growth Plan Community Service Review
 Human Resource Plan Corporate Communication Plan
 Brand and Identity Positive Healthy Work Environment
 Strategic Partnerships

Sanitary sewer capacity and infrastructure is a prerequisite to community growth.

PREPARED BY:	RECOMMENDED BY:
---------------------	------------------------

Michael Givens
Barry Trood

Michael Givens, CAO

MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER BARRY TROOD WATER & SEWER SUPERINTENDENT	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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Attachments (1)



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Plan to
Simply Explore.

www.simplyexplore.ca

APPLICATION FOR SANITARY SEWER ALLOTMENT

1. Applicant's Name: Marlanna Homes
2. Applicant's Address: 9331 Road 1 North, RR#1 Hamiston,
ON N0G 1Z0
3. Applicant's Phone No.: (519) 323-8581
4. Applicant's Email: shawn.aiken@hotmail.com
5. Nature of the Proposed Development:
 - a) Residential: [] single family semi detached
 [] townhouse [] apartments
 - b) Commercial: _____ sq. ft.
 - c) Industrial: _____ sq. ft.
 - d) Institutional _____ sq. ft.

Description of proposed commercial/industrial use:


6. Sewage Capacity Requested:

- a) If Residential: 24 (# of units)
- b) If Industrial/Commercial: _____ (estimated liters per day of effluent)
- c) If Institutional: _____ (estimated liters per day of effluent)

7. Property Description:

a) Legal Description: Part Park lot 2, south of King Street, Mount Forestb) Civic Address: 400 King Street east, Mount Forest, ont.8. Official Plan Designation: 23T-17001 - Shawn Aiken - Marlana Homes Inc.9. Zoning: R210. Is there an existing site plan/development/subdivision agreement with the Township applicable to your development: Yes No11. Have you applied for draft plan approval: Yes No
(If Yes, attach copy of draft approval conditions)

I hereby consent to this application



 Signature of Applicant

January 15/2018
 Date



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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JANUARY 22, 2018**

**FROM: MICHAEL GIVENS, CAO
BARRY TROOD, WATER & SEWER SUPERINTENDENT**

**SUBJECT: REPORT PW 2018-004 - Sanitary Allocations for Peter & Mary
Reeves (Wellington Street East)**

RECOMMENDATION

THAT Report PW 2018-004 being a report on the sanitary allocation for Peter & Mary Reeves (Wellington Street East) be received;

AND FURTHER THAT the Council of the Township of Wellington North commit four (4) sanitary sewer allocations to Peter & Mary Reeves for four single family dwellings at Wellington Street East, Mt. Forest (PART LOT 71, Concession 3);

AND FURTHER THAT the sanitary sewer allocations to Peter & Mary Reeves for four single family dwellings at Wellington Street East, Mt. Forest have an expiry of thirty-six months from date of passage of the resolution, after which period the allocation of 4 sewer units for this development will be withdrawn.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Report 2017-027 Township's Wastewater Treatment Plant Flows Year-to-Date
August 31, 2017

Report PW 2017-022 Sanitary Allocations Betty Dee

Report PW 2017-020 Sanitary Allocations Queen and Cork Street

Report PW 2017-010 being a report on 2017 wastewater capacity calculations for Wellington North.

BACKGROUND

The Township has received application for Sanitary Sewer Allotment from Peter & Mary Reeves Wilson for 4 single family dwellings on Wellington Street East in Mount Forest.

Based upon *persons per equivalent residential unit* and *average daily per capita flow* as identified in Report PW 2017-010, it is estimated these 4 equivalent units will generate a sewage flow of approximately 3,700L/day. The Mount Forest Waste Water Treatment Plant will have approximately 772m³ of uncommitted reserve capacity of equivalent residential units **after** allocation of these 4 equivalent sewer connections.

Public Works has no objections to these allocation requests.

Assuming approval of this application, the Township will have approximately 190 committed units of sewage allocation in Mount Forest. 65 approved in 2017, 68 units approved in 2018 thus far.

FINANCIAL CONSIDERATIONS

N/A

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

X Yes No N/A

Which pillars does this report support?

<p>X Community Growth Plan <input type="checkbox"/> Human Resource Plan <input type="checkbox"/> Brand and Identity <input type="checkbox"/> Strategic Partnerships</p>	<p><input type="checkbox"/> Community Service Review <input type="checkbox"/> Corporate Communication Plan <input type="checkbox"/> Positive Healthy Work Environment</p>
--	---

Sanitary sewer capacity and infrastructure is a prerequisite to community growth.

PREPARED BY:	RECOMMENDED BY:
---------------------	------------------------

Michael Givens
Barry Trood

Michael Givens, CAO

MICHAEL GIVENS
CHIEF ADMINISTRATIVE OFFICER
BARRY TROOD
WATER & SEWER SUPERINTENDENT

MICHAEL GIVENS
CHIEF ADMINISTRATIVE OFFICER

Attachments (1)

JAN 16 2018

TWP. OF WELLINGTON NORTH
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Plan to
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APPLICATION FOR SANITARY SEWER ALLOTMENT

- 1. Applicant's Name: PETER AND MARY REEVES
- 2. Applicant's Address: 102 LONDON ROAD
MOUNT FOREST, ON N0G2L2
- 3. Applicant's Phone No.: 519-323-4214
- 4. Applicant's Email: pmreeves@eastlink.ca

5. Nature of the Proposed Development:

- a) Residential: single family semi detached
 townhouse apartments

b) Commercial: _____ sq. ft.

c) Industrial: _____ sq. ft.

d) Institutional _____ sq. ft.

Description of proposed commercial/industrial use:

6. Sewage Capacity Requested:

- a) If Residential: 4 (# of units)
- b) If Industrial/Commercial: _____ (estimated liters per day of effluent)
- c) If Institutional: _____ (estimated liters per day of effluent)

7. Property Description: TOWNSHIP OF WELLINGTON NORTH
a) Legal Description: PART LOT 41 CONCESSION 3
b) Civic Address: WELLINGTON ST. E. MOUNT FOREST
8. Official Plan Designation: RESIDENTIAL
R2 (AMENDED)
9. Zoning: R2 (AMENDED)
10. Is there an existing site plan/development/subdivision agreement with the Township applicable to your development: Yes No
11. Have you applied for draft plan approval: Yes No
(If Yes, attach copy of draft approval conditions)

I hereby consent to this application

Mary C. Beever
Pete Leever
Signature of Applicant

Jan 11 / 18
Date



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Kenilworth, ON N0G 2E0

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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JANUARY 22, 2018**

**FROM: KARREN WALLACE, DIRECTOR OF LEGISLATIVE
SERVICES/CLERK**

**SUBJECT: REPORT CLK 2018-005 APPOINTMENT OF MAITLAND VALLEY
CONSERVATION AUTHORITY AND MAITLAND VALLEY SOURCE
PROTECTION AUTHORITY BOARD**

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive Report CLK 2018-005 being a report on an appointment of a representative to the Maitland Valley Conservation Authority and Maitland Valley Source Protection Authority Board for information;

AND FURTHER THAT the Council of the Township of Wellington North appoint David Turton of the Township of Minto, as the representative for the Township of Wellington North to the Maitland Valley Conservation Authority and to the Maitland Valley Source Protection Authority Board for a one year term, January 1, 2018 to December 31, 2018.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

CAO 2014-25 appointment of Conservation Authority Representatives

CAO 2015-01 appointment of Maitland Valley Conservation Authority representative and Maitland Source Protection Authority Board

BACKGROUND

At the beginning of each term, Council appoints appropriate representatives to the Conservation Authorities with the expectation the representative will report to Council on the activities, projects and programs of the respective Conservation Authorities that would impact or be of interest to the residents of Wellington North.

The Maitland Valley appointment has expired and an appointment must be made. It is a requirement of the Maitland Valley Conservation Authority that the board representative also be the representative on the Source Protection Board.

Staff therefore recommends that David Turton of the Township of Minto, be appointed as the representative from the Township of Wellington North to the Maitland Valley Conservation Authority Board Maitland Valley Source Protection Authority Board for a one year term, January 1, 2018 to December 31, 2018.

FINANCIAL CONSIDERATIONS

There are no financial implications as a result of this report.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

Yes

No

N/A

PREPARED BY:	RECOMMENDED BY:
---------------------	------------------------

Karren Wallace, Clerk

Michael Givens, CAO

KARREN WALLACE DIRECTOR LEGISLATIVE SERVICES/CLERK	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NUMBER 009-18
RATING BY-LAW**

**BEING A BY-LAW IMPOSING SPECIAL ANNUAL DRAINAGE RATES
UPON LAND IN RESPECT OF WHICH MONEY IS BORROWED UNDER
THE *TILE DRAINAGE ACT*.**

WHEREAS owners of land in the municipality have applied to the Council under the *Tile Drainage Act* for loans for the purpose of constructing subsurface drainage works on such land;

AND WHEREAS the Council has, upon their application, lent the owners the total sum of \$40,000.00 to be repaid with interest by means of rates hereinafter imposed;

BE IT THEREFORE ENACTED by the Council:

1. That annual rates as set out in the Schedule 'A' attached hereby imposed upon such land as described for a period of ten years, such rates to be levied and collected in the same manner as taxes.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22ND
DAY OF JANUARY, 2018.**

DAN YAKE, ACTING MAYOR

KARREN WALLACE, CLERK

Property Owner Information*				Description of Land Parcel to Which the Repayment Charge Will be Levied				Proposed date of loan (YYYY-MM-DD)	Sum to be loaned \$	Annual rate to be imposed \$
Stewart, James Douglas	Stewart, Susan Joanne	Stewart, David James		Lot: N Pt Lot 10	Con: 1			2018-Feb-01	\$ 40,000.00	\$ 5,434.72
-	-									
9193 Wellington Road 14, RR #4		Kenilworth,	ONT	Roll #: 2349 000 008 01100						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						
0	0	0		Lot:	Con:					
-	-									
				Roll #:						

* If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer in the last blank space provided. Only the owner(s) of the property may apply for a loan.

TOTAL * \$ 40,000.00 \$ 5,434.72

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 010-18

PROVISIONAL DRAIN REPAIR BYLAW

BEING a Provisional Drain Repair By-law to provide for the repair of the Wayne Cole Drainage Works.

WHEREAS the Township of Wellington North is required to undertake such repairs in accordance with Section 74 and Section 75 of *The Drainage Act*, R.S.O. 1990.

AND WHEREAS the work to be done is:

Repair tile, clean ditch and level spoil on Lots 26 & 27, Concession 9, former Township of Arthur.

AND WHEREAS the estimated cost of such repairs is:

\$4,000.00

AND WHEREAS the costs of the repairs shall be assessed against all lands and roads in the watershed upstream of the point of commencement of the repair work being done, prorata with the last revised Schedule of Assessment for the respective drain;

AND WHEREAS the last revised Schedule of Assessment to be used for maintenance of the various drains is contained in a report by, and adopted as Township By-law No. as follows:

<u>Drain</u>	<u>Engineer/Surveyor</u>	<u>Bylaw No.</u>
Wayne Cole Drainage Works	K. A. Smart, P. Eng.	Arthur Township 2061

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH enacts as follows:

1. That the estimated costs of repair shall be prorated as outlined in Schedule "A" attached hereto;

By-law No. 010-18
Page 2 of 2

READ A FIRST, SECOND TIME THIS 22nd DAY OF JANUARY, 2018.

DAN YAKE, ACTING MAYOR

KARREN WALLACE, CLERK

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF
_____, 20__.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

**WAYNE COLE DRAIN REPAIR 2013
TOWNSHIP OF WELLINGTON NORTH**

Con	Lot	Roll No.	1980 Owner	Current Owner	1980 Assess.	Repair Assess.	1/3 Grant	NET ASSESS.
Township of Arthur								
8	S½ 26 & WPt 27		W. Cole		2,272	792.62	264.21	528.41
8	E Pt 27		J. Gross		295	102.92	34.31	68.61
9	SE¼ 25		R. Little		310	108.15	36.05	72.10
9	E Pts 26 & 27		C. Cole		5,699	1,988.20	662.73	1,325.47
* 9	Pt 27		N. McFadden		17	5.93	0	5.93
9	W Pts 26 & 27		415176 Ontario Ltd.		1,630	568.65	189.55	379.10
Total Assessments on Lands:					10,223	3,566.47	1,186.85	2,379.62
Road Con 8 & 9			Township of Arthur		603	210.37	0	210.37
1/2 Highway 9			MTO		565	197.11	0	197.11
Total Assessments on Roads:					1,168	407.48	0	407.48
TOTAL ASSESSMENTS TOWNSHIP OF ARTHUR					11,391	3,973.95	1,186.85	2,787.10
Township of Maryborough								
16	10 & WPt 11		K. Reid		320	111.64	37.21	74.43
16	EPt 11 & NWPt 12		C. W. Cole		1,055	368.06	122.69	245.37
16 & 17	Pt 12		S. Ross		658	229.56	76.52	153.04
* 17	Pt 13 (Lot 12)		T. Romavtarsingh		2	0.70	0	0.70
* 17	Pt 13 (Lot 14)		E. Romavtarsingh		13	4.54	0	4.54
* 17	Pt 13 (Lot 16)		T. Romavtarsingh		20	6.98	0	6.98
* 17	Pt 13 (Lot 7&8)		E. Romavtarsingh		20	6.98	0	6.98
* 17	Pt 13 (Lot 20)		G. Petrinac		10	3.49	0	3.49
* 17	Pt 13 (Lot 22)		M. Bucz		10	3.49	0	3.49
* 17	Pt 13 (Lot 24)		P. Krasznai		10	3.49	0	3.49
* 17	Pt 13 (Lot 26)		A. Gyonygyosi		10	3.49	0	3.49
* 17	Pt 13 (Lot 28)		M. Bucz		10	3.49	0	3.49
* 17	Pt 13 (Lot 30)		A. Zolnay		13	4.54	0	4.54
* 17	Pt 13 (Lot 32)		L. Zolnay		15	5.23	0	5.23
* 17	Pt 13 (Lot 34)		A. Zolnay		17	5.93	0	5.93
* 17	Pt 13 (Lot 36)		K. Zolnay		17	5.93	0	5.93
* 17	Pt 13 (Lot 38)		M. Psutka		4	1.40	0	1.40
Total Assessments on Lands:					2,204	768.94	236.42	532.52
Road Lots 12 & 13			Township of Maryborough		129	45.00	0	45.00
Road Con 16 & 17			Township of Maryborough		43	15.00	0	15.00
1/2 Townline			MTO		565	197.11	0	197.11
Total Assessments on Roads:					737	257.11	0	257.11
TOTAL ASSESSMENTS TOWNSHIP OF MARYBOROUGH					2,941	1,026.05	236.42	789.63
TOTAL ASSESSMENTS WAYNE COLE DRAIN REPAIR:					14,332	5,000.00	1,423.27	3,576.73

* - Denotes non-agricultural properties, and therefore not eligible for grant.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 011-18

BEING A BY-LAW TO PROVIDE FOR ACTUAL COST TO PROVIDE FOR A DRAINAGE WORKS IN THE TOWNSHIP OF WELLINGTON NORTH IN THE COUNTY OF WELLINGTON, KNOWN AS DRAIN 65 (LENNOX) DRAIN.

WHEREAS, Township of Wellington North approved the engineer's report dated prepared by K. Smart Associates Limited dated September 30, 2016;

AND WHEREAS K. Smart Associates Limited issued an addendum 1 to the report on October 17, 2016;

AND WHEREAS the estimated cost in the report of executing and completing the said drainage works was \$92,722.00.

AND WHEREAS, the actual cost of the drainage works is \$127,224.97;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. **THAT** the an actual cost of the drainage works is \$127,227.97 which is prorated as outlined in Appendix "A" attached hereto and forming part of this By-law.
2. **THAT** this By-law shall come into force and take effect upon the final passage hereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 22ND DAY OF JANUARY, 2018.**

DAN YAKE, ACTING MAYOR

KARREN WALLACE, CLERK

**SCHEDULE C - SCHEDULE FOR ACTUAL COST BYLAW
WEST LUTHER DRAIN 65
Township of Wellington North**

Con Lot	Roll No. (23-49-000-)	Estimated Gross Assessment	Estimated Net	Actual Gross Assessments	1/3 Grant	Allow- ances	ACTUAL NET
F	5 E½ 3	6,333	4,222	5,017.07	1,672.36	0	3,344.71
F	5 W½ 3	3,438	2,292	2,723.62	907.87	0	1,815.75
F	6 Pts 1 & 2	3,562	2,375	2,821.86	940.62	0	1,881.24
F	6 E½ 2	21,917	11,711	17,362.90	5,787.63	2,900	8,675.27
F	6 Pt 3	58,622	38,881	46,441.02	15,480.34	200	30,760.68
F	Special Benefit to 015-03600	0	0	1,611.54	537.18	0	1,074.36
F	6 Pt 4	815	815	645.65	0.00	0	645.65
F	7 W½ 3	892	595	706.65	235.55	0	471.10
F	7 E½ 2	4,948	1,399	3,919.86	1,306.62	1,900	713.24
F	7 P½ 2	18,361	2,741	14,545.79	4,848.60	9,500	197.19
F	7 P½ 2	167	167	132.30	0.00	0	132.30
Total Assessments of Lands:		119,055	65,197	95,928.26	31,716.77	14,500	49,711.49
Roads							
Line 6	Twp of Wellington North	12,235	12,235	9,692.71	0	0	9,692.71
Special Assessment to Line 6		14,655	14,655	21,100.95	0	0	21,100.95
Sideroad 3	Twp of Wellington North	635	635	503.05	0	0	503.05
Total Assessments of Roads:		27,525	27,525	31,296.71	0	0	31,296.71
TOTAL ASSESSMENTS WEST LUTHER DRAIN 65:		146,580	92,722	127,224.97	31,716.77	14,500	81,008.20

Notes:

- The above lands marked "F" are currently classified as agricultural according to OMAFRA and are therefore entitled to a 1/3 grant.
- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
- All lands shown above are in the geographic Township of West Luther in the Township of Wellington North.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 012-18

**BEING A BY-LAW TO AUTHORIZE A THIRD LEASE EXTENSION
AND AMENDING AGREEMENT (KENILWORTH/OPP).**

WHEREAS The Corporation of the Township of Wellington North purchased the property being Part of Lot 20, Concession EOSR, Division 4 in the former Township of Arthur as described in registered Instrument No. WC288609 as of the 20th day of August, 2010.

AND WHEREAS the property was subject to a Lease with Her Majesty the Queen in Right of Ontario to expire on the 28th day of February, 2011 subject to the right of the Tenant to extend the Lease for a further five year term;

AND WHEREAS, Her Majesty the Queen in Right of Ontario elected to extend the said Lease (first) lease extension and amending agreement) for a further term of five years to February 29, 2016;

AND WHEREAS, Her Majesty the Queen in Right of Ontario elected to extend the said Lease (second) lease extension and amending agreement) for a further term of five years to February 29, 2018;

AND WHEREAS, Her Majesty the Queen in Right of Ontario has now elected to extend the said Lease (third) lease extension and amending agreement) for a further term of five years to February 28, 2023 in substantially the form attached hereto as Schedule A

By-law Number 012-18
Page 2 of 10

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH enacts as follows:

The Mayor and Clerk are hereby authorized and directed to sign a Lease Extension and Amending Agreement with Her Majesty the Queen in Right of Ontario as represented by the Minister of Infrastructure in substantially the same form as the draft Lease Extension and Amending Agreement as of March 1, 2018 with a termination date of February 28, 2023, attached hereto as Schedule A.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22ND DAY OF JANUARY, 2018.

DAN YAKE, ACTING MAYOR

KARREN WALLACE, CLERK

SCHEDULE A
THIRD LEASE EXTENSION AND AMENDING AGREEMENT

THIS AGREEMENT made in triplicate as of March 1, 2018.

B E T W E E N:

**THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH**

(the “Landlord”)

OF THE FIRST PART

- and -

**HER MAJESTY THE QUEEN IN
RIGHT OF ONTARIO AS
REPRESENTED BY THE
MINISTER OF
INFRASTRUCTURE**

(the “Tenant”)

OF THE SECOND PART

WHEREAS:

- A. By a lease dated February 27, 2007 (the “Original Lease”), the Wellington Catholic District School Board (the “Original Landlord”) leased to Her Majesty the Queen in Right of Ontario as represented by the Minister of Public Infrastructure Renewal (the “MPIR”) the premises more particularly described as the entire building, comprising a rentable area of approximately nine thousand and nine hundred (9,900) square feet (the “Rentable Area of the Premises”), in the building municipally known as 9135 Highway #6, (the “Building”) in the Hamlet of Kenilworth in the former Township of Arthur, in the Township of Wellington North, in the County of Wellington, in the Province of Ontario, as more particularly described in Schedule A attached thereto and outlined on the plan attached to the Original Lease as Schedule B thereto (the “Premises”) for a term of five (5) years, commencing on March 1, 2006 and expiring on February 28, 2011 (the “Original Term”), in addition to other terms and conditions as set out therein.

- B. Pursuant to the terms of the Original Lease, the MPIR was entitled to extend the Original Term for one (1) additional term of five (5) years.
- C. By Order in Council No. 1617/2008, approved and ordered September 17, 2008, all of the powers and duties assigned by law to the MPIR in respect of infrastructure and any other matters were transferred and assigned to Minister of Energy and Infrastructure (“MEI”).
- D. On August 20, 2010, ownership of the subject property and all the rights and obligations under the Original Lease were transferred from the Original Landlord to the Landlord who is the current registered owner on title.
- E. By Order in Council No. 1320/2010, approved and ordered September 15, 2010, all of the powers and duties assigned by law to the MEI under Order in Council No. 1617/2008 in respect of infrastructure matters, including but not limited to the powers, duties, functions and responsibilities of the MEI in respect of the Ministry of Government Services Act, R.S.O. 1990, c.M.25 in respect of real property matters, were transferred and assigned to the Minister of Infrastructure (“MOI”).
- F. By a lease extension and amending agreement dated March 1, 2011 (the “First Lease Extension and Amending Agreement”), MOI exercised its right to extend the Original Term in accordance with the terms of the Original Lease with an extension term commencing on March 1, 2011 and expiring on February 29, 2016 (the “First Extension Term”), in addition to other terms and conditions as set out therein.
- G. By a lease extension and amending agreement dated November 1, 2013 (the “Second Lease Extension and Amending Agreement”), the parties agreed to extend the Original Term, as amended and extended, with an extension term commencing on March 1, 2016 and expiring on February 28, 2018 (the “Second Extension Term”), in addition to other terms and conditions as set out therein.
- H. Pursuant to the terms of the Second Lease Extension and Amending Agreement, MOI was entitled to extend the Original Term as amended and extended for one (1) additional term of five (5) years.
- I. Ontario Infrastructure and Lands Corporation (“OILC”) has been delegated MOI’s authorities and responsibilities with respect to real property in the name of MOI subject to certain conditions by Delegation of Authority of Ontario Infrastructure and Lands Corporation under the Ministry of Infrastructure Act, 2011 dated June 6, 2011.
- J. By Order in Council No. 1376/2011, approved and ordered July 19, 2011, MOI shall exercise the powers and duties assigned by law to the MOI or that may otherwise be assigned to or undertaken by the MOI in respect of infrastructure and any other matters related to the MOI’s portfolio.

- K. By Order in Council No. 219/2015, approved and ordered February 18, 2015, all of the powers and duties previously assigned and transferred to the MOI under Order in Council No. 1376/2011, save and except as set out in Order in Council No. 219/2015, were assigned and transferred to the Minister of Economic Development, Employment and Infrastructure (“MEDEI”).
- L. By Order in Council No. 1342/2016, approved and ordered September 14, 2016, all of the powers and duties previously assigned and transferred to the MEDEI under Order in Council No. 219/2015 in respect of infrastructure and other matters are assigned and transferred to MOI.
- M. The Tenant has exercised its third right to extend the Original Term in accordance with the terms of the Original Lease, as amended and extended, with a third extension term commencing on March 1, 2018 and expiring on February 28, 2023 (the “Third Extension Term”), in addition to other terms and conditions as set out herein.
- N. The Second Lease Extension and Amending Agreement provides that any extensions shall be upon the same terms and conditions of the Original Lease, as amended and extended, except for the amount of the Net Rent, which shall be determined by mutual agreement.
- O. The Landlord and the Tenant have agreed on the amount of the Net Rent for the Third Extension Term.
- P. The Original Lease, the First Lease Extension and Amending Agreement, the Second Lease Extension and Amending Agreement and this third lease extension and amending agreement (the “Third Lease Extension and Amending Agreement”) are hereinafter collectively referred to as the “Lease”, except as specifically set out herein.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual promises hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto agree as follows:

1. CONFIRMATION OF RECITALS

The parties hereto confirm that the foregoing recitals are true in substance and in fact.

2. EXTENSION OF LEASE

The parties hereto agree that:

- (a) The Lease is hereby extended for the Third Extension Term.

- (b) The Third Extension Term shall commence on March 1, 2018 and expire on February 28, 2023.

3. RENT FOR THE THIRD EXTENSION TERM

- (a) The Net Rent payable for the Third Extension Term shall be Forty-Nine Thousand, Five Hundred Dollars (\$49,500.00) per annum (based on a rate of Five Dollars (\$5.00) per square foot of the Rentable Area of the Premises per annum), payable in equal monthly instalments of Four Thousand, One Hundred and Twenty-Five Dollars (\$4,125.00), each on the first day of each month during the Third Extension Term, the first of such monthly instalments to be due and payable on March 1, 2018.
- (b) Pursuant to Paragraph 3 of Schedule D of the Original Lease, Additional Rent payable for the Extension Term shall be Ten Thousand Dollars (\$10,000.00) per annum for Operating Costs, payable in equal monthly instalments of Eight Hundred and Thirty-Three Dollars and Thirty-Four Cents (\$833.34), each on the first day of each month during the Third Extension Term

4. AMENDMENT OF LEASE

The extension contemplated in Section 2 of this Third Extension and Amending Agreement is subject to all the covenants and conditions contained in the Original Lease, as amended, renewed and extended from time to time, save and except that:

- (a) The Landlord and the Tenant agree that the Tenant shall be granted one (1) further option to extend the term of the Lease for two (2) years (the "Further Extension Term"). The Further Extension Term shall be upon the same terms and conditions of the Original Lease, as extended, renewed or amended, as the case may be, except that there shall be no further right of extension beyond the Further Extension Term and except for the Net Rent, which shall for the Further Extension Term be based upon: (i) the Rentable Area of the Premises, and (ii) the Market Rental as of the date which is six (6) months prior to the commencement of the Further Extension Term. The Net Rent for the Further Extension Term shall be determined by mutual agreement as of the date which is six (6) months prior to the expiry of the Extension Term or the Further Extension Term, as the case may be, or failing such agreement, by arbitration in accordance with Section 6.13 of the Original Lease.

The Tenant shall give written notice to the Landlord of its extension of the Lease at least six (6) months prior to the end of the Extension Term or the Further Extension Term, as the case may be.

- (b) The Tenant's right to terminate upon 180 days prior notice as per Section 4(c)(ii) of the Second Lease Extension and Amending Agreement shall continue.
- (c) The Original Lease is amended as follows:

- (i) Paragraph (f) of the Summary, as amended, is deleted in its entirety and replaced with the following address for the Landlord for the purposes of delivering notices in accordance with Section 6.17 of the Original Lease:

The Corporation of the Township of Wellington North
 7490 Sideroad 7 West, P.O. Box 125
 Kenilworth, ON, N0G 2E0
 Attention: Mike Givens, CAO
 Fax: 519-848-3228
 Email: mgivens@wellington-north.com

- (ii) Paragraph (g) of the Summary, as amended, is deleted in its entirety and replaced with the following address for the Tenant for the purposes of delivering notices in accordance with Section 6.17 of the Original Lease:

Ontario Infrastructure and Lands Corporation
 One Stone Road West, 4th Floor
 Guelph, Ontario N1G 4Y2
 Attention: Vice President, Asset Management
 Fax: (519) 826-3330
With a copy to:

Ontario Infrastructure and Lands Corporation
 777 Bay Street, Suite 900
 Toronto, Ontario M5G 2C8
 Attention: Director, Legal Services (Real Estate and Leasing)
 Fax: (416) 326-2854

And an additional copy to:

CBRE Limited
 18 King Street East, Suite 1100
 Toronto, Ontario M5C 1C4
 Attention: Global Workplace Solutions - Director, Lease Administration – OILC
 Fax: (416) 775-3989

- (iii) In the Definitions section of the Original Lease, the definition of “Open Data” shall be inserted:

“**Open Data**” means data that is required to be released to the public pursuant to the Open Data Directive.”

- (iv) In the Definitions section of the Original Lease, the definition of “Open Data Directive” shall be inserted:

“**Open Data Directive**” means the Management Board of Cabinet’s Open Data Directive, updated on April 29, 2016, as amended from time to time.”

- (v) Section 4.17, Construction Lien, shall be deleted in its entirety and replaced with the following:

**“Section 4.17
Construction Lien**

Not to suffer or permit during the Term hereof any construction liens or other liens for work, labour, services or materials ordered by it or for the cost of which it may be in any way obligated, to attach to the interest of the Landlord in the Premises or the Lands, and that whenever and so often as any claim for lien is received by the Tenant or registered on title to the Lands, the Tenant shall, as soon as reasonably possible on the earlier of receiving notice of the claim or registration, procure the discharge or vacate thereof by payment or by giving security or in such other manner as is or may be required or permitted by law.”

- (vi) Section 6.17, Notices, shall be deleted in its entirety and replaced with the following:

**“Section 6.17
Notices**

Any notice required or contemplated by any provision of this Lease shall be given in writing addressed in the case of notice to the Landlord to the address set out in Paragraph (f) the Summary and in the case of notice to the Tenant to the address set out in Paragraph (g) of the Summary, and delivered personally or by facsimile or mailed by either registered or signature mail and postage prepaid enclosed in a sealed envelope. The time of giving of notice by either registered or signature mail shall be conclusively deemed to be the fifth (5th) Business Day after the day of such mailing. Such notice, if personally delivered or if delivered by facsimile, shall be conclusively deemed to have been given and received at the time of such delivery. The parties hereto acknowledge and agree that notwithstanding anything to the contrary in the *Electronic Commerce Act, 2000*, S.O. 2000, c.17, as amended from time to time, any notice, statement, demand, request or other instrument which may be or is required to be given under this Lease or at law may not be validly delivered by way of electronic communication, save as specifically provided in this Section 6.17.

Either party may at any time during the Term by giving notice to the other party (in the manner provided above) change the address of the party giving such notice, and thereafter the address as set out in Paragraph (f) or (g) of the Summary, as the case may be, shall be deemed to be the address so changed.”

- (d) Except in emergency circumstances, the Landlord agrees that any Person hired by the Landlord: (i) to do work on the Premises; or (ii) who requires access to the Premises to do any work, whether to the Premises or otherwise, shall be accompanied by either OPP or a CBRE-FM.

- (e) If applicable, all sections, clauses or provisions of the Lease which obligate the Tenant to pay interest to the Landlord for any reason whatsoever are hereby amended to delete the obligation of the Tenant to pay interest to the Landlord, in order to conform with the Tenant's obligation to comply with the Financial Administration Act, R.S.O. 1990, c.F.12, as amended.

5. GENERAL

- (a) The Landlord and the Tenant hereby mutually covenant and agree that during the Third Extension Term they shall perform and observe all of the covenants, provisos and obligations on their respective parts to be performed pursuant to the terms of the Lease, as amended and extended hereby.
- (b) The Lease shall be binding upon and enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns, subject to the express restrictions contained therein.
- (c) The Landlord and any of its successors, administrators, permitted assigns, directors, officers, employees, agents, servants, and representatives shall not engage in any activity where such activity creates a conflict of interest, actual or potential, in the sole opinion of the Tenant, with the Lease or the exercise of any of the rights or obligations of the Landlord hereunder. The Landlord shall disclose to the Tenant in writing and without delay any actual or potential situation that may be reasonably interpreted as either a conflict of interest or a potential conflict of interest.

For clarification, a "conflict of interest" means, in relation to the performance of its contractual obligations pursuant to the Lease, the Landlord's other commitments, relationships or financial interests (a) could or could be seen to exercise an improper influence over the objective, unbiased and impartial exercise of its independent judgement, or (b) could or could be seen to compromise, impair or be incompatible with the effective performance of its contractual obligations pursuant to the Lease.

- (d) Capitalized expressions used herein, unless separately defined herein, have the same meaning as defined in the Lease, as amended and extended.
- (e) The provisions of this Third Lease Extension and Amending Agreement shall be interpreted and governed by the laws of the Province of Ontario.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

- (f) The Landlord acknowledges that this Lease and any information contained herein, may be required to be released pursuant to the provisions of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. F.31 and the Open Data Directive as amended. This acknowledgement shall not be construed as a waiver of any right to object to the release of this Lease or of any information or documents.

EXECUTED by each of the parties hereto under seal on the date written below.

SIGNED, SEALED AND DELIVERED Dated this ___ day of _____, 20__.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON
NORTH**

Per: _____

Name:

Title:

Authorized Signing Officer

Per: _____

Name:

Title:

Authorized Signing Officer

Dated this ___ day of _____, 20__.

**HER MAJESTY THE QUEEN IN
RIGHT OF ONTARIO AS
REPRESENTED BY THE MINISTER
OF INFRASTRUCTURE, AS
REPRESENTED BY ONTARIO
INFRASTRUCTURE AND LANDS
CORPORATION**

Per: _____

Name:

Title:

Authorized Signing Officer

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 013-18

To establish a Tax Rebate Program for the vacant portions of property in the Commercial Property or the Industrial Property classes.

Authority: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Sections 364 and Ontario Regulation 581/17

WHEREAS Section 364 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, requires municipalities to establish a program for property tax relief to owners of property where a building or a portion of a building is vacant with the Commercial and Industrial Property Classes; and

AND WHEREAS the Province of Ontario has introduced legislation enabling municipalities the option to review its Vacancy Rebate Program and make changes to reflect community needs and circumstances; and

AND WHEREAS the municipalities' request for changes will be subject to Ministry approval and implemented through Resolutions; and

AND WHEREAS the Province of Ontario passed Ontario Regulation 581/17 amending O. Reg. 325/01; and

AND WHEREAS the Council of the Township of Wellington North deems it appropriate to enact this By-Law for the purpose of establishing a property tax vacancy rebate program;

NOW THEREFORE the Council of the Township of Wellington North hereby enacts as follows:

- (1) The section of O. Reg 581/17 applies with respect to the Township of Wellington North for the 2017 taxation year and subsequent taxation years:
- (2) Even if a property that is classified in one of the commercial classes or in the landfill property class does not satisfy the requirements of clause 1 (2) (b) of Ontario Regulation 325/01, the property is prescribed to be an eligible property under section 364 of the Act if,
 - (a) the property satisfies the other requirements in section 1 to be an eligible property;

- (b) the property is located within a community improvement project area as defined in section 28 of the *Planning Act*, and
 - (c) the applicable municipality has made a grant or loan under subsection 28 (7) of the *Planning Act* with respect to the property.
- (3) No rebate is payable under section 364 of the Act for a taxation year in respect of a building, structure or portion of a building if,
 - (a) there are, in respect of the building, structure or portion, as the case may be, outstanding taxes for municipal or school purposes or outstanding municipal charges; or
 - (b) the municipality paid or credited a rebate in respect of the building, structure or portion, as the case may be, in respect of any two previous taxation years the earlier of which was,
 - (i) 2017,
 - (ii) the year that is four years before the taxation year in respect of which the application is made, if that year is later than 2017, or
 - (iii) the most recent taxation year in which the property changed ownership, if that year is later than the year described in subclause (ii).
- (4) No rebate is payable under section 364 of the Act in respect of a building, structure or portion of a building for a period of time unless the building, structure or portion, as the case may be, was advertised for lease or sale throughout the period of time.
- (5) Despite any requirement in subsection 1 (1), (2) or (3) on Ontario Regulation 325 (1) that a building, structure or portion of a building must not be used in order to be eligible property, the temporary use of a building, structure or portion of a building does not disqualify the building, structure or portion, as the case may be, from being eligible property in a taxation year if,
 - (a) the applicable municipality has passed a by-law respecting the provision of tax rebates to owners of property that has been temporarily used;
 - (b) the by-law is passed on or before January 31 in the year following the first taxation year to which it applies; and

- (c) the by-law contains the maximum time that a building, structure or portion of a building may be temporarily used in order to be eligible for a rebate.
- (6) A by-law referred to in subsection (5) may contain other requirements if they relate only to the type of property that may be temporarily used and the manner in which it may be temporarily used.
- (7) This By-Law shall come into force on and take effect on January 1, 2017.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 22ND DAY OF JANUARY, 2018.**

DAN YAKE, ACTING MAYOR

KARREN WALLACE, CLERK

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 014-18

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON JANUARY 22, 2018.

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS**:

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on January 22, 2018 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 22ND DAY OF JANUARY, 2018.**

**DAN YAKE,
ACTING MAYOR**

**KARREN WALLACE,
CLERK**