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Plan to
Simply Explore.

www.simplyexplore.ca

Special 'TOWN HALL' Meeting of Council

Wednesday, November 30, 2016

7:00 p.m.

Arthur Arena, 158 Domville St, Arthur

AGENDA

AGENDA ITEM	PAGE NO.
<u>CALLING TO ORDER</u>	
- Mayor Lennox	
<u>PASSING AND ACCEPTANCE OF AGENDA</u>	
<u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u>	
<u>STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS</u>	
- Update on Growth Forecast Mayor Lennox	
- Arthur Waste Water Treatment Plant update, Councillor, Steve McCabe	
- Property Assessment Information Treasurer, Councillor Lisa Hern	
- Open Forum Questions and Answers	
<u>CONFIRMING BY-LAW NUMBER 091-16 BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL</u>	
<u>ADJOURNMENT</u>	



OUR COMMUNITY

**‘A GROUP OF PEOPLE WITH A COMMON
INTEREST WORKING TOWARDS A SHARED GOAL’**

Presented by the Township of Wellington North Council:

Mayor Andy Lennox

Councilors: Dan Yake, Lisa Hern, Steve McCabe and Sherry Burke

The Township of Wellington North is a team of dedicated volunteers, elected officials and professional staff who are committed to providing high quality service(s) and information to property owners, residents and visitors in order to generate high levels of community pride and happiness

The Township of Wellington North will continually strive to provide the best service(s) possible, within the available resource base, with a focus on proactively identifying and meeting key community needs, investing in our team, and communicating broadly with property owners, residents, employees and visitors



www.wellington-north.com

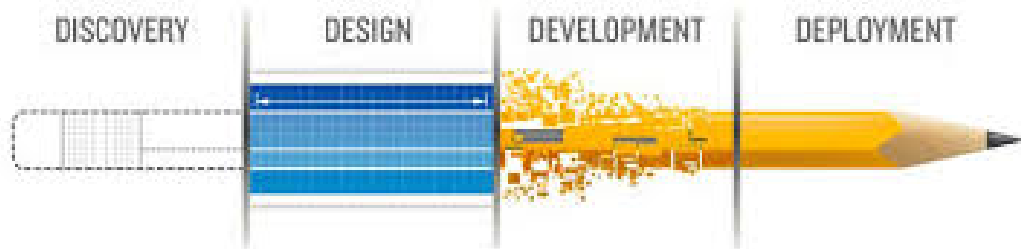


In March 2016, the Township of Wellington North facilitated a Development Forum where over 200 members of the Development Community and key Business Leaders attended.

This forum provided a platform for thoughtful exchange on issues and challenges facing Wellington North and the current development environment.

The Top 5 Identified Barriers to Investment Captured Included:

- Development Charges and Cumulative Costs**
- Improved Service Delivery / Development Process**
- Infrastructure**
- Land Related Issues**
- Workforce/Labour Market**

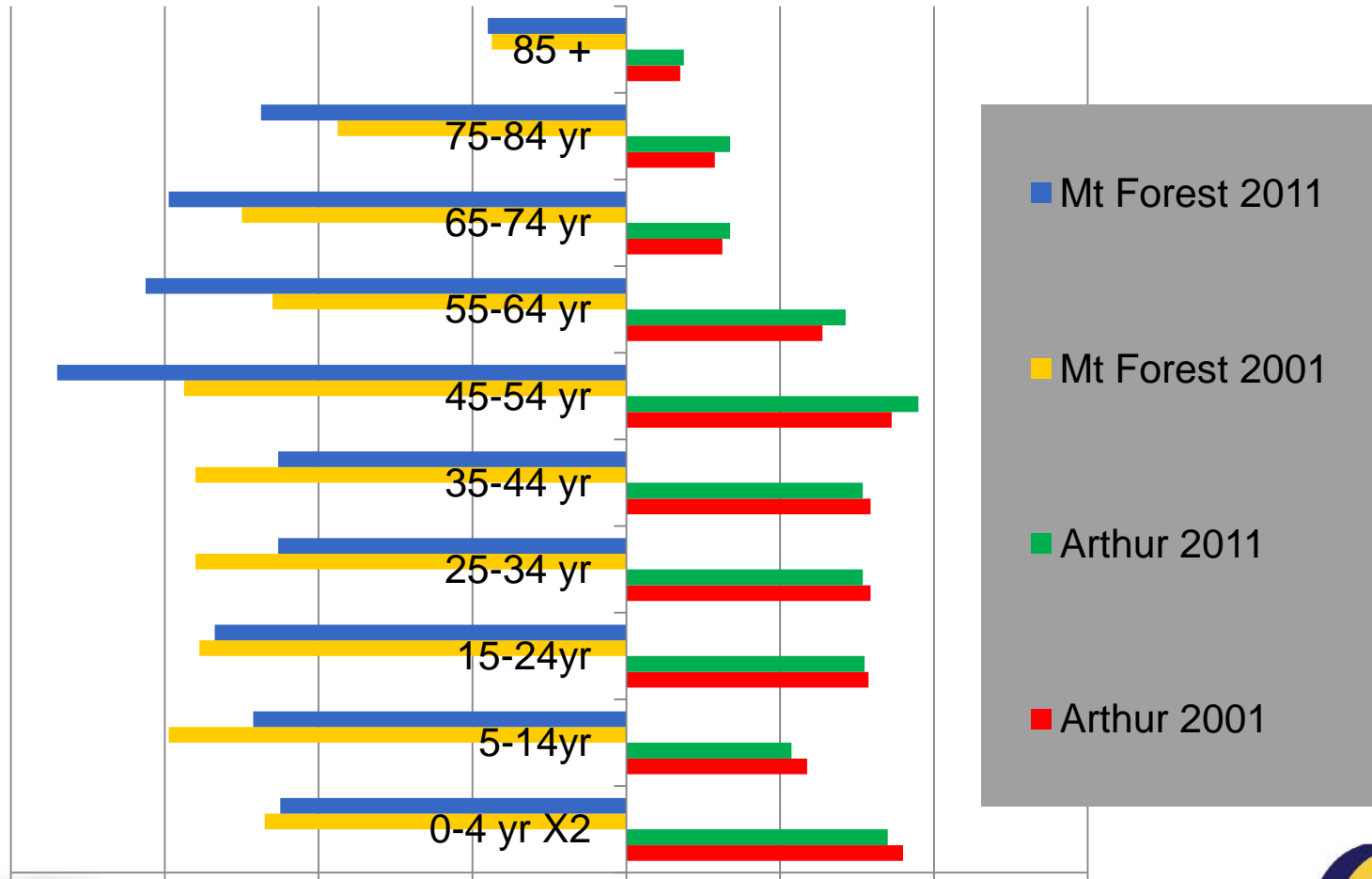


A list of Recommendations were then identified and approved by Council to:

- Create a Community Growth Plan***
- Establish a Steering Committee to facilitate the Community Growth Plan***
- Address capacity issues at the Arthur Wastewater Treatment Plant***
- Create a Development Pamphlet to communicate associated fees and charges***
- Municipal Standards Review and Communication***
- Create a Community Ambassador Program***
- Facilitate Community Group Meetings to garner feedback***



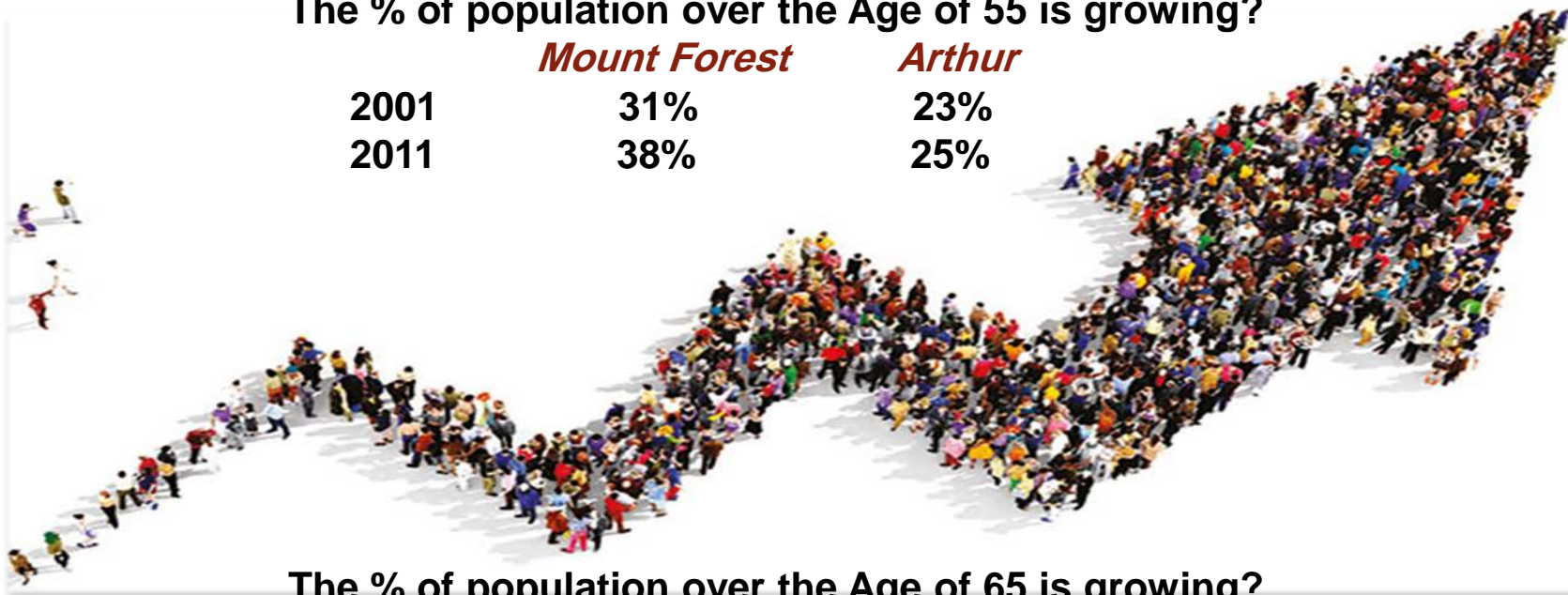
What does this Population Pyramid tell you?



The Population Pyramid Tells Us...

The % of population over the Age of 55 is growing?

	<i>Mount Forest</i>	<i>Arthur</i>
2001	31%	23%
2011	38%	25%



The % of population over the Age of 65 is growing?

2001	22%	13%
2011	25%	14%

The Median Age is growing?

2001	41.7%	35.4%
2011	48.1%	38.7%



Source:
Statistic
Canada



Wellington North is Projected to Grow!

Growth projections show that Wellington North is second only to Centre Wellington for the largest growth in Wellington County over the next 25 years.

The growing number of retirees in Mount Forest poses a business opportunity. But it also can pose a problem to find young replacements for seniors who are volunteering less and moving out of their businesses.

How do we want our Community to look in ten or 20 years so that the values people hold dear are protected during this period of growth?



Let's shape our opportunities

Community
Population
Competitiveness
Infrastructure
Succession Allocation Housing
Development
Attraction Land Services
Assets Culture
Volunteerism
Business Opportunities
Transportation
Workforce
Downtown
Revitalization





ARTHUR WASTEWATER TREATMENT PLANT

Presented by:

Councillor Steve McCabe

Current State of the Arthur Wastewater Treatment Plant

The Township's wastewater treatment infrastructure that services the community of Arthur is operating at its rated capacity which does not allow for additional sanitary sewer allotments to be available for new development.

This has resulted in essence to a “development freeze” for Arthur while the Township works to plan, design and fund capital works on its wastewater treatment infrastructure.



Step 1 Environmental Assessment (Planning Phase)

A municipal class environmental assessment (Class EA) was commissioned in 2011 with an aim to study a wastewater infrastructure upgrade that would increase treatment capacity to the level required to meet 2031 population growth projections for the community.

The study was intended to establish a plan and test the proposed plan against environmental considerations to ensure suitability.

The output of the planning phase was completed by XCG Consultants Ltd. (XCG), dated August 17, 2016 and entitled the “Arthur Wastewater Treatment Plant Class Environmental Assessment – Environmental Study Report”.



Step 2 Design Phase

The design phase of the project is both ongoing and just getting started. The detailed design work for the remainder of the recommendations contained within the Class EA will be completed by a qualified engineering services provider.

The Township, with support from XCG, in October issued a request for a Letter of Interest to solicit interest in the Design and Construction Management of the Arthur WWTP Expansion.

The Township received submissions from eight qualified engineering firms. Review of these submissions has been completed by XCG and Township staff.

Based on this review the Township will request that four of the firms provide full proposals. *It is anticipated that these proposal will be received early in 2017* and that Township Council will award the work after a thorough review of each proposal.

The actual design work will take the balance of 2017. Township staff, optimistically are planning for construction to begin in 2018, pending receipt of required Ministry of Environment and Climate Change approvals.



In 2015, Township staff identified \$250,000 of upgrade work that could be pursued prior to the completion of the Class EA.



Triton Engineering Services Limited was hired to assist the Township with the design and project management work associated with implementing this project: upgrade to fine aeration and additional process flow meters.

This project is still working through approvals with the Ministry of Environment and Climate Change (MOECC) but is expected to be constructed in 2017.

This project will not result in any rated capacity increase.



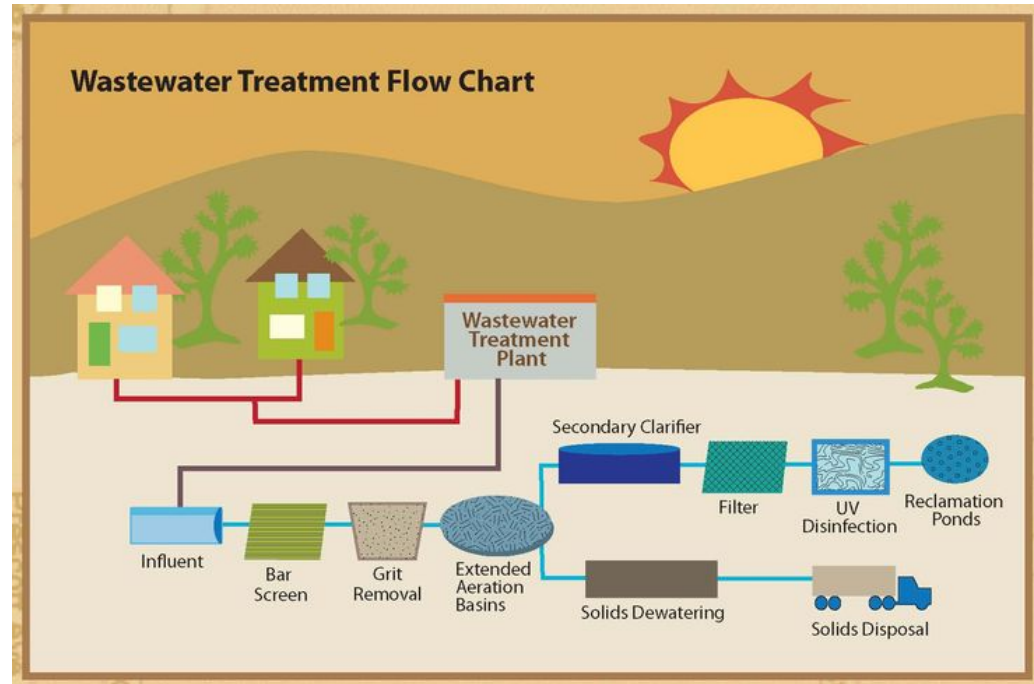
Since 2014, Grand River Conservation Authority (GRCA) has concurrently been providing Township staff support, specifically, as it relates to wastewater infrastructure.

GRCA team includes two in-house engineers and one wastewater expert (contracted by GRCA) who meet quarterly with Township staff to *increase in-house knowledge* of wastewater treatment and *provide advice on how to improve operations in Arthur*.

There is an aim that this program called “**plant optimisation**” could lead to a re-rating of the plant without significant capital upgrades.



The Class EA provides a cost estimate of \$15.8 to \$20.9 million dollars for upgrade of the Arthur wastewater infrastructure from a capacity of 1,465 cubic metres to 2,300 cubic metres.



Sewer rates over the past several years have been collecting monies which have been set aside as reserves/reserve funds to help fund this work, however, Township will also have to seek other financial instruments (provincial or federal grants) or long-term debt to fund this project.





PROPERTY ASSESSMENT AND TAXATION

Presented by:

Councillor Lisa Hern

MPAC is responsible for assessing and classifying properties in Ontario in compliance with the Assessment Act and regulations set by the Government of Ontario

Upper and Lower Tier Municipalities determine revenue requirements, set municipal tax rates and collect property taxes to pay for municipal services. Education tax rates, set by the Ontario Government, are also be applied using the assessed value.

It is the accuracy of the assessments that help to ensure property owners pay their fair share.

Every four years, MPAC mail Property Assessment Notices to every property owner in Ontario. The 2016 Notice reflects the assessed value and classification of your property as of January 1, 2016.



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Plan to
Simply Explore.
www.simplyexplore.ca

Mailing of Notices

Residential Notices - July 25, 2016

Farm Property Notices - October 11, 2016

Multi-Res and Business Notices – October 18, 2016

Request for Reconsideration

Deadline for 2017

November 22, 2016

February 8, 2016

February 15, 2016

The issue date and RfR deadline are included on your Assessment Notice.

MPAC continually reviews properties during Non-Assessment Update years as new homes are built, owners renovate, structures are demolished and properties change use.

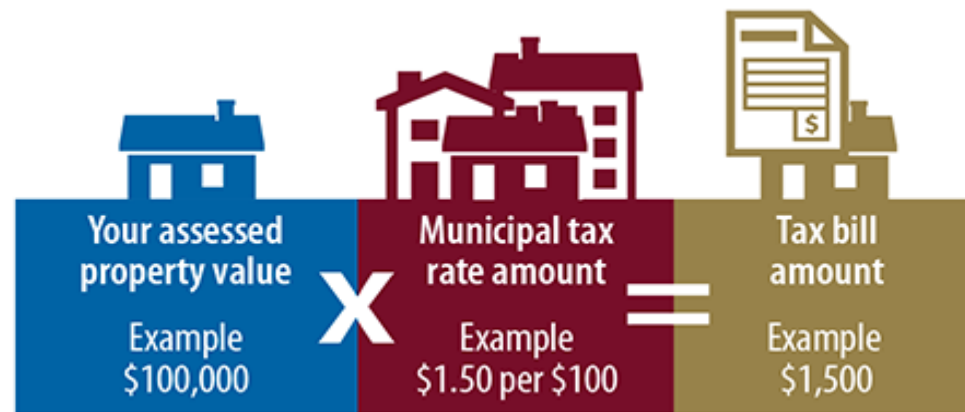
They update this information throughout the four-year cycle so that property owners continue to pay only their fair share.



To provide a level of property tax stability, market increases in assessed value between Assessment Updates are phased in gradually over four years.

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value is introduced immediately.

Increases in assessed value between the January 1, 2012 and January 1, 2016 legislated valuation dates will be phased in over 2017 to 2020.



2017-2020 Property Taxation Years

Step 1: Review

Review and confirm the information is correct.

Step 2: Validate

To find out if your assessed value is accurate, ask yourself if you could you have sold your property for its assessed value on January 1, 2016.

Step 3: Compare

Log in to aboutmyproperty.ca to compare your property to others in your neighbourhood.

Step 4: Contact MPAC

A property assessment expert will help guide you through your Property Assessment Notice.

Step 5 File a Request for Reconsideration

File a Request for Reconsideration if you still disagree with MPAC's assessment or classification of your property.



Please note: Business properties are not required to file an RfR before filing an appeal with the ARB.



Residential

They will look at sales in our community and compare your property to similar ones.

5 Major Factors that account for 85% of your home's value

- Location
- Living Area
- Age of the Property
- Lot Dimensions
- Quality of Construction



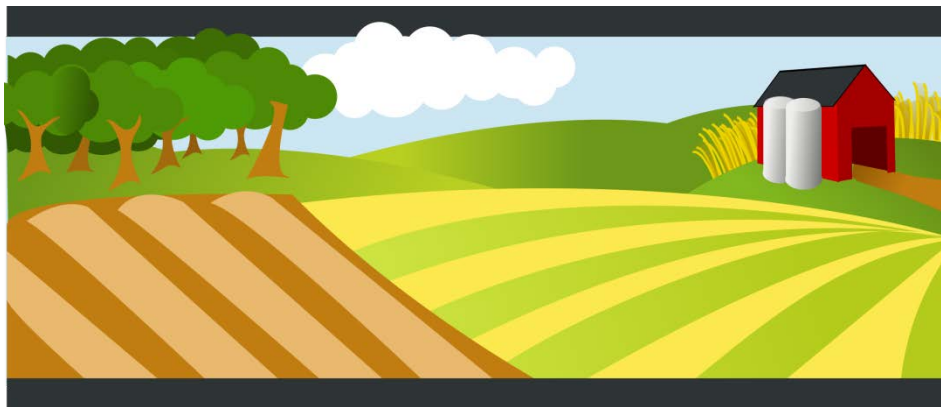
Farmland

MPAC use extensive analysis to determine farmland values and use only sales of lands and buildings to farmers used for farm purposes.

Sales to non-farmers are not used.

4 Factors MPAC also looks at:

- Value of the farmland determined from sales of farmland in the area
- Value of the residence and whether it is occupied by the person farming the property
 - Value of any farm outbuildings
- Value of any other buildings not used in the farm operation



Questions or Concerns?

**If you have questions or concerns about your assessment,
please contact MPAC:**

Call their Customer Contact Centre: 1 866 296 6722

www.mpac.ca

Write to: P.O. Box 9808, Toronto, ON M1S 5T9

Fax: 1 866 297 6703



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

BY-LAW NUMBER 091-16

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AT ITS SPECIAL MEETING HELD ON NOVEMBER 30, 2016.

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 November 30, 2016 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 30TH DAY OF NOVEMBER, 2016.**

**ANDREW LENNOX
MAYOR**

**KARREN WALLACE
CLERK**