



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, March 3rd, 2020, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in regular session on the 3rd day of March, 2020, at 7:30 pm in the Council Chambers of the Municipality of Morris-Turnberry.

1.0 CALL TO ORDER

Disclosure of recording equipment.

2.0 ADOPTION OF AGENDA

Moved by
Seconded by

ADOPT AGENDA THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of March 3rd 2020 as circulated.

~

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

4.0 MINUTES

attached

Moved by
Seconded by

ADOPT MINUTES THAT the Council of the Municipality of Morris-Turnberry hereby adopts the February 18th, 2020 Council Meeting Minutes as written.

~

5.0 CLOSED SESSION

5.1 ENTER CLOSED SESSION

Moved by
Seconded by

ENTER CLOSED SESSION THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk remaining in attendance at p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

1) Section 239 (2) (k) regarding negotiations to be carried on by the municipality.

~

5.2 RETURN TO OPEN SESSION

Moved by
Seconded by

RISE FROM CLOSED SESSION THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:00 p.m.

~

5.3 REPORT AND ACTION FROM CLOSED SESSION

6.0 **ACCOUNTS**

6.1 ACCOUNTS attached

A copy of the March 3rd accounts listing is attached.

Moved by
Seconded by

APPROVE THAT the Council of the Municipality of Morris-Turnberry hereby approves
ACCOUNTS for payment March 3rd accounts in the amount of \$124,480.05.

~

6.2 PAY REPORTS attached

Copies of the February 19th Pay Reports are included for information purposes.

7.0 **PUBLIC MEETINGS AND DEPUTATIONS**

7.1 PLANNING

7.1.1 Application for Consent C06-20 Garniss – Surplus Farmhouse attached

7.1.1.1 We have provided Council with a report prepared by County Planner, Jennifer Burns in regards to an application for consent pertaining to 40851 Browntown Road. Ms. Burns will be in attendance.

7.1.1.2 Comments

Applicant and/or Agent
Others
Council's Questions and/or Comments

Moved by
Seconded by

C06-20 THAT The Council of the Municipality of Morris-Turnberry recommends
RECOMMEND approval of application for consent C06-20 subject to the conditions
APPROVAL outlined in the Planner's report.

~

7.1.2 Application for Consent C07-20 Garniss – Lot Addition attached

7.1.2.1 We have provided Council with a report prepared by County Planner, Jennifer Burns in regards to an application for consent pertaining to 41005 Browntown Road. Ms. Burns will be in attendance.

7.1.2.2 Comments

Applicant and/or Agent
Others
Council's Questions and/or Comments

Moved by
Seconded by

C07-20 THAT The Council of the Municipality of Morris-Turnberry recommends
RECOMMEND approval of application for consent C07-20 subject to the conditions
APPROVAL outlined in the Planner's report.

~

7.1.3 Application for Consent C10-20 Proctor – Surplus Farmhouse attached

7.1.3.1 We have provided Council with a report prepared by County Planner, Jennifer Burns in regards to an application for consent pertaining to 41033 Cardiff Road. Ms. Burns will be in attendance.

7.1.3.2 Comments

Applicant and/or Agent
Others
Council's Questions and/or Comments

Moved by
Seconded by

C10-20
RECOMMEND
ATION

THAT The Council of the Municipality of Morris-Turnberry recommends

~

7.2 DEPUTATIONS

7.2.1 Economic Development and Housing Services attached

Representatives from the Huron County Economic Development Department and Housing Services will address Council regarding the status and initiatives of housing in the County.

8.0 STAFF REPORTS

8.1 PUBLIC WORKS

8.1.1 M190-T090 Bridge Tender attached

A report has been prepared by Director of Public Works Mike Alcock in this regard. Mr. Alcock will be in attendance.

Moved by
Seconded by

M190-T090
BRIDGE
TENDER

THAT The Council of the Municipality of Morris-Turnberry hereby accepts the tender of AJN Builders Inc. for Contract No. BR1328 / BR 200B repairs to structure M190 on Clegg Line and structure T090 on Kieffer Line for the estimated value of \$494,620.78.00 (based on estimated quantities and excluding HST) and authorizes the Mayor and Clerk to execute the tender and all other required documents.

~

8.1.2 Slip In Water Tank Tender attached

A report has been prepared by Director of Public Works Mike Alcock in this regard. Mr. Alcock will be in attendance.

Moved by
Seconded by

SLIP IN
WATER TANK
TENDER

THAT The Council of the Municipality of Morris-Turnberry hereby accepts the tender Precision Industries Guelph Ltd., for MT 20-601, being a 2,600 gallon slip-in water tank, with pump and gravity spray bar as specified, for the amount of \$26,000.00 (excluding HST) and authorizes the Mayor and Clerk to execute the tender and all other required documents..

~

9.0 BUSINESS

9.1 BELGRAVE WATER ANNUAL REPORT AND SUMMARY attached

The Belgrave Well Supply 2019 Operation and Maintenance Annual Report has been prepared by Veolia Water and is presented here for the information of Council.

Moved by
Seconded by

BELGRAVE
WATER
ANNUAL
REPORT

THAT the Council of the Municipality of Morris-Turnberry adopts the Belgrave Well Supply 2019 Operation and Maintenance Annual Report, prepared by Veolia Water.

~

9.2 BUDGET 2020 UDATE

attached

The 2019 fiscal year is being finalized giving a more accurate picture of the financial position of the Municipality heading into the budget deliberations for 2020. Treasurer Sean Brophy will be in attendance to provide a report to Council.

Moved by
Seconded by

TRANSFER TO RESERVES THAT the Council of the Municipality of Morris-Turnberry directs the Treasurer to recognize the bank loan in the amount of \$850,000 authorized by by-law 80-2018 and allocates the revenue by returning the following amounts to municipal reserves:
Roads Reserve - \$650,000
Fire Reserve - \$200,000

~

Moved by
Seconded by

ALLOCATE RESOURCES THAT the Council of the Municipality of Morris-Turnberry directs the Treasurer to allocate resources to balance the 2019 deficit, subject to auditor adjustments, in the following amounts:

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10.0 COUNCIL REPORTS

Sharen Zinn

Jamie McCallum

Jim Nelemans

Kevin Freiburger

Jamie Heffer

11.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

attached

- 11.1 Correspondence – Ministry of Natural Resources and Forestry -Changes to Aggregate Resources Act
- 11.2 Resolution – County of Haliburton – Tourism Oriented Destination Signage Fee Increases
- 11.3 Saugeen Valley Conservation Authority Meeting Schedule 2020
- 11.4 Minutes - Saugeen Valley Conservation Authority – December 11, 2019
- 11.5 Minutes – AMDSB Board Highlights – February 25
- 11.6 Conference Report – Councillor Freiburger – Ontario Good Roads Association
- 11.7 Outstanding Action Items

12.0 NEW BUSINESS

- 12.1 Items to be placed on the agenda of the next regular Council meeting.

13.0 BY-LAWS AND AGREEMENTS

- 13.1 Interim Tax Levy By-Law

attached

Direction was given at the February 4th meeting of Council to return the Interim Tax Levy by-law for consideration.

Moved by
Seconded by

INTERIM TAX LEVY THAT leave be given to introduce By-Law # 9-2020, being a by-law to provide for interim tax levies for the year 2020 for the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 3rd day of March 2020.

~

***** RECESS *****

14.0 CLOSED SESSION

14.1 ENTER CLOSED SESSION

Moved by
Seconded by

ENTER CLOSED SESSION THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk and Chief Building Official remaining in attendance at _____ p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- 2) Section 239 (2) (c) regarding the disposition of land;
- 3) Section 239 (2) (k) regarding negotiations to be carried on by the municipality.

~

14.2 RETURN TO OPEN SESSION

Moved by
Seconded by

RISE FROM CLOSED SESSION THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at _____ p.m.

~

14.3 REPORT AND ACTION FROM CLOSED SESSION

15.0 CONFIRMING BY-LAW

attached

Moved by
Seconded by

CONFIRMING BY-LAW THAT leave be given to introduce By-Law # 10-2020, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on March 18th, 2020, and that it now be read severally a first, second, and third time, and finally passed this 18th day of March 2020.

~

16.0 ADJOURNMENT

Moved by
Seconded by

ADJOURN THAT the Council of the Municipality of Morris-Turnberry does now adjourn at _____ pm.

~

NEXT MEETINGS:

- | | | | |
|-------------------------------|----------------|------------------|---------------|
| 1. Regular Meeting of Council | Tuesday, March | 17 th | 2019, 7:30 pm |
| 2. Regular Meeting of Council | Tuesday, April | 7 th | 2019, 7:30 pm |



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, February 18th, 2020, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in regular session on the 18th day of February, 2020, at 7:30 pm in the Council Chambers of the Municipality of Morris-Turnberry.

Council in Attendance

Mayor Jamie Heffer
Deputy Mayor Sharen Zinn
Jamie McCallum
Jim Nelemans
Kevin Freiburger

Staff in Attendance

Trevor Hallam CAO/Clerk

Others in Attendance

Jeff Winzenreid Water Resources Technician, MVCA
Jennifer Burns Planner, Huron County
Denny Scott The Citizen

1.0 CALL TO ORDER

Mayor Jamie Heffer called the meeting to order at 7:30pm.

2.0 ADOPTION OF AGENDA

Moved by Kevin Freiburger
Seconded by Jamie McCallum

MOTION THAT the Council of the Municipality of Morris-Turnberry hereby adopts
26-2020 the agenda for the meeting of February 18th 2020 as circulated.
Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None declared.

4.0 MINUTES

Moved by Jim Nelemans
Seconded by Sharen Zinn

MOTION THAT the Council of the Municipality of Morris-Turnberry hereby adopts
27-2020 the February 4th, 2020 Council Meeting Minutes as written.
Carried.

5.0 ACCOUNTS

5.1 ACCOUNTS

Moved by Jamie McCallum
Seconded by Jim Nelemans

MOTION 28-2020 THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment February 18th accounts in the amount of \$300,995.35.

Carried.

5.2 PAY REPORTS

Copies of the February 5th Pay Reports were provided for information purposes.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 DEPUTATIONS

6.1.1 Maitland Valley Conservation Authority

Jeff Winzenreid, Water Resources Technician from the Maitland Valley Conservation Authority, presented information to Council regarding the draft floodplain mapping for Wingham.

Mr. Winzenreid informed Council that letters and mapping are being sent directly to affected landowners, and that there will be a public meeting where MVCA staff will be on hand to answer questions regarding the new floodplain mapping on March 24th from 3:00 pm to 6:00 pm and 7:00 pm to 9:00 pm at the Knights of Columbus Centre at 99 Kerr Drive in Wingham.

7.0 STAFF REPORTS

7.1 ANIMAL CONTROL

7.1.1 Animal Control Report 2019

At the February 4th meeting, Councilor Nelemans requested clarification on an incident described in the 2019 Animal Control Report provided by Animal Control Officer Bob Trick. A report from CAO/Clerk Trevor Hallam was provided for the information of Council.

8.0 BUSINESS

8.1 Personnel Policy Review

The Morris-Turnberry Personnel Policy was last reviewed in 2017 and came into effect in January of 2018. Staff who work with the policy regularly have identified several areas that require updating. Staff recommended that the Human Resources Committee, with the assistance of staff, undertake a thorough review of the policy and report back on any needed changes.

Moved by Jamie McCallum
Seconded by Jim Nelemans

MOTION 29-2020 THAT the Council of the Municipality of Morris-Turnberry directs the Human Resources Committee and staff to undertake a review the Municipality's personnel policy and return a report with suggested updates or changes.

Carried.

8.2 Huron County Federation of Agriculture Invitation

Staff received an invitation for two representatives to attend the Huron County Federation of Agriculture MPP/MP/Local Politician meeting on Friday March 6th, 2020 at the Clinton Legion from 10:00 am to 2:00 pm. It was recommended that the Mayor and one other representative from Council attend, based on availability.

Moved by Jamie McCallum
Seconded by Jim Nelemans

MOTION 30-2020 THAT the Council of the Municipality of Morris-Turnberry hereby appoints Mayo Heffer and Deputy Mayor Zinn to attend the Huron County Federation of Agriculture meeting on March 6th 2020 as representatives of the Municipality.
Carried.

8.3 Huron County Federation of Agriculture Request for Support

Staff received a letter requesting that Council send a letter of support for Bill 156, the Security from Trespassing and Protecting Food Safety Act. The request, a draft letter provided by the HCFA and Bill 156 (including explanatory note) are were provided to Council.

CAO/Clerk Trevor Hallam informed Council that at the August 13th 2019 meeting, Council passed motion 329-2019, supporting a resolution from the Town of Warwick regarding Safety on Family Farms, that addressed related issues. Approving and sending the draft letter of support provided by the HCFA would be coherent with that position.

Moved by Jim Nelemans
Seconded by Sharen Zinn

MOTION 31-2020 THAT the Council of the Municipality of Morris-Turnberry hereby supports Bill 156, and directs staff to send a letter voicing that support to the Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs.
Carried.

8.4 Spring 2020 Newsletter

A draft of the newsletter that will accompany the interim tax bills was provided for information.

9.0 **COUNCIL REPORTS**

Sharen Zinn

February 11th, attended a meeting of the Brussels Medical Dental Board.

Jamie McCallum

February 12th, attended a meeting of the Coalition for Huron Injury Prevention.

Jim Nelemans

February 17th, attended a meeting of the Belmore Arena Board.

Kevin Freiburger

February 5th, attended a meeting of the Bluevale Community Committee.

Jamie Heffer

No report.

10.0 **CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION**

- 10.1 Howson Bridge and Dam Committee Minutes – December 18, 2019
- 10.2 Howson Bridge and Dam Committee Agenda – January 22, 2020
- 10.3 Notice of Public Meeting – North Huron Minor Variance MV07-2019
- 10.4 Resolution – Village of Merrickville-Wolford – Provincially Significant Woodlands
- 10.5 ROMA Delegation Package – BMG Renovation and Expansion
- 10.6 Minutes – Maitland Source Protection Authority – September 18, 2019
- 10.7 Minutes – MVCA General Membership – January 8, 2020
- 10.8 Minutes – Wingham & Area Health Professionals Recruitment – November 19, 2019
- 10.9 Minutes – Brussels Medical Dental Board – December 10, 2019
- 10.10 Monthly Summary – Belgrave Water – January 2020
- 10.11 Outstanding Action Items

Moved by Jamie Heffer
 Seconded by Jim Nelemans

MOTION 32-2020 THAT the Council of the Municipality of Morris-Turnberry hereby supports and endorses the resolution of the Village of Merrickville-Wolford regarding Provincially Significant Woodlands.
 Carried.

11.0 NEW BUSINESS

None.

12.0 BY-LAWS AND AGREEMENTS

12.1 DONATION AND GRANT POLICY

Direction was given at the February 4th meeting of Council to return the Donation and Grant Policy as a by-law for consideration.

Moved by Jamie McCallum
 Seconded by Kevin Freiburger

MOTION 33-2020 THAT leave be given to introduce By-Law # 6-2020, being a by-law to establish a policy for the provision of donations and grants by the Council of the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 18th day of February 2020.
 Carried.

Following the passing of 6-2020, Council discussed their previously expressed desire to impose a moratorium on donations and grants issued by the Municipality.

Moved by Sharen Zinn
 Seconded by Jim Nelemans

MOTION 34-2020 THAT the Council of the Municipality of Morris-Turnberry hereby establishes a moratorium on the receipt and consideration of requests for grants, donations and funding assistance made to the Municipality, effective immediately.
 Carried.

Staff were directed to draft a letter that could be sent to inform those submitting requests of the position of Council on this matter.

12.2 DOERR MUNICIPAL DRAIN - FINAL

Construction is complete on the Doerr Municipal Drain. By-Law 7-2020 amends 60-2017 and provides for the levying of assessments.

Moved by Jamie McCallum
 Seconded by Kevin Freiburger

MOTION 35-2020 THAT leave be given to introduce By-Law # 7-2020, being a by-law to amend by-law 60-2017 of the Municipality of Morris-Turnberry based on actual costs incurred for constructing the Doerr Municipal Drain Relocation 2017, and that it now be read severally a first, second, and third time, and finally passed this 18th day of February 2020.
 Carried.

*** Mayor Heffer called a brief recess at 8:04 pm ***

13.0 CLOSED SESSION**13.1 ENTER CLOSED SESSION**

Moved by Jamie McCallum
Seconded by Kevin Freiburger

MOTION 36-2020 THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk remaining in attendance at 8:14 p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- 1) Section 239 (2) (c) regarding the disposition of land;
- 2) Section 239 (2) (k) regarding negotiations to be carried on by the municipality;
- 3) Section 239 (2) (b) regarding an identifiable individual.

Carried.

13.2 RETURN TO OPEN SESSION

Moved by Jamie McCallum
Seconded by Jim Nelemans

MOTION 37-2020 THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 9:11p.m.

Carried.

13.3 REPORT AND ACTION FROM CLOSED SESSION

Council discussed matters regarding the disposition of land, negotiations to be carried on by the Municipality and an identifiable individual. Direction was given to staff accordingly.

14.0 CONFIRMING BY-LAW

Moved by Sharen Zinn
Seconded by Kevin Freiburger

MOTION 38-2020 THAT leave be given to introduce By-Law # 8-2020, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on February 18th, 2020, and that it now be read severally a first, second, and third time, and finally passed this 18th day of February 2020.

Carried.

15.0 ADJOURNMENT

Moved by Kevin Freiburger
Seconded by Jamie McCallum

MOTION 39-2020 THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:12 pm.

Carried.

NEXT MEETINGS:

- | | | | |
|-------------------------------|----------------|------------------|---------------|
| 1. Regular Meeting of Council | Tuesday, March | 3 rd | 2019, 7:30 pm |
| 2. Regular Meeting of Council | Tuesday, March | 17 th | 2019, 7:30 pm |

Mayor, Jamie Heffer

Clerk, Trevor Hallam

**Morris Turnberry
Account List for**

Account List March 3 2020.xlsx
March 3 2020

General

Bell Canada	Morris Office	437.12
Bell Canada	Turnberry - Emergency Lines	90.68
Bell Mobility	Cell Phone	63.56
Telizon	Long Distance Phone	5.74
Huron Clean	Office Cleaning	180.80
Orkin Canada	Pest Control	89.84
Krantz Law Professional Corp	Legal	684.80
Horton Automatics of Ontario	Office Front Door Repair	1,726.08
Pletch Electric Limited	Streetlight Repairs	228.86
Elections Canada	Return of Overpayment	508.50
Municipality of Huron East	Fire Calls	548.49
Municipality of Huron East	2019 Brussels Cemetery	6,837.40
Minister of Finance	EHT - February 2020	634.99
WSIB	WSIB - February 2020	883.94

Payroll

Council Pay

February 19 2020	Payroll - February	5,164.86
	Rec General	564.69
	Payroll	16,490.30
	Expenses	905.26

General Total 36,045.91

Building Department

Bell Mobility	Cell Phones	138.42
Donnelly Murphey	Legal Opinion	480.25
Minister of Finance	EHT - February 2020	313.19
WSIB	WSIB - February 2020	505.92

Payroll

February 19 2020	Payroll	9,841.34
	Expenses	-

Building Total 11,279.12

Property Standards Total -

Drainage

Hydro One	Hopper Pump	257.33
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Drainage Total 257.33

Parks & Cemeteries

Artech Signs & Graphic Ltd.	Park Signs - Main St. Funding	1,000.05
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Parks & Cemeteries Total 1,000.05

Belgrave Water

Bell Canada	Belgrave Water	123.56
Veolia Water	Monthly Operations	5,216.41

Water Total 5,339.97

Landfill

Bell Mobility	Cell Phone	12.71
RJ Burnside & Associates	Morris Landfill	3,212.78
K Shea Logging Ltd.	Morris Landfill - New Cell Development	5,254.50
Bluewater Recycling Association	January Waste Disposal	3,457.00

11,936.99

Account List March 3 2020.xlsx

Roads

Union Gas	Turnberry Shop	281.42	
Bell Canada	Morris Shop	218.55	
Bell Canada	Turnberry Shop	90.67	
Bell Mobility	Cell Phone	147.24	
Huron Clean	Office Cleaning	90.40	
Teeswater Agro Parts Ltd.	Tree Cutting	67.80	
Huron Hauling & Excavating	Ditching	218.94	
Joe Kerr Limited	Repair for 16-05 Tandem	651.01	
Toromont Cat	Parts for 15-10 Loader	414.82	
Altruck International Truck Centres	Parts for 16-05 Tandem	1,468.20	
Vermeer Canada Inc.	Parts for 09-18 Chipper	289.03	
Michelin North America Inc.	Tires for 17-01 Grader	4,324.65	
JA Porter Holdings Ltd	Ice Blades for 13-03 Grader	2,994.50	
BM Ross & Associates Limited	Clegg Line Bridge (M190)	4,209.02	
BM Ross & Associates Limited	Kieffer Line Bridge (T090)	1,814.45	
Township of North Huron	Arthur St Construction Pay Certificate	15,078.45	
Minister of Finance	EHT - February 2020	803.15	
WSIB	WSIB - February 2020	1,297.39	
Payroll			
February 19 2020	Payroll	24,160.99	
	Expenses	-	
		Roads Total	58,620.68
		Account Total	124,480.05

Approved By Council:

March 3 2020

Mayor - Jamie Heffer

Treasurer- Sean Brophy



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

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www.huroncounty.ca

Consent Application Report – File C06/20

Owner: Garniss Farms Ltd. Applicant: Cheryl Garniss	Date: February 26, 2020
Property Address: 40851 Browntown Road	
Property Description: Concession 3N, Lot 8, Morris	

Recommendation: That provisional consent be:

- recommended for approval with the attached conditions (and any additional municipal conditions)
- deferred to allow the applicant to provide additional information
- recommended for denial (referred to Huron County Council Day 1 for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other:

Area Severed: 1.28 ha (3 acres)	Official Plan Designation: Agriculture
Area Retained: 19.45 ha (48 acres)	Zoning: General Agriculture (AG1), Natural Environment (NE2)

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms with the Huron County Official Plan;
- Conforms with the Morris Turnberry Official Plan (S.3.4 (9))
- Complies with the Morris Turnberry Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- Recommended for approval by Morris-Turnberry Council
- Has no unresolved objections/concerns raised (to date) from agencies or the public.

(Applications that are unable to meet all of the foregoing criteria will be referred to the County Committee of the Whole Day 1 for a decision)

Agency Comments:

	Not Received	No Objections	Comments
Municipal Staff		✓	No concerns have been raised by municipal staff. Application to be approved with conditions, including standard condition to have the septic system pumped and confirmation that it is functioning.

Subject Property: Yellow = Retained parcel; Red = Severed parcel



Severed Parcel:



Additional Comments:

- This application is for the purpose of proposing to sever a surplus farm dwelling, old barn currently used for storage and an additional shed from the remaining farmland. It has been determined that the subject residence is surplus to the farmer's needs, as the purchaser currently owns another farm parcel, located at 41005 Browntown Road.
- The *Provincial Policy Statement (PPS) 2014* permits the severance of surplus farm dwellings provided that the new lot will be kept to a minimum size that is needed in order to accommodate sewage and water services for the property and that no residence be permitted to be constructed on the retained parcel. This shall be fulfilled through the severance provisions within the Morris-Turnberry Official Plan to rezone the severed and retained to prohibit the construction of a residence on the retained parcel. This application is consistent with the PPS.
- There is an existing old barn located within the area proposed to be severed. The barn has not been used for livestock in some time and is currently used for storage. The applicant is requesting that the barn not be demolished and be permitted to continue to be used for storage.
- Under the Huron County Official Plan and the Morris-Turnberry Official Plan, there are several criteria that need to be met. This application is in conformity with all criteria for a surplus farmhouse severance. The application conforms to the Huron County Official Plan and the Morris-Turnberry Official Plan.
- Morris-Turnberry staff have no objections to the proposed consent. The CBO commented on the application and have raised no concerns with the application, as the lot has sufficient space for the septic system and contingency bed. The HCHU has commented that the applicant is to provide a letter from a licensed contractor that ensures the tank has been pumped and is properly functioning.
- In light of the above comments, the proposed consent is recommended for approval with the following conditions:

Recommended Conditions

Note: The list below may not contain all Municipal conditions and should be reviewed by Morris-Turnberry Council.

Expiry Period

1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. The sum of \$300 be paid to the Municipality as cash-in-lieu of parkland.
4. 911 addressing for the subject lands be dealt with to the satisfaction of the Municipality.

Survey/Reference Plan

5. Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey.

Zoning

6. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

Storm Water and Drainage

7. Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality.

Septic System Inspection

8. A letter from a licensed contractor advising that the tank has been pumped and is functioning properly for the severed parcel of land be provided to the satisfaction of the Municipality.

Other

9. If a new entrance for the retained lands is required, that an access/entrance permit be obtained to the satisfaction of the Municipality.

Note

The applicant is hereby advised that the severed parcel will be automatically rezoned to recognize the residential parcel (e.g. AG4-Special) and the retained farmlands will be automatically rezoned to prohibit a new residence (e.g. AG2-Special) in the Municipal Zoning By-law.

Sincerely,

“original signed by”

Jennifer Burns
Planner



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Consent Application Report – File C07-2020

Owner/Applicant: Adam and Cheryl Garniss	Date: February 26, 2020
Property Address: 41005 Browntown Road	
Property Description: Concession 3N, Lot 10, PT 8 and 9, Morris	

Recommendation: That provisional consent be:

- recommended for approval with the attached conditions
- deferred to allow the applicant to provide additional information
- recommended for denial (referred to County Council for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other: title correction

Area Severed: 20.59 ha (50.9 acres)	Official Plan Designation: Agriculture, Natural Environment
Area Retained: 61.43 ha (152 acres)	Zoning: General Agriculture (AG1), Natural Environment (NE2)

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms with the Huron County Official Plan;
- Conforms with the Morris Turnberry Official Plan (S.3.4 (8))
- Complies with the Morris Turnberry Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance)
- Has no unresolved objections/concerns raised (to date) from agencies or the public; and
- Recommended for approval by local Council.

(Applications that are unable to meet all of the foregoing criteria will be referred to Huron County Council for a decision)

Agency Comments:

	Not Received	No Objections	Comments
Municipal Staff		<input checked="" type="checkbox"/>	No concerns have been raised by municipal staff.
Neighbours	<input checked="" type="checkbox"/>		

Figure 1: Yellow = Retained parcel; Red = Severed parcel; Blue = Property to which severed lands will merge



Figure 2: After the severance, there will be one 100 acre parcel (blue) and one 150 acre parcel (yellow):



- This application proposes to sever approximately 50 acres of prime agricultural land (see red in Figure 1 above) for the purposes of a lot addition to an existing agricultural parcel (see blue in Figure 1 above) to create a 100 acre parcel and a 150 acre parcel (see Figure 2 above). The proposed severed area is vacant farmland and some natural environment features. The area to be retained is approximately 150 acres of farmland, including a residential dwelling and barns.
- Section 1.25 of the Morris-Turnberry Zoning By-law provides policy in regard to zoning for Minor Lot Enlargements. The severed area will merge with the abutting property to the north (see blue in Figure

- 1) and both parcels are zoned appropriately (AG1 and NE2) for their current use. As such, this application complies with the Morris-Turnberry Zoning By-law.
- The subject property is designated Agriculture in the Morris-Turnberry Official Plan (OP). Section 3.4.8 of the OP allows for consents in the agricultural area to be granted for title correction purposes and for minor lot boundary adjustments. The Huron County OP and the Provincial Policy Statement 2014 (PPS) also allow for minor lot boundary adjustments in the prime agricultural areas subject to criteria. This application conforms to both the Huron County and Morris-Turnberry OP and is consistent with the PPS.
 - No concerns were received by staff or neighbours at the time of writing this report. It is recommended that severance C07-2020 be approved with the following conditions:

Recommended Conditions

Expiry Period

1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. Drainage agreement be entered in to with a fee of \$200 to the satisfaction of the Municipality.

Merging

4. The severed land merge on title with the abutting property to the north upon issuance of the certificate under Section 53(42) of the Planning Act, RSO 1990, as amended.
5. A firm undertaking be provided to the satisfaction of the County from the solicitor acting for the parties indicating that:
 - a) the severed land and the abutting property will be consolidated into one P.I.N. under the Land Titles system; OR
 - b) where consolidation is not possible as the parcels to be merged are registered in two different systems (e.g. the Registry or Land Titles system), a notice will be registered in both systems indicating that the parcels have merged with one another and are considered to be one parcel with respect to Section 50 (3) or (5) of the Planning Act, R.S.O. 1990, C P.13 as amended.

Survey/Reference Plan

6. Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey.

“original signed by”

Jenn Burns, Planner



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Consent Application Report – File C10/2020

Owner: Cameron Procter	Date: February 26, 2020
Property Address: 41033 Cardiff Road	
Property Description: Concession 4, North Part Lot 10, Morris	

Recommendation: That provisional consent be:

- recommended for approval with the attached conditions (and any additional municipal conditions)
- deferred to allow the applicant to provide additional information
- recommended for denial (referred to Huron County Council Day 1 for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other:

Area Severed: 0.8 ha (2 acres)	Official Plan Designation: Agriculture, Natural Environment
Area Retained: 33 ha (84 acres)	Zoning: General Agriculture (AG1), Natural Environment (NE2)

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
 - Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
 - Conforms with section 51(24) of the Planning Act;
 - Conforms with the Huron County Official Plan;
 - Conforms with the Morris Turnberry Official Plan (S.3.4 (9))
 - Complies with the Morris Turnberry Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
 - Recommended for approval by Morris-Turnberry Council
 - Has no unresolved objections/concerns raised (to date) from agencies or the public.
- (Applications that are unable to meet all of the foregoing criteria will be referred to the County Committee of the Whole Day 1 for a decision)

Agency Comments:

	Not Received	No Objections	Comments
Municipal Staff		<input checked="" type="checkbox"/>	No concerns have been raised by municipal staff. Application to be approved with conditions, including standard condition to have the septic system pumped and confirmation that it is functioning.

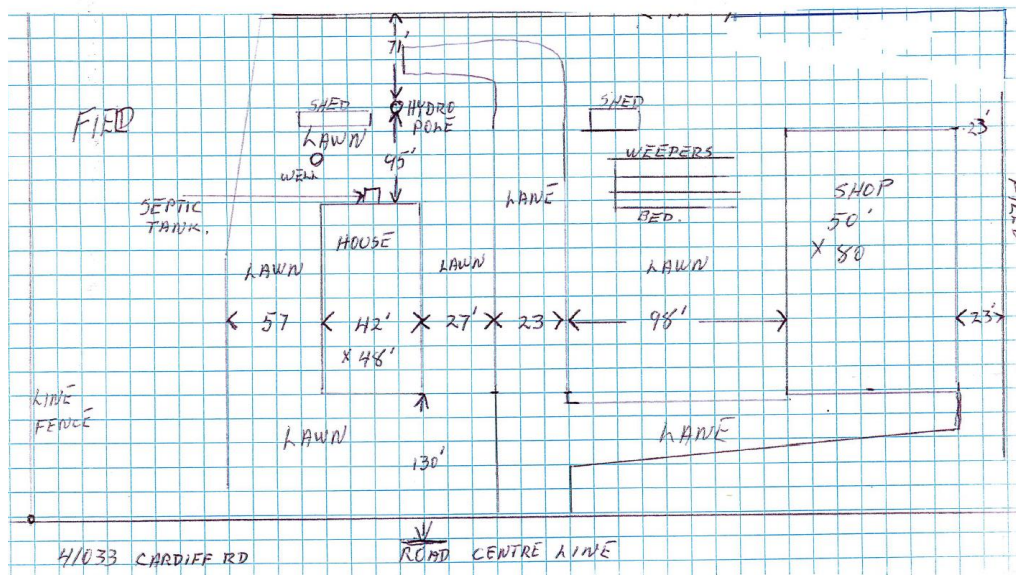
Subject Property: Orange= Retained parcel; Red = Severed parcel



Severed Parcel: See red outline.



Site Sketch:



Additional Comments:

- This application proposes to sever an existing residence, shop and 2 small sheds from the remainder of farmland. Under current policies, the subject residence is not deemed to be surplus to the current owner. The owner/applicant does not have another farm with a house and does not intend to sell the farmland to another farmer who would qualify the subject house as surplus. The proposed purchaser of the farmland is Wayne & Lynda Hopper, who own another house and farm, however their house is severed from the farmland. Therefore, neither the purchaser nor current owner qualify for a surplus farmhouse severance.
- The *Provincial Policy Statement, 2014 (PPS)* permits the severance of surplus farm dwellings if the existing habitable farm residence is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). The proposed surplus farmhouse severance does not meet this policy. The PPS also requires that the construction of a new residence on the retained farmland created by the severance be prohibited. This is addressed through the automatic rezoning provision in the Zoning By-law which will change the zoning on the farmland to prohibit a residence once the consent is finalized. The proposed consent is not consistent with the PPS, as the applicant is not an active farmer and does not have another farm with a house.
- The Huron County Official Plan (OP) and the Morris Turnberry OP both permit surplus residence severances subject to a list of criteria. The proposed consent meets the following criteria of both the Huron County OP and Morris-Turnberry:
 - residence: age, habitable, intended as a primary residence
 - farmland to be zoned to prohibit residence
 - size of severed parcel minimized
 - for Morris-Turnberry OP, MDS to separately titled lots does not apply
 - no previous residential severances after June 28, 1973, except in Settlement Areas.
 - retained parcel size a minimum of 19 hectares
 - residence not within 300 m of aggregate operation/deposit or supportive aggregate impact assessment
- There is an existing old barn located on the retained land. If this application is approved, it is recommended that a condition to demolish the barn be included with the decision. In the preconsultation meeting, the applicant stated that it is their plan to demolish and remove the barn.
- Morris-Turnberry staff have no objections to the proposed consent. The CBO commented on the application and have raised no concerns with the application, as the lot has sufficient space for the

septic system and contingency bed. The applicant is to provide a letter from a licensed contractor that ensures the tank has been pumped and is properly functioning.

- The proposed application does not meet the policies of the PPS, Huron County Official Plan and the Morris-Turnberry Official Plan because the subject house is not surplus to an area farmer. The proposed consent is recommended for **denial**. If County Council chooses to approve the proposed severance, the following conditions are recommended:

Recommended Conditions

Note: The list below may not contain all Municipal conditions and should be reviewed by Morris-Turnberry Council.

Expiry Period

1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. The sum of \$300 be paid to the Municipality as cash-in-lieu of parkland.
4. 911 addressing for the subject lands be dealt with to the satisfaction of the Municipality.

Survey/Reference Plan

5. Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey.

Zoning

6. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

Storm Water and Drainage

7. Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality.

Septic System Inspection

8. A letter from a licensed contractor advising that the tank has been pumped and is functioning properly for the severed parcel of land be provided to the satisfaction of the Municipality.

Other

9. If a new entrance for the retained lands is required, that an access/entrance permit be obtained to the satisfaction of the Municipality.
10. That the barn on the retained lands be demolished and removed to the satisfaction of the Municipality.
11. That the retained lands be registered in the name of Wayne and Lynda Hopper.

Note

The applicant is hereby advised that the severed parcel will be automatically rezoned to recognize the residential parcel (e.g. AG4-Special) and the retained farmlands will be automatically rezoned to prohibit a new residence (e.g. AG2-Special) in the Municipal Zoning By-law.

Sincerely,
"original signed by"

Jenn Burns, Planner



HURON C O U N T Y

Economic Development

Status of Huron County
Market Housing in 2019

Terms & Definitions

Huron County Economic Development defines **market housing** as:

Permanent residential housing made available to (Canadian) residents without public-sector support that is commonly available.

In addition **attainable housing** is defined as:

Marketing housing that an individual employed full time¹ on a living wage (i.e. > \$17.44) could reasonably expect and afford.

Background

Ontario is experiencing a workforce shortage², an issue expected to worsen³. Huron County's *Workforce Attraction & Retention Strategy 2018-2020* identified a lack of attainable housing as one of the areas that needed to be addressed. The strategy noted several initiatives that would help define the issue and implement possible solutions. The following report outlines the status of market housing in Huron County. This report presents information on how the housing market has changed since 2006 and the impacts on the value and availability of homes.

¹ <https://www150.statcan.gc.ca/n1/pub/71-543-g/2012001/part-partie3-eng.htm>

² <https://www.collegesontario.org/news/news-releases/2007/ontario-faces-labour-shortage-of-360000-people.html>

³ https://www.conferenceboard.ca/economics/hot_eco_topics/default/hot-topics-in-economics-blog/2013/11/11/a_labour_market_shortage_of_1_million_by_2020_where_we_stand_today.aspx

Housing Supply

The population of Huron County has remained relatively stable over the past 13+ years at approximately 60,000. **Table 1** presents census data on population and number of dwellings since 2006.

Table 1: Huron County: Population vs Housing supply⁴

Year	Population of Huron County	Number of Dwellings
2006	59,325	22,900
2011	59,100	23,600
2016	59,297	24,200

Table 1 illustrates that while the population has remained largely unchanged, the number of dwellings has increased. This indicates that the number of persons per dwelling has steadily decreased since 2006.

Figure 1 illustrates the historic housing supply by structure type over the period between 2006 and today (June 2019). To better illustrate changes over time, structure types with historically lower numbers use the right axis, while those with higher numbers use the left axis.

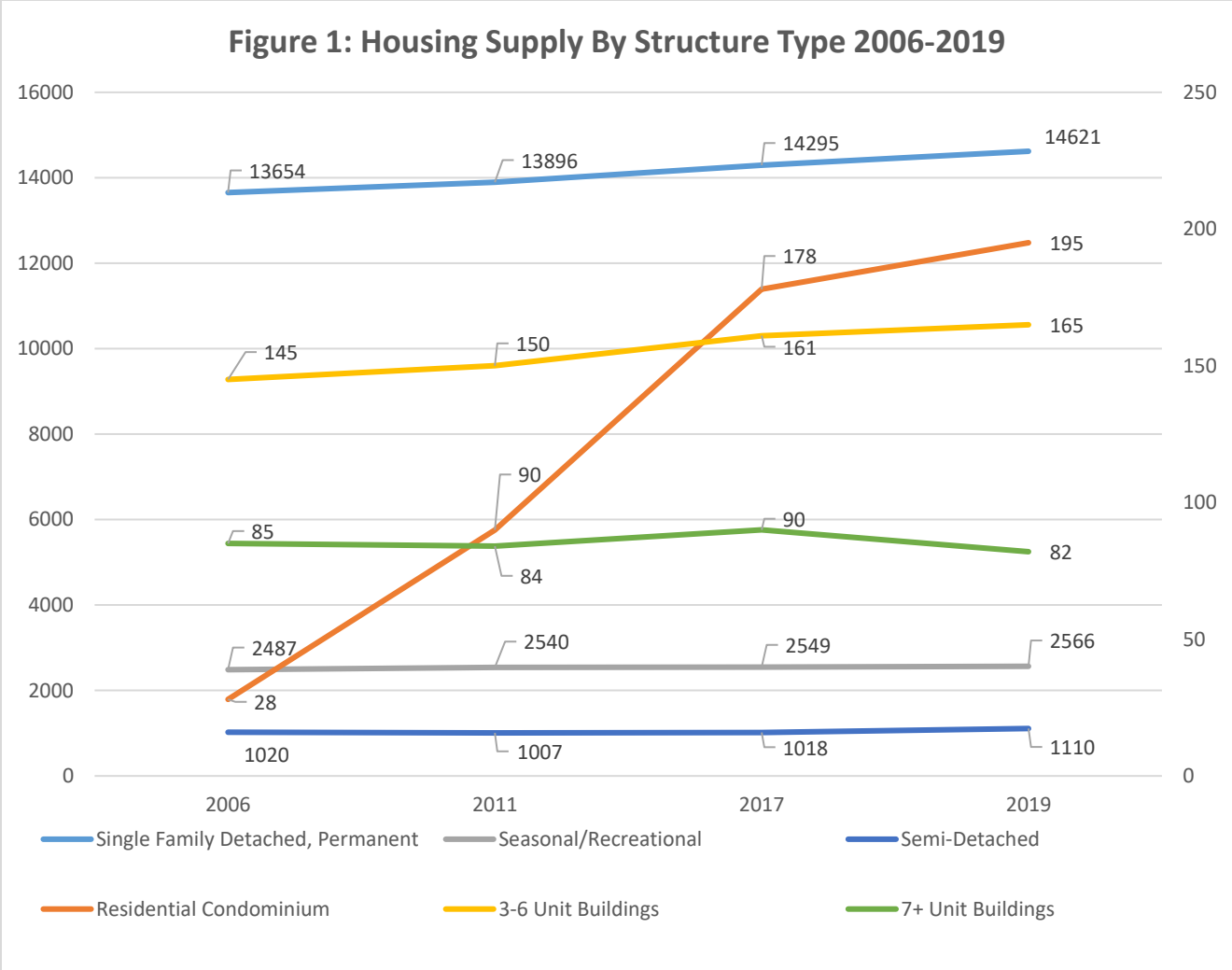
Figure 1 illustrates that the predominant structure type throughout the county is the Single Family Detached home. In that category, the number of homes increased by 7.1% over the 23 year period (an annualized increase of ~0.5%/yr).

After remaining relatively flat, there has been a marked increase in the number of semi-detached homes built between 2017 and 2019.

More Condominiums are also coming online, increasing from less than 30 to just shy of 200 today. While this is promising, feedback from the Huron County Planning Department indicates that some owners of apartment buildings (captured under 7+ unit buildings in **Figure 1**) are converting their buildings from single ownership to condominiums. While these conversions certainly do not explain all of the new condominium units, it could explain part of the decrease observed in 7+ unit buildings since 2017. Data on the extent to which this is occurring is not readily available.

The 3-6 unit buildings and 7+ unit buildings are the structure types typically associated with rental housing. There have been 20 additional 3-6 unit buildings constructed since 2006, while the number of 7+ unit buildings has decreased from its peak of 90 units in 2017 to 82 today. As mentioned above, some of that decrease may be due to converting buildings to condominium.

⁴ Statistics Canada Census Data

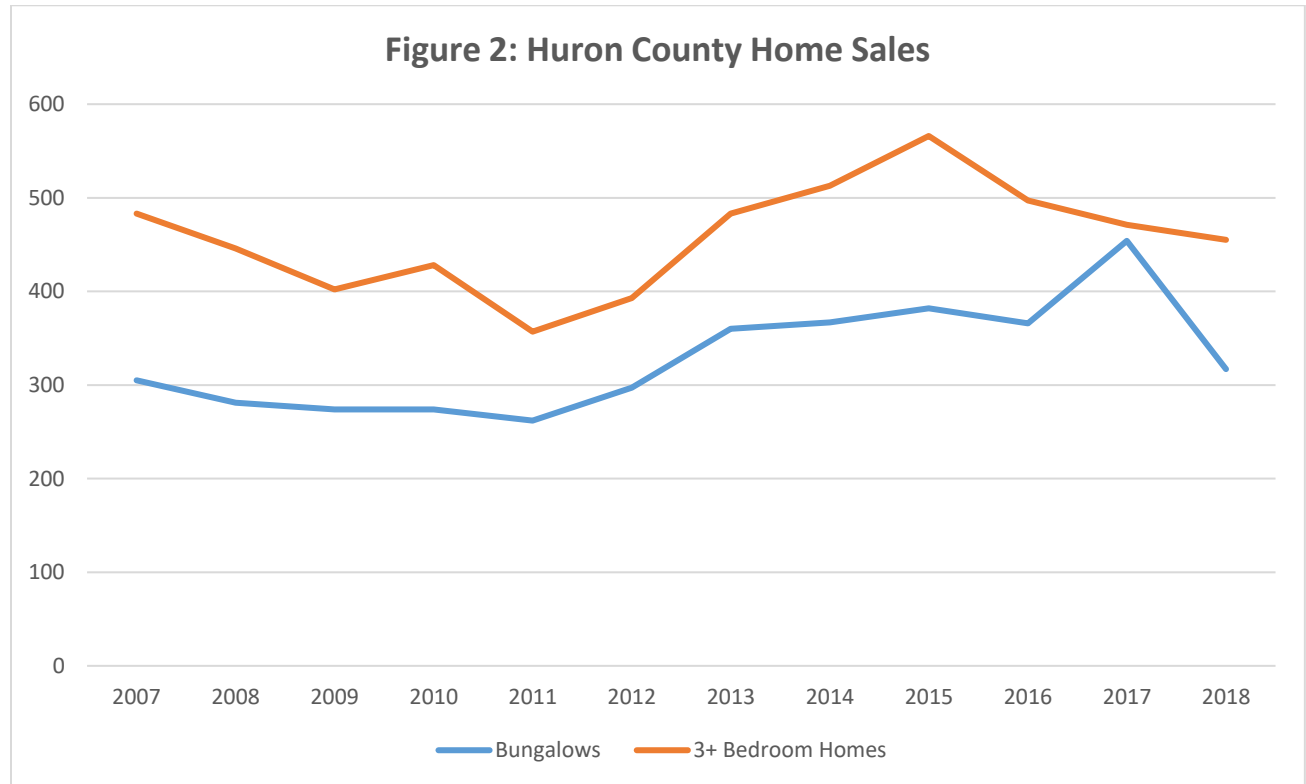


⁵ Note that Single Family Detached Permanent, Seasonal/Recreational and Semi-Detached use the left axis scale. Residential Condominium, 3-6 Unit Buildings, and 7+ Unit Buildings use the right axis scale.

⁵ MPAC Data. Source data available in Appendix A. See Table A-1. Structure type data broken down by MPAC property code found in Table A-2.

Housing Demand

Housing demand is measured largely through sales, listing and pricing data available through the Multiple Listings Service (MLS) and MPAC selling price data.

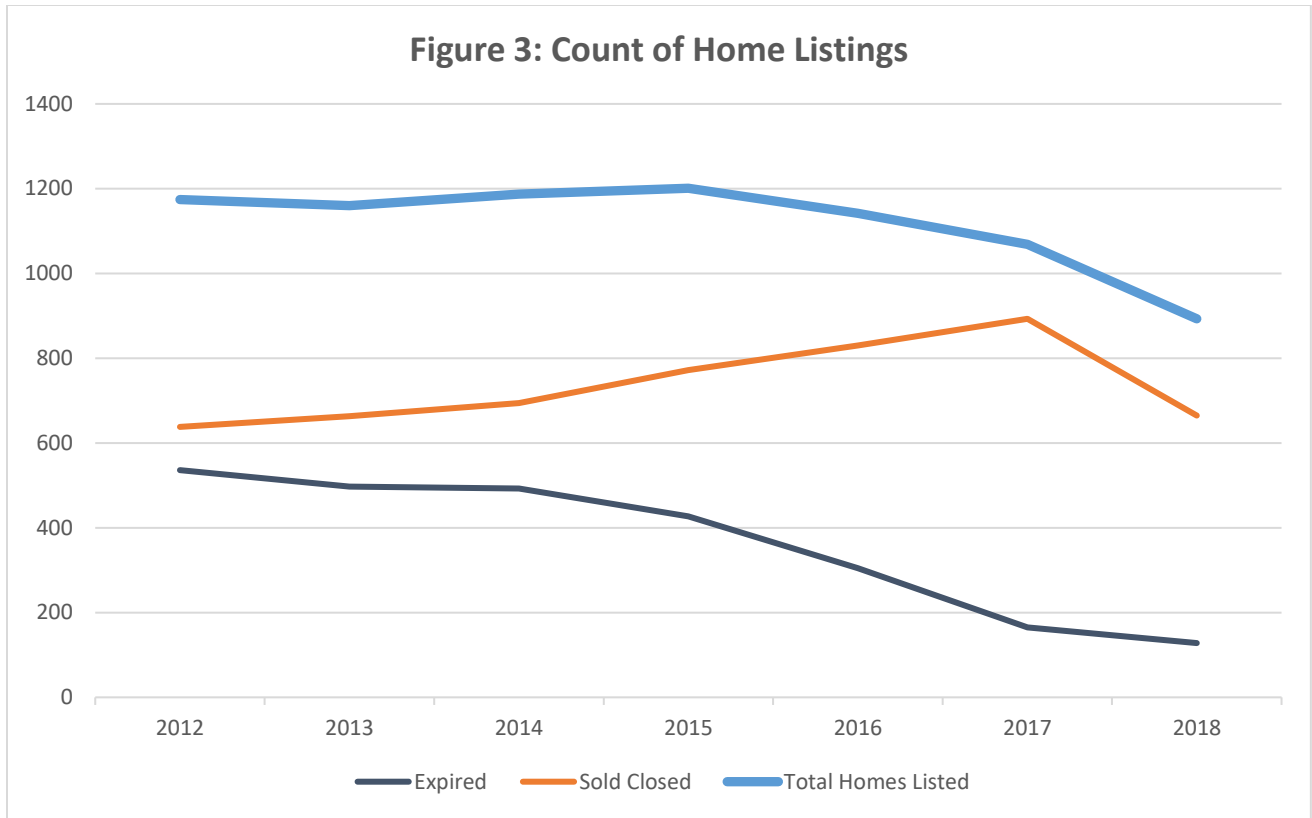


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Home Sales from Huron County from the last 13+ years are relatively steady as shown in **Figure 2**. There was a notable drop in sales in the years following the economic downturn in 2008-2009. However, after 2012 demand for 3+ bedroom homes rises culminating in 2015, followed immediately by a rise in demand for bungalows culminating in 2017. After each peak, the number of sales decreases markedly.

2012 marks the first year sales begin to increase following their low point in 2011. As such, the years following 2012 will be investigated more closely.

⁶ Multiple Listings Service Historical Data. See Table A-3 for source data.

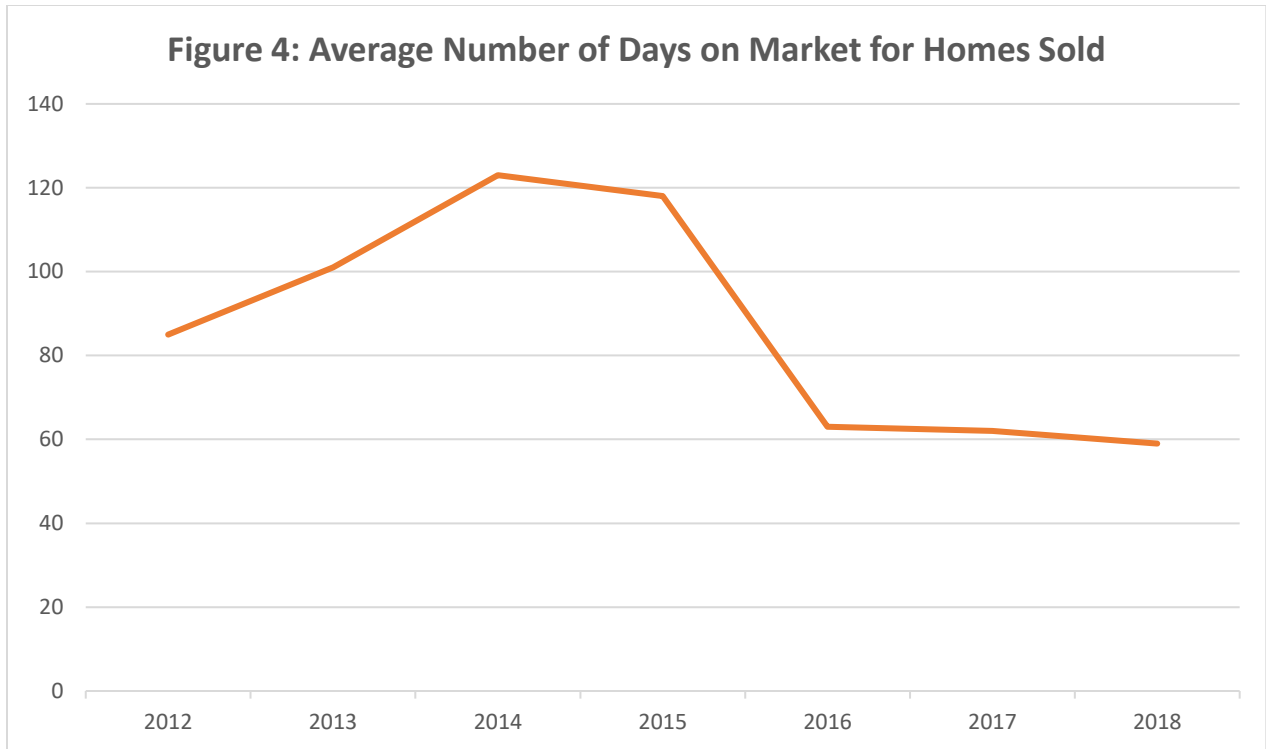


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Figure 3 illustrates the number of listings throughout Huron County broken down by “Expired” and “Sold Closed”. “Expired” means that the home was listed, did not sell, and was subsequently de listed. “Sold Closed” indicates that the home sold. The data indicate that while the number of homes sold increased from 2012 to 2018, the number of homes listed but not selling correspondingly decreased between 2014 and 2017. Looking at the data slightly differently, in 2012 slightly less than half the number of homes listed did not sell. In 2017, only 15% of homes listed did not sell.

Looking at the total number of Listings (adding up both “Expired” and “Sold” in each year), the total listings peaked in 2015 and have decreased steadily since.

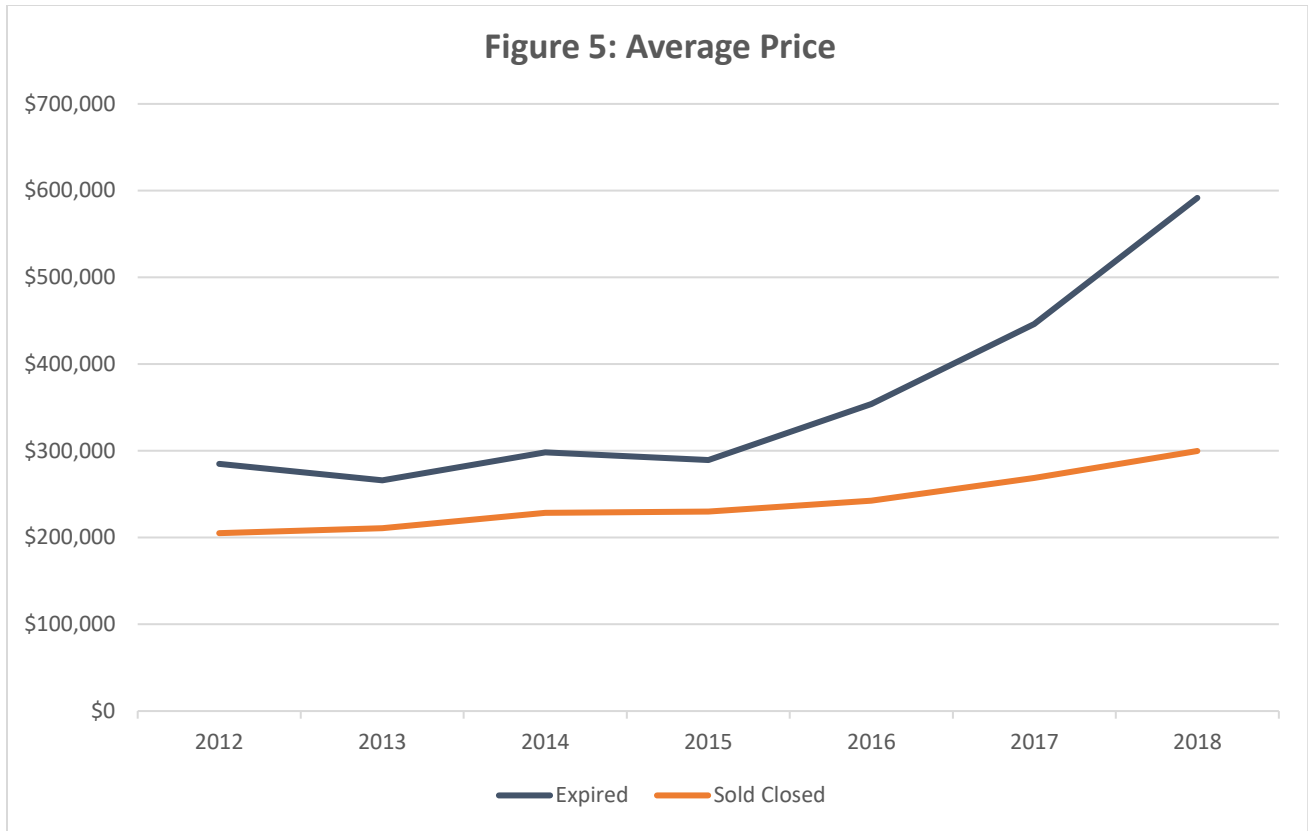
⁷ Multiple Listings Service Historical Data. See Appendix A Table A-4 for source Data.



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Figure 4 adds further insight into the housing market by illustrating the average number of days a home is on the market before selling. Days on market peaks in 2014 at just over four months. This value is *cut in half* by 2016 and has continued to marginally decrease.

⁸ Multiple Listings Service Historical Data. See Appendix A Table A-5 for source Data



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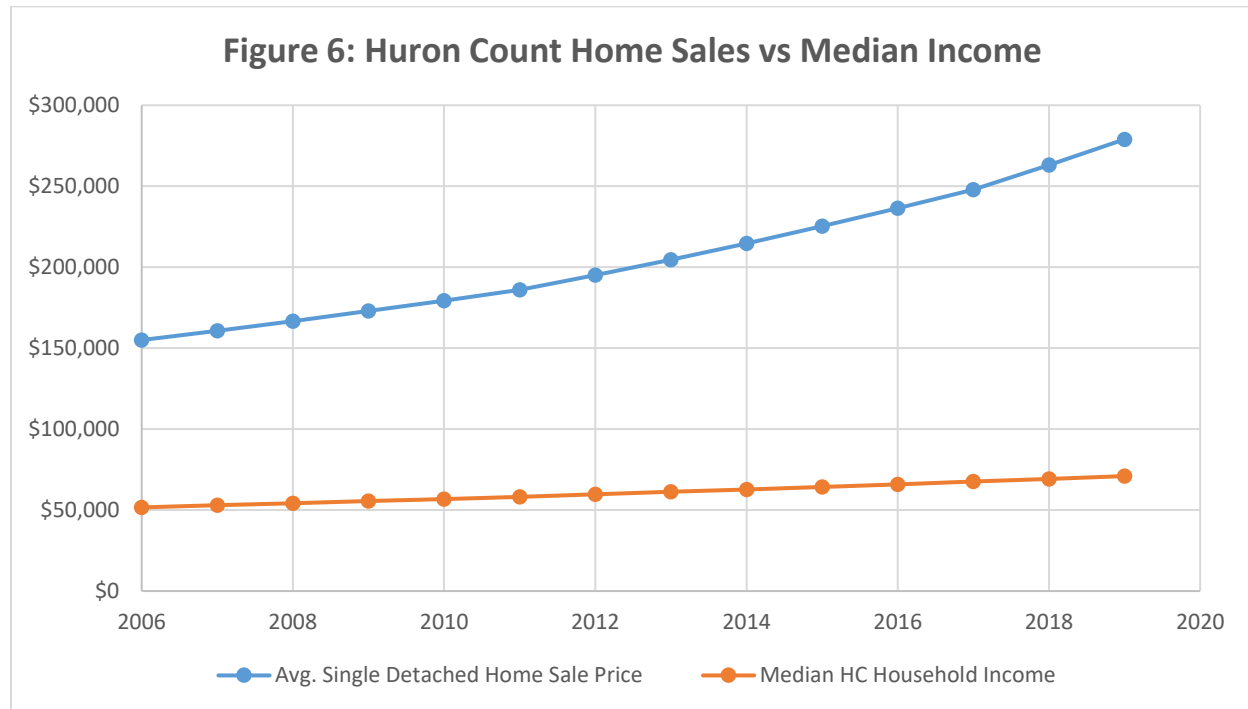
Figure 5 again breaks down home listings by those that “Expired” and those that sold. Between 2012 and 2015, the price homes that were pulled from the market were only priced 35%-40% higher than those that sold. However, that difference increases dramatically to that point that in 2018, homes that don’t sell are priced almost twice as high as those that do.

The high level data identified in **Figures 1** through **5** corresponds to experiences shared by Huron County Realtors at the recent Realtor Roundtable hosted by the Huron County Economic Development Department. Namely, that there is extremely high demand and an insufficient number of home listings (i.e. supply) to meet that demand.

⁹ Multiple Listings Service Historical Data. See Appendix A Table A-6 for source Data

Affordability

Figure 6 illustrates a marked departure from the average single detached home sale price versus the median household income in Huron County. As noted in the table and corresponding chart, there is a growing gap between income levels and home prices in Huron County.



1011

The Community Investment for Affordable Housing report by Scaled Purpose Inc. outlined affordability against a number of different income scenarios. In the report it demonstrated single-detached units are more expensive than semi-detached and row house units across in 3 of the largest population centres across the region. It also concluded that at a minimum households with a single-earner must earn \$25/hr to afford 1-bedroom rental units. It also concluded home ownership is attainable only for dual-income homes below income levels of \$25/hr.

¹⁰ Median Income Data from Statistics Canada. Source data available in Appendix A. See Table A-7.

¹¹ Average Single Detached Home data from MPAC historical home sales. Source data available in Appendix A. See Table A-7.

Conclusion

The data paint a very concerning picture of Huron County's housing market.

1. The supply of housing has not significantly increased over the past 15 years (see **Figure 1**).
2. The number of homes sold in Huron County peaked in 2017 and has decreased since (see **Figures 2 and 3**);
3. Significantly more homes that are listed end up selling now than they did in 2012 (see **Figure 3**);
4. The total number of homes listed in 2018 (i.e. the supply) was 25% lower than the peak in 2015 (see **Figure 3**)
5. Homes are, on average, selling twice as quickly in 2018 as they did in 2012 (see **Figure 4**);
6. Homes that were listed but did not sell are priced significantly higher than those that do (see **Figure 5**)
7. Since 2006, the gap between home prices and income has increased to the point where the average home is priced almost 2.5 times Huron County's median income (see **Figure 6**).

Based on the data presented above, the following conclusions may be drawn:

1. Based on the decreased number of homes listed and the dramatically increased average home price, demand for housing outstrips supply.
2. The increase in home prices means that more and more Huron County residents are priced out of the housing market.

Appendix A

Source Data

Table A-1: Huron County Housing Supply by Structure Type¹²

Structure Type	Year			
	2006	2011	2017	2019
Single Family Detached ¹³	13654	13896	14295	14621
Semi-Detached ¹⁴	1020	1007	1018	1110
Condominium ¹⁵	28	90	178	195
3-6 Unit Buildings ¹⁶	145	150	161	165
7+ Unit Buildings ¹⁷	85	84	90	82
Seasonal/Recreational ¹⁸	2487	2540	2549	2566

Table A-2: Raw MPAC Data by Property Code

MPAC Code	Description	Year			
		2006	2011	2017	2019
301	Single-family detached (not on water) ¹⁹	13417	13650	14039	14308
302	More than one structure used for residential purposes with at least one of the structures occupied permanently	67	64	61	61
303	Residence with a commercial/industrial unit	188	166	161	149
304	Residence with a commercial/industrial use building	80	78	61	30
305	Link home	26	26	26	26
307	Community lifestyle	0	10	17	18
309	Freehold Townhouse/Rowhouse	162	239	272	398
311	Semi-detached residential	141	148	154	157
313	Single family detached on water ²⁰	237	246	256	313
314	Clergy Residence	12	10	10	8
322	Semi-detached with both units under one ownership	239	166	155	154
332	Duplex	143	146	154	161
333	Residential property with three self-contained units	55	56	55	56
334	Residential property with four self-contained units	42	46	54	57
335	Residential property with five self-contained units	14	15	16	15
336	Residential property with six self-contained units	21	19	18	18
340	Multi-residential, with 7 or more self-contained units (excludes row-housing)	74	73	79	78

¹² MPAC Data. Raw source data available in Appendix A. See Table A-1.

¹³ Corresponds to the sum of MPAC Property Codes 301 and 313

¹⁴ Corresponds to the sum of MPAC Property Codes 302, 303, 304, 309, 311, 322, and 332

¹⁵ Corresponds to MPAC Property Code 370

¹⁶ Corresponds to the sum of MPAC Property Codes 333, 334, 335, 336, and 350

¹⁷ Corresponds to the sum of MPAC Property Codes 340, 341, and 352

¹⁸ Corresponds to the sum of MPAC Property Codes 391, 392, and 395

¹⁹ Indicates that the property is not a waterfront property. May have full municipal services.

²⁰ Indicates that the property is a waterfront property. May not have municipal services.

MPAC Code	Description	Year			
		2006	2011	2017	2019
341	Multi-residential, with 7 or more self-contained residential units, with small commercial unit(s)	1	1	1	1
350	Row housing, with three to six units under single ownership	13	14	18	19
352	Row housing, with seven or more units under single ownership	10	10	10	3
360	Rooming or boarding house	6	4	3	3
363	House-keeping cottages - no American Plan	1	28	0	0
370	Residential Condominium	28	90	178	195
374	Cooperative housing - non-equity	1	1	1	1
381	Mobile home	134	121	113	108
382	Mobile home park	10	3	11	11
383	Bed and breakfast establishment	3	2	3	4
391	Seasonal/recreational dwelling - first tier on water	1441	1463	1448	1458
392	Seasonal/recreational dwelling - second tier on water Count	559	550	562	570
395	Seasonal/recreational dwelling - not located on water Count	487	527	539	538
	Total Number of Residential Structures²¹	17612	17972	18475	18918

Table A-3 Huron County Housing Supply by Structure Type

Year	Home Type	
	Bungalows	3+ Bedroom
2007	305	483
2008	281	446
2009	274	402
2010	274	428
2011	262	357
2012	297	393
2013	360	483
2014	367	513
2015	382	566
2016	366	497
2017	454	471
2018	317	455

²¹ Note that the “Total Dwellings” illustrated in Table 1 are significantly different than the “Total Number of Residential Structures” identified in Table 2. This is due to the fact that many structures identified in Table 2 include more than one dwelling.

Table A-4 Count of Home Listings

Listing Status	Year						
	2012	2013	2014	2015	2016	2017	2018
Expired	536	497	493	427	305	165	128
Sold Closed	638	663	694	772	830	893	665
Total	1174	1160	1187	1199	1135	1058	793

Table A-5 Average Number Days on Market – Closed Sold Properties²²

Listing Status	Year						
	2012	2013	2014	2015	2016	2017	2018
Average Days on Market	85	101	123	118	63	62	59

Table A-6 Average Price Data for Listed Properties²³

Average Price	Year						
	2012	2013	2014	2015	2016	2017	2018
Expired	\$285,102	\$266,022	\$298,112	\$289,333	\$354,111	\$446,045	\$591,623
Sold Closed	\$205,120	\$210,728	\$228,443	\$230,058	\$242,737	\$268,838	\$299,822

Table A-7: Huron County: Home Sales vs Median Household Income

Year	Avg. Single Detached Home Sale Price ²⁴	Median Household Income ²⁵
2006	\$155,000	\$51,654
2007	\$160,751	\$52,942
2008	\$166,714	\$54,229
2009	\$172,899	\$55,517
2010	\$179,314	\$56,804
2011	\$185,967	\$58,092
2012	\$195,098	\$59,662
2013	\$204,677	\$61,233
2014	\$214,726	\$62,803
2015	\$225,270	\$64,374
2016	\$236,330	\$65,944
2017	\$247,934	\$67,593
2018	\$262,984	\$69,282
2019	\$278,947	\$71,014

* Annual data not available so the table shows estimates for some years.

²² MLS Historical Data

²³ MLS Historical Data

²⁴ MPAC Data

²⁵ Data based on average of data available that included seven of the nine Huron County municipalities. Howick and Morris-Turnberry data was not available through Census Canada 2006.

COMMUNITY INVESTMENTS FOR AFFORDABLE HOUSING

Developing a Model for Huron County

APRIL 9, 2018

SEAN CAMPBELL, SCALED PURPOSE INC.

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Scaled Purpose Inc. provides research and strategic planning services only.

Nothing in this document represents a legal or accounting opinion. No one should act, or refrain from acting, based on the information within this document without first seeking the appropriate legal, accounting, or other professional advice.

1. Introduction

1.1 - The Problem: Qualified Employees Required to Meet Workforce Needs of Local Industry

The Huron County Economic Development Plan (2016-2020) identifies a tightening workforce as a key challenge to be addressed by the community, with many industries struggling to recruit qualified employees. This problem is compounded by the closure or downsizing of several manufacturing firms, and a decrease in the number of entrepreneurs under the age of 40.ⁱ In a 2015 survey of manufacturing firms in Bruce, Grey, Huron, and Perth Counties, 75% of respondents rated the availability of qualified workers as fair or poor.ⁱⁱ

Huron County has recognized low housing availability as a barrier to resolving worker shortages, with the greatest barriers for low income positions as defined below.

A 2013 University of Toronto Munk School study found that the average earnings of low-income Ontarians stagnated between 1990 and 2010, while the average earnings of middle-income households rose by 10%.ⁱⁱⁱ The cost of homeownership, however, continues to rise. Table 1 shows the change in average cost of home ownership in three communities adjacent to Huron County (Huron County data is not directly comparable; see Appendix A for explanation). The cost of homeownership has risen at an average of 15.64% across the three communities and three housing types. As the increase in the cost of housing continues to outpace the increase in low- and middle-income wages, the ability of these economic classes to purchase a home continues to decrease.

Table 1. Change in the Average Value of Owner-Occupied Dwellings (Kincardine, Stratford, North Perth)

	Kincardine ^{iv}			Stratford ^v			North Perth ^{vi}		
	2011	2006	% Change	2011	2006	% Change	2011	2006	% Change
Single-detached house	259,496	243,685	6.49%	275,369	233,845	17.76%	265,740	216,973	22.48%
Semi-detached or double house	179,541	178,452	0.61%	205,608	191,618	7.30%	257,887	227,247	13.48%
Row house	154,965	148,580	4.30%	204,153	165,031	23.71%	211,120	229,075	-7.84%

Source: CMHC Housing Market Information Portal

1.2 - The Opportunity: Community Driven Real Estate

The Huron Economic Development Department (the Department) created a concept (see Table 2) to incorporate an entity capable of raising local capital to finance the construction of affordable new homes. This investment is expected to be relatively secure, have marginal returns, support workforce attraction efforts, and increase the tax base.

Table 2. Concept for Housing Development Organization

Stage 1: Partner with Local Leaders	Engage local business, community, and government leaders to assess plan, build partnerships, and form implementation strategy.
Stage 2: Raise Community Capital	The municipal government, large employers, and accredited investors purchase securities to capitalize a fund. The securities are a long-term investment with a strong social return, and a financial return equal to or greater than the rate of inflation.
Stage 3: Acquire Land	Land is acquired for the construction of new homes.
Stage 4: Build Appropriate Homes	Partner with a local contractor to build new homes that maximize the available land (ex. townhouses), are affordable for low-income households, and have a higher-than-average number of bedrooms to accommodate large families.
Stage 5: Rent-to-Own or Finance	Provide affordable homes to attract new community members. Homes will be sold to the resident either via rent-to-own or an alternative finance mechanism.
Stage 6: Repay Investors	Repay the investors using the funds raised from the sale of each home.

Communities across North America are experimenting with similar alternative finance mechanisms to raise capital for important infrastructure while providing a local investment opportunity. Examples include:

- **Community Economic Development Investment Funds (CEDIFs):** A CEDIF “is a pool of capital which is raised from individuals within Nova Scotia to invest in for-profit entities within a defined community.”^{vii} CEDIFs are structured as share-issuing co-operatives or companies that sell shares to the public and use the capital raised to re-invest in eligible local business. Investments in CEDIFs are pre-approved holdings for inclusion in a self-directed RRSP. Investors are eligible for an initial 35% tax credit for investing for 5 years; if they keep their investment in the CEDIF for an additional 5-year period they receive an additional 20% tax credit, and another 10% if renewed for a third 5-year period. In addition to Nova Scotia, CEDIFs exist in several other Canadian provinces, but legislation has not been enacted to establish the CEDIF model in Ontario.^{viii}
- **Opportunity Development Co-operatives (ODCs):** For provinces without a defined CEDIF program, ODCs offer an avenue for raising community capital for local investments through the use of existing co-operative corporation legislation. The first community in Canada to launch an ODC was Sangudo, a small farming town northwest of Edmonton, Alberta. Sangudo’s first round of financing attracted \$220,000 from members, with a maximum investment level of \$10,000 per member. Following Sangudo’s lead, ODCs have been launched throughout Alberta and British Columbia. This model has also been employed in the United States, for example by the North East Investment Co-operative (NEIC) in Minneapolis which has successfully purchased and refurbished commercial properties for lease by local businesses. The ODC model has not been implanted in Ontario.

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- **Community Bonds:** Non-profit organizations are permitted to issue bonds, or an interest-bearing loan. Exemptions for non-profits in Ontario and Canadian securities legislation permits non-profits to sell directly to unaccredited investors without the need for a costly prospectus. The community bond model was pioneered by the Centre for Social Innovation in Toronto, a non-profit which offers co-working spaces to organizations with a defined social purpose. The Centre for Social Innovation has the following examples of community bonds issued in Ontario^{ix}:

Figure 2. West End Food Co-op Community Bond



WEST END FOOD CO-OP

The West End Food Co-op runs a local farmer's market in Toronto and is dedicated to advancing the cause of food security. They are using a super accessible community bonds – selling at a price of \$500 each with a 2.5% interest rate – to finance the purchase and renovation of a new natural food store in the city's west end.

Figure 1. ZooShare Community Bond



ZOOSHARE

The ZooShare Biogas Co-operative is a nonprofit community co-op that plans to build a 500-kilowatt biogas plant at the Toronto Zoo for about \$5 million. Electricity from the plant will be sold to the grid under the province's feed-in-tariff program and fertilizer will be sold in garden centres under the Zoo Poo brand. Waste heat will be available for a nearby greenhouse to grow animal feed. About 70 per cent of the project, or roughly \$3.5 million, will be funded through the sale of RRSP-eligible Community Bonds. ZooShare hopes to offer bonds with a seven-year term and up to a 7% annual return on investment.

It is important to note that each of the above examples took place within a different jurisdictional and legal framework. Despite their differences, they maintain several common characteristics as they:

- Are incorporated as a non-profit or co-operative,
- Raise capital through securities (debt or equity) from local investors for local projects,
- Primarily target both high net worth and retail level investors, although there are significant differences in this approach
- Use one of the securities exemptions so as not to complete a full prospectus,
- Have a clearly defined mission that is situated within a defined geographic area, and

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- Have investments that are governed by a board of directors comprised of local community members.

There is an opportunity for Huron County to implement a model that fits the needs of the community—including residents, employers, and government—which provides a local impact investment opportunity that results in the creation of affordable housing for new immigrants and refugees—referred to as newcomers in this report--that meet the workforce needs of the County.

1.3– Document Outline

This study is the result of a short-term research and planning process conducted in March of 2018. Huron County contracted the non-profit and co-operative management consultancy Scaled Purpose to complete a review of community investment models, consider the barrier to homeownership for low income residents employed by employers in Huron County, and propose a housing development strategy that applies the community investment models to overcome the homeownership barriers. The current Workforce Attraction and Retention Strategy of Huron County is strongly focused on newcomers, therefore this document will consider newcomers the target audience.

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2. Target Beneficiaries

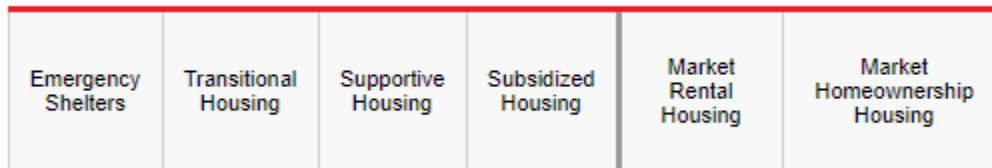
2.1 - Income Scenarios & Affordability

The housing needs of 80% of Canadian households are met through the private market either as a home purchase (including condominiums) or through rental arrangements.^{xi} However, for those without the financial means, inadequate and unaffordable shelter is a persistent challenge. The Canadian Mortgage and House Corporation (CMHC) considers housing “affordable if shelter costs account for less than 30 per cent of before-tax household income.”^{xii} The 30% target is a national standard that is used as a benchmark for affordability. Shelter costs are defined as:

- **For Renters:** Rent and payments for electricity, fuel (ex. natural gas), water and other municipal services.
- **For Owners:** Mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, fuel, water and other municipal services.^{xiii}

In contrast to common parlance which understands “affordable housing” to describe subsidized government or non-profit housing, the CMHC employs the term to encompass a continuum of shelter options (see Figure 3 below). Market rental housing and market homeownership that meet the 30% before-tax threshold are considered affordable. This understanding changes the frame of analysis from a narrow focus on the unemployed and underemployed, to one that includes low- and medium- income households that maintain steady employment but whose before-tax earnings remain below the threshold.

Figure 3. CMHC Housing Continuum^{xiv}



To consider the impact of various employment situations on the affordability of homeownership, Huron County selected six distinct employment scenarios for testing (see Table 3). The scenarios are:

1. Single income households (Scenarios 1 and 2)
2. Dual income households with one earner working part-time (Scenarios 3 and 4)
3. Dual income households with both earners working full-time (Scenarios 5 and 6)

Other assumptions include:

- There is a mixture of incomes at hourly rates of \$15 and \$25. Additional layers of analysis, including the presence of dependents, are not included in these scenarios in order to highlight the housing component, and to remove variables such as child tax credits or remittances to family members abroad.
- Full-time (37.5/week) and part-time (20 hours/week) employment scenarios are provided. The scenarios were selected by Huron County to consider a range of scenarios.

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- Households with only part-time work or without work were not considered as it is unlikely they can afford homeownership.

Monthly salaries range significantly across the six scenarios, with Scenario 5 earning 1.7 time more than the comparable dual income Scenario 2 where both members of the household earn \$15/hour. For ease of reference, these scenarios are referred to through this document in the format of *wage @ hours worked/week*, for example 15@37.5.

Table 3. Income Scenarios

		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Earner #1	Hourly Wage	15	25	15	20	15	25
	Hours Worked / Week	37.5	37.5	37.5	37.5	37.5	37.5
	Pre-Tax Income / Week	562.5	937.5	562.5	750	562.5	937.5
Earner #2	Hourly Wage	0	0	15	15	15	25
	Hours Worked / Week	0	0	20	20	37.5	37.5
	Pre-Tax Income / Week	0	0	300	300	562.5	937.5
House Pre-Tax Income / Week		\$562.50	\$937.50	\$862.50	\$1,050.00	\$1,125.00	\$1,875.00
Weeks / Month (52/12)		4.3	4.3	4.3	4.3	4.3	4.3
Household Pre-Tax Income		\$2,437.50	\$4,062.50	\$3,737.50	\$4,550.00	\$4,875.00	\$8,125.00

Table 4 calculates the maximum monthly shelter expenditure—in the form of either rent or mortgage payments—for each of the six scenarios. Electricity and natural gas consumption are set as constants based on average consumption, with rates provided by the Ontario Energy Board and Union Gas respectively. Higher income individuals may have larger houses and more appliances, but lower income individuals often live in older homes that are less energy efficient. Utility expenditure is calculated at \$188.33 per month for all six scenarios.¹

The table calculates the difference between maximum affordable shelter expenditure (30%) and the percentage of income spent on monthly utility costs. This resulting percentage is applied to the household pre-tax income in the given scenario (from Table 3), with the product representing the maximum affordable rent or mortgage.

¹ Housing constructed by Huron County should be at high energy performance levels. Ottawa’s Karen’s Place is a 42-unit affordable housing complex for individuals with a serious mental illness. The building is certified LEED for Home Platinum and as Passive House. The property reduces energy consumption by up to 66% compared to the 2012 Ontario Building Code. See more: <http://www.cbc.ca/news/technology/passive-house-affordable-housing-1.4432331>

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Table 4. Maximum Monthly Shelter Expenditure

	Scenario 1 1: 15@37.5	Scenario 2 1: 25@37.5	Scenario 3 15@37.5 15@20	Scenario 4 20@37.5 15@20	Scenario 5 15@37.5 15@37.5	Scenario 6 25@37.5 25@37.5
Electricity (kWh): 750.00 [1, 2]	120.47	120.47	120.47	120.47	120.47	120.47
Natural Gas (m3): 183.33 [3, 4]	\$67.86	\$67.86	\$67.86	\$67.86	\$67.86	\$67.86
Total Non-Rent / Mortgage Household Expenses	188.33	188.33	188.33	188.33	188.33	188.33
% of income	7.73%	4.64%	5.04%	4.14%	3.86%	2.32%
Max Core Housing Expense	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Remaining Core Housing %	22.27%	25.36%	24.96%	25.86%	26.14%	27.68%
	\$542.92	\$1,030.42	\$932.92	\$1,176.67	\$1,274.17	\$2,249.17

[1] The Ontario Energy Board uses 750 kWh as the standard for average residential consumption. Source: https://www.oeb.ca/oeb/_Documents/Documents/Report_Defining_Typical_Elec_Customer_20160414.pdf

[2] The Ontario Energy Board bill calculator was used to generate this estimate. Source: <https://www.oeb.ca/consumer-protection/energy-contracts/bill-calculator>

[3] Union Gas finds that the typical Rate m1 - South customer uses 2,200 m3 of natural gas a year.

[4] Cost estimate based on Union Gas pricing chart. Source: <https://www.uniongas.com/residential/rates/current-rates/rate-m1>

2.2 – Affordability of Rent and Ownership

The CMHC provides market data for regions across Ontario via its “Housing Market Information Portal” - however, data is not provided for Huron County. The closest region with available data is Kincardine which will be used as a proxy for this report. Table 5 lists the average monthly rent for a 1-bedroom and 2-bedroom apartment in Kincardine as \$940 and \$1,062 respectively. Cells highlighted in red are not affordable (Max Rent < Monthly Rent) for the apartment size, and green indicates affordability (Max Rent >= Monthly Rent).

It is found that:

- Scenarios 1 & 3 are unable to afford either a 1-bedroom or 2-bedroom apartment. Both scenarios earn \$15/hour, with Scenario 3 supplementing a full-time income with a part-time income. Scenario 1 must allocate 58% of monthly income to afford a 1-bedroom apartment. CMHC refers to shelter expenditure over 50% as “severe housing need”, a group which is more likely to experience homelessness.^{xv}
- Scenario 2 is able to afford a 1-bedroom apartment but not a 2-bedroom apartment. This scenario is of a single income household at a rate of \$25/hour.
- Scenarios 4, 5 & 6 are able to afford both a 1-bedroom and 2-bedroom apartment. These scenarios have households with dual incomes and higher hourly rates.

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A minimum hourly wage of \$23.25 is required for a single-income household to affordably rent a 1-bedroom apartment at \$940/month, and a minimum hourly wage of \$27.5 is required for a single-income household to affordably rent a 2-bedroom apartment at \$1,062.

Table 5. Test of Affordability for Average Monthly Rent

		Is Affordable (Yes or No)?					
		Scenario 1 1: 15@37.5	Scenario 2 1:25@37.5	Scenario 3 15@37.5 15@20	Scenario 4 20@37.5 15@20	Scenario 5 15@37.5 15@37.5	Scenario 6 25@37.5 25@37.5
	Max Rent	\$542.92	\$1,030.42	\$932.92	\$1,176.67	\$1,274.17	\$2,249.17
	Monthly Rent						
1 Bedroom	\$940.00	No	Yes	No	Yes	Yes	Yes
2 Bedroom	\$1,062.00	No	No	No	Yes	Yes	Yes

A second affordability test is conducted here to assess home ownership under the same income scenarios. Assumptions used include:

- **Closing Costs (3%):** CMHC lists average closing costs as between 1.5-4%. Three per cent was selected as a more conservative figure slightly above the median.^{xvi}
- **Down Payment (5%):** A minimum down payment of 5% is permitted on properties with a value of \$500,000 or less.^{xvii}
- **Mortgage Rate (5%):** RBC lists current (March 2018) rates for a 7-year fixed mortgage at 3.91% APR. To account for rising interest rates, this report conservatively uses 5% as the mortgage rate.^{xviii}
- **Term Length (25 years):** RBC offers standard mortgages with 25-year terms.^{xix}
- **Property Tax (%):** Residential tax rate in Goderich is 1.59%.^{xx} This does change for multi-residential units, but a consistent tax rate is used for this analysis to allow for ease of comparison.

Table 6 provides the median value of four types of housing. As with the rental assumptions above, Kincardine prices are used due to a lack of available local data from the CMHC.

The final column, “Monthly Cost”, summates the payment per period (principal & interest) and property taxes. Property taxes were not a consideration for rental calculations as it is assumed that the landlord has incorporated this cost into the rental price, however it must be included in the cost of homeownership. Insurance, maintenance, and other housing costs are not considered core shelter costs and are excluded from the monthly cost estimates.

A row house is found to be the most affordable option at \$1,092.73/month, with a single-detached house costing \$1,829.82/month.

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Table 6. Median Value by Type of Residence

Type of Residence	House Price ^{xxi}	Closing Cost (\$)	Down Payment (\$)	Mortgage Amount	Payment per Period	Property Tax (\$/m)	Monthly Cost
Single-detached house	259,496	7,785	12,975	254,306	\$1,486.65	\$343.17	\$1,829.82
Semi-detached or double house	179,541	5,386	8,977	175,950	\$1,028.59	\$237.44	\$1,266.02
Row house	154,965	4,649	7,748	151,866	\$887.79	\$204.94	\$1,092.73
Apartment in a building that has fewer than five storeys	187,999	5,640	9,400	184,239	\$1,077.04	\$248.62	\$1,325.66

Table 7 compares the monthly payment required for each type of residence against the maximum affordable mortgage for each scenario. As with the rental scenarios, single income households are found to be at a significant disadvantage and unable to afford a mortgage. Only the highest earners in Scenario 6 are able to afford a single-detached house.

Table 7. Mortgage Affordability Test

	Monthly Payment (p&i) ² + tax	Is Affordable (Yes or No)?					
		Scenario 1 1: 15@37.5	Scenario 2 1:25@37.5	Scenario 3 15@37.5 15@20	Scenario 4 20@37.5 15@20	Scenario 5 15@37.5 15@37.5	Scenario 6 25@37.5 25@37.5
Single-detached house	\$1,829.82	No	No	No	No	No	Yes
Semi-detached or double house	\$1,266.02	No	No	No	No	Yes	Yes
Row house	\$1,092.73	No	No	No	Yes	Yes	Yes
Apartment in a building that has fewer than five storeys	\$1,325.66	No	No	No	No	No	Yes

The monthly cost of home ownership is an important factor, but the initial down payment can be a hurdle that prevents ownership. For individuals pursuing home ownership, traditional bank and credit union mortgage financing is often sufficient. Low and medium income individuals, however, can face an ‘equity gap’ if savings are insufficient to meet loan-to-value requirements.^{xxii}

Table 8 calculates the monthly household savings for a down payment. It assumes that each household saves 5% of their monthly income for the purpose of a down payment. While the rate is low, it is important to remember that this figure is pre-tax and that the household should also be maintaining savings for other purposes (ex. retirement). Despite Scenario 1 saving just \$121.88/month, compared to Scenario 5’s

² P&I: principal and interest

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\$406.25/month, the 5% savings rate could be more challenging for Scenario 1 because of high housing costs as a percentage of income which limits surpluses for savings.

Table 8. Monthly Savings for Down Payment

	Scenario 1 1: 15@37.5	Scenario 2 1:25@37.5	Scenario 3 15@37.5 15@20	Scenario 4 20@37.5 15@20	Scenario 5 15@37.5 15@37.5	Scenario 6 25@37.5 25@37.5
Combined Savings Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Combined Monthly Savings	\$121.88	\$203.13	\$186.88	\$227.50	\$243.75	\$406.25

Finally, Table 9 calculates the number of months of savings required for each scenario to accumulate the 5% down payment required to purchase the four houses. It will take Scenario 1, 3.3 times longer than Scenario 6 to save a down payment for any given property type. The time required across the scenarios range from 1.6 years to 8.9 years which is relevant because during that time period it may be easier for a household to move to a different community as they do not own their place of residence.

Table 9. Months of Savings Required for Down Payment

	Down Payment Required	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Single-detached house	\$12,975	106.5	63.9	69.4	57.0	53.2	31.9
Semi-detached or double house	\$8,977	73.7	44.2	48.0	39.5	36.8	22.1
Row house	\$7,748	63.6	38.1	41.5	34.1	31.8	19.1
Apartment in a building that has fewer than five storeys	\$9,400	77.1	46.3	50.3	41.3	38.6	23.1

3. Service Offering

3.1 – Rent-to-Own

As shown in Table 9, with a consistent savings rate of 5% of before tax income each pay period, it was found that the purchase of a rowhouse requires a period of 1.6 to 8.9 years. This timeline can be accelerated by removing the down payment requirement.

Rent-to-own is a not a new concept and can be a useful tool for homebuyers without a sufficient down payment or credit score; common barriers for newcomers. Under a typical rent-to-own agreement, a tenant buys a “right to purchase” from the landlord, and then pays regular monthly rent as well as a contribution to the down payment. This continues until a down payment is accumulated through the monthly contributions, at which point the tenant exercises their right to purchase the property. The

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benefit to the landlord under this typical rent-to-own agreement is that the fee is non-refundable (the cost of buying the right to purchase), and the tenant may take better care of the property if they expect to be the owner at the completion of the contract. If the tenant does not complete the term, they forfeit the fee and the accumulated monthly contributions (down payment).

Like payday loans, rent-to-own often has a negative connotation because it can be used to take advantage of marginalized populations through high fees, hidden clauses, and outright fraud. In order to ensure that rent-to-own can be offered ethically it is important to implement the following features:

1. **Residents must receive independent legal advice:** Prior to signing any agreement, residents should hire their own lawyer to provide legal advice. A third-party non-profit can facilitate this conversation if cultural or language skills are a barrier, however, separation should be maintained to avoid undue influence.
2. **Ensure compliance with regulations:** Rent-to-own arrangements ride the line between a mortgage and a lease. As a result, depending on how they are structured, both mortgage and tenant-landlord rules could apply. As noted, this is not a new field, and a competent lawyer should be able to navigate these questions for Huron County.

Additional options to consider for increased impact are:

1. **Do not sell right to purchase:** The sale of a right to purchase creates a barrier to entry for low-income individuals and it is a non-refundable cost. It is particularly problematic because if the individual is fired or laid-off, they may have to move to find work, in which case they would surrender the value of the purchase option to an organization governed by their past employer.
2. **Charge premium, don't claim appreciation:** A profit-sharing approach is possible wherein the tenant pays a percentage (ex. 10%) of any appreciation on the property at the time of purchase. While this can create an additional source of revenue for the landlord, it also adds a cost to the tenant without associated income. An alternative option, which allows both the landlord and tenant to plan ahead, is to build a premium into the purchase price at the start of the tenancy.

The ethical features here are vital because of the possible conflicts of interest when an employer is simultaneously the landlord and financier. In order to prevent future conflict and negative publicity, a high standard should be set from the start.

Below is the proposed model which demonstrates this approach.

3.2 – Mortgage Offering

As discussed earlier, there is a continuum of housing affordability. The model proposed by Huron County is an investment, where the upfront cost of development is paid for by community investors, and this investment is repaid over time by the resident of the constructed home. This model does not preclude subsidisation via a government program, however, the intent is a self-sufficient market instrument. To that end, the following scenario has been constructed assuming only earned revenues.

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Table 10 displays the assumptions used in the calculations for each scenario. These calculations are based on the purchase of a rowhouse for \$154,965. Please note that the rowhouse cost is a 2011 CMHC market average. Further research is required to confirm current prices, however, because of the possibility of discounted land and savings from the removal of premiums, it will be used for illustrative purposes at this point and can be refined during future stages of planning.

Table 10. Mortgage Calculations

Cost of Property	\$154,965.00
Premium (5%)	\$7,748.25
Total Cost of Property	\$162,713.25
Interest Rate	6.00%
Years	25
Monthly P&I³	\$916.26
Monthly Property Tax	\$204
Total Monthly Payment	1,120.26

Based on the affordability of ownership calculations earlier, this property is only affordable to Scenarios 4, 5, and 6. As such, the target market should be households with:

- **Scenario 4:** Dual income household, one at \$20/hour for 37.5 hours/week, and one at \$15/hour for 20 hours/week
- **Scenario 5:** Dual income household, both at \$15/hour for 37.5 hours/week
- **Scenario 6:** Dual income household, both at \$25/hour for 37.5 hours/week

At 5% down on the total cost of property, the tenant needs to save \$7,478.25

Down Payment (%)	5.00%
Down Payment (\$)	\$7,748.25

Table 11 show the repayment schedule for the first three years. The accumulated principal after three years is \$9,014.53, or 5.5% of the principal. Additionally, the monthly property taxes (\$204) have been collected and remitted, and \$23,970.92 in interest has been collected. If continued, the resident would pay the balance of the mortgage in 25 years.

³ P&I: principal and interest

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Table 11. Proposed Payment Schedule

Year	Payment	Interest	Principal	Balance
0				\$162,713.25
1	\$10,995.15	\$8,135.66	\$2,859.49	\$159,853.76
2	\$10,995.15	\$7,992.69	\$3,002.46	\$156,851.31
3	\$10,995.15	\$7,842.57	\$3,152.58	\$153,698.72

Assuming that patient capital is secured from the community (approach described later in this report), there is no immediate need for principal. Instead, the principal can be accumulated until it reaches the 5% down payment threshold. If the tenant qualifies for a mortgage, the principal is then used as the down payment. When the property is sold to the tenant, the total cost of the property is paid, including a premium of \$7,748.25.

If the tenant is not approved for the mortgage they can continue to rent the property while they build or repair credit. If the tenant is never able to purchase the property or moves before purchasing the property, the principal is retained. The property is owned and acts as collateral for the investors, until the point of purchase by the tenant.

3.3 – Discussion Questions

The following discussion questions are important considerations for Huron County and key stakeholders.

Table 12. Service Offering Discussion Questions

Question	Commentary
1. What are requirements of tenancy?	The Ontario Human Rights Code imposes requirements on landlords in terms of what questions may be asked, and how a tenant may be screened. Further thought is required to determine the desired screening criteria, and to confirm that these criteria comply with relevant legislation. ^{xxiii}
2. Is there a desire for long-term returns?	A rent-to-own model, if successful, results in a relatively quick sale of the property. In contrast, a mortgage can provide consistent return over 25 years. If a rent-to-own model is select, continued development will be required to maintain long-term returns.
Is there appetite in the market for this offering?	Not only is it necessary to speak with prospective investors, but once a service offering is settled on, it is necessary to present it to prospective tenant/owners to determine if it meets their needs.

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4. Governance Model Comparison

This section compares the co-operative and non-profit models for the purpose of identifying which approach best suits the needs of Huron County. Appropriate legal and accounting advice should be obtained prior to pursuing either of these models.

4.1 - Co-operative

4.1.1 - Legislative Requirements & Securities

Co-operatives are a unique legal form that exist to directly benefit members of the organization. They are governed in Ontario by the Co-operative Corporate Act (the Co-op Act). Co-operatives are required to operate according to the following principles:

- **One Member, One Vote:** Each member of the co-op has only one vote. Only corporate members may authorize someone to vote by proxy. Membership may be divided into stakeholder groups that represent a common interest or geography (ex. multi-stakeholder food co-operative where producer-members sell food to the co-operative and consumer-members buy food from the co-operative).
- **50% Rule:** The Act requires a co-op to carry out at least 50% of its business with its members. For consumer co-ops, less than 50% of the goods and services sold by the co-op may be sold to those who are not members. For producer co-ops, the co-op must buy at least 50% of its goods and services from its members.
- **Minimum Membership:** The co-operative must maintain a membership of at least 5.
- **Board of Directors Restrictions:** Minimum of three directors, of which a majority are resident Canadians. All must be 18 years of age or older and can be neither engaged in a bankruptcy proceeding nor mentally incompetent.

Two types of co-operatives are permitted:

- **Without Share Capital (Non-profit):** A co-operative without share capital resembles a traditional non-profit, however, it is governed by the Co-operative Corporations Act which has distinct rules for issuing securities (discussed below). As with other non-profits, co-operatives without share capital are can offer debentures to both members and non-members but cannot offer equity (shares).
- **With Share Capital (For-profit):** Co-operatives with share capital may issue both equity (membership shares and preference shares) and debt (debentures). Preference shares are available for purchase by members or non-members. Membership and preference shares provide a return in the form of dividends.

To issue securities, a co-operative must file an offering statement with the Financial Services Commission of Ontario (FSCO). An offering statement is a similar to a public offering but was purpose-built for co-operatives and is significantly less onerous and expensive. The Co-op Act provides several exemptions that

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allow a co-operative to sell securities without receiving approval from FSCO. These exemptions include stipulations such as the following:

- The offering will result in 35 or fewer security holders,
- All securities issued to members of the co-operative do not total more than \$200,000 (including both membership shares and preference shares), and
- Each member will purchase securities for a total price of not more than \$1,000 per year and \$10,000 in total.

In cases where an exemption is not available, an offering statement must be prepared by the co-operative and approved by FSCO prior to selling securities. Once approved, a copy of the offering statement must be provided to each investor before they purchase securities. It is important to remember that the term “securities” refers to both equity (shares) and debt (debentures). This regulatory process in Ontario for co-op securities is unique in Canada and was designed to protect prospective investors. An offering statement is valid for one year from the date of issue.

4.1.2 – Strengths & Weaknesses of Co-operative Model

Category	Strengths	Weaknesses
Governance	- Engages key stakeholders in the strategic decision-making of the organization. This is posited to improve performance by aligning beneficiary and benefactor, while increasing switching costs because of the unique ownership	- Must conduct at least 50% of business with members. This requirement means that the residents must be members of the co-operative, which in turn allows them to vote for and run for the board of directors
Complexity of Offering	- For low level raises, the co-operative is able use exemptions to avoid completing an offering statement - Once the co-operative seeks to issue securities beyond the exemption, it is able to complete an offering statement rather than a costly prospectus	- Once the co-operative seeks to issue securities beyond the exemption limit, the provincial regulator requires an offering statement (~100-150 pages) which it reviews for compliance and accuracy
Flexibility	- Co-operatives can incorporate either for profit or non-profit. A for profit co-operative allows for the issuance of preference shares, and simplifies retained earnings compared to a non-profit	- For-profit firms must pay tax. Any firm that receives the majority of its revenues from rent is unable to claim the small business tax credit

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4.2 - Non-profit

4.2.1 - Legislative Requirements & Securities

Federal non-profit legislation was updated recently, and the Province of Ontario has since followed suit with its own legislation that has passed but not yet come into force. Both share a similar framework and a deeper legal review is required to select the appropriate jurisdiction.

Similar to co-operatives, non-profits have members who in turn elect the board of directors. Service clubs and associations will often look like a co-operative where a broad membership elects directors and is active in running the non-profit. Most non-profits, however, take an administratively simpler approach of containing the number of members. For example, an advocacy organization may have seven members, all of whom are current.

Most non-profit organizations in Ontario are exempt from the requirement to complete a prospectus when issuing debt (bonds). See Figure 4 for an explanation of this exemption within the non-profit context.

Figure 4. Non-profit Securities Exemptions

Quote from The Community Bond: An Innovation in Social Finance^{xxiv}

Ontario Securities Regulations (National Instrument 45-106 s. 2.38) contains an exemption for securities issued by charities and benevolent societies (which we understand means public benefit non-profits), recognizing that the public does not need the same protections when investing in non-profits. That exemption requires that these conditions be met:

- The organization is organized exclusively for educational, benevolent, fraternal, charitable, religious or recreational purposes and be a non-profit.
- No part of the net earnings of the organization benefit any security holder of the issuer (this does not prevent the payment of interest, provided the interest rate is at or below “market”).
- No commission or other remuneration is paid in connection with the sale of the security.

Although it would be ideal to have greater clarification of the term “benevolent,” it is reasonably clear that a non-profit organization in Ontario can confidently proceed with the implementation of Community Bonds as long as they are organized for public benefit and all proceeds are invested in said public benefit: in other words, no individual is profiting from the transaction.

Trust Agreement: In order to secure a Community Bond, you must have a trustee hold security on behalf of the individual bond holders, and act on the instruction of the Bondholders if default occurs and security needs to be realized. This requires that you have a Trust Agreement drawn up, which defines the role of the trustee who, in turn, confirms each of the Bonds is secured by the security the trustee holds in the Bond and related security. The trustee will ensure the appropriate documentation and registration of the mortgage charge on the property are in place. Sometimes larger financial securities or trust companies can fulfill the role of trustee, however their fee schedules can be out of reach for smaller bond issues.

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All of this means that if you are a charity or non-profit, you are likely able to solicit investment from your community. However, it is essential that your particular circumstances be reviewed by a lawyer knowledgeable in this area in your specific jurisdiction.

4.2.2 – Strengths & Weaknesses of the Non-profit Model

Category	Strengths	Weaknesses
Governance	<ul style="list-style-type: none"> - Allows for tighter control of who is a member and who is a director - Simplifies governance due to a smaller number of active members 	<ul style="list-style-type: none"> - Creates a separation between beneficiary and benefactor
Complexity of Offering	<ul style="list-style-type: none"> - Broader exemptions under the National Instrument than Ontario-based co-operatives under the Co-op Act 	<ul style="list-style-type: none"> - Detailed documentation required upfront - Trustee required for bondholders
Flexibility	<ul style="list-style-type: none"> - Non-profit status reduces or removes tax burden 	<ul style="list-style-type: none"> - Bond offering provides less flexibility than shares, although floating rates or rates tied to performance can be sought

4.3 – Discussion Questions

The following discussion questions are important considerations for Huron County and its key stakeholders when determining the appropriate model.

Table 13. Discussion Questions to Determine Appropriate Model

Question	Commentary
1. What level of resident control is optimal?	Based on conversations with the Department to date, it appears that resident control is not a requirement. The co-operative model requires that residents have some governance control.
2. What level of investor control is optimal?	Similarly, based on conversations with the Department, it appears that investor control is quite important. The non-profit model allows investors to control the governance process directly without resident input.
3. Does the form change the requirements under FSCO as a mortgage broker or brokerage?	This will require additional research or consultation with a lawyer to determine.

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5. Securities: Bonds and Shares

5.1 - Payment Schedule

A five-year GIC is currently being offered for 2.2% by Kindred Credit Union.^{xxv} In 3.2 – *Mortgage Offering*, the rate charged to the tenant was 5%. If a bond or preference share is offered to investors at a rate of 3%, this remains competitive with current GIC rates, while leaving a 2% spread for the organization. The bond or preference share is secured by the property as either a first or second mortgage depending on whether sufficient funds are raised to complete the project without a bank mortgage.

Table 14. Terms for Community Investors

Raise Amount	\$160,000
Interest Rate	3%
Years	4 (target, paid on property sale)
Features	Secured by property

Table 15 contains a repayment schedule for investors. Interest is paid for one additional year than it is collected to account for construction, however, investors could agree that interest is not paid unless the home is occupied. Principal is repaid upon sale of the property. The difference between interest paid to investors and interest received from the tenant is \$4,770.92 which can be used for maintenance while the property is owned, or for administrative costs.

Table 15. Investor Repayment Schedule

Repayment Schedule				
Year	Payment	Interest	Principal	Balance
0				\$160,000.00
1	\$4,800.00	\$4,800.00	\$0.00	\$160,000.00
2	\$4,800.00	\$4,800.00	\$0.00	\$160,000.00
3	\$4,800.00	\$4,800.00	\$0.00	\$160,000.00
4	\$164,800.00	\$4,800.00	\$160,000.00	\$0.00
Totals	\$179,200.00	\$19,200.00	\$160,000.00	\$0.00

5.2 - RRSP Eligibility

Initial testing of this model should rely on institutional investors in order to reduce administrative costs and to ensure that investors have a strong understanding of the associated risks. In the future, the organization can consider offering the securities to retail-level investors.

Both non-profits and co-operatives are able to issue eligible securities (TFSA & RRSP). The process, however, is time consuming and costly to both the organization and investors. TFSAs and RRSPs are compelling investment vehicles because they allow community members an avenue for investing locally while saving for their retirements. Investments already within a TFSA or RRSP can be redirected to invest in the organization.

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The Income Tax Act only allows non-profit bonds to be held within an RRSP account if it is mortgage secured. In this case, the properties are securing the investments which should allow for RRSP eligibility.^{xxvi}

Evidence of market interest is limited due to the early stage of development of co-operative and non-profit RRSP-eligible securities. Anecdotally, between 20% and 50% of retail-level investors choose to contribute via RRSP.

Unlike traditional RRSPs though, a special self-directed account needs to be established by the investor with a willing financial institution. These accounts come with high costs. Table 16 compares the return before and after fees experiences by members of a renewable energy co-operative. The return decreased from 6.13% to 4.53% for a \$10,000 investment when a member opted to invest via a self-directed RRSP account. For small investors (<\$5,000) the fees can absorb a significant amount or all of the return. This may be a problem for investors for whom a return is important, while others may be happy with a near 0% return for a local investment opportunity that can use existing RRSPs.

Table 16. Impact of RRSP Fees on \$10,000 5-Year Self-Amortizing Bond

Account Fees	Trans. Fees	Total Fees	\$10,000 Investment	
			Return	After Fees
\$250	\$250	\$500	\$11,860	\$11,360
Adapted from http://cedco-op.com/files/Investment%20Returns%20-%20CWCF%20Fees.pdf			6.13%	4.53%

Insufficient data is available for Huron County. However, for an example of the opportunity presented by RRSP eligible investments, Table 17 shows the contributions made in 2016 by residents of Owen Sound and Stratford. In each community, investors contributed approximately \$33 million to RRSP in one year alone. Capturing just 1% of that for community-based investments would represent \$330,000 for Huron County.

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Table 17. RRSP Contributions of Stratford and Owen Sound

Geography^{xvii}	Registered Retirement Savings Plan (RRSP) contributor characteristics	2016
Stratford, Ontario	Number of tax filers	25,330
	Total RRSP contributors (number)	5,800
	Total RRSP contributions (dollars x 1,000)	34,035
	Median RRSP contributions (dollars)	2,500
Owen Sound, Ontario	Number of tax filers	29,830
	Total RRSP contributors (number)	5,320
	Total RRSP contributions (dollars x 1,000)	33,555
	Median RRSP contributions (dollars)	2,400

5.3 – Discussion Questions

The following are important discussion questions to be considered by Huron County and its key stakeholders in determining investment terms and the requirement to pursue retail-level investors.

Question	Commentary
1. Do investors want their money back quickly, or is this a long-term investment?	Under this scenario, the investors could see their funds returned in under 5 years. If they agree to a longer-term investment, the return can be recycled.
2. Are investors willing to accept a condition that interest is only paid during years in which the property is occupied?	If accepted, this condition would reduce the risk to the development organization of making payment during the year of construction, or during a period where the house is not occupied. The return to investors would decrease and the difference between interest paid by the tenant and interest paid to the investors will increase, generating greater earnings for the organization.
2. Is there sufficient institutional investments in the short and long term to grow the initiative, or will retail-level investments become important soon?	Focusing on institutional investors lowers the risk of accepting investments from an individual who does not fully understand the risks of the investment. It also lowers your administrative costs. If possible, maintain this strategy in the short and medium term.

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6. Recommended Pilot

Notwithstanding changes to the model that will come as a result of answering the discussion questions, and receiving appropriate legal and accounting advice, the following is a brief recommendation for a small-scale pilot.

6.1 – Target Market

The organization will target the following household scenarios:

- **Scenario 4:** Dual income household, one at \$20/hour for 37.5 hours/week, and one at \$15/hour for 20 hours/week
- **Scenario 5:** Dual income household, both at \$15/hour for 37.5 hours/week
- **Scenario 6:** Dual income household, both at \$25/hour for 37.5 hours/week

The defining characteristic of these households is that they are able to meet monthly payments while remaining below the 30% CMHC affordability threshold. The target should be updated once the cost of the property is determined.

While the focus on Scenarios 4 through 6 does not address the affordability needs for all in Huron County, it satisfies the needs of a distinct group. If successful, this model can be amended in the future to target lower income households by reducing the cost of the home.

6.2 – Service Offering

The organization will work with a local contractor to build homes that are affordable. Key features include:

- **Higher Number of Rooms per Home:** Newcomers often have larger families and homes with three or more bedrooms often increase the overall footprint of the house. Homes that are compact with three or more bedrooms are affordable while meeting the needs of larger families.
- **Compact Design:** Single-detached houses increase the cost because of idle land. Townhouses increases the density and allows more people to be housed per parcel of land.
- **Accessibility:** Lower income individuals often rely on public transit and other municipal or settlement services, including language and employment services. Although land further from the urban core can be acquired at a discount, it can create barriers for the inhabitants.
- **Energy Efficiency:** Modern building standards, including LEED and Passive House, significantly decrease utility costs while improve occupancy comfort. These standards should be considered to lower the default risk associated with high energy bills. The associated environmental benefits are important and can contribute to the narrative of the project.

Consultations with prospective tenants should be conducted throughout the design stage in order to increase the market fit and ensure high demand for the resulting properties.

A small-scale pilot should be conducted prior to rolling out a more substantial intervention. Pilots are particularly important for innovative projects such as this because they allow for confirming market fit, testing organizational & financial capacity, and evaluating performance & partnerships. It is important to

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remember that the first iteration will be more resource intensive because of limited standardization and unforeseen challenges. Huron County and its key stakeholders should consider the minimum size for a pilot that would demonstrate the effectiveness of the model (ex. 5 townhouses).

Key features of the agreement with the tenant include:

1. Residents must receive independent legal advice as to the risks and benefits associated with entering into a rent-to-own contract with the organization.
2. The organization will ensure that it is in full compliance with all relevant legislation, including tenancy and human rights legislation
3. The tenant is not required to buy a right to purchase. Tenancy and mortgage approval is sufficient for eligibility
4. A fixed premium is disclosed up front but the organization does not charge a fee tied to property appreciation

6.3 – Development and Partnerships

The organization will contract out all construction services to a licensed local contractor, with external skills brought in if necessary to complete design features.

The organization will need experienced leadership to manage construction, rental, and financial activities. Because the model sees ownership transferred (at time of sale) to the tenant, there is not the opportunity for long-term revenue. Instead, revenue is dependent on the construction, short-term rental, and sale of houses. It is unlikely that the organization will produce enough houses in a given year to cover all of its own costs, including the salary of competent staff.

Huron County has indicated that it is not the intention of the municipality to deliver this program directly. Instead, a partnership should be built with a trusted charitable organization in the community that has experienced leadership and a history of operating affordable housing to newcomers. This arrangement can occur in the following form:

- A separate organization is incorporated to raise investment dollars, contract the construction of the homes, and rent the property. This organization has greater flexibility as it is not a registered charity, and it maintains its own board of directors and insurance.
- The organization contracts the charity to provide management services, recruit the tenant, and support the tenant in meeting their obligations. While careful consideration will be required to ensure that these activities are permissible under Canadian charitable law, it is believed that this approach is permissible as the charity will be conducting activities consistent with the provision of affordable housing and the alleviation of poverty.
- The charity is able to cover its costs by the fees it charges the organization and the charity is exposed to less risk by remaining at arm's length.
- The charity may be able to solicit donations and raise funds from a foundation to support administrative costs and programming that relates to affordable housing and the alleviation of poverty.

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The organization will develop a relationship with a local credit union or a bank so as to increase the likelihood of mortgage approval. While the tenant will be permitted to use a different mortgage provider, the relationship built by the organization is necessary because of the novelty of the arrangement.

6.4 – Legal Form & Governance

A non-profit should be incorporated with an independent board of directors. The non-profit model has greater alignment with the ambitions of Huron County than a co-operative. Specifically, a non-profit allows greater control over who is a member.

Further discussion is required to determine the composition of the membership. It could, however, include representatives from Huron County, large employers who intend to invest in the non-profit, and mission-aligned non-profits or charities that provide content expertise and credibility. Legal advice should be sought as to whether the partnering charitable organization should be a member, or if separation should be maintained to satisfy Canada’s charitable laws and to minimize exposure to risks.

6.5 – Financial Model

The organization will raise funds from members in the form of issued debentures. Initially, only institutional investors who are members of the non-profit will be eligible to purchase debentures. This approach limits the risk to investors as they have greater knowledge and control over their investment, and engagement is simplified for the non-profit as it does not need to accommodate retail-level investors.

Once the model has been validated, investments should be opened up to allow for retail-level investors and the use of RRSP investments.

The ongoing expenses of the organization will be significant. Table 18 provides a rough sketch of expenses that the organization may face. Note that this does not include start-up legal and accounting costs, or trusteeship and RRSP costs if those options are selected. To highlight the importance of the charitable partnership, the expenses are considered with and without a partner.

Table 18. Expenses, Compared by Standalone or Partnership

Expense	Standalone	Partnership	Notes
Accounting	\$8,983.50	\$2,000.00	Accounting inline with ASPE standards (does not include ongoing accounting support and bookkeeping)
Administration	\$120.00	\$120.00	Assumed \$10/month for basic stationary and office-based printing. No office rent
Bank Fees	\$400.00	\$400.00	Including transaction charges.
Bookkeeping	\$5,030.76	\$0.00	Based on quote from BDO with up to 20 transactions per month
Governance & Engagement	\$750.00	\$750.00	Member & investor engagement including printing, recruitment materials, food for AGM and member events, etc.

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Insurance - Organization	\$2,000.00	\$1,000.00	The Cooperators offers General Liability, and Officers' & Directors' Liability insurance. This figure is a rough estimate of the costs for this model.
Legal	\$3,200.00	\$3,200.00	Assumed 16 hours at \$200/hour of ad hoc legal support
Marketing & Promotions	\$600.00	\$600.00	Assumed \$50/month cost. This will include large costs such as the printing of a banner stand and/or booth display materials.
Misc.	\$200.00	\$200.00	
Wages	\$60,000.00	\$30,000.00	Assumed some contribution to staffing in partnership but not entire salary.
Web, IT & Communications	\$500.00	\$0.00	Includes website & email (\$18/month), domain (\$75/year), and CRM (\$15/month)
Travel	\$150.00	\$150.00	Based on a rate of \$0.25/km for an estimated 50km/month
Total	\$81,934.26	\$38,420.00	

It is too early at this stage to create a more detailed budget as it will be largely dependent upon the charitable partner and whether member organizations are able to provide in-kind services or additional supports to reduce costs. Instead, the purpose of this expense exercise is to demonstrate the high costs of the organization. It is worth considering where a non-profit or charitable partner with sufficient capacity and high standards might be interested in pursuing this initiative. For example:

- Huron County initiates the organization and pays startup legal & accounting fees
- Huron County recruits initial investors
- The partner NGO provides staffing and backend support (ex. bookkeeping)
- Huron County and the partner NGO pilot first initiative together
- Long-term, the NGO offers administrative support to the organization, which has a distinct board of directors

The nature of the model is such that long-term recurring revenue is not possible as the properties are sold to the tenant.

The example given in 3.2 – *Mortgage Offering* included a premium of \$7,748.25 at the time of sale. Amortized over 5 years (cycle of raise, build, sell that was used to assign a 5-year term to the bond), this results in earnings of \$1,549.65. 5.1 – *Payment Schedule* found that the interest rate spread would result in annual revenue of \$954.18 for the organization. If, as suggested, interest is only paid once the property is occupied, earnings on this spread increase to \$1,914. The combined annual income is \$3,463.65.

It is important to note that this income will not be paid regularly (ex. cash only comes in when the property is rented and when it is sold). Cash flow will be a challenge which further highlights the important of partnership and in-kind contributions of members.

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Finally, many of the identified costs are fixed, whereas the revenue changes as the number of houses currently being rented increases. Based on the rough numbers provided here, 12 properties are required to break even. This is another factor to consider when determining the size for a pilot.

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Appendix A. Huron County Single-Detached Home Prices

The following table compares the price of single-detached homes in Huron County. MLS data secured by the Department was used to produce this table.

Location	<= 2 Beds	3 Beds	4+ Beds
Ashfield-Colborne-Wawanosh	\$168,689.00	\$319,815.00	\$464,688.00
Bluewater	\$352,339.00	\$351,606.00	\$436,694.00
Central Huron	\$145,149.00	\$263,007.00	\$457,120.00
Goderich Town	\$245,594.00	\$260,840.00	\$268,370.00
Howick Township	\$142,943.00	\$237,822.00	\$315,573.00
Huron East	\$176,088.00	\$224,230.00	\$261,784.00
Morris Turnberry	\$171,140.00	\$250,288.00	\$451,357.00
North Huron	\$154,108.00	\$197,471.00	\$222,352.00
South Huron	\$179,105.00	\$251,771.00	\$331,239.00
Average	\$192,795.00	\$261,872.22	\$356,575.22

These figures are not used in the report because:

- They are not directly comparable with the CMHC data used elsewhere in the report which categorizes homes by type (ex. row house) and not by the number of bedrooms. This additional layer of analysis is useful because row houses increase density on a given parcel of land (i.e. row house is a more efficient use of land than a single-detached home and could lower costs).
- The number of bedrooms is not necessarily proportionate to the total square footage. A house with a higher price may have more bedrooms but it also may have larger bedrooms, multiple bathrooms, and larger common areas. Huron County and its partners are able to design a floor plan that maximizes the use of square footage in the home.

The results of the analysis in this report are generalizable to the Huron County context:

- **CMHC:** The price used for a single-detached house in this report is \$259,496. This price is an average of CMHC data for nearby communities.
- **MLS:** A 3 bedroom home sells for an average cost of \$261,872 (1% > CMHC price), with the average of all home prices at \$270,414 (3% > CMHC price).

The added level of analysis possible with the CMHC price data justifies the price discrepancy.

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- ⁱ Huron County Economic Development Plan: <https://cfhuron.ca/content/huron-county-economic-plan-2016-2020.pdf>
- ⁱⁱ Huron County Economic Development Plan: <https://cfhuron.ca/content/huron-county-economic-plan-2016-2020.pdf>
- ⁱⁱⁱ Affordable Housing in Ontario: Mobilizing Private Capital in an Era of Public Constraint: <https://munkschool.utoronto.ca/imfg/uploads/238/1409affordablehousingproof2.pdf>
- ^{iv} CMHC Kincardine Profile: <https://www03.cmhc-schl.gc.ca/hmiportal/en/#Profile/6245/3/Kincardine>
- ^v CMHC Stratford Profile: <https://www03.cmhc-schl.gc.ca/hmiportal/en/#Profile/7685/3/Stratford>
- ^{vi} CMHC North Perth Profile: <https://www03.cmhc-schl.gc.ca/hmiportal/en/#Profile/6427/3/North%20Perth>
- ^{vii} Community Economic Development Investment Funds: <https://nssc.novascotia.ca/corporate-finance/community-economic-development-investment-funds>
- ^{viii} Proposal for a Provincial Tax Credit to Support Investment in Ontario's Social Economy: https://www.ccednet-rcdec.ca/sites/ccednet-rcdec.ca/files/ccednet/OSER_TaxCredit.pdf
- ^{ix} The Community Bond: An Innovation in Social Finance, Centre for Social Innovation: <https://communitybonds.ca/shop/the-guide>
- ^x The Community Bond: An Innovation in Social Finance, Centre for Social Innovation: <https://communitybonds.ca/shop/the-guide>
- ^{xi} https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm
- ^{xii} About Affordable Housing in Canada: https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm
- ^{xiii} Core Housing Need Methodology: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/CoreHousingNeedMethodology>
- ^{xiv} About Affordable Housing in Canada: https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm
- ^{xv} 2016 Census Housing Series: <https://www.cmhc-schl.gc.ca/odpub/pdf/67118.pdf>
- ^{xvi} What are the General Requirements to Qualify for Homeowner Mortgage Loan Insurance?: https://www.cmhc-schl.gc.ca/en/co/moloin/moloin_003.cfm
- ^{xvii} What are the General Requirements to Qualify for Homeowner Mortgage Loan Insurance?: https://www.cmhc-schl.gc.ca/en/co/moloin/moloin_003.cfm
- ^{xviii} Mortgage Rates: <http://www.rbcroyalbank.com/mortgages/mortgage-rates.html>
- ^{xix} Mortgage Rates: <http://www.rbcroyalbank.com/mortgages/mortgage-rates.html>
- ^{xx} Goderich Tax Rates: <https://www.goderich.ca/en/town-hall-and-services/resources/Documents/2018-tax-rates.pdf>
- ^{xxi} Note: There is no available data for Huron County on the CMHC housing data tool and Kincardine data was used as a proxy. 2011 Census data
Data source: <https://www03.cmhc-schl.gc.ca/hmiportal/en/#Profile/6245/3/Kincardine>
- ^{xxii} Community Investment Funds
http://www.communitycouncil.ca/sites/default/files/CIF_HowTo_singles_ALL_reduced.pdf
- ^{xxiii} Human Rights for tenants: <http://www.ohrc.on.ca/en/human-rights-tenants-brochure>
- ^{xxiv} The Community Bond: An Innovation in Social Finance, Centre for Social Innovation: <https://communitybonds.ca/shop/the-guide>
- ^{xxv} Rates: <https://www.kindredcu.com/Rates/>
- ^{xxvi} The Community Bond: An Innovation in Social Finance, Centre for Social Innovation: <https://communitybonds.ca/shop/the-guide>
- ^{xxvii} CANSIM <http://www5.statcan.gc.ca/cansim/a47>

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Nothing in this document represents a legal or accounting opinion. No one should act, or refrain from acting, based on the information within this document without first seeking the appropriate legal, accounting, or other professional advice.

CORPORATION OF THE COUNTY OF HURON

TO: Warden and Members of County Council - Day 2
FROM: Sandra Weber, Director and Denise Van Amersfoort, Senior Planner
DATE: 12/4/2019
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron approves the report by Denise Van Amersfoort, Senior Planner, dated December 4, 2019, titled Housing Initiative – Residential Intensification Guidelines, as presented for information.

BACKGROUND:

At the September 4, 2019 meeting, Council directed staff to proceed with Terms of References for several housing initiatives. One of three initiatives which will be led by the Planning & Development Department is the Residential Intensification Guidelines. The following defines the Terms of Reference for this initiative.

COMMENTS:

Purpose

Residential Intensification Guidelines are a tool that would help to address issues commonly raised during planning applications for higher density residential developments. The purpose of the Guideline is to explain and illustrate how residential intensification can be sensitively designed and integrated into existing neighbourhoods. The Guideline will include general information about residential intensification, in-sight into how residential intensification projects are reviewed, and design considerations that help to successfully incorporate intensification into neighbourhoods. The benefits for the developer a more clear understanding of the design considerations that need to be integrated into intensification projects.

Product

The main product will be a document which provides design direction for residential developments. The Guidelines will outline how design choices can impact compatibility between new developments and the existing scale and character of neighbourhoods. The Guidelines will be used by planners, architects/designers, land owners, staff and community members.

Further to the main document, the Department will produce 'how to' guides which outline a step-by-step process for certain types of residential projects such as incorporating an additional dwelling unit into an established lot. The Guidelines will be formatted to make the design objectives user-friendly and accessible. Checklists will be included to provide a quick summary of design objectives; an example would be that on a corner lot, the design should consider how the building interacts with both streetscapes and include architectural details on both sides.

The Guidelines will be reviewed with applicants during mandatory pre-consultation meetings and applicants will be encouraged to share the Guidelines with their architect/designer. Where the proposed design does not meet the Guidelines, applicants will be required to explain how the

broader goals are met. The Guidelines are not regulations, they are meant to give guidance and to allow flexible design responses. The Guidelines will be used most often during Site Plan Control applications. It should be noted that, unless there is a required planning application, there will be no trigger for the Guidelines for single detached, semi-detached, or multiple attached units where they are up to three (3) units; this is because most municipalities in Huron County apply Site Plan Control to residential projects containing four (4) or more units.

Process and People

The Residential Intensification Guidelines will be prepared with input from a broad range of stakeholders, including the public, development community, local municipal staff and industry professionals such as architects and planners. Input will be solicited through a variety of means including key informant interviews and focus groups.

It is proposed that an Urban Designer be engaged to provide illustrations of various design concepts; the purpose of the illustrations will be to further clarify design objectives.

Once prepared, a draft of the Guidelines will be posted online for public input, displayed at local libraries and municipal offices, and presented to local community groups such as BIAs and the Bluewater Builders Association.

The Guidelines will be presented for adoption to local municipalities. The Guidelines will be accompanied by any proposed amendments to municipal by-laws (e.g. Site Plan Control By-law) to ensure implementation is consistent and effective. The Guidelines are related to and support the other two Planning & Development led housing initiatives: Planning Document Review and Residential Pre-Zoning.

OTHERS CONSULTED:

CAO Wark, Economic Development and Housing, Property and Social Services staff.

IT IMPACTS

FINANCIAL IMPACTS:

Within draft 2020 budget (includes staff time and \$40,000 for architectural/urban design drawings).

COUNCIL PRINCIPLES:

Long-term fiscal sustainability, Economic prosperity, Engaged community, Service excellence, Community-centered

SMT VALUES:

SMT MANTRAS:

ATTACHMENTS:

Description	Type	Upload Date	File Name
No Attachments Available			

CORPORATION OF THE COUNTY OF HURON

TO: Warden and Members of County Council - Day 2
FROM: Sandra Weber, Director and Denise Van Amersfoort, Senior Planner
DATE: 12/4/2019
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron approves the report by Denise Van Amersfoort, Senior Planner, dated December 4, 2019, titled Housing Initiative – Planning Document Review, as presented for information.

BACKGROUND:

At the September 4, 2019 meeting, Council directed staff to proceed with Terms of References for several housing initiatives. One of three initiatives which will be led by the Planning & Development Department is the Review of Planning Documents. The following defines the Terms of Reference for this initiative.

COMMENTS:

Purpose

Official Plans have policies which guide residential development and have significant impact in terms of the type of development which is permitted and built in different areas. Zoning By-laws are the tool which implements the vision of the Official Plan through minimum and maximum requirements for development. A review of all residential Official Plan policies and zoning provisions is required to ensure that the standards are achieving current and future housing needs of the community.

Product

The review will result in a series of recommended Official Plan Amendments and Zoning By-law Amendments. The goal is to have consistency across the County while also recognizing that contextual differences need to be reflected in the planning approach. For example, fully serviced settlement areas will be able to achieve a denser form of housing than those areas which rely on private services. The overall goal is to create a more flexible planning regime for residential projects where concerns of the residents are integrated through the introduction of the Residential Intensification Guidelines into the site planning process rather than being integrated by a case by case basis.

People and Process

Planning & Development staff will lead the review process as follows:

1. Review each Official Plan with a 'housing-friendly' lens, identify policies which could be made more flexible and introduce new policies which support attainable housing development.

2. Review commonly amended zoning provisions for multi-unit developments.
3. Interview local developers to identify which zoning provisions have been problematic. A developer in Goderich has identified that the requirement for minimum private amenity areas is an outdated approach.
4. Hold detailed discussions with municipal staff from each local municipality to ensure the proposed amendments reflect the needs of each community.
5. Present recommended Official Plan Amendments and Zoning By-law Amendments to local Councils for consideration under the Planning Act process (involving public notification, public meetings, etc).

OTHERS CONSULTED:

CAO Wark, Economic Development, and Housing, Property and Social Services staff.

IT IMPACTS

FINANCIAL IMPACTS:

Within draft 2020 budget for staff time.

COUNCIL PRINCIPLES:

SMT VALUES:

SMT MANTRAS:

ATTACHMENTS:

Description	Type	Upload Date	File Name
No Attachments Available			

CORPORATION OF THE COUNTY OF HURON

TO: Warden and Members of County Council - Day 2
FROM: Sandra Weber, Director and Denise Van Amersfoort, Senior Planner
DATE: 12/4/2019
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron approves the report by Denise Van Amersfoort, Senior Planner, dated December 4, 2019, titled Housing Initiative – Residential Pre-Zoning, as presented for information.

BACKGROUND:

At the September 4, 2019 meeting, Council directed staff to proceed with Terms of References for several housing initiatives. One of three initiatives which will be led by the Planning & Development Department is a Residential Pre-Zoning project. The following defines the Terms of Reference for this initiative.

COMMENTS:

Purpose

For large undeveloped parcels, the traditional approach has been to zone the parcel Future Development until such time as a proposal is brought forward. One option is to pre-zone these larger parcels and set minimum requirements for density.

The advantage of this practice is that it would streamline the development process by removing the need for a Zoning By-law Amendment. A potential criticism of this approach is that the change to zoning would be proposed in the absence of a development proposal which may make it more challenging for neighbours to comment on. The goal would be to balance the interests of neighbouring residents with the design direction provided in the Residential Intensification Guidelines.

Product

The product would be an increased number of sites which are zoned for higher density residential development across the County. There are currently a limited number of vacant sites zoned for higher density residential uses (e.g. R3) across the County.

People and Process

This approach would best be applied in a few voluntary 'pilot' scenarios to test the validity and identify potential improvements to the process. It should be noted that pre-zoning does not include completing any of the required studies; this would be flagged for the developer or future purchaser through the use of a Holding Zone in the Zoning By-law.

The proposed process is as follows:

- Planning staff will meet with local municipal staff to identify potential candidate sites.
 - Contact will be made with owners of candidate sites to assess interest. No site would be pursued unless the owner provided full endorsement.
 - Develop specific zoning for each candidate site based on neighbourhood factors and the forms of housing which are permitted.
- Municipally initiated Zoning By-law Amendment process under the Planning Act (which would follow the typical process of circulation to the neighbours, holding of a public meeting, etc). It is acknowledged that local municipalities are taking on some level of risk by initiating the Zoning By-law Amendment process; this will be discussed early in the process and evaluated on a case by case basis.

OTHERS CONSULTED:

CAO Wark, Economic Development and Housing, Property and Social Services staff.

IT IMPACTS

FINANCIAL IMPACTS:

Within draft 2020 budget for staff time.

COUNCIL PRINCIPLES:

Long-term fiscal sustainability, Economic prosperity, Engaged community, Service excellence, Community-centered

SMT VALUES:

SMT MANTRAS:

ATTACHMENTS:

Description	Type	Upload Date	File Name
No Attachments Available			

CORPORATION OF THE COUNTY OF HURON

TO: Warden and Members of County Council – Day 2
FROM: Chris Watson, Economic Development Officer
DATE: 12/18/2019
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron approves the report by Chris Watson, Economic Development Officer, dated December 18, 2019, titled Community/Business Funded Housing Consortium, as presented for information.

BACKGROUND:

At the September 4, 2019 meeting, Council directed staff to proceed with Terms of References for several housing initiatives. One of these initiatives is the Community/Business Funded Housing Consortium, identified as initiative (5) from the report. The following defines the Terms of Reference for this initiative.

Purpose

The Community/Business Funded Housing Consortium would provide a means for either businesses in need of labour, community members with available capital, and/or municipalities with surplus lands to invest in housing projects that would result in more “Attainable Housing” being built.

Those housing projects would, as much as possible, provide an opportunity for workers at Huron County employers to own their own home.

Product

The outcomes of this project would include:

1. A preliminary plan that would identify a step by step process to bring together stakeholders to work together and generate housing.
2. A Cost Model that identifies anticipated capital and operating costs as well as anticipated rates of return for investment partners.
3. A pilot housing project that tests the feasibility of the concept.
4. Assuming success in part 3, a scalable framework that could be replicated elsewhere in the county.

Process and People

Table 1 identifies the various stakeholders involved in this project and the anticipated roles they would play.

Table 1	

Stakeholder	Roles and Expectations
Economic Development Department Staff	<ul style="list-style-type: none"> ·Act as facilitator to bring together stakeholders ·Work with stakeholders to move the project forward
Huron County Housing and Property Services	<ul style="list-style-type: none"> ·Act as the “property manager” for all units owned by the Consortium ·Accept applications and manage rental units. ·Hold a portion of rental payments in escrow towards the potential buyer’s eventual purchase of the unit.
Investors – Including Business, Individual Community Members or Municipalities	<ul style="list-style-type: none"> ·Provide investment capital for housing projects in the form of either funding and/or lands ·Accept a lower than standard expected rate of return on investment capital
Financial Institution	<ul style="list-style-type: none"> ·Act as a financial partner to provide financing towards the purchase of land, or construction of roads/services in a development ·Provide mortgage financing to potential buyers
Potential Buyer	<ul style="list-style-type: none"> ·Work at a participating Huron County employer ·Fill out an application to and be accepted by Huron County Housing and Property services to enter the housing program ·Rent the home for a period of 5 years. ·Meet requirements set by the financial institution ·Purchase the home.

The Process would work as follows:

1. Economic Development staff will identify investors comprising 1-3 employers, community members and/or a municipality in a localized geographic area with available capital to invest in a housing project for Huron County workers.
2. Economic Development staff will coordinate meetings of Huron County Housing and Property Services Staff, Investors, and Financial Institutions with the clear goal of:
 1. Agreeing on a cost model and anticipated rate of return on their investment.
 2. Generating a partnership agreement identifying roles and responsibilities of partners and a framework for investment and realizing returns
 3. Agreeing on a process for identifying and accepting applicant Potential Buyers
 4. Identifying potential lands for a pilot project
3. Economic Development staff will coordinate the drafting of legal agreements to accept investment dollars.
4. Capital will be received from Investors.
5. Lands will be purchased and made shovel ready.
6. Employers will solicit applications from workers and submit applications to Huron County Housing Services for the purposes of accepting potential buyers.
7. Huron County Housing Services would enter into tenancy agreements with potential buyers.
8. For a period of at least five years, Huron County Housing Services would hold a portion of rental payments in escrow. As long as the Potential Buyer remains in the unit and is a tenant in good standing, the portions of funds held in escrow would be offered to the Potential Buyer as a downpayment towards securing a mortgage on the unit.
9. Based on experiences gained and lessons learned implementing the pilot project refine

the process and agreements for implementation elsewhere in the County.

COMMENTS:

OTHERS CONSULTED:

IT IMPACTS

FINANCIAL IMPACTS:

Staff time managed within budget. The EcDev 2020 budget would include \$20,000 for legal fees to draw up contracts and agreements.

COUNCIL PRINCIPLES:

Long-term fiscal sustainability, Economic prosperity, Engaged community, Community-centered

SMT VALUES:

Support

SMT MANTRAS:

Yes, if....., Tell me how it's good for Huron County

ATTACHMENTS:

Description	Type	Upload Date	File Name
No Attachments Available			

CORPORATION OF THE COUNTY OF HURON

TO: Warden and Members of County Council - Day 2
FROM: Christine Hoffman, Manager, Housing Services and Barbara Hall, Director, Social and Property Service
DATE: 12/18/2019
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron approves the report by Christine Hoffman, Manager, Housing Services, dated December 18, 2019, titled Rental Build, as presented for information.

BACKGROUND:

At the September 4, 2019 meeting, Council directed staff to proceed with Terms of Reference for several housing initiatives. One of two initiatives which will be led by the Social and Property Services Department is a Rental Build.

The following defines the Terms of Reference for this initiative.

COMMENTS:

Purpose

The Huron County Long-Term Affordable Housing and Homelessness Plan has a goal to expand access to affordable housing in the County.

The County has received funding under the Ontario Priorities Housing Initiative (OPHI) program, and has earmarked the majority of the 2020 and 2021 allocations toward an affordable housing rental build to increase access to affordable housing in the County.

Product

The total OPHI funding is \$371,315 for the build over 2 years, plus an additional \$24,315 for soft costs, such as legal fees. This funding is anticipated to create 3 to 4 additional affordable units.

Units funded under the affordable housing component would be required to rent at 80% of the average market rent for the area. It is possible, and encouraged, for the proponent to construct additional units that may be rented at market rate to increase the socio-economic blend of the property.

Process and People

A request for proposal (RFP) will be developed to meet program guidelines and will be publicly advertised in the first quarter of 2020.

Submitted proposals will be reviewed by an evaluation committee consisting of Huron County staff. A report will subsequently be presented to County Council on behalf of the evaluation committee outlining the response to the RFP and will include the recommendation for Council to enter into a Contribution Agreement with the successful proponent.

OTHERS CONSULTED:

IT IMPACTS

FINANCIAL IMPACTS:

The rental build for the affordable units will be 100% provincially funded under the Ontario Priorities Housing Initiative.

COUNCIL PRINCIPLES:

Economic prosperity, Engaged community, Service excellence, Community-centered

SMT VALUES:

Integrity, Trust, Support, Respect, Honesty

SMT MANTRAS:

Tell me how it's good for Huron County

ATTACHMENTS:

Description	Type	Upload Date	File Name
No Attachments Available			

CORPORATION OF THE COUNTY OF HURON

TO: Warden and County Councillors
FROM: Cody Joudry, Director and Chris Watson, Economic Development Officer
DATE: 12/18/2019
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron approves the report by Chris Watson dated December 6, 2019, titled Development Ready Lots for Multi-Unit Residential, as presented.

BACKGROUND:

At the September 4, 2019 meeting, Council directed staff to proceed with Terms of References for several housing initiatives. One of these initiatives is preparing Development Read Lots for Multi-Unit Residential Development, identified as initiative (7) from the report. The following defines the Terms of Reference for this initiative.

Purpose

Preparing Development Ready Lots for Multi-Unit Residential Development would provide a direct means for the municipalities to create "Shovel Ready" lots for higher density and/or lower cost "Attainable Housing" development.

As the owner of the lands, the Municipality would be able to control the type of development as a condition of sale to a builder/development.

One of the biggest challenges facing municipalities is the ability to assess the overall costs and economic impact of an investment made by the Municipality. This model would provide a quick and relatively easy means to undertake a high level financial assessment.

Product

The outcome of this project would be a toolkit which includes a guide and financial modelling tool that could be used by municipalities to assess the financial viability of potential housing projects and outline the process.

The Financial Model prepared by the Economic Development Department would quantify the anticipated capital costs versus anticipated returns, including funds realized by the eventual sale of serviced lands as well as the increased tax revenue resulting from the improvements to lands.

Process and People

This project would be executed by Economic Development staff and expert financial consultants from the private sector.

The Process would work as follows:

1. Economic Development staff will complete a financial model that identifies capital and operating costs as well as expected rates of returns.
2. Economic Development staff will engage the services of a professional consultant to provide a review and, if necessary, update to the model.
3. Economic Development staff would identify best practices for local governments creating "Shovel Ready" lands and create a guide.
4. Prepare a "fill in the blank" purchase and sale agreement between Municipalities and developers which includes performance and development standards.

COMMENTS:

OTHERS CONSULTED:

IT IMPACTS

FINANCIAL IMPACTS:

This initiative would require approximately \$10,000 for professional services to review and update the financial model developed by Economic Development Staff.

COUNCIL PRINCIPLES:

Long-term fiscal sustainability, Economic prosperity, Engaged community, Service excellence, Community-centered

SMT VALUES:

Support

SMT MANTRAS:

Yes, if....., Tell me how it's good for Huron County, Have honest conversations

ATTACHMENTS:

Description	Type	Upload Date	File Name
No Attachments Available			

CORPORATION OF THE COUNTY OF HURON

TO: Warden and Members of County Council – Day 2
FROM: Christine Hoffman, Housing Services Manager and Erin Schooley,
Homelessness Programs Supervisor
DATE: 12/18/2019
SUBJECT:

RECOMMENDATION:

RECOMMENDED MOTION:

THAT:

The Council of the County of Huron approves the report by Christine Hoffman, Housing Services Manager, and Erin Schooley, Homelessness Programs Supervisor, dated December 18, 2019, titled Public Education Campaign, as presented for information.

BACKGROUND:

At the September 4, 2019 meeting, Council directed staff to proceed with Terms of Reference for several housing initiatives. One of two initiatives, which will be led by the Social and Property Services Department, is the Public Education Campaign.

The following defines the Terms of Reference for this initiative.

COMMENTS:

Purpose

The purpose of a public education campaign in reference to housing is to broaden the understanding of the residents of Huron County regarding the importance and benefits of creating affordable housing and its impact to all members of the community.

A public education plan, done in concert with Huron County Council, Economic Development Department, Social and Property Services Department and the Planning Department, is an essential component to supporting an increase of housing in the County. The development of a comprehensive campaign enables a better understanding of both the breadth of need, and the positive outcomes for Huron. By creating an effective campaign, communications can help humanize the story of those who are being directly impacted by the critical shortage of housing in the community. The strategy would not only include the understanding of those precariously housed or homeless but also how housing benefits the economic prosperity of the region.

As thousands of Ontarians are on waitlists for housing, so too has Huron County seen mounting pressure on community housing, private market rental units and the often out-of-reach mortgage rates for potential home owners. These challenges are felt across demographics from the working low-income households to young professionals unable to break into home ownership. An effective campaign will not only shed light on these situations, but will provide insight as to how everyone can participate in eliminating these issues collectively. Furthermore, the campaign will bring everyone into the conversation and welcome input and unique Huron solutions that could be explored.

By way of a public education plan, a key priority needs to include information that dispels

myths about affordable developments better enabling Huron to strengthen its value of inclusivity.

Product

The product will be a multi-year, multi-media approach in order to reach today's decision makers, and tomorrow's leadership.

Campaign components would include:

- Social media platforms with banners that carry the campaign brand and key messaging.
- Campaign branded print material distributed throughout the County.
- Radio features; earned and paid promotion.
- In person staff presentations and fireside conversations with groups such as service clubs and municipal councils to support the flood of media components, field questions and inspire conversations and ideas.

A critical component of the public education campaign will be to listen to the community.

- The campaign needs to be designed to offer appropriate flexibility so that it can be responsive to the feedback heard and can meet the community where they are at.

The final product will need to reflect the purpose of affordable housing and supporting initiatives set out by municipal policies and provincial strategies.

Process and People

The process of developing an affordable housing campaign would include planning conversations with Economic Development, Planning and Social and Property Services. From this, a sub-committee will be formed to start the process of engaging a designer and creating the campaign theme and brand. Included in the sub-committee priorities is to establish all appropriate mechanisms to reach the intended audience.

OTHERS CONSULTED:

Cody Joudry, Director, Economic Development Department

IT IMPACTS

FINANCIAL IMPACTS:

The forecasted budget for a public education campaign includes staff time and an estimated \$6,000 for campaign branding design, print material and radio advertisements.

COUNCIL PRINCIPLES:

Economic prosperity, Engaged community, Service excellence, Community-centered

SMT VALUES:

Integrity, Trust, Support, Respect, Honesty

SMT MANTRAS:

Tell me how it's good for Huron County, Have honest conversations

ATTACHMENTS:

Description	Type	Upload Date	File Name
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Report to the Council on March 3, 2020

Subject: 2020 Contract for Repairs to Structure M190 on Clegg Line, and Structure T090 on Kieffer Line

Presented by: Mike Alcock

- **Recommendation:** That the Council of the Municipality of Morris-Turnberry accept the tender of AJN Builders Inc. for Contract No. BR1328 / BR 200B Repairs to structure M190 on Clegg Line and structure T090 on Kieffer Line for the estimated value of \$494,620.78.00 (based on estimated quantities and excluding HST) and authorize the Mayor and Clerk to execute the tender and all other required documents.

Executive Summary:

The proposed 2020 Public Works Budget includes \$500,000 for repairs to structure M190 on Clegg Line and \$125,000 for repairs to structure T090 on Kieffer Line for a total of \$625,000 based on recommendations from the Bridge Inspection Report.

The tender closed at 12:00 PM on February 21, 2020 at the Municipality of Morris-Turnberry office. Seven contractors picked up tenders and 2 submitted tender forms for the Tender.

The scope of work on M190 includes concrete patch repairs, and replacement of concrete curbs and railings. The scope of work on T090 includes concrete patch repairs to the deck and railings and expansion joint repairs. Both bridges will be closed for the duration of the work on each bridge.

Comments:

Tenders were open in the presence of the Engineer and Municipality of Morris-Turnberry Staff.

The following table summarizes the tender prices received February 21, 2020:

	Contractor	Total Tender Price	Over (Under) Low Bid
1	AJN Builders Inc.	\$437,717.50	0.0 %
2	VanDriel Excavating Inc.	\$544,468.39	24.3 %
	Budget Estimate	\$473,900.00	8.3 %

Bid Prices do not include HST

AJN Builders has a good reputation in the area and has satisfactorily completed similar projects for Morris-Turnberry in the past.

The values in the table above include \$34,000 of contingencies for unforeseen.

At the November 19th, 2019 Council meeting, Morris-Turnberry Council endorsed early tendering for the proposed bridge work in January 2020. Benefits of early tendering this bridge work include:

- Allowing the Contractor to schedule around the timing Window for in water work (anticipated as July 15 – Sept. 30).
- Obtaining approvals from regulatory agencies regarding in water work.
- Economics of early tendering and construction.
- Workload of qualified consultants.
- Anticipated workload of qualified contractors as the season progresses.

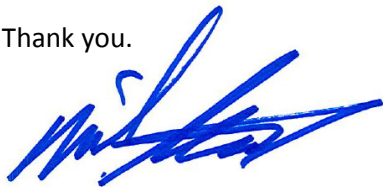
Budget:

The Morris-Turnberry Public Works Department included \$625,000 for the rehabilitation and contract administration of these 2 structures in the proposed 2020 Public Works Budget.

The expected cost to complete the construction including the effective rate of HST (1.76%) is \$445,421.33. The expected cost of Contract Administration including an allowance of \$12,600 for aquatic species relocation is \$62,175.36 including the effective rate of HST.

The total expected budget impact to complete these bridge projects is \$507,596.69. This value represents a savings of \$117,000, or 18.8% below the proposed budget amount to complete this construction.

Thank you.



Mike Alcock, Director of Public Works



Report to the Council on March 3rd, 2020

Subject: Tender for New 2,600 Gallon Slip-in Tank c/w Pump and Gravity Spray Bar for Water Application on Gravel Roads.

Presented by: Mike Alcock

- **Recommendation:** That the Council of the Municipality of Morris-Turnberry accept the tender of:
- Precision Industries Guelph Ltd., for MT 20-601 - 2,600 gallon slip-in water tank, c/w pump and gravity spray bar as specified, for the amount of \$26,000.00 (excluding HST).
- and authorize the Mayor and CAO-Clerk to execute the tender and all other required documents.

Executive Summary:

At the February 4th, 2020 Council Meeting, Morris-Turnberry Council endorsed tendering for a water tank prior to budget approval for the application of water on maintenance gravel. Early tendering of this item is time sensitive to ensure the tank arrives in time for maintenance gravel application. The lead time to take possession of the tank is estimated at 6 – 8 weeks.

The tender was advertised on the Municipalities website on February 6th, 2020 and closed at 12:00 pm February 26th, 2020. Six potential bidders picked up copies of the tender document with one bidder submitting a completed tender document during the bid period.

The proposed Public Works Budget includes \$25,000 for the replacement of our existing water tank and pump.

Comments:

The Municipality of Morris-Turnberry Public Works Department uses a water tank extensively when applying maintenance gravel, dust control and while placing and compacting construction gravel. Having access to our own tank is a benefit since finding an available tank when necessary is very difficult.

The single bid received is in the amount of \$26,000 (excluding HST). While researching various tank suppliers, the tank supplied by Precision Industries Guelph Ltd., was found to be the most economical tank on the market that suits the needs of the Municipality.

Budget:

The proposed public works budget included \$25,000 for the replacement of the existing water tank. The budget impact for the recommended tank will be \$26,457.60 (including 1.76% HST).

The \$1,457.60 short fall will be made up from savings from elsewhere in the Public Works Budget.

Thank you.



Mike Alcock

Director of Public Works



Belgrave Drinking Water System – 2019 Compliance Summary

This is a summary of the Belgrave well supply's regulatory compliance. A complete summary of flows, chemical use, laboratory analysis and activities on the system was submitted with the Annual Report.

System Description

The Belgrave water system is characterized as a "secure ground water" system and is classified as a large municipally owned water system. The well house and its equipment have a daily maximum capacity to deliver 501 cubic metres of potable water per day to the Belgrave community in Morris-Turnberry and the Humphrey subdivision in North Huron.

The current water sources are two secure deep bed rock wells. The Jane St. production well is located at 32 Hamilton St. and the McCrea well is located at 23 McCrea St. Both are connected to the treatment plant at 28 McCrea St. via dedicated raw water mains.

The treatment plant is equipped with high lift pumps, backup diesel generator set, chlorinators, a chlorine contact reservoir, green sand filtration for iron removal and online monitoring. The system is controlled and monitored by an on-site PLC.

The Belgrave well supply was put in service May 1, 2007 and replaces the former Jane St, McCrea St. and Humphrey subdivision water systems. The Jane St. and McCrea St. wells were upgraded and retained as sources. The Humphrey subdivision well was abandoned. The Humphrey well house was retained and acts as a sample station and houses an on-line chlorine analyzer for the distribution system.

The distribution system in the Morris-Turnberry side of Belgrave was constructed in 2008 and is constructed of PVC with polyethylene services.

There is a connection to the Humphrey subdivision on the North Huron side. This distribution system is polyethylene and was constructed in the 1980's.

There is no elevated storage to maintain pressure and therefore, the system pressure is maintained using pressure tanks and the high lift pumps.

The system has no hydrants and lacks the capacity to provide fire flows.

Chemicals Fed

Disinfectant

Disinfection was achieved on the Belgrave well supply through the use of 6% sodium hypochlorite.

In the well house, this chemical was added prior to the water entering the chlorine contact chambers at dosages high enough to achieve both primary and secondary disinfection objectives. The chlorine dosages ranged from 2.35 mg/l to 3.64 mg/l. varying with the chlorine demand of the raw water.

The free chlorine residual was monitored at the point of entry to the distribution system with a target residual of 1.00 mg/l which is typical of the treated water in other municipal water systems.



Iron Removal

The well water at Belgrave has iron levels higher than what is considered aesthetically acceptable. The well house provides chemically assisted iron filtration through green sand pressurized filters. The chemical used is potassium permanganate. This chemical was fed to the raw water prior to the filters.

Flows

The Belgrave water system PTTW (permit to take water) # 5042-8Y5KVG allows 501 cubic metres per day from the combined wells: Jane Well 138.2 and McCrea 362.8. The permit was issued September 7, 2018 and the PTTW expires on October 31, 2022. This limit was not exceeded in 2019. A full summary of the 2018 flows can be found in the annual report.

The Drinking Water Works Permit (DWWP) #247-201 Issue 3 for the Belgrave Drinking Water System was issued on July 20, 2016. The maximum flow rate for the treated water is 6.9 litres per second. The limiting factor regarding flow is chlorine contact time in the chlorine contact reservoir. Flow monitoring is necessary to meet the regulatory CT requirements. Increased flows beyond 6.9 litres per second must have increased free chlorine residual to counter the decreased retention time in the chlorine contact chamber.

The combination of maximum flows through the chlorine contact reservoir and minimum free chlorine residuals exiting the contact reservoir did not exceed limitations in 2019 as recorded by the flow meters and the on-line chlorine analyzer.

The maximum flow in 2019 was 200 cubic meters per day or 39.9% of capacity.
The average flow in 2019 was 58 cubic meters per day or 11.57% of capacity.

Precautionary Boil Water Notices

No precautionary boil water notices were placed on the Belgrave system in 2019.

Boil Water Advisory

There were no Boil Water Advisories issued by the Huron County Health Unit on the Belgrave water system in 2019.

Adverse Water Quality Indicators AWQI

In 2019 there was one instance of adverse water quality in Belgrave, AWQI #145471 which can be found on page 20 of the annual report.

Annual Ontario Ministry of the Environment Inspection

The last Ministry Inspection for the Belgrave Drinking Water Supply was conducted on December 5, 2019 with a final rating of 100%.





Exceedances

Fluoride

O. Reg. 169/03 (Ontario Drinking Water Standard) has a MAC (maximum allowable concentration) of 1.5 mg/L for fluoride. The water from the Belgrave wells is monitored every 5 years for fluoride. The wells have naturally occurring levels that can exceed 1.5 mg/L. As required by O. Reg. 170/03 schedule 13 section 13.9 an AWQI (adverse water quality indicator) is filed every 60 months. On May 5, 2015, a sample was collected for this analysis. The sample was found to have a concentration of 1.48 mg/L, which is in compliance. The next water sample for Fluoride will be collected and analyzed on or before May 5, 2020.

Infrastructure Assessment

Regular contact is maintained with the Belgrave representative. The JobsPlus program is continually updated with preventative and corrective maintenance issues. A complete summary can be forwarded to the client upon their request. Through regular communication between the operating authority and the client, capital items are discussed. A list of capital items and concerns was discussed with Belgrave's representatives in December 2018.

The annual Management Review was conducted by the operating authority in July 8, 2019 as per the DWQMS requirement in Element 14. These regular discussions between the client and the operating authority for this water system are continued throughout the year by emails, phone calls, and meetings as per the requirements of Element 15 of the DWQMS.

The Internal Audit was last completed July 12, 2019 and the Risk Assessment was last completed October 19, 2017. An offsite External Surveillance Audit was completed by SAI on August 2, 2018. An Emergency Response Exercise was conducted as a follow-up response to a water main break that happened in Goderich on May 23, 2019, where several utilities were involved. An "After Action Report" was submitted to the utilities involved following the tabletop incident review.

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Annual Report

For the 2019 Operating Year

Belgrave Well Supply 2019 Operation and Maintenance Annual Report

□

PREPARED BY

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TO

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1.0 INTRODUCTION AND BACKGROUND

The purpose of the 2019 Annual Report is to document the operation and maintenance data for the Belgrave Well Supply for review by The Ministry of Environment, Conservation and Parks in accordance with O. Reg. 170/03. This report covers January 1, 2019 to December 31, 2019. A copy of this report will be submitted to the owner to be uploaded to the municipality's website and can be supplied to interested parties upon request.

2.0 DESCRIPTION OF WATER SYSTEM

The Belgrave Well Supply (DWS #220008257), is characterized as a ground water system and is classified as a large municipal residential system. The system consists of two wells, with a maximum capacity of 501 m³/day. The treatment building houses the controls for the system, chlorination and iron removal treatment, in-ground storage reservoirs and pressure system including pumps for the distribution system.

One production well is located at 32 Hamilton Street (near the intersection of Jane St and referred to as the Jane Street Well), and the other at 23 McCrea Street, with both wells connected to the treatment plant at 28 McCrea Street via dedicated raw water mains. The distribution system serves the community of Belgrave with a connection to the Humphrey Subdivision (North Huron).

The system serves a population of approximately 300 residents, with approximately 113 customer services in use (and 223 service connections total).

The system consists of a Class 2 Treatment and Class 1 Distribution and Supply, which is owned by the Municipality of Morris-Turnberry and operated by Veolia Water Canada, the Operating Authority.

The Jane Street well is 42.4 meters deep, equipped with a submersible pump with a rated capacity of 1.6 l/s, with instrumentation and control equipment, and discharges to a combined header.

The McCrea Street Well is 38.1 meters deep equipped with a submersible pump with a rated capacity of 4.2 Litres/second, with instrumentation and control equipment and discharges to a combined header.

Flow from each well is combined in a common filter influent header at the treatment plant where the flow is then split equally through three green sand filters, treated with sodium hypochlorite and then to an in-ground reservoir and a high lift pumping station.

The Jane Street well was drilled in October 1983 and The McCrea Street Well drilled in June 1976. Modifications and updates were made to the Jane Street and McCrea Street well systems in 2007 to form the new Belgrave Water Treatment System with a new treatment building.

Raw water is pumped from each well. Potassium permanganate is injected as part of the iron removal system. The filtered water is treated with sodium hypochlorite and then flows to an in-ground two cell storage and chlorine contact reservoir located below the treatment building. The treatment building has three (3) high lift submersible pumps and six (6) hydro pneumatic pressure tanks that supply and maintain the water pressure to the distribution system. The system is monitored and controlled by an onsite Programmable Logic Controller (PLC).

Back-up power is supplied by one 60 KW diesel standby generator with an automatic transfer switch located in the pump house.

There is no elevated storage tank. The system pressure is maintained using pressure tanks and the high lift pumps.

The system has no hydrants and capacity for fire protection is not provided.

The current water source is from two secure deep bed rock wells. Land use in the vicinity of the wells is a mixture of residential and institutional. There is no Municipal sanitary sewer system so the area is served by individual septic systems.

Disinfection is achieved on the Belgrave well supply through the use of 6 % sodium hypochlorite. This chemical is injected prior to the water entering the chlorine contact reservoir at a sufficient dosage to achieve both primary and secondary disinfection objectives.

The primary disinfection system consists of two 200 L solution tanks, with one duty and one standby chemical metering pump with automatic switch-over capability. An on-line free chlorine residual analyzer ensures continuous disinfection with high and low level parameter set points and alarms.

Primary disinfection is provided via Chlorine Contact Time within the reservoir. The Chlorine Contact provided is based on the provision of a minimum regulatory CT of 4.0, to provide 99% (2-log) inactivation of viruses. The design Chlorine Contact Time is based on 2-log inactivation of viruses at a minimum free chlorine residual of 0.2 mg/L (after contact time), raw water pH of 6-9 and a minimum water temperature of 5°C.

The chlorine dosage range varies with the chlorine demand of the raw water. The free chlorine residual is monitored at the point of entry to the distribution system, by an on-line chlorine analyzer, with a target residual of > 0.1.00 mg/l and < 2.00 mg/l.

The raw water from the wells at Belgrave has iron levels higher than what is considered aesthetically acceptable. Through the First Engineers report it was determined that the iron oxidized in the treated water and resulted in higher than acceptable turbidity levels within the distribution system. The treatment building provides iron removal through greensand filters. Potassium permanganate is injected into the water to oxidize the iron and to regenerate the greensand filters. This chemical is injected into to the raw water upstream of the filters.

The treated water is monitored and controlled by an on-site PLC. A PC at the site records the data generated by the PLC at the wells and treatment building.

Distribution piping typically ranges in size from 50 mm to 150 mm, and consists of PVC Polyethylene and High Density Polyethylene Piping.

Typical system pressure ranges from 40 P.S.I to 60 P.S.I.

3.0 SUMMARY OF WATER QUALITY MONITORING

3.1 Water Treatment Equipment Operation and Monitoring

3.1.1 Point of Entry Chlorine Residual

Chlorine residuals are continuously measured using a HACH CL17 online chlorine analyzer and verified for accuracy using hand-held HACH pocket colorimeters. **Table 1** shows the monthly average of free chlorine residual values on the treated water at the point of entry.

3.1.2 Distribution Chlorine Residual

Chlorine residuals in the distribution system are continuously monitored at the Humphrey sample station using a HACH CI17 online chlorine analyzer and recorded on the SCADA system. They are also verified using a HACH pocket colorimeter.

Table 1 – Treated and Distribution Chlorine Residuals for Belgrave Drinking Water System

Date	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	Min	Max	# Samples
Average Treated Chlorine Residual (mg/L)	1.52	1.42	1.37	1.72	1.59	1.35	1.40	1.56	1.44	1.47	1.45	1.46	1.48	0.67	2.23	8760
Average Distribution Chlorine Residual (mg/L)	1.42	1.31	1.25	1.54	1.47	1.21	1.22	1.26	1.14	1.19	1.19	1.23	1.29	0.80	1.96	8760

3.1.3 Turbidity

Turbidity is measured daily using a pocket turbidimeter. **Table 2** provides a summary of raw turbidity results. The maximum raw turbidity measured was **0.33** NTU.

Table 2. – Raw Water Turbidities for Belgrave Well Supply

Date	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	Min	Max	# Samples
Average Jane Well Turbidity (NTU)	0.27	0.30	0.22	0.21	0.16	0.25	0.20	0.14	0.21	0.16	0.16	0.11	0.21	0.11	0.32	13
Average McCrae Well Turbidity (NTU)	0.27	0.25	0.22	0.18	0.17	0.81	0.13	0.23	0.21	0.16	0.12	0.13	0.24	0.12	0.81	13

3.2 Microbiological Sampling

3.2.1 Raw Water Samples

Raw water samples are taken every week. In 2019, a total of 53 samples from Jane well and 53 samples from McCrea Well were collected and analyzed for E. coli and Total Coliforms. Each Total Coliform and E. coli result obtained was 0 cfu/100 ml. **Table 3a** and **Table 3b** provide a summary of bacteriological results performed on the raw water.

Table 3a – Microbiological Results for Raw Water at Belgrave Well Supply Jane Well

Date	E. coli			Total Coliform		
	# Samples	# Samples 0	# Samples ≥1	# Samples	# Samples 0	# Samples ≥1
Jan	5	5	0	5	5	0
Feb	4	4	0	4	4	0
Mar	4	4	0	4	4	0
Apr	5	5	0	5	5	0
May	4	4	0	4	4	0
Jun	4	4	0	4	4	0
Jul	5	5	0	5	5	0
Aug	3	3	0	3	3	0
Sep	5	5	0	5	5	0
Oct	5	5	0	5	5	0
Nov	4	4	0	4	4	0
Dec	5	5	0	5	5	0
Total	53	53	0	53	53	0

Table 3b Microbiological Results for Raw Water at Belgrave Well Supply McCrea Well

Date	E. coli			Total Coliform		
	# Samples	# Samples 0	# Samples ≥1	# Samples	# Samples 0	# Samples ≥1
Jan	5	5	0	5	5	0
Feb	4	4	0	4	4	0
Mar	4	4	0	4	4	0
Apr	5	5	0	5	5	0
May	4	4	0	4	4	0
Jun	4	4	0	4	4	0
Jul	5	5	0	5	5	0
Aug	3	3	0	3	3	0
Sep	5	5	0	5	5	0
Oct	5	5	0	5	5	0
Nov	4	4	0	4	4	0
Dec	5	5	0	5	5	0
Total	53	53	0	53	53	0

3.2.2 Treated Water (Point of Entry) Samples

One treated water sample from the point of entry is taken every week and analyzed for E.Coli, Total Coliforms and for Heterotrophic Plate Count (HPC). A total of 53 treated water samples were collected and analyzed for the above parameters. All samples were found to be safe. Each E. coli and total coliform result from the treated water was 0 cfu/100 ml. The range of HPC results were 0 – 2 cfu/100 ml. **Table 4** provides a summary of all bacteriological results performed on the treated water.

Table 4. – Microbiological Results for Point of Entry at Belgrave Well Supply ^a

Date	E. coli			Total Coliform			HPC		
	# Samples	# Samples 0	# Samples ≥1	# Samples	# Samples 0	# Samples ≥1	# Samples	Safe	Deteriorating
Jan	5	5	0	5	5	0	5	5	0
Feb	4	4	0	4	4	0	4	4	0
Mar	4	4	0	4	4	0	4	4	0
Apr	5	5	0	5	5	0	5	5	0
May	4	4	0	4	4	0	4	4	0
Jun	4	4	0	4	4	0	4	4	0
Jul	5	5	0	5	5	0	5	5	0
Aug	3	3	0	3	3	0	3	3	0
Sep	5	5	0	5	5	0	5	5	0
Oct	5	5	0	5	5	0	5	5	0
Nov	4	4	0	4	4	0	4	4	0
Dec	5	5	0	5	5	0	5	5	0
Total	53	53	0	53	53	0	53	53	0

3.2.3 Distribution System

Distribution samples are collected every week and tested for E.Coli, Total Coliforms and for Heterotrophic Plate Count (HPC). In 2019, a total of 106 distribution samples were collected and analyzed for the above parameters. All E. coli results from the treated water were 0 cfu/100 ml. There was one instance of 1cfu/100ml of Total Coliform (see AWQI# 145474). The range of HPC results were 0 -7 cfu/100 ml. **Table 5** provides a summary of all bacteriological samples taken in the distribution system.

Table 5 – Microbiological Results for Belgrave Distribution System

Date	E. coli			Total Coliform			HPC		
	# Samples	# Samples 0	# Samples ≥1	# Samples	# Samples 0	# Samples ≥1	# Samples	Safe	Deteriorating
Jan	11	11	0	11	11	0	5	5	0
Feb	8	8	0	8	8	0	4	4	0
Mar	8	8	0	8	8	0	4	4	0
Apr	10	10	0	10	10	0	5	5	0
May	9	9	0	9	8	1	4	4	0
Jun	8	8	0	8	8	0	4	4	0
Jul	10	10	0	10	10	0	5	5	0
Aug	6	6	0	10	10	0	3	3	0
Sep	10	10	0	8	8	0	5	5	0
Oct	10	10	0	10	10	0	5	5	0
Nov	8	8	0	8	8	0	4	4	0
Dec	8	8	0	8	8	0	4	4	0
Total	106	106	0	105	104	1	52	52	0

3.3 Chemical Sampling & Testing

3.3.1 Inorganics

One treated water sample is taken every 36 months and tested for inorganics. The most recent samples for the Belgrave Drinking Water System were collected on March 1, 2017 and submitted to the laboratory for analysis of inorganics as listed in Schedule 23. All parameters were found to be within compliance. Inorganics will be sampled and analyzed again on or before March 1, 2020. Results from March 1, 2017 can be found in **Table 6**.

Table 6. – Schedule 23 Results for Belgrave Well Supply ^a

Parameter	Result (µg/L)	Maximum Allowable Concentration (µg/L)
Antimony	<0.02	6
Arsenic	.8	10
Barium	146	1000
Boron	21	5000
Cadmium	<0.003	5
Chromium	0.48	50
Mercury	<0.01	1
Selenium	<.04	10
Uranium	0.802	20

NOTE: New regulation standards changed in 2018 for Arsenic. The previous standard of 25µg/L changed January 2018, to the new standard of 10µg/L. The last sample taken in 2016 was within compliance at that time, the result was 0.8µg/L. The next sample is required before March 2020. Consideration and discussion of this parameter should be investigated as soon as possible.

3.3.2 Lead

Schedule 15.1 of Ontario Regulation 170/03 requires that samples be taken during two seasons: once between December 15 and April 15 and once between June 15 and October 15. The Maximum Allowable Concentration for Lead is 0.01 mg/L. In the two previous lead sampling seasons, pH and Alkalinity samples were taken on February 5, 2019 and again on July 18, 2019. The next lead samples are required in 2020. 2019 results can be found in **Table 7**.

Table 7. – Lead Sampling Program Results for Belgrave Drinking Water System

	pH	Alkalinity (mg/L)	Lead
Dec-Apr	7.68	237	n/a
Jun-Oct	8.17	236	n/a

3.3.3 Organics

One treated water sample is taken every 36 months and tested for schedule 24 organic parameters. The most recent samples were collected on March 1, 2017. All parameters were found to be within compliance. Organics will be sampled and analyzed again on or before March 1, 2020. 2017 sample results can be found in **Table 8**.

Table 8. – Schedule 24 Results for Belgrave Drinking Water System

Parameter	Result (µg/L)	Maximum Allowable Concentration (µg/L)
Benzene	<0.32	1
Carbon Tetrachloride	<0.16	2
1,2-Dichlorobenzene	<0.41	200
1,4-Dichlorobenzene	<0.36	5
1,1-Dichloroethylene	<0.33	14
1,2-Dichloroethane	<0.35	5
Dichloromethane	<0.35	50
Monochlorobenzene	<0.3	80
Tetrachloroethylene	<0.35	30
Trichloroethylene	<0.43	50
Vinyl Chloride	<0.17	1
Diquat	<1	70
Paraquat	<1	10
Glyphosate	<1	280
Polychlorinated Biphenyls	<0.04	3
Benzo(a)pyrene	<0.004	0.01
2,4-dichlorophenol	<0.15	900
2,4,6-trichlorophenol	<0.25	5
2,3,4,6-tetrachlorophenol	<0.20	100
Pentachlorophenol	<0.15	60
Alachlor	<0.02	5
Atrazine+N-dealkylated metabolites	<0.01	5
Atrazine	<0.01	-
De-ethylated atrazine	<0.01	-
Azinphos-methyl	<0.05	20
Carbaryl	<0.05	90
Carbofuran	<0.01	90
Chlorpyrifos	<0.02	90
Diazinon	<0.02	20
Dimethoate	<0.03	20
Diuron	<0.03	150
Melathion	<0.02	190
Methoxychlor	<0.01	900
Metolachlor	<0.01	50
Metribuzin	<0.02	80
Phorate	<0.01	2
Prometryne	<0.03	1
Simazine	<0.01	10

Terbufos	<0.01	1
Triallate	<0.01	230
Trifluralin	<0.02	45
2,4-dichlorophenoxyacetic acid	<0.19	100
Bromoxynil	<0.33	5
Dicamba	<0.20	120
Diclofop-methyl	<0.40	9
MCPA	<0.00012	.00012
Picloram	<1	190

3.3.4 Trihalomethanes

One distribution sample is taken every three months from a point in the distribution system and tested for Trihalomethanes (THMs) and Haloacetic Acids (HAAs). In 2019, samples were collected during the months of February, May, August and November. The Ontario Drinking Water Quality Standard (ODWQS) have set a Maximum Allowable Concentration (MAC) of 100 µg/L for THMs and it is expressed as a running annual average. There was previously no MAC for HAAs, in 2020 the new HAA MAC will be 80 µg/L. In 2019, the average THM was found to be 12.25 µg/L, which is within compliance. Refer to **Table 9** for the summary of trihalomethane and haloacetic acids results.

3.3.5 Nitrate & Nitrite

One treated water sample is taken every three months and tested for nitrate and nitrite. In 2019, samples were collected during the months of February, May, August and November. The Ontario Drinking Water Quality Standard (ODWQS) have set a Maximum Allowable Concentration (MAC) of 1 mg/L for nitrites and 10 mg/L for nitrates. The results were found to be within compliance. Refer to **Table 9**.

Table 9. – Nitrate, Nitrite ,THM and HAAs Results at Belgrave Drinking Water System

Date	Nitrate		Nitrite		THMs		HAAs	
	# Samples	Result (mg/L)	# Samples	Result (mg/L)	# Samples	Results (µg/L)	# Samples	Result (µg/L)
Feb	1	0.010	1	<0.003	1	12	1	<5.3
May	1	0.010	1	<0.003	1	15	1	<5.3
Aug	1	<0.006	1	<0.003	1	10	1	<5.3
Nov	1	0.013	1	<0.003	1	12	1	<5.3
Total	4		4		4		4	
Average		0.009		<0.003		12.25		<5.3
Maximum		0.013		<0.003		15		<5.3

3.3.6 Sodium

One water sample is collected every 60 months and tested for Sodium. The Ontario Drinking Water Standards (ODWQS) have set a Maximum Acceptable concentration (MAC) of 200 mg/L for Sodium and requires the Medical Office of Health be notified if the concentration exceeds 20 mg/L. These samples were last collected on March 5, 2018 and were found to be 16.6 mg/L, which is in compliance. The next water sample for Sodium will be collected and analyzed on or before March 5, 2023

3.3.7 Fluoride

One water sample is collected at least once in every 60 months and tested for Fluoride. The Ontario Drinking Water Quality Standards (ODWQS) have set a MAC of 1.5 mg/L. On May 5, 2015, a sample was collected for this analysis. The sample was found to have a concentration of 1.48 mg/L, which is in compliance. The next water sample for Fluoride will be collected and analyzed on or before May 5, 2020.

4.0 WATER AND CHEMICAL USAGE

4.1 Chemical Usage

Refer to **Table 10**. From January 1, 2019 to December 31, 2019, 78.72 kg of sodium hypochlorite was used to ensure proper disinfection.

Table 10. – Chemical Usage at Belgrave Drinking Water System

Date	Sodium Hypochlorite		Potassium Permanganate
	Usage (kg)	Average Dosage (mg/L)	Total Usage (L)
Jan	6.01	2.95	123.00
Feb	4.52	2.68	107.75
Mar	4.85	2.47	107.75
Apr	6.08	3.19	113.00
May	7.03	2.92	147.00
Jun	6.21	2.55	164.75
Jul	10.28	3.20	199.50
Aug	9.04	2.89	202.75
Sep	7.74	3.59	147.45
Oct	5.90	2.85	135.50
Nov	5.46	2.68	131.25
Dec	5.60	2.73	129.75
Total	78.72		1709.45
Average		2.89	

4.2 Annual Flows

A summary of the water supplied to the distribution system in 2019 is provided in **Table 11**. This Table provides a breakdown of the monthly flow provided to the distribution system.

Flow meters were calibrated on June 28, 2019 by Corix/Iconix and were found to be acceptable.

Table 11. – Treated Water Flows for Belgrave Drinking Water System

Date	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	Max	Total
Average Daily Flow (m³)	56	53	52	22	36	68	86	83	61	60	58	57	58		
Maximum Daily Flow (m³)	78	75	79	63	200	95	129	173	90	83	144	146		200	
Total Monthly Flow (m³)	1723	1490	1605	663	1131	2047	2662	2584	1839	1863	1748	1773			21,129

5.0 MINISTRY OF ENVIRONMENT INSPECTIONS AND REGULATORY ISSUES

The Ministry of the Environment, Conservation and Parks conducted an inspection on the Belgrave Drinking Water System on December 5, 2019, the results were 100%.

- Spring flushing occurred in June.
- Replacement of Stenner SVA sodium hypochlorite pumps and accessories with Grundfos DDA accessories
- Fall flushing occurred in October.

There was 1 adverse water events in 2019:

AWQI #145474 – On May 23rd There was a 1Total Coliform result from the Hamilton Street Sample Station samples. New samples were taken upstream, downstream and at the sample station, all results came back clear of Total Coliform and E. Coli.

7.0 MECP Regulatory Changes

It should be noted that there will be some upcoming changes to Ontario Regulation 170/03 and Ontario Regulation 169/03 that strengthen standards and clarify testing requirements as follows:

- Strengthen standards for Arsenic, Carbon Tetrachloride, Benzene, and Vinyl Chloride;
- Adopt new standards for Chlorate, Chlorite, 1-Methyl-4-Chlorophenoxyacetic acid (MCPA) and Haloacetic Acids (HAAs); (NOTE: Chlorate and Chlorite testing is only required for Municipal Drinking Water Systems using Chlorine Dioxide treatment equipment.)
- Clarify/optimize testing, sampling and reporting requirements for Trihalomethanes (THMs) and HAAs; and
- Remove 13 pesticides from testing requirements.

The aforementioned amendments will be phased in over the next four years to allow system owners and/or operators the opportunity to collect baseline information and complete required system upgrades. Currently, the new sampling, testing, reporting and re-sampling requirements, and the removal of 13 pesticides came into effect January 1, 2016. Refer to **Table 12** for the new Regulatory Requirements. Subsequent phase-in dates are:

- January 1, 2017: Testing requirements for HAAs and updates to standards for Carbon Tetrachloride, Benzene, Vinyl Chloride, Chlorate, Chlorite, and MCPA come into effect / require reporting
- January 1, 2018: Updates to standards for Arsenic come into effect / require reporting
- January 1, 2020: New standards for HAAs and HAAs testing optimization rule for smaller systems will come into effect / require reporting.

Table 12 – Regulatory Requirements

Parameter	Past Requirements		Amended Requirements	
	MAC	½ MAC	MAC	½ MAC
Arsenic	25 µg/L	12.5 µg/L	10 µg/L	5 µg/L
Benzene	5 µg/L	2.5 µg/L	1 µg/L	0.5 µg/L
Carbon Tetrachloride	5 µg/L	2.5 µg/L	2 µg/L	1 µg/L
Vinyl Chloride	2 µg/L	1 µg/L	1 µg/L	0.5 µg/L

Municipality of Morris-Turnberry							
Budget							
						Draft	
<i>DESCRIPTION</i>	Actual 2017	Actual 2018	Budget 2019	Actual 2019	Variance 2019	Budget 2020	Variance 2020
REVENUE:							
Taxation:							
Municipal Portion	3,353,343.82	3,398,722.20	3,461,041.35	3,461,851.64	810.29	3,975,929.53	514,888.18
County	1,902,000.22	2,000,981.27	2,167,514.00	2,158,480.07	(9,033.93)	2,356,112.43	188,598.43
Education	987,274.89	998,096.31	1,065,548.00	1,069,426.01	3,878.01	1,113,013.92	47,465.92
Total Taxation	\$6,242,618.93	\$6,397,799.78	\$6,694,103.35	6,689,757.72	(4,345.63)	7,445,055.88	\$750,952.53
Supplementary Tax-Municipal share	30,650.64	35,711.39	36,000.00	19,755.40	(16,244.60)	36,000.00	-
Payments In lieu of tax	37,187.57	38,512.64	40,000.00	45,351.13	5,351.13	40,000.00	-
Manual Adjustment	9,207.98	16,030.06	20,000.00	16,249.98	(3,750.02)	20,000.00	-
New Tax adjustments	5,378.54	(8,589.71)	-	-	-	-	-
Write offs	(60,882.77)	(96,429.28)	(75,000.00)	(51,616.72)	23,383.28	(80,000.00)	(5,000.00)
Street Lights	38,266.67	39,471.81	37,000.00	39,734.93	2,734.93	37,100.00	100.00
Grants:							
Ontario Municipal Partnership Fund (OMPF)	769,500.00	665,700.00	665,700.00	581,900.00	(83,800.00)	508,600.00	(157,100.00)
OMPF Reconciliation from prior years					-		
Court Security	2,245.00	2,391.00	2,477.00	2,477.00	-	2,060.00	(417.00)
Other Grants					-		
Drain Superintendent Grant	24,932.00	22,457.56	29,000.00	10,254.93	(18,745.07)	29,600.00	600.00
Gravel	16,951.98	13,757.80	15,000.00	19,771.91	4,771.91	15,000.00	-
Local Services (Policing)	2,214.45	2,323.25	1,734.00	1,733.82	(0.18)	-	(1,734.00)
LIDAR- joint with North Huron			12,500.00	-	(12,500.00)	12,500.00	-
Water-Clean Water	18,930.00	36,505.48	-	-	-	-	-
RED Grant			4,251.00	-	(4,251.00)	4,251.00	-
Cannabis Funding			10,000.00	15,000.00	5,000.00	-	(10,000.00)
Modernization Fund			360,473.00	360,473.00	-	-	(360,473.00)
Ontario Community Infrastructure Fund (OCIF)	55,016.00	77,740.00	117,716.00	117,716.00	-	120,830.00	3,114.00
Main Street Revitalization		40,738.27	-	-	-	-	-
Federal Gas Tax	103,766.07	108,707.31	106,055.47	108,080.09	2,024.62	106,055.47	-
Federal Gas Tax- Legacy Fund	1,837.01		-	-	-	-	-
Federal Gas Tax - Top Up			108,707.31	108,707.31	-	-	(108,707.31)
Huron County Ec Dev Grant	10,000.00		10,000.00	-	(10,000.00)	-	(10,000.00)
Waste Grants	32,877.02	34,583.92	34,000.00	37,064.84	3,064.84	37,000.00	3,000.00

DESCRIPTION	Actual 2017	Actual 2018	Budget 2019	Actual 2019	Variance 2019	Draft	
						Budget 2020	Variance 2020
Federal Funding:							
HST Recoverable & Collected on Sales	339,179.78	506,292.83	405,000.00	346,359.99	(58,640.01)	405,000.00	-
Interest:							
Interest - Tax	71,477.88	64,502.31	65,000.00	64,538.88	(461.12)	60,000.00	(5,000.00)
Interest - Investment	2,711.74	9,197.37	5,000.00	11,125.52	6,125.52	9,000.00	4,000.00
Interest - Municipal Drain	13,237.69	11,300.63	10,000.00	17,420.29	7,420.29	16,000.00	6,000.00
Interest - Tile Drain Loans	633.96	277.34	300.00	-	(300.00)		(300.00)
Interest - Lattimer Estate	1,591.00	1,597.57	1,200.00	1,616.16	416.16	1,946.00	746.00
Interest - School Fairs	325.12	308.81	67.00	315.44	248.44	67.00	-
Interest - R Nich & 125th & 140th	38.00	41.16	25.00	188.44	163.44	25.00	-
Interest - A/R Belgrave Water	30,483.58	28,864.27	27,389.80	27,302.11	(87.69)	29,000.00	1,610.20
Interest - Brussels Sewer	2,430.42	1,603.03	1,545.52	1,503.40	(42.12)	1,450.00	(95.52)
Loans:							
Infrastructure Loan Principal	-	-	-	-	-	-	-
CIBC - Loan 61 Corbet Drive Belgrave funded from reserves	-	-	-	-	-	-	-
Reserve:							
General Reserve from surplus					-		-
General Reserve - Modernization Fund					-	115,020.23	115,020.23
Equitable life to Reserve		11,425.00	-		-		-
Main Street Fund			40,738.00	40,738.27	0.27	26,575.54	(14,162.46)
Lattimer Estate			2,500.00	-	(2,500.00)		(2,500.00)
Road Reserve		650,000.00	-		-	125,000.00	125,000.00
Road Construction Reserve	250,000.00		77,608.00	77,608.00	-	-	(77,608.00)
Source Water Reserve					-		-
Equipment Reserve	425,184.83				-		-
Rd reserve from surplus		758,467.00	-		-		-
Recreation Reserve					-		-
Fire Reserve	210,898.84	200,000.00	-		-		-
Waste Disposal Reserve		11,776.27	-		-		-
Landfill - Scalehouse Replacement Reserve					-	20,000.00	
Wingham & Blyth Fire Reserve					-		-
Belgrave Kinsmen Park Reserve	3,663.36				-		-
Belgrave Water Asset Management Reserve					-	15,000.00	15,000.00
Streetlight Reserve					-		-
Waste Disposal:	228,492.64	229,992.24	234,400.00	269,261.10	34,861.10	252,850.00	18,450.00

DESCRIPTION	Actual 2017	Actual 2018	Budget 2019	Actual 2019	Variance 2019	Draft	
						Budget 2020	Variance 2020
License & fees:							
Dog Tags	14,530.46	14,358.00	14,500.00	14,075.00	(425.00)	14,000.00	(500.00)
Tax Certificates	3,445.00	4,630.00	5,000.00	4,035.00	(965.00)	4,000.00	(1,000.00)
Misc. Licences	2,250.00	3,336.00	3,000.00	2,620.00	(380.00)	3,000.00	-
Building Department:							
MT Permit Revenue	164,907.22	125,956.98	130,000.00	102,328.62	(27,671.38)	105,000.00	(25,000.00)
NH Contract	189,501.74	105,035.79	115,587.00	119,745.00	4,158.00	134,879.00	19,292.00
Zoning Certificates	2,920.00	3,205.00	4,000.00	4,110.00	110.00	4,000.00	-
Bldg Revenue-Drainage	-	19,576.88	20,000.00	36,102.47	16,102.47	78,833.00	58,833.00
Property Standards Revenue	-	38.07	-	221.89	221.89	2,400.00	2,400.00
Roads:							
Roads	89,666.00	74,061.50	80,000.00	71,207.43	(8,792.57)	80,000.00	-
Gravel-Woolcock /Rombouts Pit	285,000.00	-	-	-	-	-	-
Road Machinery Credit	295,601.25	330,967.50	330,000.00	288,682.50	(41,317.50)	330,000.00	-
Sale of equipment	-	36,825.00	35,000.00	29,774.00	(5,226.00)	5,000.00	(30,000.00)
Shared Services/Roads	29,629.48	-	-	-	-	-	-
Water:							
Water Fees - MT Landowners	95,841.18	100,604.64	103,921.44	104,448.96	527.52	119,245.25	15,323.81
Water Fees - NH Landowners	31,815.77	35,076.12	36,398.88	38,596.88	2,198.00	44,789.75	8,390.87
New User Connection Fees	-	250.00	500.00	400.00	(100.00)	500.00	-
New User Capital Pmts	-	-	-	7,974.56	7,974.56	-	-
Capital Replacement funds	-	4,142.53	1,914.68	7,569.20	5,654.52	-	(1,914.68)
Water- Capital-Landowners	-	10,974.56	11,422.10	-	(11,422.10)	-	(11,422.10)
Cross Border Utilities:	109,322.13	107,024.78	110,000.00	110,643.22	643.22	110,000.00	-
Municipal Drains:							
Pd by Landowners - Municipal Drain - Maintenance	37,595.54	31,499.87	112,800.00	88,814.32	(23,985.68)	221,300.00	108,500.00
Pd by Landowners - Municipal Drain - Capital	823,991.91	236,778.43	955,700.00	577,265.98	(378,434.02)	1,113,685.00	157,985.00

DESCRIPTION	Actual 2017	Actual 2018	Budget 2019	Actual 2019	Variance 2019	Draft	
						Budget 2020	Variance 2020
Pletch Property Development							
Sale of Pletch farm \$650,000-house			2,170,000.00	-	(2,170,000.00)	500,000.00	(1,670,000.00)
Pletch Property Land Rental			-	2,600.00	2,600.00	2,600.00	2,600.00
Other Income:							
Zoning Revenue	6,971.00	1,872.00	2,000.00	16,704.00	14,704.00	2,000.00	-
Planning Revenue	27,398.00	17,494.67	20,000.00	16,861.52	(3,138.48)	15,000.00	(5,000.00)
Planning Revenue - In lieu of Parkland	3,000.00	2,700.00	3,000.00	2,100.00	(900.00)	3,000.00	-
Planning Revenue - Dev Agree- Market Study			27,440.00	31,407.47	3,967.47	-	(27,440.00)
Planning Revenue - Lane Closure Revenue	6,921.00	3,030.76	2,000.00	1,624.55	(375.45)	1,000.00	(1,000.00)
Planning Revenue - Willis Development	7,730.93	11,094.44	12,000.00	14,056.75	2,056.75	12,000.00	-
Coyote Compensation	254.40	1,000.00	1,500.00	1,000.00	(500.00)	1,500.00	-
Livestock Claims Revenue		656.50	700.00	1,022.80	322.80	700.00	-
Bluevale Hall Rentals	2,471.20	3,726.60	3,500.00	3,661.20	161.20	3,500.00	-
History Book Sales	3,176.90	378.60	300.00	429.45	129.45	100.00	(200.00)
Misc. Revenue	7,842.00	7,594.75	8,000.00	14,637.85	6,637.85	8,000.00	-
Brussels Sewer Capital on Taxes	-	-	3,816.00	-	(3,816.00)	-	(3,816.00)
Insurance refund		1,144.80	-	-	-	-	-
Election Campaign Account		1.77	-	7.65	7.65	-	-
Surplus Election Account Funds				100.00	100.00	-	-
Smoke Detector	(48.68)	-	-	-	-	-	-
Road Agreement Revenue				5,000.00	5,000.00	-	-
Sale of Property - Belgrave Lots	107,000.00	-	75,000.00	75,000.00	-	-	(75,000.00)
Sale of Property - Turnberry School	362,000.00	-	-	-	-	-	-
Sale of Property - Walton Lot	5,001.00	-	-	-	-	-	-
Sale of Property - Lower Town Lots		97,500.00	-	-	-	-	-
Sale of Property - 236 Alice Street		570,102.14	-	-	-	-	-
Arthur St - Sewer/Water Construction	20,615.31	288,261.01	-	-	-	-	-
Shared Services/ General	993.00	-	-	-	-	-	-
Fire Revenue	6,004.24	-	-	-	-	-	-
	\$11,664,393.91	\$12,163,956.80	\$13,499,490.24	\$ 10,775,217.21	\$ (2,724,273.03)	\$ 12,331,018.12	\$ (1,168,472.12)

DESCRIPTION	Actual 2017	Actual 2018	Budget 2019	Actual 2019	Variance 2019	Draft	
						Budget 2020	Variance 2020
Expenditures:							
General Government:							
Council	99,858.02	102,658.54	95,000.00	79,814.02	(15,185.98)	85,000.00	(10,000.00)
Admin - Staff Expenses:							
Staff Wages, Benefits & Expenses	274,169.29	322,749.23	346,072.00	362,165.68	16,093.68	346,072.00	-
Administration Expenses:							
Office, Legal, Ads, H&S, Insurance, Misc. Exp...	174,136.65	159,019.87	151,200.00	153,076.58	1,876.58	156,550.00	5,350.00
Planning:							
Planning, Economic & Development Exp.	134,006.12	254,864.95	36,656.00	52,789.79	16,133.79	45,200.00	8,544.00
Development Expenses- Market Study			28,000.00	32,048.44	4,048.44	-	(28,000.00)
Land Sale Expenses- repayment loan	280,000.00	-		-	-		
Cross Border Utilities:	117,903.42	115,817.12	110,000.00	110,643.22	643.22	110,000.00	-
Street Lights							
Street Lights	38,266.67	39,471.81	37,000.00	39,734.93	2,734.93	37,100.00	100.00
Street Light Capital					-		
Conservation:							
MVCA, Saugeen, Source Water	65,665.00	80,230.83	85,241.94	93,723.37	8,481.43	91,452.00	6,210.06
Taxation:							
Collection Costs, Vacancy Refunds, Write Offs	54,832.27	7,228.63	11,000.00	12,478.40	1,478.40	13,000.00	2,000.00
HST Paid on Purchases:							
Recoverable HST Paid on Purchases	339,180.00	506,292.83	405,000.00	346,359.99	(58,640.01)	405,000.00	-
Protection to Animals:							
Dog Control	12,628.00	12,335.31	12,500.00	12,633.78	133.78	12,500.00	-
Livestock	224.00	1,626.50	2,000.00	1,932.80	(67.20)	2,000.00	-
Interest:							
Bank Service Charges & Loan Interest	61,041.15	59,570.72	44,767.32	57,578.37	12,811.05	46,150.00	1,382.68
Fire Budget:							
Fire Protection Costs	302,318.22	316,033.76	309,847.00	286,562.24	(23,284.76)	294,190.00	(15,657.00)
Huron East Buy In	210,898.84	-	-	-	-		

DESCRIPTION	Actual 2017	Actual 2018	Budget 2019	Actual 2019	Variance 2019	Draft	
						Budget 2020	Variance 2020
Building Department:	333,062.64	267,392.72	268,265.00	287,295.50	19,030.50	311,419.00	43,154.00
Property Standards:	-	-		5,565.39	5,565.39	10,084.00	10,084.00
Police Services	460,020.00	469,764.00	483,032.00	483,036.00	4.00	519,812.00	36,780.00
Water							
Belgrave Water System	128,237.50	187,553.33	111,600.00	119,880.04	8,280.04	173,400.00	61,800.00
Water Capital	142.46	-	-	-	-		
Small Water systems	762.93	1,405.86	1,700.00	87.87	(1,612.13)	-	(1,700.00)
Bluevale Drainage	3,381.17		-		-		
Roads	2,894,566.47	3,119,633.47	3,361,400.00	3,158,327.45	(203,072.55)	3,306,500.00	(54,900.00)
Park & Cemetery Maintenance:	15,076.88	15,076.08	19,250.00	7,888.13	(11,361.87)	17,705.00	(1,545.00)
Municipal Drainage:							
Drain Superintendent & Expenses	72,832.13	57,548.04	88,476.00	48,741.92	(39,734.08)	99,188.00	10,712.00
Municipal Drains - Maintenance	37,595.54	31,499.87	112,800.00	88,814.32	(23,985.68)	221,300.00	108,500.00
Municipal Drains - Capital	823,991.91	236,778.43	955,700.00	577,265.98	(378,434.02)	1,113,685.00	157,985.00
Bluevale Community Committee							
Bluevale Hall Rentals	2,471.20	3,726.60	3,500.00	3,661.20	161.20	3,500.00	-
Bluevale Hall Chair Lift Licence & Maintenance	891.00	911.35	1,000.00	694.00	(306.00)	1,000.00	-
Waste Disposal:	379,358.77	393,539.02	460,330.00	431,748.05	(28,581.95)	481,630.00	21,300.00
Emergency Services:							
Emergency Services	11,884.11	12,571.45	14,000.00	11,581.33	(2,418.67)	14,000.00	-
Generator Maintenance	1,760.70	1,283.30	1,500.00	1,788.61	288.61	2,000.00	500.00
Grants:							
General	71,692.97	74,819.35	85,082.25	87,034.79	1,952.54	36,933.00	(48,149.25)
Physician Recruitment	7,717.00	7,717.00	7,717.00	7,717.00	-	6,784.00	(933.00)
Recreation	155,696.44	141,857.88	146,782.00	146,544.16	(237.84)	180,007.00	33,225.00
BMG Special			6,000.00	-	(6,000.00)	-	(6,000.00)
Belgrave Development:							
Land Purchase		872,196.94	-		-	-	-
Carrying Costs			-	37,617.28	37,617.28	38,550.00	38,550.00
Consultant , Eng & Studies			80,000.00	53,325.29	(26,674.71)	100,000.00	20,000.00
Services			642,000.00	-	(642,000.00)	300,000.00	(342,000.00)

DESCRIPTION	Actual 2017	Actual 2018	Budget 2019	Actual 2019	Variance 2019	Draft	
						Budget 2020	Variance 2020
Reserve:							
Waste Disposal Reserve	11,080.00	16,542.86	22,500.00	21,169.69	(1,330.31)	12,500.00	(10,000.00)
General - Morris-Turnberry Working Reserve	169,381.00	85,816.00			-		
General - Main St. Fund				26,575.54	26,575.54		
General - Modernization Funds				209,920.79	209,920.79		
Land Sale to road reserve		-	650,000.00	-	(650,000.00)		(650,000.00)
General Reserve due to surplus	(107,816.68)	49,803.60	-		-		
Equipment Reserve	59,811.05				-		
Road Reserve from surplus	897,349.19	414,420.84		125,000.00	125,000.00		
Building Reserve	24,266.32				-		
Health Benefit Reserve		11,425.00			-		
Fire Reserve			200,000.00	-	(200,000.00)		(200,000.00)
Road Reserve- Asset Management	36,000.00	36,000.00	36,000.00	36,000.00	-	36,000.00	-
Road Reserve - Abraham Line Bridge		-			-		
Belgrave Water - New Well			25,000.00	25,000.00	-	-	(25,000.00)
Belgrave Water - Asset Management	6,135.00	-	6,135.00	6,135.00	-	6,135.00	-
Belgrave Water Capital Replacement	12,214.45		-	7,974.56	7,974.56	-	
Land Sale to Reserve	100,429.00	97,500.00	369,663.73	-	(369,663.73)		(369,663.73)
Cannabis Legalization Reserve	-	-	-	15,000.00	15,000.00	-	
Pletch Development	-	-	-	-	-	61,450.00	61,450.00
Capital:							
Land Purchase - 236 Alice Street		580,198.61	-		-	-	-
Main Street Fund - Expenditures			40,738.00	14,162.46	(26,575.54)	26,575.54	(14,162.46)
Office Upgrades - Furnace & Parking Lot Light			4,000.00	6,062.32	2,062.32	5,000.00	1,000.00
Lidar- Lower Town			12,500.00		(12,500.00)	12,500.00	-
RED edge of Brussels			5,000.00		(5,000.00)	5,000.00	-
Brussels Medical Dental - lift elevator			10,000.00	-	(10,000.00)	-	(10,000.00)
Modernization Fund Expenditures			360,473.00	150,552.21	(209,920.79)	115,020.23	(245,452.77)
Levies:							
County of Huron	1,902,000.22	2,000,980.95	2,167,514.00	2,158,480.07	(9,033.93)	2,356,112.43	188,598.43
Education	987,274.89	998,094.15	1,065,548.00	1,069,443.86	3,895.86	1,113,013.92	47,465.92
Total Expenses	11,664,393.91	12,163,956.80	13,499,490.24	11,071,632.42	(2,427,857.82)	12,331,018.12	(1,168,472.12)
Total Expenses	11,664,393.91	12,163,956.80	13,499,490.24	11,071,632.42	(2,427,857.82)	12,331,018.12	(1,168,472.12)
Total Revenue	11,664,393.91	12,163,956.80	13,499,490.24	10,775,217.21	(2,724,273.03)	12,331,018.12	(1,168,472.12)
	-	-	-	296,415.21	296,415.21	-	-
				Deficit		Balanced	

From: [Aggregates \(MNRF\)](#)
To: [Keyes, Jennifer \(MNRF\)](#)
Cc: [Desroches, Pauline \(MNRF\)](#); [Zeran, Rebecca \(MNRF\)](#)
Subject: Proposed regulatory changes under the Aggregate Resources Act
Date: Thursday, February 13, 2020 9:14:49 AM
Attachments: [ARA-RegER Posting -- Municipality Notification-12Feb2020_French.pdf](#)

Dear Ontario Heads of Council and Clerks,

The Ministry of Natural Resources and Forestry recognizes the critical role Ontario's municipalities play in the lives of Ontarians. We value our strong collaborative partnership with municipalities and the associations that represent their interests.

We want to advise you that the Ministry of Natural Resources and Forestry is proposing changes to the way extraction of aggregate resources are regulated in Ontario, and we are inviting your input on the changes proposed.

The Ministry has gathered perspectives from, industry, municipalities, Indigenous communities, members of the public, and other stakeholders. These proposed changes promote economic growth within the aggregate industry while also maintaining strong protection of the environment and addressing community impacts.

The key areas being proposed for change are summarized below for your convenience. However, we would encourage you to read the details of the proposed regulatory changes which can be found on the Environmental Registry notice# **019-1303** *Proposed amendments to Ontario Regulation 244/97 and the Aggregate Resources of Ontario Provincial Standards under the ARA* located [here](#).

The posting notice can also be viewed by searching for notice#**019-1303** at the following web link: www.ero.ontario.ca

We encourage you to provide feedback through the Environmental Registry process.

If you have any questions about the proposed changes, please call Rebecca Zeran at (705) 749-8422.

Kind Regards,

Jennifer Keyes
Director, Natural Resources Conservation Policy Branch
Ministry of Natural Resources and Forestry

Proposed regulatory changes include:

For new pits and quarries:

- enhancing the information required to be included in summary statements and technical

reports at the time of application

- improving flexibility in how some standard site plan requirements can be implemented and modernizing how site plans are created
- creating better consistency of site plan requirements between private and Crown land and better alignment with other policy frameworks
- updating the list of qualified professionals who can prepare Class A site plans
- updating the required conditions that must be attached to a newly issued licence or permit
- adjusting notification and consultation timeframes for new pit and quarry applications
- changing and clarifying some aspects of the required notification process for new applications
- updating the objection process to clarify the process
- updating which agencies are to be circulated new pit and quarry applications for comment

For existing pits and quarries:

- making some requirements related to dust and blasting apply to all existing and new pits and quarries (requirements which were previously only applied to new applications)
- updating and enhancing some operating requirements that apply to all pits and quarries, including new requirements related to dust management and storage of recycled aggregate materials
- providing consistency on compliance reporting requirements, while reducing burdens for inactive sites
- enhancing reporting on rehabilitation by requiring more context and detail on where, when and how rehabilitation is or has been undertaken
- clarifying application requirements for site plan amendments
- outlining requirements for amendment applications to expand an existing site into an adjacent road allowance
- outlining requirements for amendment applications to expand an existing site below the water table

- setting out eligibility criteria and requirements to allow operators to self-file changes to existing site plans for some routine activities without requiring approval from the ministry (subject to conditions set out in regulation)

Allowing minor extraction for personal or farm use:

- outlining eligibility and operating requirements in order for some excavation activities to be exempted from needing a licence (i.e., if rules set in regulation are followed). This would only be for personal use (max. of 300 cubic meters) or farm use (max. 1,000 cubic meters)



County of Haliburton

P.O. Box 399 – 11 Newcastle Street
Minden, Ontario K0M 2K0

705-286-1333 phone 705-286-4829 fax

Warden Liz Danielsen

Michael Rutter, CAO
mrutter@county.haliburton.on.ca

February 3, 2020

All Ontario Municipalities

Dear Sir/Madame:

Re: Tourism Oriented Destination Signage Fee Increases

Haliburton County and our local municipalities recently became aware of a significant increase in fees being charged to businesses by Canadian Tourism Oriented Destination Signage Limited. In a time when every effort is being made to remove barriers to prosperity, this change will take money directly from the “bottom line” of small and medium sized businesses and not-for-profits across the Province.

At their most recent meeting, Haliburton County Council passed the following resolution:

Whereas the Ministry of Heritage, Sport, Tourism, and Culture and the Ministry of Transportation supervise the delivery and maintenance of tourism oriented destination signage through a third party – Canadian TODS Limited;
And Whereas our tourism stakeholders and other enterprises rely heavily on this signage to direct customers to their businesses;
And Whereas Canadian TODS Limited recently advised their customers that fees will be doubling, beginning in 2020;
And Whereas this will result in significant financial hardship for those business owners:
Now therefore, be it resolved that the Haliburton County Tourism Committee and Haliburton County Council request that the Minister of Tourism, Culture and Sport and the Minister of Transportation reconsider or phase in this fee increase, allowing an appropriate amount of time for businesses to adjust;
And finally that those municipalities that support the resolution be requested to advise the Ministers noted above and their local MPP of their support.

All of the municipalities in the County of Haliburton recognize the value of this signage and the need for cost increases to meet inflation; however, we are asking that this fee increase be reconsidered and phased in to ease the burden on our stakeholders.

Thank you for your consideration of our request.

Yours truly,

Liz Danielsen
Warden



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

2020 Authority Meeting Schedule

Thursday February 20 – Annual Meeting / Volunteer Recognition	10:00 a.m.
Thursday April 2	1:00 p.m.
Thursday May 7	1:00 p.m.
Thursday June 4	1:00 p.m.
Thursday August 6	1:00 p.m.
Thursday October 1 – Budget Review	10:00 a.m.
Thursday November 5	1:00 p.m.
Thursday December 3	1:00 p.m.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

SAUGEEN VALLEY CONSERVATION AUTHORITY

MINUTES

Conservation through Cooperation

MEETING: Authority Meeting
DATE: Wednesday December 11, 2019
TIME: 1:00 p.m.
LOCATION: Administration Office, Formosa

CHAIR: Dan Gieruszak

MEMBERS PRESENT: Paul Allen, Mark Davis, Barbara Dobreen, Mark Goetz, Cheryl Grace, Tom Hutchinson, Steve McCabe, Don Murray, Mike Myatt, Diana Rae, Christine Robinson, Bill Stewart

ABSENT WITH REGRET: Maureen Couture, Sue Paterson

STAFF PRESENT: Dick Hibma, Interim General Manager/Secretary-Treasurer
Erik Downing, Manager, Environmental Planning & Regulations
Laura Molson, Manager, Accounting
Shannon Wood, Manager, Communications
Donna Lacey, Coordinator, Forestry
Nancy Griffin, Conservation Education Coordinator
Janice Hagan, Administrative Assistant

Chair Dan Gieruszak called the meeting to order at 1:02 p.m.

1. Adoption of Agenda

Dick Hibma requested to remove the correspondence from the consent agenda for further discussion.

MOTION #G19-78

Moved by Barbara Dobreen

Seconded by Steve McCabe

THAT the agenda be adopted as amended.

CARRIED

2. Declaration of Pecuniary Interest

No persons declared a pecuniary interest relative to any item on the agenda.

3. Minutes of the Authority Meeting – November 7, 2019

MOTION #G19-79

Moved by Cheryl Grace

Seconded by Mark Davis

THAT the minutes of the Authority meeting, held on November 7, 2019 be approved as circulated.

CARRIED

4. Presentation

a. Outstanding Achievement Award – Nancy Griffin

Shannon Wood informed the SVCA Members that Nancy Griffin had been recognized by her Conservation Education peers throughout Ontario for her outstanding performance and dedication in teaching outdoor education for over 30 years. She had been presented with the **2019 Outstanding Achievement Award** at the Rekindle the Sparks conference, Mono Cliffs Outdoor Education Centre, November 2019. The Members congratulated Nancy.

5. Matters Arising from the Minutes

None at this time.

6. Consent Agenda

MOTION #G19-80

Moved by Steve McCabe

Seconded by Cheryl Grace

THAT the reports, minutes, and information contained in the Consent Agenda, [items 6a, b, d], along with their respective recommended motions be accepted as presented.

- a. Program Report
- b. Finance Report: *THAT the Finance Report to October 31, 2019 be accepted as distributed.*
- d. News Articles for Members' information

CARRIED

7. New Business

a. Budget Vote

After a brief discussion the following motions were carried:

MOTION #G19-81

Moved by Mike Myatt

Seconded by Paul Allen

THAT the Saugeen Valley Conservation Authority adopt the 2020 Budget as approved in principle at the October 2019 meeting; and further

THAT the Authority share of the costs will be raised through general revenues, reserves, donations, general surplus and special and general levies in accordance with the Conservation Authorities Act, and further

THAT the General Manager/Secretary-Treasurer is hereby authorized to forward levy notices to the member municipalities.

A recorded vote was taken for the 2020 Budget with the following results:

Arran-Elderslie	Mark Davis	Yea
Brockton	Dan Gieruszak	Yea
Chatsworth	Diana Rae	Yea
Grey-Highlands	Paul Allen	Yea
Hanover	Sue Paterson	Absent
Howick	Mark Goetz	Yea
Huron-Kinloss	Don Murray	Nay
Kincardine	Maureen Couture	Absent
Kincardine	Bill Stewart	Yea
Minto	Steve McCabe	Yea
Morris-Turnberry	Mark Goetz	Yea
Saugeen Shores	Cheryl Grace	Yea
Saugeen Shores	Mike Myatt	Yea
South Bruce	Mark Goetz	Yea
Southgate	Barbara Dobreen	Yea
Wellington North	Steve McCabe	Yea
West Grey	Tom Hutchinson	Yea
West Grey	Christine Robinson	Yea

The result of the vote was 93% of the weighted average of those present in favour. Therefore, **Motion #G19-81 was CARRIED.**

MOTION #G19-82

Moved by Bill Stewart

Seconded by Diana Rae

THAT the amount of \$1,705,349 be raised by General Levy in 2020; and further

THAT General Levy payments shall be due in two equal instalments on March 31 and June 30; and further

THAT late payments shall be subject to the Authority's normal late payment charge of 1.50% per month thereafter; and further

THAT in accordance with Section 27(4) of the Conservation Authorities Act, R.S.O. 1990, the minimum sum that shall be levied against a participating municipality for administration costs shall be \$1,100.

CARRIED

b. Report from Forestry Committee Meeting, December 11, 2019

Donna Lacey presented the tender submissions for the sale of standing timbers reviewed by the Forestry Committee. After discussion the following motions carried:

MOTION #G19-83

Moved by Mark Davis

Seconded by Tom Hutchinson

THAT the SVCA Tender #SVCA_01_2019 regarding location Lots 69, Concession 2 EGR, former Holland Township, Municipality of Chatsworth, Grey County, submitted by Moggie Valley Timber, in the amount of \$18,000 be accepted for the sale of standing timber as per the recommendation of the SVCA Forestry Committee.

CARRIED

MOTION #G19-84

Moved by Bill Stewart

Seconded by Steve McCabe

THAT the SVCA Tender #SVCA_02_2019 regarding location Lot 12-13, Concession 3, former Carrick Township, Municipality of South Bruce, Bruce County, submitted by Moggie Valley Timber, in the amount of \$23,000 be accepted for the sale of standing timber as per the recommendation of the SVCA Forestry Committee.

CARRIED

MOTION #G19-85

Moved by Mark Davis

Seconded by Don Murray

THAT the SVCA Tender #SVCA_03_2019 regarding location Lot 39-42, Concession 2 & 3 SDR, former Bentinck Township, Municipality of West Grey, Grey County, submitted by Bester Forest Products Ltd., in the amount of \$72,015 be accepted for the sale of standing timber as per the recommendation of the SVCA Forestry Committee; and further,

THAT any remaining tender deposit cheques be returned immediately, upon said acceptance.

CARRIED

c. Planning Services Agreements - update

Erik Downing reviewed the report and noted that a formatting error resulting in an incorrect title on the chart, which should have read: "*Natural Heritage Comment From Shared CA?*". He noted that while there are no anticipated challenges, the deadline for Planning Services Agreements was the end of January and staff recommend a 6-month extension.

MOTION #G19-86

Moved by Christine Robinson

Seconded by Barbara Dobreen

THAT the deadline for Planning Services Agreements be extended to the end of June 2020; and further, THAT any municipality unable to make the deadline will inform SVCA staff and a report to the Authority will be prepared regarding the circumstances causing the delay for the SVCA members to consider.

CARRIED

d. Section 28 Violations Process Report

Erik explained the Regulatory function and process, and noted it is staff's implicit duty to act to resolve violations, and when a resolution is not forthcoming then enforcement is necessary. The Members recommended a revised, less heavy-handed violation letter to assist in the mediation process.

After further discussion the following motion was passed:

MOTION #G19-87

Moved by Christine Robinson

Seconded by Tom Hutchinson

THAT SVCA staff submit a review to the Authority on regulatory property violations; and further, THAT options and recommendations for change & improvement be submitted.

CARRIED

8. Other Business

a. Accounts Payable Report

MOTION #G19-88

Moved by Mark Davis

Seconded by Bill Stewart

THAT the Accounts Payable, totaling \$293,228.67 be approved as distributed.

CARRIED

MOTION #G19-89

Moved by Mike Myatt

Seconded by Paul Allen

That the Members of the Saugeen Valley Conservation Authority approve the discontinuance of the practice of submitting monthly listings of payments made by cheque or through online payments in the Board Agenda package for approval after payments have been made.

CARRIED

b. Proposed Meeting Schedule

The Members discussed the proposed meeting schedule and requested an online poll be carried out to determine availability for a January meeting.

c. Correspondence

The Correspondence was removed from the Consent Agenda section 6 to discuss the motions set forth by the Township of Ramara, indicating that it desired an exit clause be provided in the Conservation Authorities Act to permit municipalities to exit CA jurisdictions. Dick Hibma reviewed the issues between Ramara Twp and the Lake Simcoe Region CA [LSRCA] noting that Ramara Twp tends to issue building permits without consultation with LSRCA. As well LSRCA is in the process of legal action against the Township due to unpaid levies. Dick noted that for a municipality to dissolve the relationship with a conservation authority, it must have a robust plan for flood warning/management and conservation regulations.

There was no further discussion.

MOTION #G19-89

Moved by Steve McCabe

Seconded by Tom Hutchinson

THAT the correspondence be received as presented.

CARRIED

d. Christmas in the Country Report

Shannon Wood discussed the recent Saugeen Valley Foundation event, Christmas in the Country, which had been relocated from Sulphur Spring CA to the village of Formosa. She told the members that there were over 7000 people in attendance and hundreds of volunteers. The partners involved in the planning of the event included the Formosa Lions and the Municipality of South Bruce. Financial reports would follow.

A coffee break was called at 3:30 p.m. and the meeting was reconvened at 3:40 p.m.

9. Closed Session – Personnel Matters

MOTION #G19-91

Moved by Barbara Dobreen

Seconded by Bill Stewart

THAT the Authority move to Closed Session, In Camera, to discuss personnel matters; and further THAT Dick Hibma remain in the meeting.

CARRIED

MOTION #G19-95

Moved by Tom Hutchinson

Seconded by Bill Stewart

THAT the Authority adjourn from Closed Session, In Camera, and rise and report.

CARRIED

There were no actions to report from the Closed Session, In Camera. There being no further business, the meeting was adjourned at 4:05 p.m. by the Chair.

Dan Gieruszak
Chair

Janice Hagan
Recording Secretary

Good News

New #iAMamdsb Campaign Highlights Success at AMDSB

A new video campaign was launched on February 12th on the AMDSB social media channels and website. The videos showcase the success of AMDSB graduates and current students. A new video will be released every two weeks until the end of the school year. [Videos can be viewed on this page.](#)

AMDSB Focus on Mental Health



A variety of initiatives have taken place throughout AMDSB schools that focus on promoting positive mental well-being since the beginning of the year. Several newsletters have been sent to families that showcase information and resources and on January 29th schools promoted Bell Let's Talk Day. On February 26th, the entire Board is participating in "Pink Shirt Day" which focuses on the key message "let's lift each other up!" In addition, a second You Matter mental health symposium will be hosted on May 13th to bring students and staff back together to discuss the progress on their mental health plans. These initiatives help raise awareness about the work happening in our schools, supports available to our students through the school and in the community. They promote positive mental well-being and contribute to reducing the stigma associated with mental illness.

Larry Bannerman Foundation Scholarship

Financial Services Staff are pleased to share that AMDSB recently received a \$35,000 donation for Student Scholarships from the Larry Bannerman Foundation. This donation will be distributed in the 2020-2021 school year through each of our Secondary Schools and the Centre for Employment and Learning (Adult Learning Program). It will be awarded to students who have worked hard to obtain their diploma and may need additional assistance to take their next step.

When asked for some background regarding this scholarship, a family member (speaking on behalf of Mr Bannerman) explained, "We really wanted to do what we could to try to alleviate some of the economic disparities that we find in schools. AMDSB has been great at providing inclusive opportunities for all students so I think Larry recognized that it was a good option since the staff of each school see these needs on a daily basis and thought it would be a good way of finding the specific students that he is hoping to help." We thank the Larry Bannerman Foundation for their donation.

St. Donat Trip



The St. Donat French Trip has taken place in AMDSB for over six years as part of the Board's French Plan to increase the percentage of students studying French as a Second Language until graduation.

Chaperoned by non teaching staff, our students participated in an incredible immersive French language experience involving an intensive five days of workshops, music, and outdoor activities, including skiing, skating and snowshoeing. The outdoor conditions were wonderful, in spite of some -27 degree but sunny days! All students from AMDSB participated enthusiastically in the activities and did their very best to use their French. Chaperones reported being very

proud of this wonderful group of young people and are certain that this experience has boosted the language confidence of our Core French students and hope that this increased confidence will result in them continuing to study French well past grade 9.

Reports from Stratford School Council Meetings

Trustee Bisutti reported that Shakespeare and Hamlet Public Schools celebrated "Walk to School Day" on February 5th to promote healthy habits and reduce car pollution and congestion. In addition, Hamlet is continuing "Walk and Wheel Wednesdays" from March 26 to the end of June with the possibility of a competition to see which class can accumulate the most 'walks'.

Stratford Secondary and Elementary Schools (SSES) invited school council members to tour the school's Greenhouse. Members were shown how they use a fish aquarium water for hydroponic lettuce, seed trays planted in various experimental conditions and hanging plants. They will be selling plants for the upcoming May 9th Plant Sale, just in time for Mother's Day.

Indigenous Education Update



Monique Pregent, Indigenous lead, has been very busy in schools over the past few months leading learning on Residential Schools and ways to infuse math, language and science with Indigenous pedagogy. Additionally, Monique has been sharing learning about shared Canadian Heritage by teaching our students how to make traditional ribbon skirts and medicine pouches.

Students at South Huron DHS were recently given the opportunity to sew these incredible artifacts. With the help of the Technical Training Group and various community members, students created their own ribbon skirts and medicine pouches while

incorporating storytelling techniques into their designs based on a presentation by Facilitator Patsy Day. Pathways coordinator Mark Roth also spoke about the various skilled trades that are available to secondary students in Ontario.

This workshop gave students who identify as First Nations a great opportunity to learn more about the various skilled trades while also learning more about our shared Canadian heritage. The coordinators of the workshop hope to bring this to other secondary schools in Avon Maitland.

Stratford Transformation Update

The Trustees received two reports regarding the Stratford Transformation project. One included updates from the Stratford Transformation Committee (STC) and the other outlined recommendations from the STC regarding names of the schools. The STC hosted its second meeting on February 12th, 2020. Committee members presented their process for consulting respective stakeholder groups on possible names for the two buildings. The Committee adopted criteria to narrow the name options and presented four name options (two for the elementary site and two for secondary site) to the Trustees. [Click here for the highlights from the STC meeting](#). The Trustees agreed that a fulsome consultation of all stakeholders should be conducted to help inform their decision on the school names (via online survey). They agreed that the options should include the four names proposed by the STC and the "legacy" names (Stratford Central and Northwestern). The consultation survey will be released to all stakeholders in the near future. The next STC meeting will be held on Thursday March 12, 2020 at 6:30 p.m. in the SSES Library.

Chair Activity Update

Chair Geddes reported that Director Walsh has been invited to be part of a leadership panel discussion on improving math achievement. The panel is hosted by Knowledgehook and will serve as a resource for educators from across the globe. [She also highlighted the Ontario Public School Board Association \(OPSBA\) media release outlining funding priorities to address pressures on school boards](#).

Senior Staff Updates

New Care Treatment Custodial and Correctional Program

In a partnership between AMDSB, the Huron Perth Catholic District School Board, and Huron Perth Centre, a new CTCC location will soon be open at St. Michael's Secondary School. This program supports students with significant mental health needs in grades 2 to 4 and can accommodate up to 8 students.

Director's Work Plan Update

Superintendent Langis and Communications Manager Chera Longston presented an update on the "Safe and Welcome Learning Environment" section of the Director's Work Plan. Mrs. Longston highlighted the new #iAMamdsb video campaign that was recently launched (mentioned above) and Superintendent Langis provided an update on the Board's initiative to reduce slips, trips and falls among employees.

Approved Tenders

The following tenders were approved:

- [Civil Upgrades at St. Marys DCVI](#)
- [1972 Wing Alterations at the former Stratford Central Secondary School](#)

Student Trustee Update

Trustee Vleeming gave a report from the Student Senate. Schools are working on an anti-bullying media campaign that will be sent via the Student Senate social media accounts. They are also working with the IT department on issues students are having with their Board-provided google email accounts. Many students have reported that they are unable to share documents for the purpose of applying for scholarships, etc. Schools are also putting together "mental health stress kits" that contain locally sourced items. They also shared several items of good news including CHSS girls hockey placing 3rd at Huron Perth finals, South Huron DHS hosting the Nick Foley 20k Sock Day and collected over 600 pairs of socks; Stratford Secondary and Elementary Schools will be hosting a cake auction to raise funds for ShelterLink (local youth shelter) and the Student Council.

Student Trustee Badley reported on the Ontario Student Trustee Association (OSTA-AECO) conference that they attended. They attended a variety of presentations and workshops and highlights included speaker Annie Kidder discussing the need for schools to evolve quickly and a workshop on incorporating an e-learning module on concussion protocols into classrooms given by Joanne Walsh. They also had many opportunities to network with other students from across the Province.

Future Board Meetings

(at the Education Centre in Seaforth unless otherwise noted)

- Tuesday, March 24, 2020 at 6:00 p.m.
- Tuesday, April 14, 2020 at 6:00 p.m.
- Tuesday, April 28, 2020 at 6:00 p.m.

Future Meetings/Events with Trustee Representation

(at Education Centre unless otherwise noted)

- AODA: February 26, 2020 at 3:00 p.m.
- Parent Involvement Committee (PIC): Wednesday, February 26, 2020 at 5:30 p.m.
- School Year Calendar Planning: Thursday, February 27, 2020 at 2:00 p.m.
- Special Education Advisory Committee: Wednesday, March 4, 2020 at 4:00 p.m.
- Joint Health & Safety: Thursday, March 26, 2020 at 1:30 p.m.

small town forum, how to attract and retain newcomers

Small centre is less than 50 000

Rural is town 1000 or less

IMDB - data set about immigrants - info about intended place to live, if they went there, and if they stayed

Main things that attract

-Internet presence of community can have significant impact on choosing place to immigrate **** this emphasis importance of updating our website**

-Rental housing availability

-Immigrant welcoming service is important

Some employers offer English class during lunch hours, allows them to continue to work while learning the language

-One location for information/help is good to have

Community needs to create an actual plan for attracting immigrants

Pollinator Friendly Roadside

Pollinator friendly road side can reduce costs (mowing and spray) increases biodiversity

- They looked good (wild flowers and shrubs), act as living snow fence



- *****Might be something to consider if opportunity presents itself with road/ditch work**

<https://www.pollinator.org/roadsides>

Min of Infrastructure. Laurie Scott

300+ projects sent from Ontario to Fed Gov for final approval, no date yet, they hope soon

- *****Our bridge is one of these, not to get hopes up, but not having word yet may be good sign, Mike talking to others that have been told "NO"**

Investing in skilled trades education, and encourage people to choose them

Asset Management Affordable Level of Service

Open space and buildings most deficient in management

Marmak -software lets you load and view data, work orders, costs, time used

Consider stakeholder input to determine wanted level of service *very important * - show/tell them what they are getting (are we doing this? Can we do it better)

should have annual update of asset database

Municipalities control 80% of road network - fund 7th largest road network in the world with 37th largest population- difficult to do- how?

- need accurate inventory
- measure condition of asset

****What is our PCI (road quality index) for roads?** trigger (70-73) is ideal, MTO 65? This can be the difference between maintenance, rehab, vs reconstruction ****I think our roads are reasonably well maintained, do we have areas of concern and plan to correct (Clyde Line)****

- May have to let good one slip slightly over time to bring up worse one to keep stakeholders happy

Steve Clark - Min of Municipal Affairs and Housing

modernization fund seems to work well, found a lot of savings

next round coming targeted to development of residential and industrial lands

- Toronto subway expansion \$28 billion
- complete community focused around transit hubs

Autonomous Driving

- currently in use with Walmart in USA

- fixed routes, with freight only

- *****my thought - May get to us sooner than we think with agricultural**

applications, there is a autonomous planting system that have been tested in Europe (I think may be in North American testing now)

Mike Schreiner - Green Party

- worked on Vision Zero
- wants to add continual funding stream for active transportation, move people not just cars
- *pushing reform for Joint and Several Liability*
- want Electric Vehicle plan for making them and charging infrastructure
- push to use recycled aggregates as opposed to open new pits/mines
- Conservative \$300 billion for rural broadband is actually a cut from past government!
- **find money by not subsidized electricity that helps highest users, could free up billions**

Automated Speed Enforcement

- effective tool to reduce speeds, and fatalities, injuries
- ****Do we have places that would benefit from this? (Jamestown?)**
- **must be school or community safety zone**
- has increased burden on court system
- three agreements required for it
- fines income would have to go into court system, partnerships
- Need to measure amount of speeding and speeds

Municipal Meetings: Myths and Misconceptions

- council can appeal decision of chair
- members of council cannot have administrative duty (ie taking minutes)

Rural Broadband

- goal of 50 mbps down and 10 mbps with unlimited data for everyone
 - 85% done, but only 40% of rural people have it yet
 - CRTC has funding applications available now to improve coverage
 - fibre is always good investment,
- 5 G network will flip between mobile and fixed network depending on need
"The Connected Farm" Huawei document

We will have to pay for it, the money promised by Gov is insignificant. \$500 million but SWIFT cost over \$4 billion. Use partnerships

Btfsurvey 2020 -website

Minister of Transportation

Building transit faster act has been recently brought forth to reduce hold ups and red tape

Vision zero

*** Something we should consider street design for Bluevale when time comes to redo



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 9-2020

Being a by-law to provide for interim tax levies for the year 2020 for the Municipality of Morris-Turnberry.

WHEREAS section 342 (1) (a) of the Municipal Act, S.O. 2001, c.25, provides that a local municipality may pass by-laws providing for the payment of taxes in one amount or by instalments and the date or dates in the year for which the taxes are imposed on which the taxes or instalments are due;

AND WHEREAS Section 317 (3) (1) of the Municipal Act provides that the amount levied on a property shall not exceed the prescribed percentage or 50 per cent if no percentage is prescribed, of the total amount of taxes for municipal and school purposes levied on the property for the previous year;

AND WHEREAS it is deemed appropriate to provide for such interim levy on the assessment of property in the Municipality of Morris-Turnberry;

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. The amounts levied shall 45% of the total taxes for municipal and school purposes levied in the year 2019;
2. For the purposes of calculating the total amount of taxes for the year 2020 under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of 2019 because assessment was added to the collector's roll during 2019, an amount shall be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year;
3. The provisions of this by-law apply in the event that assessment is added for the year 2020 to the collector's roll after the date this by-law is passed, and an interim levy shall be imposed and collected;
4. All taxes levied under this by-law shall be payable into the hands of the Collector in accordance with the provisions of this by-law;
5. There shall be imposed on all taxes a penalty for non-payment or late payment of taxes in default of the installment dates set out below. The penalty shall be one and one-quarter percent (1.25%) of the amount in default on the first day of default and on the first day of each calendar month during which the default continues, but not after the end of 2020;
6. The interim tax levy imposed by this by-law shall be paid in two instalments, due on the following dates:
 - 6.1 One-half (1/2) thereof on the 30th day of April, 2020;
 - 6.2 One-half (1 /2) thereof on the 25th day of June, 2020;
7. The Collector may mail or cause to be mailed to the address of the residence or place of business of each person taxed under this by-law, a notice specifying the amount of taxes payable;

8. The notice to be mailed under this by-law shall contain the particulars provided for in this by-law and the information required to be entered in the Collector's roll under section 340 (2) of the Municipal Act;
9. The subsequent levy for the year 2020 to be made under the Municipal Act shall be reduced by the amount raised by the levy imposed by this by-law;
10. The Collector shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under section 5 of this by-law in respect of non-payment or late payment of any taxes or any installment of taxes;
11. All taxes shall be paid in person at the office of the Municipality of Morris-Turnberry, or through financial institutions to the credit of the Municipality of Morris-Turnberry;
12. Nothing in this by-law shall prevent the Collector from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes;
13. In the event of any conflict between the provisions of this by-law and any other by-law, the provisions of this by-law shall prevail;
14. This by-law shall come into force and take effect on the day of the final passing thereof.

Read a FIRST and SECOND time this 3rd day of March 2020.

Read a THIRD time and FINALLY PASSED this 3rd day of March 2020.

Mayor, Jamie Heffer

Clerk, Trevor Hallam



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 10-2020

Being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for its meeting held on March 3rd, 2020.

WHEREAS Section 8 of the Municipal Act 2001, S.O. 2001, c. 25 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 5. (3) of the Municipal Act 2001, S.O. 2001, c. 25 provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the March 3rd, 2020 meeting be confirmed and adopted by By-law;

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows::

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 3rd day of March, 2020, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law; and
2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorize and direct all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;
3. The Mayor and CAO/Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a FIRST and SECOND time this 3rd day of March 2020

Read a THIRD time and FINALLY PASSED this 3rd day of March 2020

Mayor, Jamie Heffer

Clerk, Trevor Hallam