



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
2016 COUNCIL MEETING

AGENDA

DATE: Wednesday, May 18, 2016

CLOSED MEETING: 6:45 P.M.

REGULAR MEETING: 7:00 P.M.

Denotes resolution prepared

1. Call the Meeting to Order
2. Disclosure of Pecuniary Interest & the General Nature Thereof.
3. Adoption and Receipt of Minutes of the Previous Meeting.#
 - (a) Council Meeting – May 4, 2016
 - (b) Closed Council Meeting – May 4, 2016
 - (c) Public Meeting – Zoning Housekeeping Amendment – April 21, 2016
4. Business Arising Out of the Minutes.

5. **PUBLIC MEETINGS**

1. **Rezoning Application file D14/KRA – Ned & Lily Krayishnik, Concession 1, Part Lots 6 & 7, municipally known as 6637 and 6643 Concession 2.**

***note this Public Information Meeting will be held on Thursday, May 19, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

- (a) Notice of Complete Application & Notice of the Public Meeting
- (b) Report PD-2016-014 – Information Report - Public Meeting – Rezoning Application File D14/KRA, Ned & Lily Krayishnik, Concession 1, Part Lots 6 & 7, municipally known as 6637 and 6643 Concession 2.

6. **COMMUNICATIONS**

1. **CBM/St. Mary's Cement
Roszell Pit - Licence No. 625189
6618 and 6524 Roszell Rd.**



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- (a) Groundwater Science Corp. Rozell Road Pit, Licence No. 625189 – 2015 Groundwater Monitoring Report dated March 2016. ≠
- (b) Correspondence from Groundwater Science Corp. regarding Climate Analysis dated March 28, 2016. ≠
- (c) Correspondence from Harden Environmental regarding 2015 Groundwater Monitoring Report, CBM, Roszell Road Pit dated May 2, 2016. ≠

2. **Intergovernmental Affairs** ≠

- (a) Various correspondence for review.

7. **DELEGATIONS / PRESENTATIONS** ≠

7:05 p.m. – Mr. Ron Faulkner, Chair and Mr. Walter Traschsel, Vice Chair, of the 2016 International Plowing Match regarding an update on the 2016 International Plowing Match.

7:30 p.m. - Mr. John Whitesell, Township of Puslinch Community Based Strategic Plan 2015-2020 - ***See Agenda Item 8.3(a)**

8. **REPORTS**

1. **Puslinch Fire and Rescue Services**

None.

2. **Finance Department**

- (a) Report FIN-2016-011 – 2016 Final Tax Levy and Rates. ≠
- (b) Report FIN-2016-014 – Treasurer's Investment Report for 2015 ≠
- (c) Report FIN-2016-015 – 2015 Lease Financing Agreement Summary Report ≠

3. **Administration Department**

- (a) Whitesell & Company – Township of Puslinch Community Based Strategic Plan 2015-2020 ≠



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4. **Planning and Building**

- (a) Chief Building Official Report – April, 2016. ≠
- (b) Report PD-2016-012 – Public Meeting – Rezoning Application File D14/ONT – 2435953 Ontario Inc. (ASR Transportation), Concession 7, Rear Part Lot 25, municipally known as 7456 McLean Road W.≠
- (c) Report PD-2016-013 Public Meeting – Rezoning Application File D14/HAY – Gerry Hayden, Concession 3, Part Lots 24 & 25, municipally known as 7128 Smith Road.≠
- (d) Report PD-2016-015 – Site Plan Agreement G.S. Bunny Investments Inc. property described as Part Lot 27, Concession 7, Part 3, RP 61R20589 municipally known as 315 Brock Road, Township of Puslinch.≠
- (e) Report PD-2016-016 - Subdivision Development Agreement – 1719303 Ontario Inc. (Morrison Estates) - property described as all of Lot 67, Part of Lot 66, 68, 69 & 77, All of Lots 72, 73, 74, 75 & 76 (Inclusive), Parts of Lots 103 to 107 (Inclusive), All of Lots 110 to 111 (Inclusive), Parts of Lots 112 and 131, All of Lots 132 to 135, And Part of Mary Street, James Street, Hill Street and North Street, Concession 8, Township of Puslinch, County of Wellington.≠ * **note to be distributed under separate cover on Monday, May 16, 2016.**

5. **Roads & Parks Department**

None.

6. **Recreation Department**

None.

7. **Mayor's Updates**

None.

9. **NOTICES OF MOTION**

None.



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May 18, 2016 MEETING

10. **COMMITTEE MINUTES**

- (a) Heritage Committee– February 1, 2016
- (b) Planning and Development Advisory Committee – April 12, 2016
- (c) Committee of Adjustments - April 12, 2016

11. **MUNICIPAL ANNOUNCEMENTS**

12. **UNFINISHED BUSINESS**

13. **CLOSED ITEMS ≠**

- (a) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose, a proposed or pending acquisition or disposition of land by the municipality or local board and a request under the *Municipal Freedom of Information and Privacy Act* – Plan 386

14. **BY-LAWS ≠**

- (a) A by-law to provide for the levy and collection of property taxes for the 2016 taxation year. – **Report FIN-2016-011**

15. **CONFIRMING BY-LAW ≠**

- (a) By-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch.

16. **ADJOURNMENT ≠**



MINUTES

DATE: Wednesday, May 4, 2016

TIME: 12:45 p.m.

The May 4, 2016 Regular Council Meeting was held on the above date and called to order at 12:45 p.m. in the Council Chambers, Aberfoyle.

1. **ATTENDANCE:**

Mayor Dennis Lever
Councillor Matthew Bulmer
Councillor Susan Fielding
Councillor Ken Roth
Councillor Wayne Stokley

STAFF IN ATTENDANCE:

1. Karen Landry, CAO/Clerk
2. Donna Tremblay, Deputy Clerk
3. Paul Creamer, Director of Finance/Treasurer
4. Don Creed, Director of Public Works and Parks
5. Robert Kelly, Chief Building Official

OTHERS IN ATTENDANCE

1. Doug Smith
2. Karen Lever
3. Dianne Paron

2. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None.

3. **ADOPTION OF THE MINUTES:**

- (a) Council Meeting – April 20, 2016
- (b) Closed Council Meeting – April 20, 2016

Resolution No. 2016-184: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That the minutes of the following meetings be adopted as written and distributed:

- (a) Council Meeting – April 20, 2016
- (b) Closed Council Meeting – April 20, 2016

CARRIED

4. **BUSINESS ARISING OUT OF THE MINUTES:**

None.

5. **PUBLIC MEETINGS:**

1. **Rezoning Application file D14/FRA – Ned & Lily Krayishnik, Concession 1 Part Lots 6 & 7, municipally known as 6637 and 6643 Concession 2.**



***note this Public Information meeting will be held on Thursday, May 19, 2016 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

(a) Notice of Complete Application & Notice of the Public Meeting

6. **COMMUNICATIONS:**

1. **Nestle Waters Canada**

- (a) Golder and Associates 2015 Annual Monitoring Report for Nestle Waters Canada Aberfoyle Site dated March 2016.≠

Council requested that staff request that Mr. Denhoed take into consideration the number of private wells that are open across multiple bedrock units when considering the renewal of the permit to take water.

Council requested that Staff make inquiries of Nestle Waters as to whether they have conducted chemical analyses of the water.

Council requested that staff obtain clarification of the renaming of the wells particularly with respect to private Wells “I” and “J”.

Council requested that staff inquire of the Puslinch Fire Chief as to whether he has any concerns with the recommendation to decommission the Fireflow well and replace this well with TW2-11 as it provides similar water level response to the Fireflow well and is close enough that it could replace the Fireflow well for monitoring purposes.

Resolution No. 2016-185: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council receive the Golder and Associates 2015 Annual Monitoring Report for Nestle Waters Canada Aberfoyle Site dated March 2016.

CARRIED

2. **Meadows of Aberfoyle**

- (a) Banks Groundwater Engineering Limited Meadows of Aberfoyle – 2015 Annual Monitoring Report – Permit to Take Water No. 5626-7WLQ3W dated March 21, 2016.≠
- (b) Correspondence from Harden Environmental Services Ltd. regarding PPTW – Meadows of Aberfoyle (MOE Ref. #5626-7WLQ3W) dated April 12, 2016.≠

Resolution No. 2016-186: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the following:

- (a) Banks Groundwater Engineering Limited Meadows of Aberfoyle – 2015 Annual Monitoring Report – Permit to Take Water No. 5626-7WLQ3W dated March 21, 2016.
- (b) Correspondence from Harden Environmental Services Ltd. regarding PPTW – Meadows of Aberfoyle (MOE Ref. #5626-7WLQ3W) dated April 12, 2016.

CARRIED



6. Mini Lakes Mobile Home Community

- (a) Stantec Consulting Ltd. Mini Lakes Mobile Home Community – 2015 Operation and Maintenance Report date March 28, 2016.≠
- (b) Correspondence from GMBLue Plan Engineering regarding Mini Lakes Mobile Home Community – 2015 Annual Operation and Maintenance Report dated April 22, 2016.≠
- (c) Stantec Consulting Ltd. Mini Lakes Mobile Home Community Quarterly Monitoring Program – 4th Quarter 2015 Report dated March 24, 2016.≠
- (d) Correspondence from GMBLue Plan Engineering regarding Mini Lakes Wastewater Treatment Plant Effluent Monitoring Report, 4th Quarter (2015) dated April 19, 2016.≠

Resolution No. 2016-189: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Council receive the following:

- (a) Stantec Consulting Ltd. Mini Lakes Mobile Home Community – 2015 Operation and Maintenance Report dated March 28, 2016.
- (b) GMBLue Plan Engineering regarding Mini Lakes Mobile Home Community – 2015 Annual Operation and Maintenance Report dated April 22, 2016.
- (c) Stantec Consulting Ltd. Mini Lakes Mobile Home Community Quarterly Monitoring Program – 4th Quarter 2015 Report dated March 24, 2016.
- (d) Correspondence from GMBLue Plan Engineering regarding Mini Lakes Wastewater Treatment Plant Effluent Monitoring Report, 4th Quarter (2015) dated April 19, 2016.

CARRIED

7. Jennifer Kovach Bridge Memorial

- (a) Ontario Ministry of Transportation – Traffic Office – Bridge Dedications for Fallen Officers.

Resolution No. 2016-190: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the Ontario Ministry of Transportation Office – Bridge Dedications for Fallen Officers information; and

That Council supports the Mayor executing correspondence in support of naming the bridge, “Constable Jennifer A. Kovach”.

CARRIED

8. Noise By-Law Exemption

- (a) Application for Noise By-Law Exemption Carrie Sponga dated April 18, 2016.≠

Resolution No. 2016-191: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council receive the Application for Noise Exemption from Carrie Sponga, 4518 Wellington Rd. 35; and



That Council authorize and permit an exemption to Section 4 - Prohibitions by Time and Place and Schedule 2, #2 of By-Law 5001-05 to permit music, microphone, speakers and singing at 4518 Wellington Rd. 35 on Saturday, July 16, 2016, during the hours of 4:00 pm. to 1:00 a.m. on Sunday, July 17, 2016 conditional upon the Applicant providing notification to the neighbours of the event and providing proof of the notification to the Township on or before June 30, 2016; and

That Staff be directed to advise the Applicant of exemption to the By-law with conditions.

CARRIED

9. Share the Road ≠

- (a) Correspondence with Aldo Salis, Manager of Development Planning, Planning & Development Department, County of Wellington regarding Share the Road dated March 17, 2016.
- (b) South Georgian Bay Trail Map
- (c) County of Wellington Active Transportation Mapping – Puslinch
- (d) TAC Automated Speed Guideline Calculations
 - i. Watson Rd. 40km Zone to Railway Tracks
 - ii. Watson Rd. - Maltby to Hume

Mayor Lever will make contact with the various organizations with respect to share the road.

Councillor Bulmer requested that speed limits and the application of TAC calculations on Township roads be included in the discussion of roads service levels.

10. Aberfoyle Public School

- (a) Correspondences from Aberfoyle Public School students regarding use of the outdoor skating area dated April 2, 2016.

11. Intergovernmental Affairs

Resolution No. 2016-192: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That the correspondence items listed on the Council Agenda for May 4, 2016 Council meeting be received.

CARRIED

7. DELEGATIONS/PRESENTATIONS

None.

8. REPORTS:

1. Puslinch Fire and Rescue Services

None.

2. Finance Department

- (a) Report FIN-2016-009 - Ontario Regulation 284/09 2016 Budget≠

Resolution No. 2016-193: Moved by Councillor Stokley and
Seconded by Councillor Fielding



That Report FIN-2016-009 regarding Ontario Regulation 284/09 2016 Budget be received; and

That Council adopts this report which meets the requirements of Ontario Regulation 284/09 and outlines the conversion of the cash based operating and capital budgets to a Public Sector Accounting Board (PSAB) compliant budget format.

CARRIED

- (b) Report FIN-2016-010 - Township General Surplus 2016~~#~~

Resolution No. 2016-194: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Report FIN-2016-010 regarding Township General Surplus 2015 be received; and
That the General Surplus balance as of December 31, 2015 of \$239,670 be allocated in accordance with the policy adopted by Council through Council Resolution Number 2013-284.

CARRIED

- (c) Report FIN-2016-012 - 2015 Development Charges~~#~~

Resolution No. 2016-195: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report FIN-2016-012 regarding the 2015 Development Charges be received; and
That Council accepts the Treasurer's declaration that the Township is in compliance with section 59.1(1) of the Development Charges Act, 1997; and

That Report FIN-2016-012 and related attachments be posted on the Township's website.

CARRIED

- (d) Report FIN-2016-013 2015 Annual Building Permit Report~~#~~

Resolution No. 2016-196: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report FIN-2016-013 regarding the 2015 Annual Building Permit Report be received.

CARRIED

3. **Administration Department**

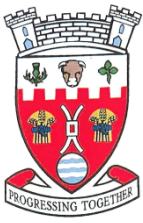
None.

4. **Planning and Building Department**

None.

5. **Roads & Parks Department**

- (a) Puslinch Community Centre Trails – Verbal Update



Karen Landry, CAO/Clerk advised Council that staff have meet with the township's consultant, Greg Scheifele with respect to the role for the Mill Creek Rangers in the trail project.

Ms. Landry advised that given the nature of the work and discussions with Mr. Scheifele that the Rangers involvement would be limited and the Township would require a contractor to complete the project.

Don Creed, Director of Public Works and Parks advised that the next steps would involve development of a Request for Proposal which would include a mandatory site visit.

Council requested that staff provide a report on the annual costs of maintenance of the trail.

- (b) Correspondence from GMBlueplan regarding Sound Levels Assessment 10 Maple Leaf Lane, Puslinch, ON dated April 28, 2016 with attachments.≠

Council requested that staff provide costs of a fence for the 2017 Budget with Don Creed, Director of Public Works and Parks to provide photographs.

Resolution No. 2016-197: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the correspondence from GMBlueplan regarding Sound Levels Assessment 10 Maple Leaf Lane dated April 28, 2016 with attachments.

CARRIED

- (c) Report PW-2016-001 - Tender Results - 2016 Annual Road Rehabilitation and Culvert Upgrades

Resolution No. 2016-198: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report PW-2016-001 regarding the Tender Results for the 2016 Annual Road Rehabilitation and Culvert Upgrades be received; and

That the tender for the 2016 Annual Road Rehabilitation and Culvert Upgrades be awarded to Cox Construction at their tendered amount of \$880,611 inclusive of the non-refundable portion of HST; and

That Council authorize the Mayor and Clerk to sign the required contract documents.

CARRIED

6. Recreation Department

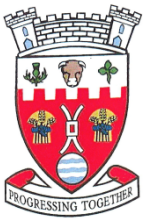
None.

7. Mayor's Updates

None.

9. NOTICE OF MOTION:

None.



10. **COMMITTEE MINUTES**

(a) Recreation Committee – March 15, 2016

Resolution No. 2016-199: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council hereby receives the following minutes as information:

(a) Recreation Committee – March 15, 2016

CARRIED

11. **MUNICIPAL ANNOUNCEMENTS**

Puslinch Lake Conservation Association

Councillor Fielding reminded those in attendance that the Puslinch Lake Conservation Association will be holding their Annual General Meeting on Tuesday, May 17, 2016 at 7:30 p.m. at the Old Marina Restaurant, dockside room.

ROMA Conference – January 29-31, 2017

Councillor Fielding advised those in attendance that she had received notification that the hotel bookings for the conference would be made available on May 9, 2016.

Green Legacy Tree Distribution

Councillor Bulmer advised Green Legacy Tree Distribution day took place on Saturday, April 23, 2016. Councillor Bulmer thanked both Councillor Roth and Councillor Stokley for the assistance in the setting up and distribution of the trees. Councillor Bulmer advised that 341lbs of food and \$351 in donations were collected for the Guelph Food Bank.

Ontario Association of Fire Chief Conference

Councilor Roth and Mayor Lever advised that they attended the Ontario Association of Fire Chiefs in Toronto held on Saturday, April 30th and Sunday, May 1st.

Councillor Roth advised that on Saturday, April 30th, he attended many interesting presentations including How Legislation Impacts the Delivery of Fire and Emergency Services in Your Community presented by Jim Jessop, Deputy Chief, Toronto Fire Services, Former Ontario Fire Marshall. A presentation on the role of elected officials with their fire departments and/or Fire Chief presented by Rob Browning, CAO for The Township of North Kawartha and the Legal Responsibility and Liability of the Municipality and Fire Service presented by Julia Nanos of Hicks Morley.

Councillor Roth advised that he also participated in an exciting live fire training session which included the use of fire bunker gear, a simulated search and rescue, vehicle extrication and extinguishing of fires.

Councillor Roth advised that this is a very informative and educational conference and encouraged all members of Council to participate in the 2017 Conference.

Mayor Lever advised that the theme of the 2016 Conference was sustainability of the system and the fact that the current system is not sustainable. Mayor Lever advised that there are three approaches in fire services, including public education, enforcement and suppression with the first approach being residents first and municipal boundaries should not hinder responses.



Mayor Lever advised that in addition to Saturday's interesting presentations as mentioned by Councillor Roth, he attended many interesting presentations on Sunday, May 1st, including a presentation regarding the challenges in fighting the fire in Lac-Megantic on July 6, 2013, presented by Denis Lauzon, Fire Chief, Lac Megantic, Quebec; a presentation regarding Civil Unrest: A Real Threat to Public Safety – Baltimore Riots Lessons Learned by Jeffrey Segal, Assistant Chief and Mark Wagner, Assistance Chief, Baltimore City Fire Department; a presentation regarding the challenges and opportunities for the modern fire services presented by Timothy E. Sendelbach, Editor and Chief, Firehouse Magazine/Firehouse.com.

Mayor Lever expressed that this is an excellent conference and worthwhile attending.

12. **UNFINISHED BUSINESS**

None.

13. **CLOSED MEETING**

Council was in closed session from 12:46 p.m. to 12:48 p.m.

Council recessed from 12:49 p.m. to 1:00 p.m.

- (a) Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board – Plan 386.
- (b) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – 599 Arkell Rd.

Resolution No. 2016-200: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:

- (a) Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board – Plan 386.
- (b) Confidential Verbal Report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – 599 Arkell Rd.

CARRIED

Resolution No. 2016-201: Moved by Councillor Fielding and
Seconded by Councillor Stokley

That Council move into open session.

CARRIED

- (a) Confidential Verbal Report from Karen Landry regarding litigation or potential litigation, advice that is subject to solicitor- client privilege, including communications necessary for that purpose and a proposed or pending acquisition or disposition of land by the municipality or local board – Plan 386.



This matter was withdrawn by staff.

- (b) Confidential Verbal report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – 599 Arkell Rd.

Resolution No. 2016-202: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council receive the Confidential Verbal report from Karen Landry, CAO/Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – 599 Arkell Rd.

CARRIED

14. **BY-LAWS:**

- (a) A by-law to amend By-law 19/85, as amended by rezoning Part of Lot 8, Concession 2, from Agricultural (A) Zone to the Agricultural Site Specific (A-63) Zone and (A-64) Zone – Brad Coles (Label It!) – 6691 Ellis Road – **Resolution No. 2016-173.**

Resolution 2016-203 Moved by Councillor Roth and
Seconded by Councillor Bulmer

That the following By-laws be taken as read three times and finally passed in open Council:

- (a) By-law **029/16** being a by-law to amend By-law 19/85, as amended by rezoning Part of Lot 8, Concession 2, from Agricultural (A) Zone to the Agricultural Site Specific (A-63) Zone– and (A-64) Zone – Brad Coles (Label It!) 6691 Ellis Road.

CARRIED

15. **CONFIRMING BY-LAW**

- (a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution 2016-204: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That the following By-law be taken as read three times and finally passed in open Council:

- (a) By-Law **030/16** being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 4th day of May, 2016.

CARRIED

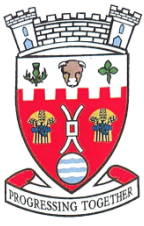
16. **ADJOURNMENT:**

Resolution No. 2016-205: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council hereby adjourns at 2:59 p.m.

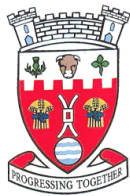
CARRIED

Dennis Lever, Mayor



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
May 4, 2016 COUNCIL MEETING

Karen Landry, CAO/Clerk



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

DATE: April 21, 2016

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: Zoning Amendment File D14/ZON
Township initiated Zoning By-law Housekeeping Amendment

MEMBERS: Mayor Dennis Lever - Chair
Councillor Ken Roth
Councillor Wayne Stokley
Councillor Matthew Bulmer
Councillor Susan Fielding

The Chair welcomed those attending the Public Meeting.

No pecuniary interest was declared by any member of Council.

The Chair advised the purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the proposed housekeeping amendments to the Township of Puslinch Zoning By-law.

The Chair advised that the members of Council are here to observe and listen to public comments; however, they will not provide a position on the matter this evening.

The Chair informed attendees when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Township of Puslinch before the decision is made, the person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Municipal Board. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Township of Puslinch before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Chair noted that the Planning Act requires that at least one Public Meeting be held for any amendments to a zoning by-law.

The Chair instructed the format of the Public Meeting is as follows:

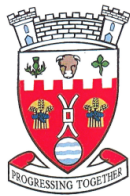
- County Senior Planner, Sarah Wilhelm, will present the purpose and details of the proposed housekeeping amendments and any further relevant information.
- Following this the public can obtain clarification, ask questions and express their views on the proposal.
- Following this members of Council have the opportunity to obtain clarification and ask questions of the proposal.

County Planning and Township staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

Presentations

Sarah Wilhelm, Senior Planner, County of Wellington, thanked everyone for attending this evening and informed that housekeeping amendments are the way to keep the zoning by-law up-to-date and accurate and the last housekeeping amendment was completed in 2013.

Sarah Wilhelm remarked that there are some definitions that are being updated, including the removal of the "dumping" definition as that is dealt with under the Municipal Act, Site Plan Control and Site Plan Agreement.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

Sarah Wilhelm displayed some illustrations that are being included showing various examples of lot frontages and building heights that will help users interpret regulations.

Sarah Wilhelm detailed revisions to the General Provisions such as listing that a Contractor's yard is not a home occupation, increased screening requirements for outdoor storage from 1.5 metres to 2.0 metres, and the removal of the septic system provision as this is dealt with under the Building Code.

Sarah Wilhelm continued with other updates that include the rewording of the preamble to "permitted uses" for clarification, introducing a front yard setback in the Resort Residential Zone, removing the group home separation distance in zoning as notice was sent to all municipalities from the Ontario Human Rights Commission outlining there is no planning justification for separation distances.

Sarah Wilhelm indicated the Mini Lakes Zone is being amended to clarify the lot coverage provision of 35% coverage for all structures (including accessory structures) and that open sided carports and uncovered decks not more than 0.6 metres in height are exempt from the site/lot coverage maximum. The Recreation Building maximum size is being increased from 500 sq. m to 1,100 sq. m. to permit an expansion and include accessibility features.

Sarah Wilhelm explained that Minimum Distance Separation is being newly included in the Zoning By-law as provincial policy requires so. MDS addresses odour complaints from farm operations. There is an addition of a general provision for MDS I and MDS II with corresponding definitions that are consistent with MDS Implementation Guidelines. The 180 metre setback from dwellings to adjacent barns will be removed in zones as MDS will make a setback redundant.

Sarah Wilhelm detailed that a temporary residence during construction will now be permitted as a right in the Agricultural Zone for 12 months after a building permit is issued for a new home provided there is adequate sewage, water and securities held by the Township. Currently a minor variance is required to permit a temporary residence.

Sarah Wilhelm stated that new regulations would allow as-of-right accessory apartments within a dwelling on Agricultural and Estate Residential zoned lots. The Official Plan allows for second units within a main residence on a lot within rural areas. Proposed provisions include the accessory dwelling having a maximum size of 45% or less of the main dwelling with a maximum floor area of 1076 sq. ft. Estate Residential homes would permit a maximum floor area of 592 sq. ft. above grade.

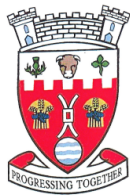
Sarah Wilhelm remarked that farm help dwellings are currently permitted through site-specific amendments. New zoning regulations would allow as-of-right farm help dwellings on a farm at least 35 hectares (86 acres) in size, provided there is a shared common driveway and it is within a 61m (200 ft) radius of the single family dwelling. New definitions of a farm, farm building cluster and secondary dwelling accessory to a farm accompany the change.

Sarah Wilhelm indicated that bed & breakfast establishment is currently a definition in the by-law but is not listed as a permitted use in any zone. A bed & breakfast is proposed to be allowed within the Agricultural (A) Zone, but listed that it is not a home occupation and included in the General Provisions. An updated definition for bed & breakfast establishment is proposed.

Sarah Wilhelm showed the gallery a map change that is being done to the zoning, explaining it is a result of a severance application. The severed parcel is having the A-2 kennel zoning removed from the property as it is too small to permit a kennel.

Sarah Wilhelm detailed the housekeeping amendment was commented on by the Planning & Development Advisory Committee. Comments included that a farm help dwelling should not include "traditionally constructed", accessory building size should be investigated because the 5% total lot coverage of all accessory buildings that is currently permitted can result in extremely large accessory buildings and clarity should be brought to encroachments in the Natural Environment to eliminate the need for minor variance approvals. A definition for contractor's yards should be added to the by-law and regulations should be introduced for screening and outdoor storage.

Sarah Wilhelm stated the next steps are to listen to input from the public and Council regarding the draft amendments. Any major outstanding matters may be better suited to be deferred until



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

a comprehensive review of the zoning by-law is undertaken, and a revised housekeeping amendment will be brought back for Council consideration.

Question/Comments

Glenna Smith of 570 Arkell Rd, noted her questions and concerns are with the second unit provisions. She questioned what would happen if lands don't comply with the minimum lot areas in the Agricultural and Estate Residential parcels.

Sarah Wilhelm indicated the lot sizes are tied to the zoning minimum lot sizes.

Glenna Smith questioned the specific maximum floor area for accessory apartments and noted that Guelph-Eramosa Township permits 115 square metres for accessory apartments. Most of the accessory apartments would be built for aging seniors who require larger bathrooms and entrances and feels that 1500 – 1600 square feet would be a more appropriate size for the apartments. 1076 square feet is too small and would look like an odd addition to a beautiful house.

Sarah Wilhelm noted an accessory apartment could be built within an existing home or built as an addition.

Dennis Lea, of 7837 Wellington Road 36, asked if horses are considered livestock when calculating MDS and what triggers an intensive livestock farming operation?

Sarah Wilhelm stated that MDS does not use intensive in the terminology and the calculation depends on factors such as tillable area, type of animal and manure storage.

Zonia Wasik of 4564 Wellington Road 35, requested clarification regarding the minimum lot area in rural areas as her lot is $\frac{3}{4}$ of an acre and doesn't comply with current zoning. Could she not have an accessory apartment on her property?

Sarah Wilhelm indicated that residential parcels in the Agricultural Zone are required to be a minimum 1 acre (0.4) in size and there would be the option to apply to the Committee of Adjustment to permit an accessory apartment on a smaller parcel.

Dianne Paron of 31 Elm Street, commented that any changes to the Mini Lakes Zone that could have impacts on the existing definitions should be reviewed to ensure there is no conflicting wording.

Dennis Lea referred to the General Provision change of removing Dumping. Section 8 of the Building Code refers to Site Alteration as applicable law and asked if the Township has a legal opinion on removing "Dumping".

Dave Hamilton of 7826 Wellington Road 36, asked what the definition of a "Contractor" is.

Sarah Wilhelm noted the comment was made by PDAC and a definition does not currently exist. Council could direct staff to move forward with this recommendation or it could be deferred until a comprehensive review of the by-law is undertaken.

Dave Hamilton remarked that there are many types of Contractors and it would be a definition that requires clarity and asked if detached garages are allowed to be built to store equipment.

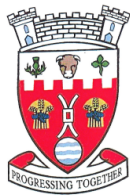
Robert Kelly, Township CBO, noted there is a provision in the by-law that permits the total floor area of all accessory buildings on a property is permitted to be up to 5% of the total lot area.

There were no further questions or comments from the Public.

Councillor Fielding indicated that she believes the proposed accessory apartment sizes are too small.

Councillor Bulmer noted he also thinks the accessory apartment size limits are too small. People are looking for ways for family to stay in the community and extra support is sometimes required for aging family members. Overnight help for family could require a second bedroom in some cases.

Councillor Bulmer added that restricting the main floor area in Estate Residential Zones, or having the full apartment area in the basement is a negative accessibility impact for those with limited mobility.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
PUBLIC MEETING MINUTES

Robert Kelly indicated the proposed accessory apartment sizes in the Estate Residential Zone are to preserve the character of the estate subdivisions.

Councillor Bulmer indicated a concern with removing "Dumping" and said it should instead be strengthened. MDS requirements guide the Building Official when issuing a building permit so a dumping provision would help with guidance as well.

Sarah Wilhelm noted that "dumping" could be left in and addressed at a comprehensive review.

Councillor Bulmer questioned why a bed and breakfast is being included in the list of businesses that are not permitted home occupations.

Sarah Wilhelm indicated that there are different provisions of home occupations such as a maximum of 25% of the total floor area of the dwelling is permitted to be used as a home occupation and a change of use permit is required for the dwelling to be used as a bed & breakfast.

Robert Kelly further added that there are building code and traffic implications associated with bed & breakfast establishments and that Site Plan Control and a Change of Use Permit would be required to ensure the site is feasible for the use and proper fire separations are achieved.

Councillor Bulmer asked what the difference is between a contractor's yard in the agricultural area and a farming business with different types of equipment.

Robert Kelly clarified that there are certain service trades that are permitted as home occupation.

Councillor Roth stated that he had provided comments on the housekeeping amendment at PDAC.

Mayor Lever remarked that the agricultural minimum lot size once was $\frac{3}{4}$ acre and inquired if those existing lots could be recognized and not require a minor variance to permit an accessory apartment.

Sarah Wilhelm noted there could be a servicing issue on smaller parcels but provided there are no technical issues that could be considered.

Zonia Wasik questioned the exterior staircase permitted in the side and rear yards provision for bed and breakfasts and indicated both her staircases are within her house and asked if that met fire regulations.

Sarah Wilhelm noted that some bed and breakfasts do have exterior staircases and the provision was included for aesthetic reasons.

Dave Hamilton asked if that includes outdoor fire escapes.

Robert Kelly stated that is what it is to address and is called an exterior staircase instead of a fire escape.

Councillor Bulmer commented that a $\frac{3}{4}$ acre lot in the rural area should be permitted to have an accessory apartment and perhaps there could be a sliding scale for apartment sizes to address this.

There were no further questions or comments and the Chair called an end to the public meeting and advised that Council would not be taking action on this proposal tonight.

Adjournment

The meeting adjourned at 7:48 p.m.



THE TOWNSHIP OF PUSLINCH NOTICE OF COMPLETE APPLICATION & NOTICE OF THE PUBLIC MEETING

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/KRA**.

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting** on **Thursday the 19th of May, 2016** at **7:00 p.m.** in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

THE LANDS SUBJECT to the application are known as Part Lots 6 & 7, Concession 1, municipally known as 6637 Concession 2 and 6643 Concession 2, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural (A) to an Agricultural (A-) Site Specific Zone to permit a second dwelling on a property for farm help. The existing dwelling is located on the lands at 6643 Concession 2, that is subsequently proposed to be severed and adjoined to the lands located at 6637 Concession 2, to satisfy conditions of related County of Wellington Consent File B71/15.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission or direct a written submission to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the Ontario Municipal Board.

AND TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

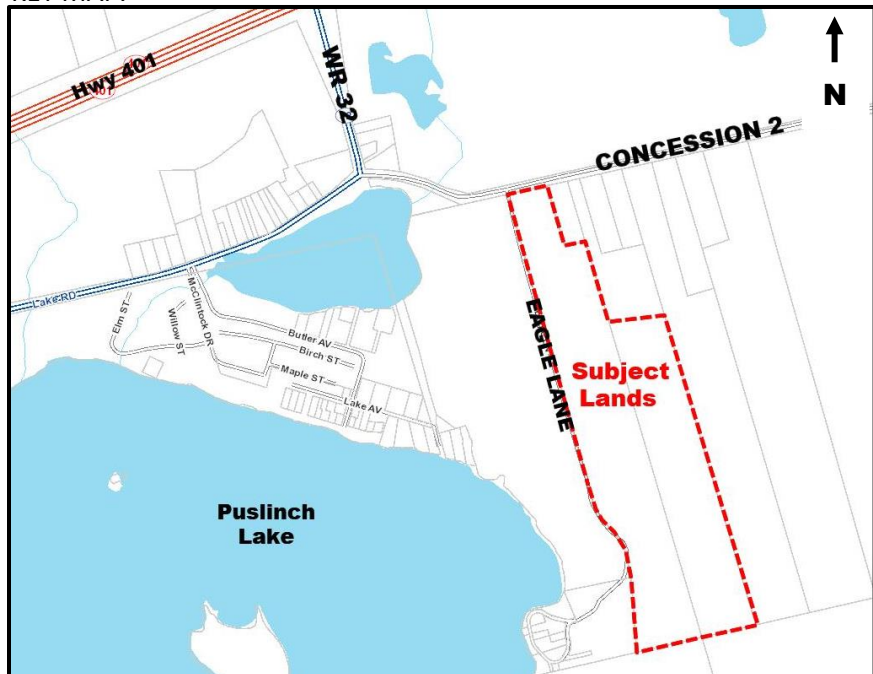
REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between 9:00 a.m. and 4:30 p.m. at the Township of Puslinch Municipal Office as of the date of this notice.

Dated at the Township of Puslinch
on this 22nd day of March 2016.

Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Phone (519) 763-1226
admin@puslinch.ca

KEY MAP:





REPORT PD-2016-014

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: May 18, 2016

SUBJECT: Public Meeting - Rezoning Application, File D14/KRA
Ned & Lily Krayishnik, Concession 1, Part Lots 6 & 7, municipally known
as 6637 and 6643 Concession 2.

BACKGROUND:

1. Purpose of Report

This report is to provide an outline to Council and the Public of application D14/KRA and the review completed to date, in advance of the Public Meeting being held Thursday May 19th, 2016 at 7 p.m. regarding the Zoning By-law Amendment on the lands located at 6637 and 6643 Concession 2, Township of Puslinch.

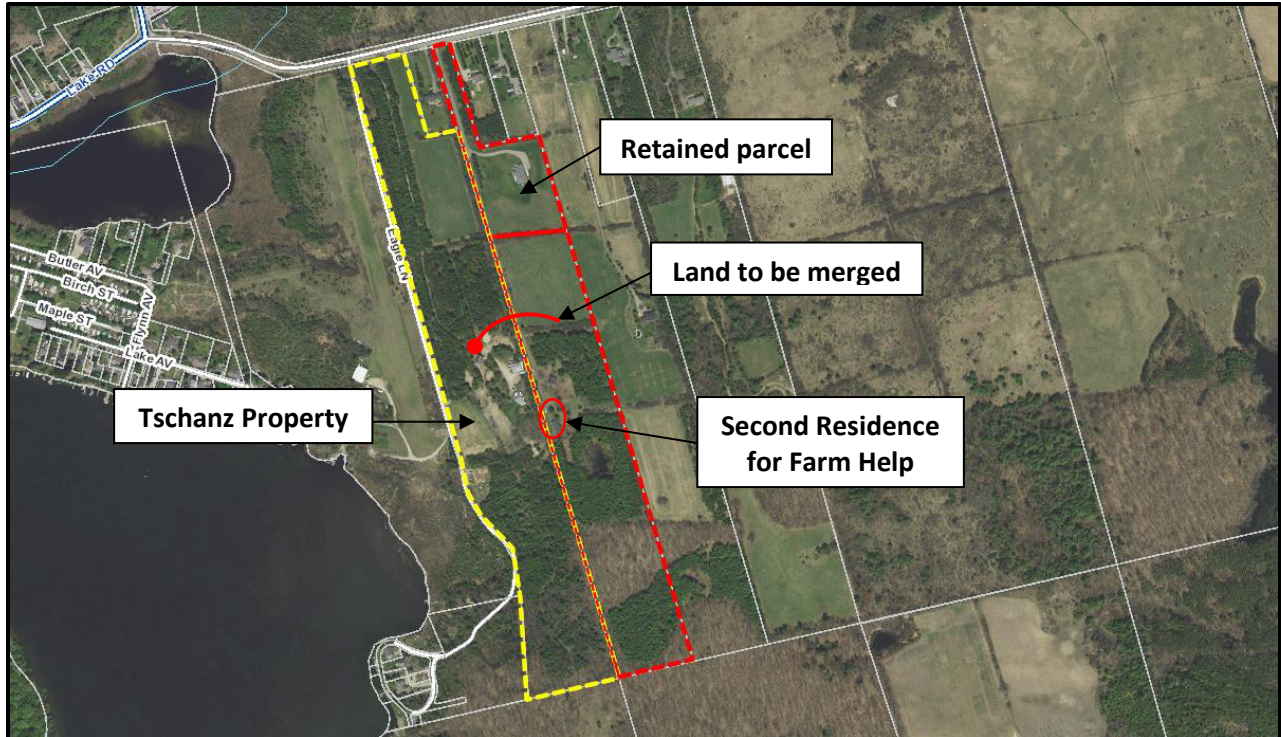
2. Application

An application has been submitted as a condition of County of Wellington Consent application B71/15 to rezone the subject lands to an Agricultural (A-_) Site Specific Zone to permit an accessory dwelling for farm help

The existing second residence is located on 6643 Concession 2, currently on the property owned by Krayishnik. Lands containing the second residence are proposed to be severed and adjoined 6637 Concession 2, owned by Tschanz. The second residence is proposed to be used as an accessory farm help dwelling for the Tschanz horse farm.

3. Location & Site Characteristics

The subject lands are located in the rural area south of Concession 2, east of Puslinch Lake. The lands to be merged to the Tschanz property contain a duplex dwelling and a barn. The Tschanz property contains a single family dwelling and a horse boarding and stables barn. Abutting lands include rural residential uses and agricultural lands (see aerial below).



APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application

The application was submitted and deemed complete March 2nd, 2016.

2. Notice:

March 22, 2016: Notice of a Complete Application & Public Meeting was circulated to agencies and property owners within 120 metres of the subject property.

April 29, 2016: Notice of a Complete Application & Public Meeting was published in The Wellington Advertiser and circulated to agencies and property owners within 120 metres of the subject property with a revised key map.

May 10, 2016: Application presented for comment at the Planning Development and Advisory Committee.

May 19, 2016: Public Meeting to be held at the Township of Puslinch.

3. Staff, Agency & Public Circulation Comments:

The zoning application was circulated for review to the Township's consultants and external agencies for comments. The County of Wellington Planning report detailing the proposed rezoning is attached and includes a summary of all review comments.

The Planning & Development Advisory Committee, at the May 10th 2016 meeting, commented that the Council is to be satisfied that the proposed farm residence, currently constructed as a duplex, will be converted to a single family dwelling.

The Township has not received any written comments from the public in support of or against the rezoning application to date.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

Section 10.4.6 of the Official Plan, gives consideration of consent applications for lot line adjustments, and they are permitted where no adverse effect on agriculture will occur and are encouraged where more viable agricultural operations will result.

Section 6.4.6 of the Official Plan states that “accessory residential uses needed for farm help or a garden suite may be allowed provided that they are established near the farm buildings”.

2. Township of Puslinch Zoning By-Law

The subject lands are zoned Agricultural. Site Specific Zoning is the process that permits an accessory single family dwelling unit for farm help on agricultural parcels.

The Agricultural (A) Zone requires a minimum lot area of 0.4 hectares when a parcel of land is created by consent.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and completed, a final Recommendation Report will be brought forward to Council with any required proposed amending By-law which will summarize all agency and public comments and assess the merits of the application.

ATTACHMENTS:

Attachment “A” - County of Wellington Planning Report

Attachment “B” – Letter & Report submitted with the rezoning application

Attachment "A"



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 6, 2016

Karen Landry, CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario
N1H 6H9

Dear Ms. Landry:

**Re: Zoning By-law Amendment – Application D14/KRA
6637 (Tschanz) and 6643 (Krayishnik) Concession 2
To Permit a Second Residential Dwelling for Farm Help**

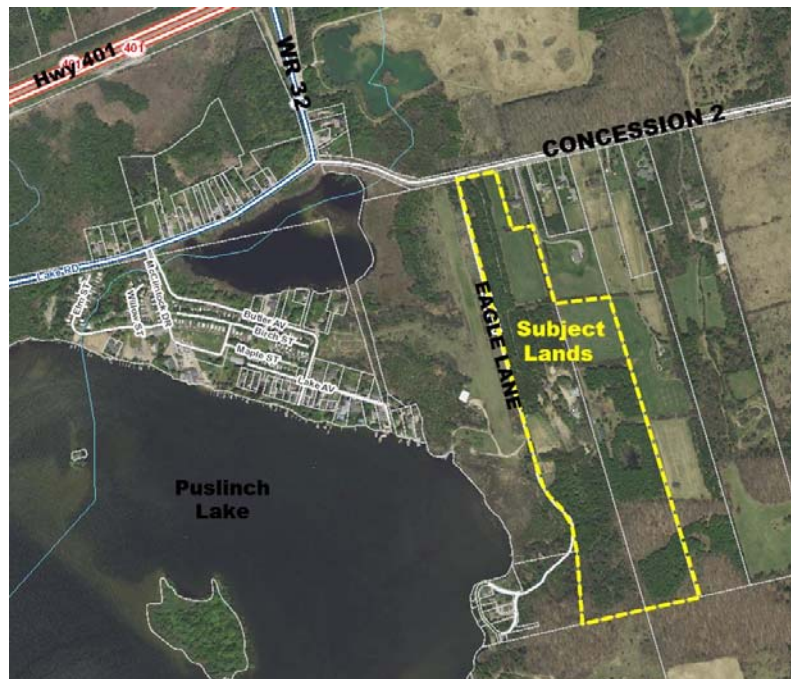
We have received a copy of the Notice of Public Meeting regarding the above-referenced rezoning application and provide the following preliminary comments.

Key Map

LOCATION:

The lands being considered for rezoning under application D14/KRA are the properties at 6637 Concession 2 and a portion of 6643 Concession 2. The area of land to be rezoned is approximately 21 hectares (53 acres) and illustrated as Subject Lands on the Key Map.

The majority of the subject lands are designated SECONDARY AGRICULTURAL in the County Official Plan and zoned Agricultural. The rear (southern) portions of the subject lands are designated GREENLANDS AND CORE GREENLANDS with the corresponding Natural Environment (NE) Zone. Development is not proposed for these areas of the Subject Lands.

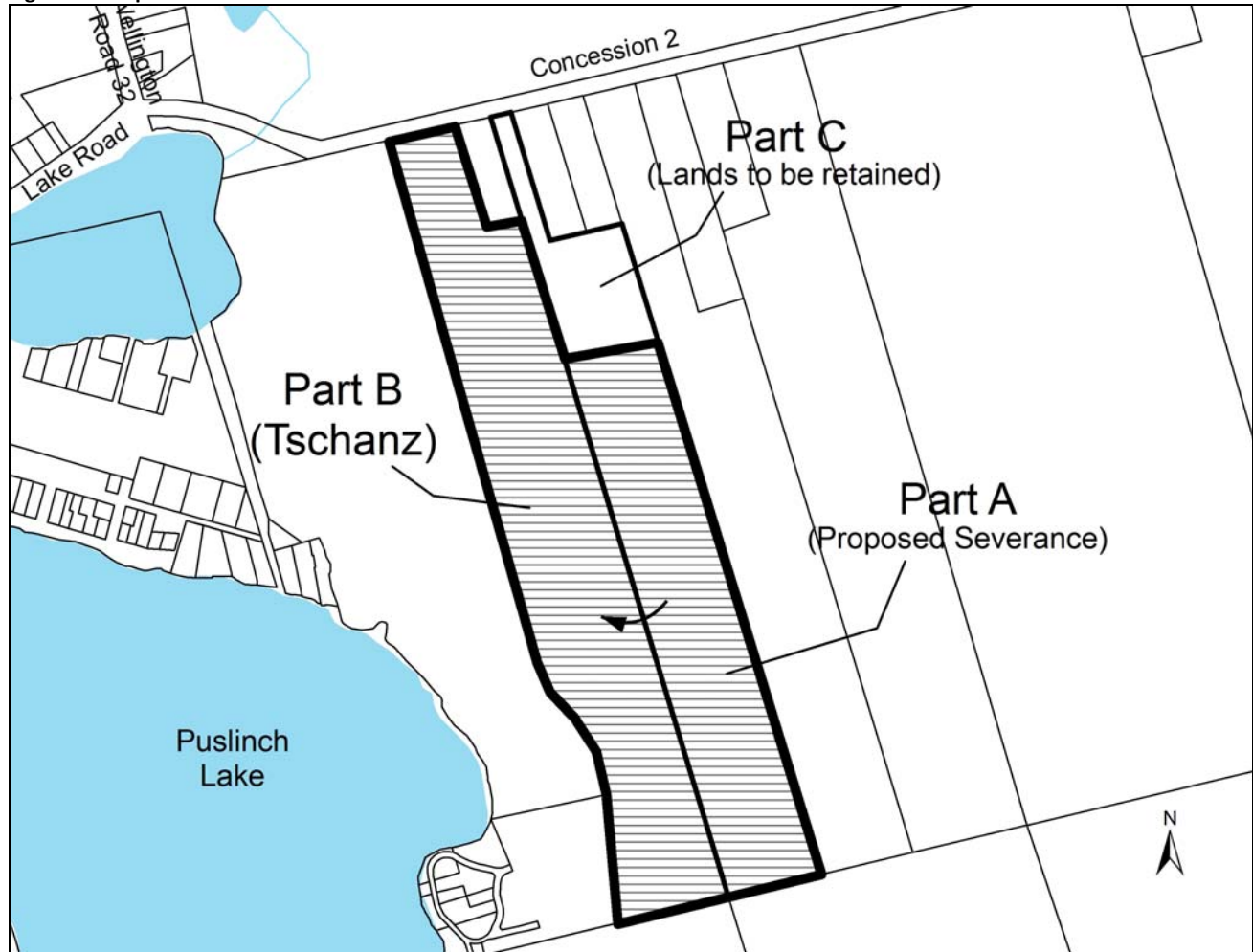


PURPOSE OF REZONING:

The purpose of rezoning application D14/KRA is to satisfy a condition of provisional consent granted by the Wellington County Land Division Committee in September 2015 - Lot Line Adjustment application B71/15. The proposed lot line adjustment would sever 8.7 hectares (21.5 acres) of land with an existing house, barn and sheds (**Part A** on **Figure 2**) and add to the abutting land to the west owned by D. Tschanz (**Part B**). The new enlarged parcel (Part A + B) would be 21.4 ha (52.9 ac) in size.

Part C is the retained 2.35 ha (5.8 ac) parcel with existing dwelling owned by N. and L. Krayishnik. The house to be added the Tschanz property would become a second dwelling on the new lot and used to accommodate farm help. This house together with the former Krayishnik barn and sheds would also form part of the agricultural farm cluster in the central part of the expanded Tschanz property (**Part B**).

Figure 2 - Proposal Details



PLACES TO GROW: The subject property is within the RURAL AREAS designation of the Growth Plan.

GREENBELT PLAN: Not within Greenbelt Plan area.

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.4 states that “In rural areas located in municipalities... a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;... c) new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae”. Through the consent application process, County staff raised a concern regarding Minimum Distance Separation. This matter was reflected as a condition of provisional consent approval, but is expected to be addressed prior to Council’s consideration of the amending by-law.

According to Section 2.5.2.5 of the PPS “In areas adjacent to or in known deposits of mineral aggregate resources,

development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.”

There are no active aggregate uses in the immediate area that would be hindered from continued use or expansion. Further, the uses proposed on the subject land through the proposed rezoning would not preclude or restrict access to aggregate resources, should any found in the immediate area.

With respect to consideration of the rezoning application, Section 1.1.4.1 of the PPS states that: “healthy, integrated and viable rural areas should be supported by:

- a) building up rural character and leveraging rural amenities and assets; ...
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands; ...
- f) promoting diversification of the economic base and employment opportunities...”.

The Provincial Policy Statement also provides that “...agricultural uses...should be promoted” ... and “shall be compatible with, and shall not hinder, surrounding agricultural operations”. Again, MDS matters are to be addressed.

WELLINGTON COUNTY OFFICIAL PLAN:

According to Section 10.4.6 of the Official Plan, consideration of consent application for lot line adjustments are permitted where no adverse effect on agriculture will occur and are encouraged where more viable agricultural operations will result. In terms of the request for a second dwelling on a farm, an Official Plan Amendment is not required as Section 6.4.6 states that “accessory residential uses needed for farm help or a garden suite may be allowed provided that they are established near the farm buildings”.

PROPOSED ZONING BY-LAW AMENDMENT:

The majority of the subject lands are zoned Agricultural (A). Both the retained lot and lot to be expanded would meet the applicable minimum lot area and frontage requirements of the Puslinch Zoning By-law. However, only one single-detached dwelling is permitted per lot in the Agricultural (A) Zone. The purpose of the proposed amending by-law would be to permit the use of a dwelling being added to the Tschanz property for farm help.

It should be noted that there are outstanding Building Code compliance issues regarding the existing Krayishnik dwelling to be used for the farm help. The applicant will need to adequately address these compliance matters in a timely manner.

The applicant has submitted a planning report (prepared by Wellings Planning Consultants) and a Needs Assessment (prepared by Stovel and Associates Inc.). These documents provide a review of applicable planning policies and a justification for a second residence for farm help on the Tschanz property. Our initial review of these reports has not raised any apparent issues. However, we will provide a more complete review of these reports and the other supporting information as part of our recommendation report to Council.

SUBMITTED COMMENTS:

The following table provides a summary of the initial comments received (to date) regarding the proposed rezoning to permit a second dwelling for farm help:

Township/Agency/Peer Review Consultants	Summary of Comments
PDAC	Comments to be provided after May 10, 2016 PDAC meeting.
Building Services	Existing dwelling through a building permit must be converted to a single family dwelling and the sewage system must be upgraded in accordance with Ontario Building Code.
Fire Department	Need to ensure that roadway to house is wide enough to accommodate emergency vehicles, and to avoid confusion adequate signage should be placed along laneway to identify both houses on the property.
GWS Ecological & Forestry Services	No concerns.
Harden Environmental Services Ltd.	No concerns. Recommend that owner provide adequate separation from domestic water well to any manure piles.
GM BluePlan Engineering	Recommend that the sketch for severance application prepared by ACI Survey Consultants be revised to demonstrate how access to the former Krayishnik residence is available from "Parcel B" lands currently owned by Doreen Tschanz.
GRCA	No objection to rezoning to permit second dwelling. Noted that portions of severed land and portions of Parcel B lands are regulated and therefore future development or site alteration may be subject to prior written approval by the Authority under Ont. Reg. 150/06.

NEXT STEPS:

The Statutory Public Meeting for this matter is scheduled for May 19, 2016. This meeting will provide area residents with an opportunity to obtain more information regarding the request to have a second dwelling for farm help on the proposed expanded Tschanz property. Staff will attend the public meeting and file our planning report and recommendations to Council after the meeting and following the submission of any additional agency input, public comments, or additional supporting information by the proponent.

We trust that these preliminary comments are of assistance to the Township.

**Respectfully Submitted,
County of Wellington Planning and Development Department**



Aldo L. Salis, BES, MSc, MCIP, RPP
Manager of Development Planning

Attachment "B"

Wellings Planning Consultants Inc.
Land Use Planners

February 29, 2016

Ms. Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, ON
N1H 6H9

Sent by Courier

RECEIVED

MAR 02 2016

Township of Puslinch

Dear Karen:

**Re: Application for Amendment to Zoning By-law 19/85
Norman Doud Estate & Boarding Stables (Doreen Tschanz)
6637 & 6643 Concession 2
Township of Puslinch
Our File: 2013/13**

On behalf of Owners, Ned and Lily Krayishnik (6643 Concession 2) and the applicant Norman Doud Estate & Boarding Stables c/o Doreen Tschanz (6637 Concession 2), we are pleased to submit the enclosed application to amend Zoning By-law 19/85 to permit an accessory (second) farm residence presently situated on the Krayishnik property located at 6643 Concession 2. The purpose of the accessory residence is to accommodate farm help to assist in the existing horse boarding and training stable operation.

Background

On September 10, 2015, the County of Wellington Land Division Committee approved subject to conditions a consent application (File No.: B71/15) for a lot line addition, to allow the subject dwelling and the associated agricultural lands and barn on the Krayishnik lands (6643 Concession 2) to be added to the adjacent property at 6637 Concession 2 containing Norman Doud Estate & Boarding Stables. One of the conditions of consent (i.e. Condition #9) requires the filing of a rezoning application to allow the existing residence to be used for farm help and bring into compliance with the Township Zoning By-law.

Need for Second Residence

Ms. Doreen Tschanz, owner and manager of the adjacent Norman Doud Estate & Boarding Stables has utilized the existing barn on the Krayishnik property for several years in addition to cultivating a portion of the Krayishnik property for hay. Ms. Tschanz boards up to 16 horses and she presently rents barn space and agricultural lands from the Krayishniks to supplement her existing operation. Ms. Tschanz relies on hired help to attend to the horses, harvest the hay and perform general maintenance on fences and property. Her plan is to provide on-site accommodation for full-time farm help given the demanding nature of her business.

Given that Ms. Tschanz is already making agricultural use of a significant portion of the Krayishnik property and has a legitimate need for an accessory (second) residence for farm help, Ms. Tschanz entered into an agreement of purchase and sale with Mr. and Mrs. Krayishnik to transfer 8.7 hectares of property from 6643 Concession 2 (Krayishnik) to 6637 Concession 2 (Tschanz).

Needs Assessment

Mr. Robert Stovel of Stovel and Associates Inc. was retained by Norman Doud Estate & Boarding Stables to undertake a Needs Assessment in order to justify the need for the accessory (second) residence for farm help. The Needs Assessment was requested through Condition #9 of the conditions of consent and is included as part of this submission.

Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) 2014 states in Policy 1.1.4.1 that:

“Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands.”

A key asset to the rural character is the existing housing stock and agricultural buildings and infrastructure. Re-using existing resources results in lower expenses for rural and agricultural businesses, which will improve their viability and financial health. Additionally, Ms. Tschanz requires on-site farm help to meet the demands of her existing boarding operation. Without such assistance, the demands of her business cannot be met.

The PPS is focused on the encouragement and protection of agriculture uses while promoting agriculture-related and on-farm diversified uses. It is my opinion that the proposed second residence for farm-help is consistent with the PPS, and is supportive of an existing agricultural endeavour.

County of Wellington Official Plan

The subject lands are designated “Secondary Agricultural” on Schedule A7 – Puslinch to the County of Wellington Official Plan. Part 6 – The Rural System, Subsection 6.4.3 of the Official Plan indicates that accessory residences are a permitted use in Prime Agricultural Areas. Subsection 6.4.6 provides the following additional details:

“Accessory residential uses needed for farm help....may be allowed provided they are established near the farm buildings.”

Although the above policies are contained in the Prime Agricultural section of the Official Plan, Secondary Agricultural Areas (Policy 6.5.3) permits all uses allowed in the Prime Agricultural Area. Consequently, the accessory residence policies of the Prime Agricultural Area also apply in the Secondary Agricultural Area.

The proposed accessory (second) residence is located approximately 55 m from the Krayishnik barn. As noted above this barn is already in use by Ms. Tschanz to provide additional stables for the boarding operation. In our opinion, the accessory residence is sufficiently near the existing farm buildings. This is similarly confirmed in the Stovel Needs Assessment.

The existing horse boarding operation, the acquisition of lands from Krayishnik, and the use of the existing residence for farm help are all supportive of agriculture. Allowing Ms. Tschanz to utilize the existing residential dwelling for full-time farm help allows her to accommodate on-site

farm help and will contribute in a positive manner to an agricultural business in the County/Township.

As noted above, Ms. Tschanz already makes use of the fields and stables on the Krayishnik property. The consent application to transfer those assets to her ownership was approved with conditions and will help reduce the operational complexities of her business by eliminating the need to negotiate and pay rent for those resources.

Summary and Conclusions

Based on the foregoing and a review of the relevant policies in the Provincial Policy Statement 2014, and the Secondary Agricultural Area designation of the County of Wellington Official Plan, in our opinion the site specific Zoning By-law Amendment is consistent with the PPS and conforms to the County Official Plan. It further represents good planning and supports the agricultural use of a dwelling that would otherwise be demolished.

Supporting Materials

In support of the rezoning application, please find enclosed:

1. One (1) original plus nine (9) copies of the completed application form;
2. Ten (10) large prints plus one (1) reduction (11" x 17") of the consent/survey sketch prepared by ACI Survey Consultants dated July 8, 2015;
3. Two (2) copies of the Needs Assessment for Farm Help prepared by Stovel and Associates Inc. dated February 23, 2016;
4. One (1) copy of the MDS I and II calculations; and,
5. A cheque made payable to the Township of Puslinch for \$2,000.00 being the requisite application fee.

Please do not hesitate to contact me should you have any questions or comments.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

Copy: Sarah Wilhelm – County of Wellington
Ned and Lily Krayishnik – Owner
Doreen Tschanz – Norman Doud Estate & Boarding Stables
Robert Stovel – Stovel and Associates Inc.

Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

February 23, 2016

Wellings Planning Consultants
564 Emerald Street
Burlington, ON
L7R 2N8

Attention: Mr. Glenn Wellings, MCIP, RPP

Re: **Needs Assessment**
Request for a Second Residence – Farm Help (Norman Doud Estate & Boarding Stables)
6637 Concession 2
Township of Puslinch
County of Wellington

As per our discussion, Norman Doud Estate & Boarding Stables have retained Stovel and Associates Inc. to complete a Needs Assessment. The purpose of the Needs Assessment is to justify the request for a second residence to be used to house farm help.

Please accept this letter as the requisite Needs Assessment of the proposal.

Background

Doreen Tschanz is the owner of the Norman Doud Estate & Boarding Stables. She is a bona fide farmer and her Farm Business Registration (FBR) number is 4181343 (Attachment #1 – Affidavit).

Ms. Tschanz operates a horse boarding and training stables in the Township of Puslinch. The number of horses that board at her farm operation range from 9 to 16 over the course of the year. Farm-related activities associated with horse training include grooming, exercising and trail riding, training, feeding/watering and manure management.

As part of the normal farm operation, Ms. Tschanz cultivates arable lands on the subject farm and adjacent lands. Ms. Tschanz is attempting to become self-sufficient with respect to the production of hay and straw for her horses. Farming is her primary source of income.

Ms. Tschanz does not operate a tack shop, blacksmith shop or snack bar/restaurant associated with the stables.

Farm Labour

Ms. Tschanz has no full-time employees to assist her with the farm operation. Over the years of business, Ms. Tschanz has retained subcontractors and co-op students to assist with the training and exercising of the horses. During planting and harvest, Ms. Tschanz's son has assisted her but he operates a full-time heating/air-conditioning business and cannot be relied upon on a 100% basis. Co-op students have assisted Ms. Tschanz with daily chores such as grooming and exercising but the availability of these students is inconsistent.

The main concern associated with Ms. Tschanz's farm business is that she is having difficulty providing the continuous care for the boarding horses. Additional farm help, especially during planting/harvest, the evenings and when Ms. Tschanz is ill, is also required.

Need

The operation of a horse-boarding stable requires 24-hour supervision to ensure safety and water availability to the horses. Horses must be regularly checked and managed appropriately; horse boarding

is not a 9-5 job. Proper supervision requires that the boarder must commit to round-the-clock access of the boarding stables.

The location of the sleeping quarters for staff is an important consideration. The sleeping quarters must be situated in close proximity to the barn/stables, should an emergency arise such as a fire/smoke alarm or if a break-in alarm is triggered.

The approval of a second residence for farm help will satisfy this requirement. The second residence is located close to the existing stables and an alarm system can be easily wired to the second house.

Minimum Distance Separation (MDS)

MDSII calculation was completed for the proposed land use. Attachment 2 provides a summary report of the MDSII calculation.

Conclusion

In conclusion, it is clear that Ms. Tschanz requires farm help to assist her with the operation of the horse boarding stables. Given the nature of the farm operation, the farm help must be capable of providing assistance on a 24-hour basis. Round-the-clock care is a normal requirement of a horse boarding stables. Given the nature of the farm operation, the approval of the second residence for the Norman Doud Estate & Boarding Stables is justified and a reasonable consideration.

Please do not hesitate to contact me if you have any questions or concerns regarding this Needs Assessment.

Yours truly,



Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P.Ag.

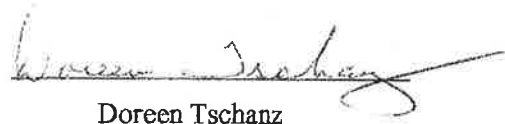
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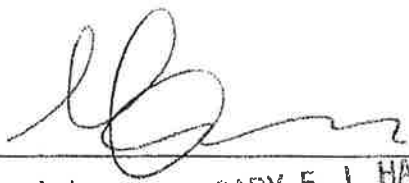
**IN THE MATTER OF REZONING APPLICATION FOR 6643 CONCESSION 2 TO
PERMIT AN ACCESSORY RESIDENCE FOR FULL-TIME FARM HELP**

I, Doreen Tschanz, reside at 6637 Concession 2 in Puslinch Township hereby make oath and say as follows:

1. I own and manage Norman Doud Estate and Boarding Stables ("farm business") which is located at 6637 Concession 2 adjacent to 6643 Concession 2 upon which the second residence is situate.
2. I am a full time farmer with FBR # 4181343.
3. The farm business requires constant 24 hour supervision of the horses.
4. I require the second residence that I propose to purchase for much needed full-time farm help which is necessary to run the farm business.
5. The subject residence is in a good location because it is located close to the farm business and the existing barns/stables.
6. This Affidavit is made in support of an Application for Rezoning and for no improper purpose.

SWORN BEFORE ME at the ^{CITY} Township of)
KIRK HENKEL in the Regional Municipality of)
Waterloo this 16 day of February)
2016.)


Doreen Tschanz


a Commissioner, etc. **GARY E. J. HAUSER**
BARRISTER & SOLICITOR
Witnessed by and signed

Minimum Distance Separation II (MDS II) Report

File: MDS.jan-2016.mds

Application Date: 27-Jan-2016
File Number:
Preparer Information
Rob Stovel

Calculation #1

Contact Information
doreen Tschanz Phone #1: 519-240-1680
6637 Concession 2
Puslinch
RR 22 Cambridge, ON, Canada N3C 2V4

Farm Location
County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 and 7

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Total Capacity	Total NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	16	22.9	20	28.6	604 m ²


Manure/Material Storage Type: Storage already exists

Building Base Distance 'F' (A x B x C x D): 70 m (229 ft)
Storage Base Distance 'S': No storage construction

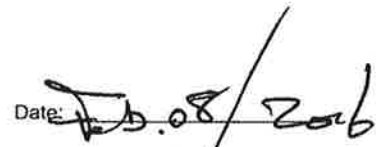
Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 217
Factor C (Orderly Expansion): 0.6550
Factor D (Manure/Material Type): 0.7
Total Nutrient Units: 29

Description	Multiplier	Required Barn Setback	Actual Barn Setback
Nearest neighbour's dwelling	1.0	70 m 229 ft	160 m 525 ft
Type A land uses	1.0	70 m 229 ft	80 m 262 ft
Type B land uses	2.0	139 m 457 ft	400 m 1312 ft
Nearest lot line (side or rear)	0.1	7 m 23 ft	80 m 262 ft
Nearest road allowance	0.2	14 m 46 ft	90 m 295 ft

Signature of Preparer:


Rob Stovel

Date:



NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



Minimum Distance Separation I (MDS I) Report

Application Date: 03-Sep-2015

File Number: B71/15

Preparer Information

Sarah Wilhelm
Senior Planner
County of Wellington
74 Woolwich Street
Guelph, ON, Canada N1H 3T9
Email: sarahw@wellington.ca

Applicant Information

Ned & Lily Krayishnik
6643 Concession 2
Puslinch, ON, Canada

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 & 7

Calculation #1

Tschanz

This represents the combined tillable area including lot line adjustment B71/15 and the livestock facilities on the merged lands.

Adjacent Farm Contact Information

Doreen Tschantz
6637 Concession 1
Puslinch, ON, Canada

Farm Location

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 & 7

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Small-framed, mature; < 227 kg (including unweaned offspring)	1	0.5	16 m ²
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	14	14.0	325 m ²
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	1	1.4	30 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 5.4 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 241
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 16

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	130 m (426 ft)	*
Distance from nearest permanent manure/material storage 'S':	130 m (426 ft)	*

*** NOTE: COUNTY STAFF REQUIRE AN UPDATED SURVEY SKETCH SHOWING THE CLOSEST DISTANCE FROM THE BARNS AND MANURE STORAGE TO THE PROPOSED PROPERTY LINE BEFORE WE CAN DETERMINE MDSI COMPLIANCE.**

Signature of Preparer: _____

Sarah Wilhelm, Senior Planner

Date: SEPT. 4, 2015

NOTE TO THE USER:

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Minimum Distance Separation II (MDS II) Report

File: MDS.jan-2016.mds

MDS 1.0.0
08-Feb-2016 12:17
Page 1

Application Date: 27-Jan-2016

File Number:

Preparer Information
Rob Stovel

Calculation #1

Contact Information

doreen Tschanz
6637 Concession 2
Puslinch
RR 22 Cambridge, ON, Canada N3C 2V4

Phone #1: 519-240-1680

Farm Location

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 1
Lot: 6 and 7

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Total Capacity	Total NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	16	22.9	20	28.6	604 m ²

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Building Base Distance 'F' (A x B x C x D):

70 m (229 ft)

Storage Base Distance 'S':

No storage construction

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 217

Factor C (Orderly Expansion): 0.6550

Factor D (Manure/Material Type): 0.7

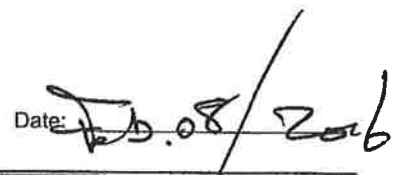
Total Nutrient Units: 29

Description	Multiplier	Required Barn Setback	Actual Barn Setback
Nearest neighbour's dwelling	1.0	70 m 229 ft	160 m 525 ft
Type A land uses	1.0	70 m 229 ft	80 m 262 ft
Type B land uses	2.0	139 m 457 ft	400 m 1312 ft
Nearest lot line (side or rear)	0.1	7 m 23 ft	80 m 262 ft
Nearest road allowance	0.2	14 m 46 ft	90 m 295 ft

Signature of Preparer:


Rob Stovel

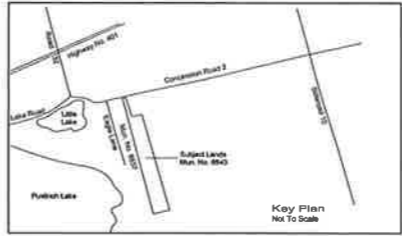
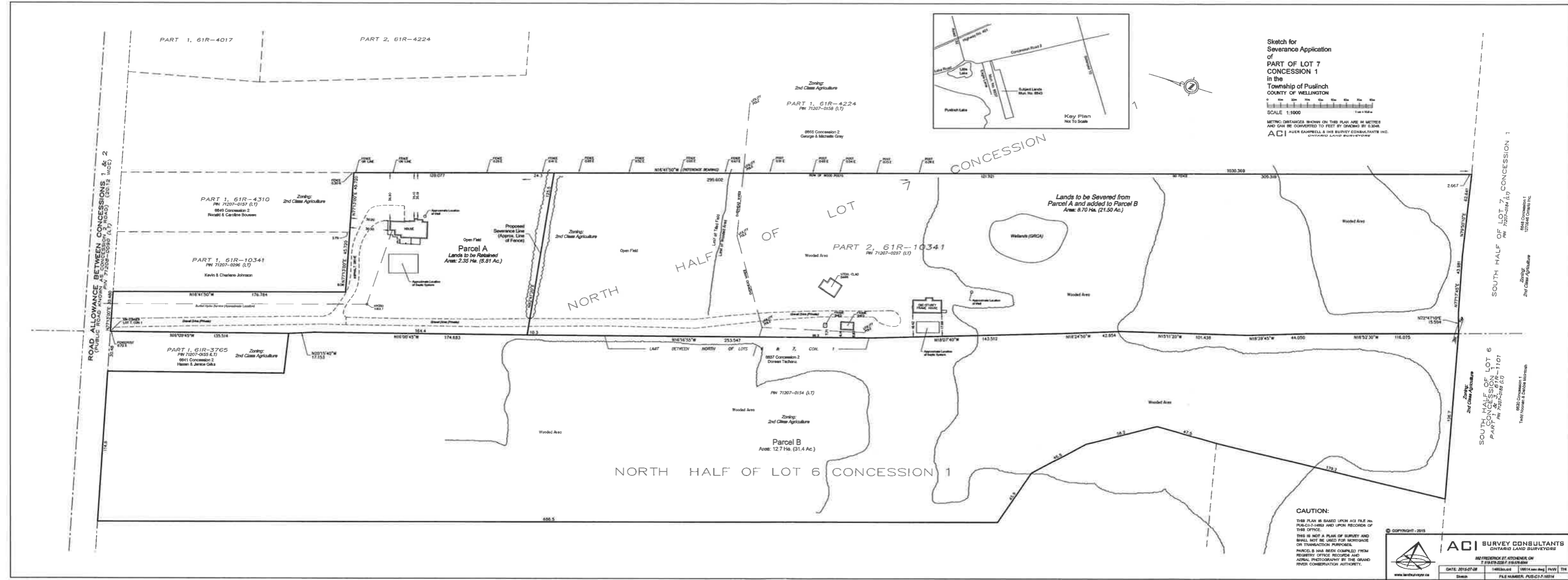
Date:


Feb. 08/2016

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Sketch for
Severance Application
of
**PART OF LOT 7
CONCESSION 1**
in the
Township of Puslinch
COUNTY OF WELLINGTON

0 10 20 30 40 50 60 70 80 90 100
METRES
SCALE 1:1000

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ACI ALLEN CAMPBELL & HIS SURVEY CONSULTANTS INC.
CONSULTING SURVEYORS

CAUTION:
THIS PLAN IS BASED UPON ACI FILE NO. 148133-01 AND UPON RECORDS OF THIS OFFICE.
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.
PARCELS HAVE BEEN COMPILED FROM REGISTRY OFFICE RECORDS AND AERIAL PHOTOGRAPHY BY THE GRAND FIVER CONSERVATION AUTHORITY.



ACI SURVEY CONSULTANTS
148133-01 1814 sss Reg. PNV TH
DATE: 2016-07-08
FILE NUMBER: PLS-C2-7-1814



*Groundwater
Science Corp.*

328 Daleview Place
Waterloo, ON N2L 5M5
phone: (519) 746-6916
groundwaterscience.ca

Roszell Road Pit, Licence No. 625189 2015 Groundwater Monitoring Report

RECEIVED
MAR 31 2016
Township of Puslinch

CLERK'S DEPARTMENT	
TO	S.D.
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Please Handle	
For Your Information	
Council Agenda	May 11/16
File	

Prepared For:

CBM Aggregates
55 Industrial Street
Toronto, ON
M4G 3W9

Prepared By:

Andrew Pentney, P.Geo.
Groundwater Science Corp.

March 2016

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Appendix C Temperature Plots
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1.0 INTRODUCTION

This report summarizes the results of the 2015 Roszell Road Pit groundwater monitoring program as per conditions shown under the *Hydrogeological Recommendations (Monitoring, Triggers and Mitigation)* of the approved Site Plan. The Roszell Road Pit is operated by CBM Aggregates.

The monitoring program is summarized in **Section 1.1** of this report. Information regarding Items listed on the Site Plan under *General Controls, Part D below water extraction* is provided in **Section 2.0** of this report. Site details; test and extraction pond locations; and, monitoring locations are shown on **Figure 1**.

1.1 MONITORING PROGRAM

The groundwater monitoring program requirements for the Roszell Road Pit are outlined in the document: *Groundwater Monitoring Program, Preston Sand & Gravel Company Limited, Roszell Pit, Part Lots 1 and 2, Concessions 3 and 4, Township of Puslinch*; Blackport Hydrogeology Inc. (and Groundwater Science Corp.), December 2009. Please refer to that report for specific additional details (e.g. Trigger Mechanisms, Mitigation Measures, Contingency Plans and Response Protocol, etc.).

The monitoring and reporting requirements for the site are summarized as follows:

The following hydrogeologic monitoring plan is recommended to ensure potential groundwater impacts related to this proposal are measured and understood on an on-going basis:

1. Manual groundwater level measurements will be obtained on a monthly basis at the following existing on-site locations as accessible:

BH1, BH2-S, BH2-D, BH3-S, BH3-D, BH4-S, BH4-D, BH5 (and/or replacement well), BH6-S, BH6-D, BH7-S, BH7-D, BH8, BH9-S, BH9-D, BH10-S, BH10-D, DP1, DP2, DP3, DP4, DP5, DP6, DP7 and DP8.

And at the following new on-site locations as accessible:

BH14, BH15; and,
Monitors installed for the thermal assessment (see item #14).

And at the following off-site locations as accessible:

BH11, BH12 and BH13.

2. Monitors BH6-S and BH6-D will be removed as extraction or site preparation proceeds into that area and will not be replaced.
3. Monitor BH5 may be abandoned as extraction or site preparation proceeds into that area and if abandoned will be replaced by another water table monitor in the same general area.
4. Manual and/or datalogger groundwater level measurements will be obtained on a regular basis (frequency to be determined in conjunction with the landowner) at the following off-site private wells as accessible and at landowner request:

PW1, PW2 and other private wells where access has been granted.

Monitoring at private wells can include datalogger measurements as access permits. Where dataloggers are installed the monitoring frequency will be every hour (on the hour, Eastern Standard Time) and data downloaded quarterly as accessible.

5. Dataloggers will be installed to collect groundwater level measurements and/or groundwater temperature within the screened interval every hour (on the hour, Eastern Standard Time) and data downloaded quarterly at the following existing on-site monitoring wells as accessible:

BH1, BH3-S, BH3-D, BH4-D, BH5 (and/or replacement well), BH7-S, BH7-D, BH8, BH9-S, BH9-D, BH10-S and BH10-D

And at the following new on-site locations as accessible:

BH14, BH15, and,
Monitors installed for the thermal assessment (see item #14).

6. Manual groundwater temperature profiles will be obtained on a monthly basis by measuring the temperature within the monitors at one metre intervals starting at ground surface and proceeding to the bottom of the well at the following existing locations as accessible:

BH1, BH2-D, BH3-D, BH4-D, BH5 (and/or replacement well), BH7-D, BH8, BH9-D, BH10-D, DP1, DP2, DP3, DP7, DP8

And at the following new locations as accessible:

BH14, BH15, and,
Monitors installed for the thermal assessment (see item #14).

7. Staff gauges and/or stilling wells will be installed at the following off-site ponds along Roszell Road to the immediate east of the extraction area, if accessible, prior to below water table extraction at the site:

PG1, PG2, PG3, PG4, PG5 and PG6

Manual pond level measurements will be obtained on a monthly basis as accessible.

In addition, dataloggers will be installed at these pond gauges, if accessible, and pond level measurements will be obtained every hour (on the hour, Eastern Standard Time). Datalogger data will be downloaded quarterly.

8. Staff gauges and/or stilling wells will be installed on-site to measure the water level in the wash pond (LG1) and extraction lake(s) (LG2, LG3, LG4, etc.) as soon as possible after the lakes are developed. Manual pond and lake level measurements will be obtained on a monthly basis as accessible. Water level dataloggers will be installed at the wash pond and lake gauges to collect water level measurements every hour (on the hour, Eastern Standard Time). Datalogger data will be downloaded quarterly.

9. Manual surface water level and temperature measurements will be obtained on a monthly basis at the following locations as accessible:

DP1, DP2, DP3, DP4, DP5, DP6, DP7 and DP8.

10. A stilling well and datalogger will be installed prior to below water extraction at the site within the Roszell Wetland (between DP4 and DP5) to measure surface water (pond) level every hour (on the hour, Eastern Standard Time), data will be downloaded quarterly.
11. Dataloggers will be installed to collect surface water temperature measurements every hour (on the hour, Eastern Standard Time) and data downloaded quarterly at the following locations as accessible:
 - SW1, SW2, SW3, SW4, SW5, SW6, SW8, SW10, SW12, DP3, DP7, DP8 and extraction lakes at depths of 1 m and 5 m.
12. Manual stream-flow measurements will be obtained as conditions allow and under baseflow conditions (if possible) on a monthly basis during extraction periods at the following locations as accessible:
 - SW1, SW2, SW3 and SW4.
13. Water quality samples will be obtained for major anions, metals, pH, nutrients, and total petroleum hydrocarbons (F1 to F3) on an annual basis at the end of the extraction season at the following locations as accessible:
 - BH1, BH5 (and/or replacement well), BH7-S, BH7-D, BH8, BH10-S, BH10-D, active extraction lake, SW2, SW3, SW6, SW8 and SW10.
14. For the three years after the "test pond" is in place thermal monitoring will be completed in the vicinity of the "test pond" to monitor the extent and magnitude of downgradient temperature changes in the groundwater system. Temperature profiles will be obtained on a monthly basis and/or temperature dataloggers will be installed at the lake, within 20 m downgradient of the lake edge and at approximately 60 m distance downgradient of the lake edge. The results of the monitoring will be summarized in a separate report completed to the satisfaction of the MNR discussing the development and extent of any thermal impact and making appropriate recommendations regarding final setback distances between the lake(s) and the west Licence boundary.
15. After excavation of both Lakes A and B are complete (or near complete) the available monitoring data will be reviewed to the satisfaction of the MNR to determine if excavation of Lake C and/or development of a single lake is feasible. A separate report will be prepared at that time, and could include a computer groundwater model update, and submitted to MNR.
16. Threshold exceedance or Incident Response reporting will be completed as specified in the Action Response Plan
17. Annual Monitoring Reports summarizing the results of all of the monitoring specified by the monitoring program for the period January 1 to December 31 will be provided to the MNR, the MOE, the GRCA and the Township of Puslinch by March 31 following each year of operation, and will include the following:
 - description of monitoring methodology and locations,
 - all monitoring data, including tables of manual measurements and graphs of both manual and datalogger data,

- figures showing extraction locations and extents,
- description of operational activities,
- a summary and discussion of monitoring results (including thermal impacts and water quality),
- documentation of any threshold exceedances and resulting action and results, as per the incident response protocol,
- documentation of any remedial or contingency actions that are implemented, rationale for implementation and evaluation of success (if available at that time).

2.0 MONITORING COMPLETED

2.1 OPERATIONS SUMMARY

In 2015 site operations included continued above and below water table extraction. In addition, the initial section of the Silt Barrier construction was completed. The current working area, extraction Lake outline, and, Silt Barrier are shown on **Figure 1**.

CBM reports below water extraction occurred on 77 days during the 132 day period from August 7th to December 17th. This includes 5 days of below water extraction to complete the Silt Barrier trench during the period October 30th to November 5th. The remaining below water extraction occurred at Lake 1. Lake 1 is also expected to reach and “join” the Test Pond in the near future.

The initial segment of the Silt Barrier is complete. After this section of the Silt Barrier trench was excavated, it was backfilled using fine grained material (silt and clay) sourced from on-site. The trench to date is reported to extend to bedrock, encountered at a depth of ranging east to west from approximately 7.6 m to 4.9 m below water.

2.2 LOCATIONS MONITORED

In 2015 the following locations were monitored:

On-Site

Monitoring wells (groundwater level and temperature) BH1, BH2-S, BH2-D, BH3-S, BH3-D, BH4-S, BH4-D, BH5, BH6-S, BH6-D, BH7-S, BH7-D, BH8, BH9-S, BH9-D, BH10-S, BH10-D, BH14, BH15, BH16 and BH17.

Pond and Wetland Gauges (surface water level and temperature), LG1 (Wash Pond), LG2 (Test Pond), LG3 (Lake 1), LG4 (Lake 2) and PG7 (Roszell Wetland).

Drive-Points (groundwater and surface water level and temperature) DP1, DP2, DP3, DP4, DP5, DP6, DP7 and DP8.

Surface Water monitoring (streamflow and/or temperature) sites SW2, SW3, SW4, SW5, SW6, SW7, SW8, SW9, SW10, and SW12.

Off-Site

Monitoring wells (groundwater level) BH11, BH12 and BH13.

Surface water monitoring (streamflow and temperature) site SW1.

Private wells (groundwater level) PW1 and PW2.

Private Pond Gauges (surface water level) PG1, PG2, PG3, PG4, PG5 and PG6.

Water quality samples were obtained in November at the locations specified by the monitoring program. The water level monitoring locations and current extent of extraction is shown on **Figure 1**.

As part of operations in 2015 the former “Wash Pond” (which was never used) was filled in and pond gauge LG1 was removed. In addition, the pond gauge LG2 was removed as below water extraction moved toward that area and access became unsafe. Information formerly collected at LG2 is now collected at LG3.

As described in the 2014 annual report, due to current conditions at the site monitoring as part of the Thermal Impact Assessment (monitoring requirement item #14) is expected to provide the most appropriate data after Lake 1 is extended to the “Test Pond” area. Based on the planned extraction sequence, sufficient time is expected to be subsequently available (i.e. greater than 3 years) to collect and analyze further thermal data.

2.3 METHODOLOGY

Monitoring conducted for this program includes: manual water level measurements or observations; manual temperature measurements; manual streamflow measurements; automated continuous (datalogger) water level or barometric measurements; and, automated continuous temperature measurements. All manual measurements are recorded in the field as they are collected. Datalogger data is downloaded and saved onto a field laptop computer. Water level elevations are calculated based on the elevation of the reference point from which the measurement is made.

The manual water level measurements are obtained from an established reference point (typically top of well) using a Heron Instruments® electronic graduated water level tape according to manufacturer’s instructions. Water level observations are also obtained visually at staff gauges (Water Survey of Canada type) installed in ponds (reference point is bottom, or zero mark, of gauge).

The manual water temperature measurements are obtained using electronic thermistor type instruments (Heron Instruments® temperature option included with the water level tape or Oakton Acorn Series Temp 4 ® meter) according to manufacturer’s instructions.

The manual streamflow measurements are obtained using the area-velocity method. Stream width and depth is measured using commercially available fiberglass measuring tape and aluminum meter-stick. Water velocity is measured using a Swoffer Instruments Inc. Model 2100® current meter according to manufacturer’s instructions.

Automated water level measurements are obtained using commercially available non-vented water level dataloggers according to the manufacturer’s instructions. All of the dataloggers are currently programmed to take hourly measurements as specified by the Monitoring Program. Historical measurements have varied from 0.5 hour to 4 hour frequency, depending on location and according to the baseline data requirements at the time of installation. Water level dataloggers currently in use at the site include Schlumberger Diver®, and, In-Situ RT® or LT® series units. Barometric pressure is measured on-site using an In-Situ® dedicated barometric datalogger.

Automated temperature measurements within monitoring wells are obtained using: temperature sensors integrated into the water level dataloggers; Onset Tidbit® dataloggers (sealed integrated datalogger/temperature probe); or, Onset Hobo U12 Outdoor® units (enclosed weatherproof datalogger with up to 4 external temperature probes), and, according to the manufacturer’s instructions. Automated temperature measurements within surface water locations are also obtained using the Tidbit® or Hobo® series temperature dataloggers. All of the temperature dataloggers are currently programmed to take hourly measurements as specified by the Monitoring Program. Historical measurements have varied from 0.5 hour to 4 hour frequency, depending on location and according to the baseline data requirements at the time of installation.

3.0 DATA SUMMARY

Monitoring data available at the site includes measurements beginning in March 2004, obtained as part of the original site characterization. Over the impact assessment and Licence application process the series of monitoring wells, private wells or surface water locations in use was expanded to the current network. Historical data was presented in the 2011 Annual Monitoring Report. Additional data was presented in the 2012 to 2014 annual reports. This report provides the manual data collected in 2015, in addition to hydrographs illustrating historical data.

3.1 WATER LEVEL MEASUREMENTS

A summary table of manual water level measurements obtained in 2015, and hydrographs illustrating overall historical trends, are included in **Appendix A**. Hydrographs illustrating datalogger data available for the site are included in **Appendix B**. Overall, a detailed set of baseline data defining annual and seasonal groundwater and surface water level fluctuation has been established at most locations. Occasional issues with datalogger operations continue to occur, however given the frequency of manual measurements and historical record, datalogger data losses that have occurred have not affected the ability to monitor and assess groundwater conditions and/or impact.

Monitoring and datalogger installation at private wells and ponds has been implemented according to access permissions with respective residents. Location PG4 is instrumented with a datalogger and locations PG2, PG3 and PG5 are each instrumented with a Staff Gauge and monitored (manually) on a quarterly basis.

3.2 TEMPERATURE MEASUREMENTS

Tables summarizing manual temperature measurements collected in 2015 included in **Appendix A**. Manual measurements include temperature profiles at monitoring wells and drive-points, and, surface water temperatures.

Graphs illustrating temperature measurement results available for surface water locations at the site are included in **Appendix C**. Continuous temperature measurements have been collected at some locations since 2005. Although some of the historical data is “missing” due to previous intermittent datalogger problems, overall a detailed record (manual and continuous) has been established at most locations.

3.3 STREAMFLOW MEASUREMENTS

A summary table of streamflow calculated from measurements obtained in 2015 is included in **Appendix A**. Streamflow measurements are available since 2004.

3.4 WATER QUALITY SAMPLING

Water quality samples for major anion and metals was obtained at locations SW2, SW3, SW6, SW8, SW10, BH1, BH5, BH7-S, BH7-D, BH8, BH10-S, BH10-D and Extraction Pond on November 25th and 26th. The 2015 water quality sampling results are summarized in **Appendix D**.

4.0 DISCUSSION

Below water table extraction at the site was initiated at Lake 1 and Lake 2 in March 2014. In 2015 below water extraction expanded Lake 1 northward, as shown on **Figure 1**.

4.1 PRECIPITATION

Water level variation at and near the site is influenced by seasonal and annual precipitation. Groundwater recharge in southern Ontario typically follows a pattern that includes significant infiltration in response to spring snowmelt and rainfall which results in high water table conditions; a subsequent reduction in infiltration through the summer/fall growing period (as plants use much of the rainfall that does occur) which results in a water table decline; and, moderate rainfall infiltration during late fall and early winter periods which can result in some water table recovery. Critical periods are spring and fall seasons, if snowmelt and precipitation volumes are low during these periods then groundwater recharge can be significantly reduced. This would result in lower than average seasonal or annual water table levels. Extended dry periods can lead to overall seasonal or annual water table declines.

For comparison to the hydrographs, a plot of the Environment Canada reported monthly precipitation and current 30-year monthly precipitation normal (1981-2010) for the Kitchener/Waterloo (former Waterloo-Wellington) Airport Station (and overall area) for the years 1994 to 2015 is included in **Appendix A**. Note that missing data points (i.e. days where no precipitation information is available from Environment Canada) have been replaced using reported data from the nearby University of Waterloo weather station. The climate information presented provides an indication of the seasonal and annual variation in precipitation water inputs into the area.

In 2015 the total reported precipitation estimate of 561.8 mm is approximately 354.7 mm below the current 30-yr mean value of 916.48 mm. In other words, the area received only 61% of the typical precipitation expected in an average year. As indicated by the graph, conditions were relatively “dry” compared to average conditions throughout most of the year, with the exception of June and October. We also note that 2014 was a relatively “dry” year, with lower than average precipitation and recharge, particularly during the winter of 2014/2015. For example, the total reported precipitation from November 2014 to March 2015 was 81.1 mm, which amounts to only 24% of average during that period.

As result, groundwater and surface water levels began 2015 at relatively low seasonal levels. The pattern of monthly precipitation also resulted in lower than average groundwater recharge volume over the year.

4.2 NATURAL WATER TABLE FLUCTUATION

The “natural” water table response at the site to seasonal and annual conditions appears to be best represented by BH8, based on a comparison of hydrographs and the location of the monitor relative to site activities (cross-gradient and most distant). As illustrated by the BH8 hydrograph, in 2015 the spring water table “high” was 30 to 50 centimeters (cm) lower than in 2013 and 2014. The overall seasonal decline in 2015 at BH8 was moderate, within the typical range of summer water table variations seen in previous years. The water table “low” occurred in September and October, at elevations similar to those

observed previously in 2007 and 2012. Similar patterns are observed at BH2 and BH3. A water level recovery “spike” occurred immediately after a major precipitation event (storm with 29.9 mm of rainfall) reported on October 28th.

Based on this set of data, the lowest water table elevations at the site in 2015 due to natural factors, and in response to reported precipitation patterns, would be expected to be very similar to conditions observed in 2012. Therefore the 2012 low water table conditions, which occurred prior to below water table extraction operations at the site, will be used in this report to assess the water table response at each monitoring location to below water activities in 2015.

Detailed datalogger data is available until mid-December 2015, however subsequent manual measurements have indicated a water table rise through the fall and winter of 2015/2016. As an indication of the natural water table “rise” due to seasonal infiltration, based on the manual measurements as of February 2016 the water table at BH8 had risen approximately 30 cm, and was within 10 cm of the level observed in February 2013.

4.3 WATER TABLE RESPONSE

4.3.1 Potential Groundwater Changes Due To Extraction

Potential water table response to the below water extraction can be associated with two separate “mechanisms”, temporary changes due to the removal of aggregate (gravel), and, longer term changes due to the creation of a pond.

The first factor is related to the removal of the gravel and corresponding immediate inflow of water into the resulting “hole” to form a pond. The gravel is piled beside the pond and allowed to drain. Water flowing into the pond is a combination of water drained from the gravel pile, any direct precipitation on the pond, any surface water (runoff) that occurs from the pit floor surrounding the pond and groundwater from the surrounding aquifer. The inflow of groundwater can result in water table changes in the area surrounding the excavation, primarily within the upgradient flow system. These changes are temporary because once aggregate removal stops (either at the end of each day, at the end of the extraction season, and, once site extraction is complete), the groundwater system begins to recover. Over time normal seasonal recharge will mitigate the temporary effect and the overall system will return to a natural condition.

The second factor is related to the formation of the extraction pond (or Lake) within the water table flow system. The open water body created will have no resistance to flow. However the Roszell Lakes have no direct “outlet”, therefore will not result in a significant increase in the volume of groundwater flow from east to west in the overall area. The total rate and volume of groundwater flow toward the Speed River valley will be controlled by the material left in place between the lake and the valley. Water level changes associated with the lake will also not be large enough to change the amount of water flowing toward the site from the east within the regional system. The lake will focus local flow, resulting in a water table decline immediately upgradient of the lake and a corresponding rise in water table downgradient of the lake. The Silt Barrier along the south edge of the extraction area is designed to limit water level change south of the site.

4.3.2 Site Water Table Response

Below water table extraction in 2015 began in August. The largest water table response to the below water extraction is observed at BH6, as expected due to the proximity and location upgradient of the extraction ponds. Compared to 2012 conditions, the water table at BH6 was approximately 41 cm lower in late October 2015. However some of the observed water table decline began in July, suggesting that at least part of the response was natural and/or due to other factors. A water level rise began in November and continues to present. Since late October (i.e. before below water table extraction stopped for the year) the water table at BH6 has risen approximately 50 cm due to natural recharge, and was within 24 cm of the level observed in February 2013.

Based on the manual measurements, the magnitude of interpreted water level response to the below water table extraction, and subsequent natural recharge related water level rise (recovery) to February 2016 is summarized in **Table 1**.

Location	Estimated Response (cm)	Water Level Recovery (cm)	Location	Estimated Response (cm)	Water Level Recovery (cm)
BH1	6	36	BH9D	20	40
BH4S	20	55	BH10S	28	38
BH4D	15	47	BH10D	19	36
BH5	27	43	BH14	15	37
BH6S	41	50	BH15	18	37
BH6D	41	49	BH16	17	53
BH9S	21	40	BH17	13	50

Table 1: Projected Water Table Response

No water level trigger levels were exceeded at the site in 2015. As shown, the water level “recovery” in response to fall recharge is greater than the original water level “response” to extraction. This indicates that the local groundwater system is returning to the expected natural seasonal conditions at this time of year. The recovery began before below water extraction ceased in mid-December. This indicates that normal natural recharge will offset the temporary effect of below water extraction, and, that the proposed mitigation option of reducing or stopping below water extraction if trigger levels are exceeded will work as needed in the future.

Water levels measured within the Roszell Wetland either showed no response to the extraction (e.g. PG7), or, were within 10 cm of the 2012 “low” and therefore are interpreted to have had little or no actual “response” to the extraction. The Roszell Wetland interacts with the water table, however also relies on local runoff. It is likely that surface water inputs help to maintain conditions within the wetland, and may have more influence on the hydrology of the feature as compared to direct groundwater inputs.

No distinctive water table response was observed at the remaining on-site groundwater monitors, including those located along the west (downgradient) edge of the site or at the north end of the site.

4.3.3 Off-Site Water Table Response

Monitoring results indicate that no discernable water table response was occurred at off-site water table monitors BH11, BH12 or BH13. In addition, no water level response was noted at the private wells monitored, PW1 and PW2. The lowest recorded pond water levels in 2015 at PG2 and PG3 were similar to those observed in 2012. In addition, both of these ponds were essentially dry in late summer 2012 and 2015. Pond levels at PG5 show a declining trend of approximately 30 cm in magnitude since 2007. This trend is likely related to drainage conditions in the area and does not show any correlation to extraction activities.

Off-site monitoring confirms that low levels observed at most locations in 2015 are similar to those observed in 2012. This also indicates that dry climate conditions in both 2012 and 2015 are a major factor in controlling seasonal groundwater and surface water levels in the area.

Detailed monitoring indicates that at PG1, which is a pond located across the road from BH5, the 2015 low water levels were similar to the observed low in 2012 (within approximately 2 cm). During the monitoring visit in February 2016 an observation of the frozen pond level indicated an estimated 30 cm rise since December 2015, which is consistent with the seasonal recharge related recovery at the site.

Monitoring at PG4, located across the road from BH10 S/D, indicates that the lowest water level in late September 2015 was approximately 8 cm lower than the low observed in late September 2012. Monitoring at PG6, located southeast of BH15, indicates that the lowest level in late September 2015 was approximately 14 cm lower than the low observed in late September 2012. The temporary extraction related water table response appears to have affected groundwater conditions and pond levels in this area. However the magnitude of the water table effect was relatively minor. The unusually dry conditions also compounded low pond level conditions, both in this area and other areas of the Township. Monitoring at these locations indicates that pond level recovery began in November 2015, similar to the groundwater level recovery at the site in response to natural seasonal recharge. Pond data is only available to early December 2015 (the time of the last datalogger download), however this trend is expected to continue through the winter and spring period. Continued monitoring is recommended.

The low water level results at PG4 and PG6 constitute a potential Threshold Exceedance according to the Trigger Mechanisms defined for the site. The exceedance was relatively minor (e.g. less than 14 cm) and may have been due partially to weather conditions. In addition, natural seasonal recharge related groundwater level and pond level recovery in this area began in November before extraction was stopped, and continues to present. The trigger level response undertaken is further described in **Section 4.5** and includes landowner consultation.

4.2 TEMPERATURE

A detailed record of seasonal temperatures at various depths within monitoring wells, drive-points, and, at surface water locations continues to be collected. An analysis of relevant temperature data will be provided as part of the Thermal Impact Assessment (Monitoring Recommendation item #14) report to be completed after (at least) 3 years of

appropriate data is available. We anticipate that as Lake 1 extends into the “Test Pond” area more appropriate data will be available to assess the potential to extract within the “120 m set-back” zone.

Work completed in 2015 included installing temperature probes and dataloggers within the small diameter monitoring tubes/ports installed on the exterior of the 2” PVC wells at BH16 as a check on both existing temperature probes installed, and manual temperature profiles completed, within the wells. In addition, new temperature (Tidbit®) dataloggers were installed at locations SW7 (downstream of SW6) and at SW9 (downstream of SW8) in order to monitor conditions within these two tributary systems.

As noted by Dance Environmental, air temperatures in December 2015 were above normal. The effect of higher than normal air temperatures at the end of 2015 is reflected in the stream temperature graphs at SW1, SW2, SW3 and SW4.

Temperature profile measurements indicate that groundwater temperatures within the screened interval at BH1, BH7 D and BH8 all remain within identified “trigger” levels. No overall trend is noted at BH1 or BH8, either historically or since below water table extraction at Lake 1 began. However an increasing temperature trend is noted at BH7 D at the end of 2015. This trend will be monitored in the future.

Temperature measurements within the screened interval at DP2 and DP3 remain within the identified “trigger” levels. No overall trend is noted at these locations, either historically or since below water table extraction at Lake 1 began.

Discharge water temperatures at SW5 and SW10 remain within the identified “trigger” levels. No overall trend is noted at these locations, either historically or since below water table extraction at Lake 1 began.

Discharge water temperature conditions at SW6 continue to be examined relative to historical data and site activities, however remain within the identified “trigger” levels. The thermal range observed at SW6 in 2015, although greater than historical (e.g. up to 2012), is less than observed in 2013. Plotting manual surface water temperature also indicates a potential wider variation in temperatures within the historical record. This location is a moderate sized upwelling area, with several “boiling” discharge points. If the proportion of water between actual discharge points varies, or discharge point locations change, over time some temperature variation may occur, both at specific locations (e.g. datalogger stilling well or drive-point) or within the upwelling area as a whole. However, no specific cause has yet been determined for the temperature pattern over time. As stated previously, the temperature change was observed prior to below water extraction at the site, and does not appear to indicate an ecological impact, for example with respect to cold water fish habitat. Downstream temperatures at SW7 also indicate a tighter “range” and lower maximum than observed within the main tributary at SW3 and SW4, reflecting the significant moderating influence of regional groundwater discharge in this area.

A similar trend may be beginning at location SW8, with an increase in temperature noted at the end of 2015. Historical manual temperature measurements have at times indicated a larger temperature range than the datalogger data. Previous high temperatures recorded by the datalogger range in the 9.5 to 9.6 degree Celsius range, and excluding two

potential extraneous data points, the manual measurements indicate a high in the 10 degree Celsius range. The last temperature data available in 2015 indicates a temperature of 10.5 degrees Celsius. Therefore this location may be approaching the “trigger” level identified for this location. Downstream temperatures at SW9 are similar to SW7 and also indicate a tighter “range” and lower maximum than observed within the main tributary at SW3 and SW4. Continued temperature monitoring and examination is appropriate.

Dance Environmental Inc., continues to review the temperature monitoring results at SW6, and SW8 and has indicated that there is no imminent ecological impact suggested by the potential change in temperate noted.

4.3 STREAMFLOW

The streamflow measurements obtained in 2015 reflect seasonal variations. Overall, flows were within previously observed rates and seasonal variation.

4.4 WATER QUALITY

The water quality results from 2015 continue to reflect agricultural activities in the area (e.g. elevated Nitrate-N concentrations) in addition to some road salt effects (e.g. elevated sodium and chloride concentrations at BH5). It is noted that over time nitrate concentration are decreasing somewhat. No evidence of petroleum hydrocarbons was found at any the groundwater or surface water sampling locations.

4.5 THRESHOLD RESPONSE

The response to low water levels at PG4 and PG6, in addition to landowner concerns expressed at other locations regarding low water levels, included verifying the measurements (through ongoing monitoring and data analysis), determination of factors that may have caused the exceedance, discussion with concerned residents, and informing of review agencies (through this report). To date recommended actions include monitoring during seasonal recharge related recovery and ongoing assessment in conjunction with landowners. Water level recovery has occurred and both groundwater and pond levels have returned to within the natural observed range prior to extraction.

In response to concerns expressed to CBM by individual landowners, several meetings were undertaken by CBM with local residents regarding pond levels. In addition another meeting is planned in May 2016 to further discuss monitoring results. Mitigation measures, if and when needed, will be implemented in cooperation with landowners. No specific mitigation actions have been taken, or are assessed to be necessary, to date.

No other Trigger Mechanisms have been exceeded or Threshold Response has occurred according to the existing threshold definitions. No active Mitigation Measures or Contingency Plans (Response Protocol) required or implemented.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

The following conclusions are based on the monitoring program results to date.

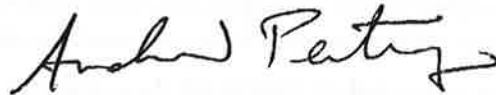
1. The current monitoring program implementation is in accordance with the requirements of the Site Plan.
2. The historical and ongoing monitoring program results provide a detailed characterization of baseline conditions at the site.
3. Extraction to date has had limited effect on groundwater and surface water conditions observed at the site.
4. To date no on-site threshold exceedances have occurred according to the existing threshold definitions. Potential threshold exceedances may have occurred at two off-site ponds, however natural recharge has resulted in water level recovery and water levels again appear to be within historical ranges. The Silt Barrier currently under construction is expected to moderate potential changes in the future. Continued monitoring and landowner consultation is appropriate.
5. To date no Mitigation Measures have been required or taken; and no Contingency Plans and/or Response Protocol have been required or implemented.

5.2 RECOMMENDATIONS

The following recommendations are based on the monitoring program results to date.

1. The monitoring program should be implemented in 2016 according to the requirements of the Site Plan.

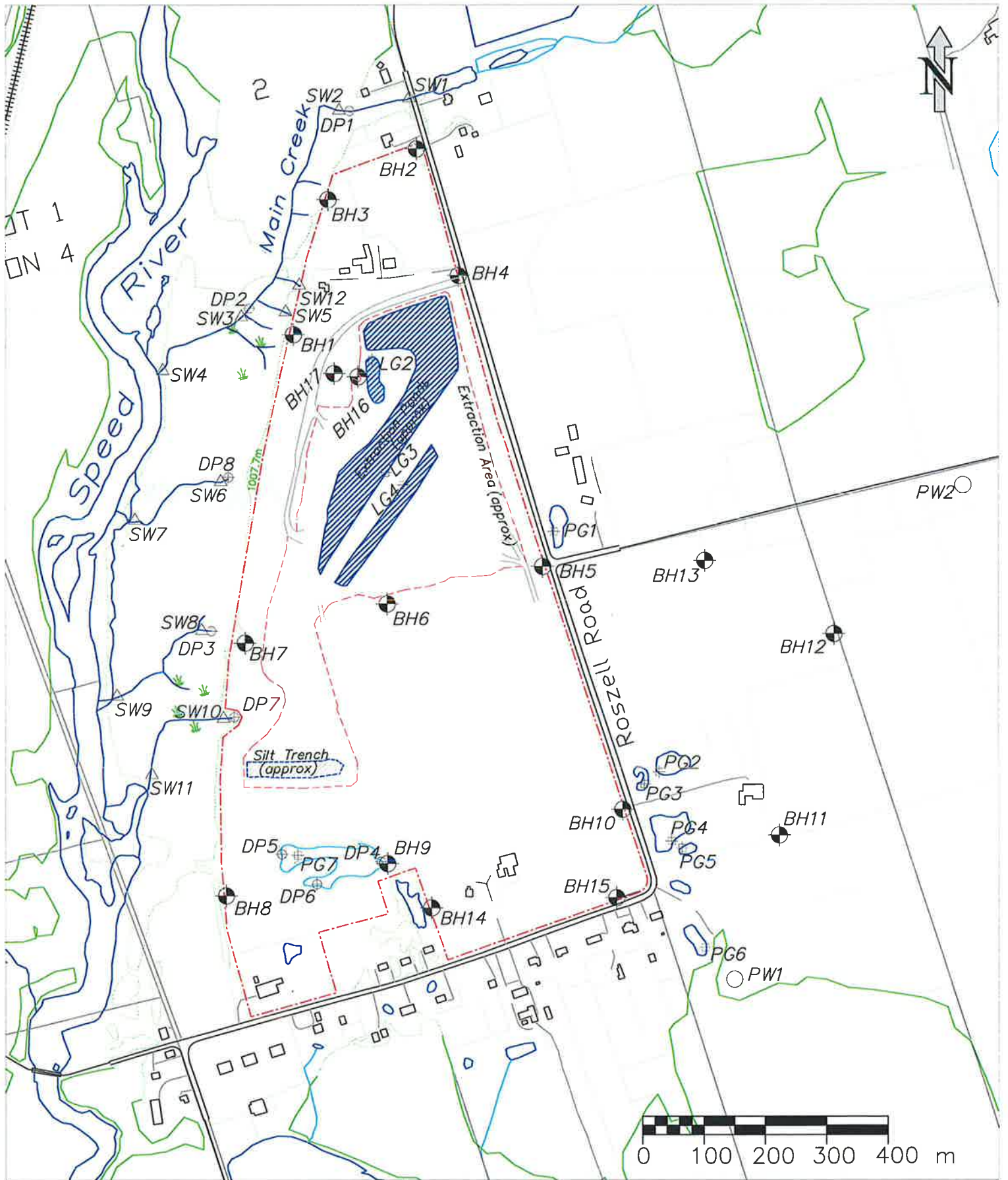
All of which is respectfully submitted,



Andrew Pentney, P. Geo.
Senior Hydrogeologist
Groundwater Science Corp.



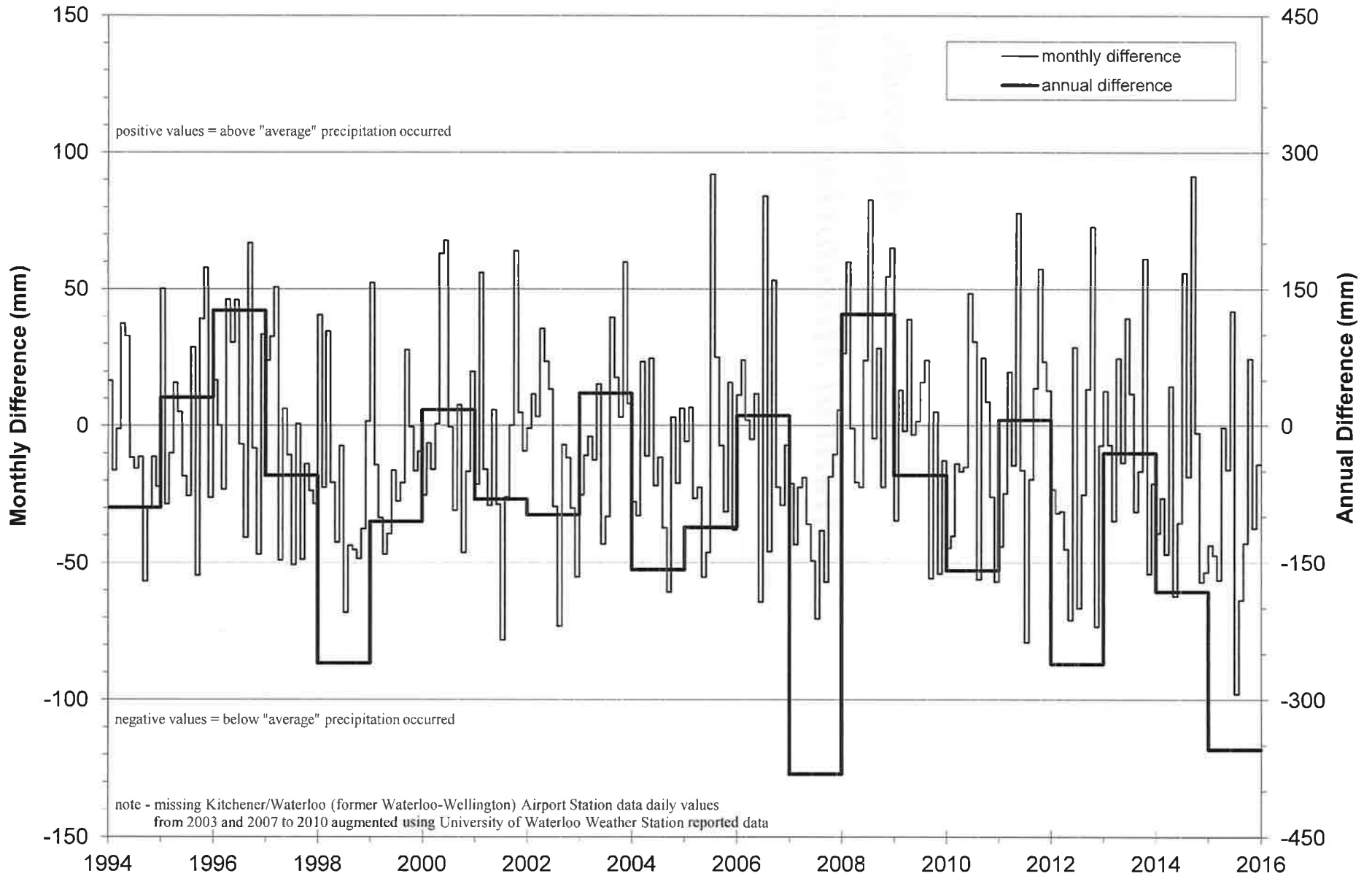
Figures



<ul style="list-style-type: none"> existing monitoring well (or well nest) drive-point piezometer surface water flow/temperature pond/Lake gauge private well 	<p> Groundwater Science Corp.</p> <p>March 2016 Scale: as shown modified from: 1:10,000 OBM</p> <p>Groundwater Monitoring Program</p>	<p>Figure 1: Site Details, Monitor Locations</p> <p>CBM Aggregates Roszell Pit</p>	<p>Part Lots 1 & 2, Concessions 3 & 4 Township of Puslinch, County of Wellington</p>
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Appendix A
Manual Monitoring Results

Precipitation Analysis - Kitchener/Waterloo (Airport) Station Reported Precipitation minus 30-yr Normal(1981 to 2010)

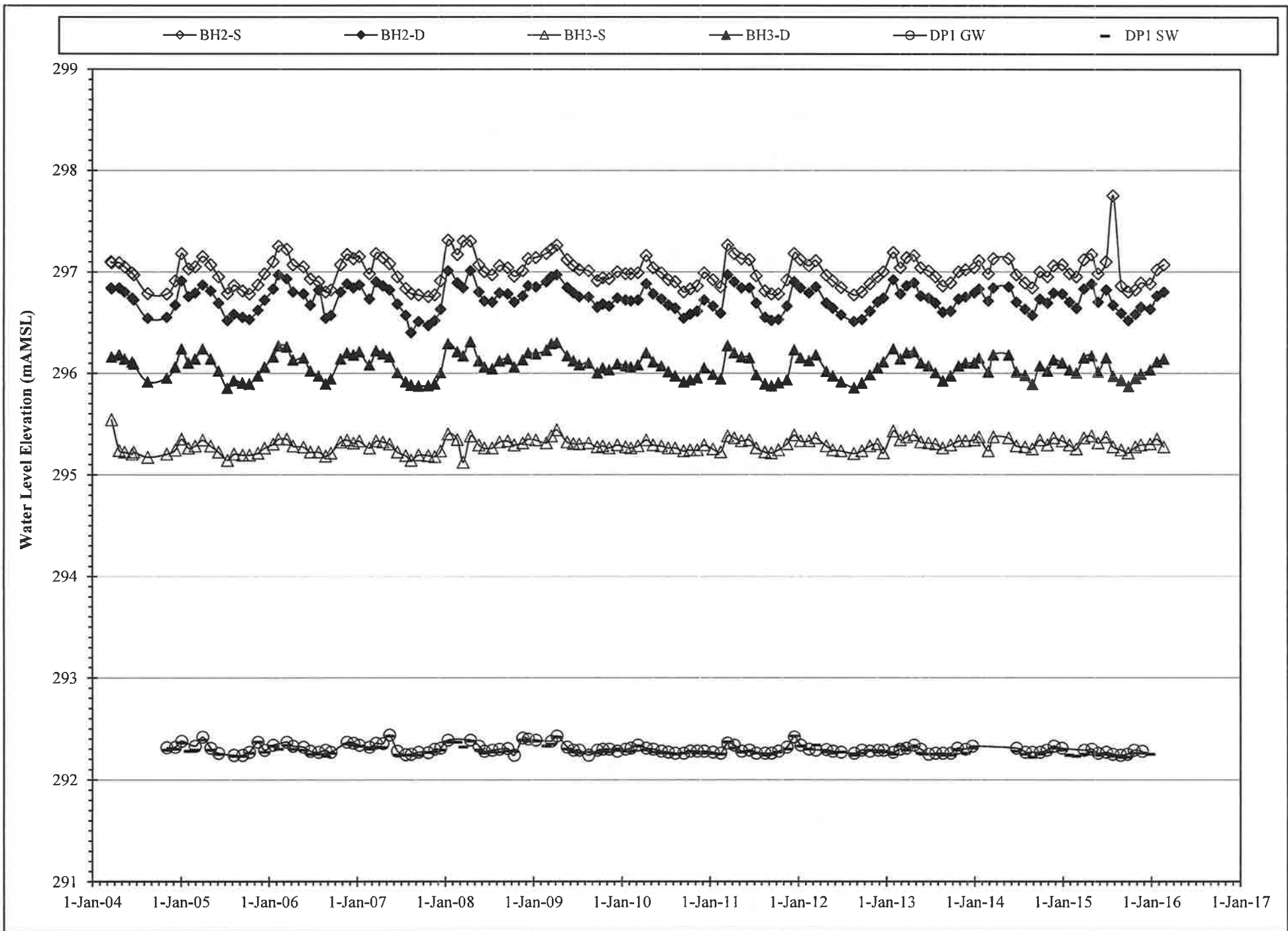


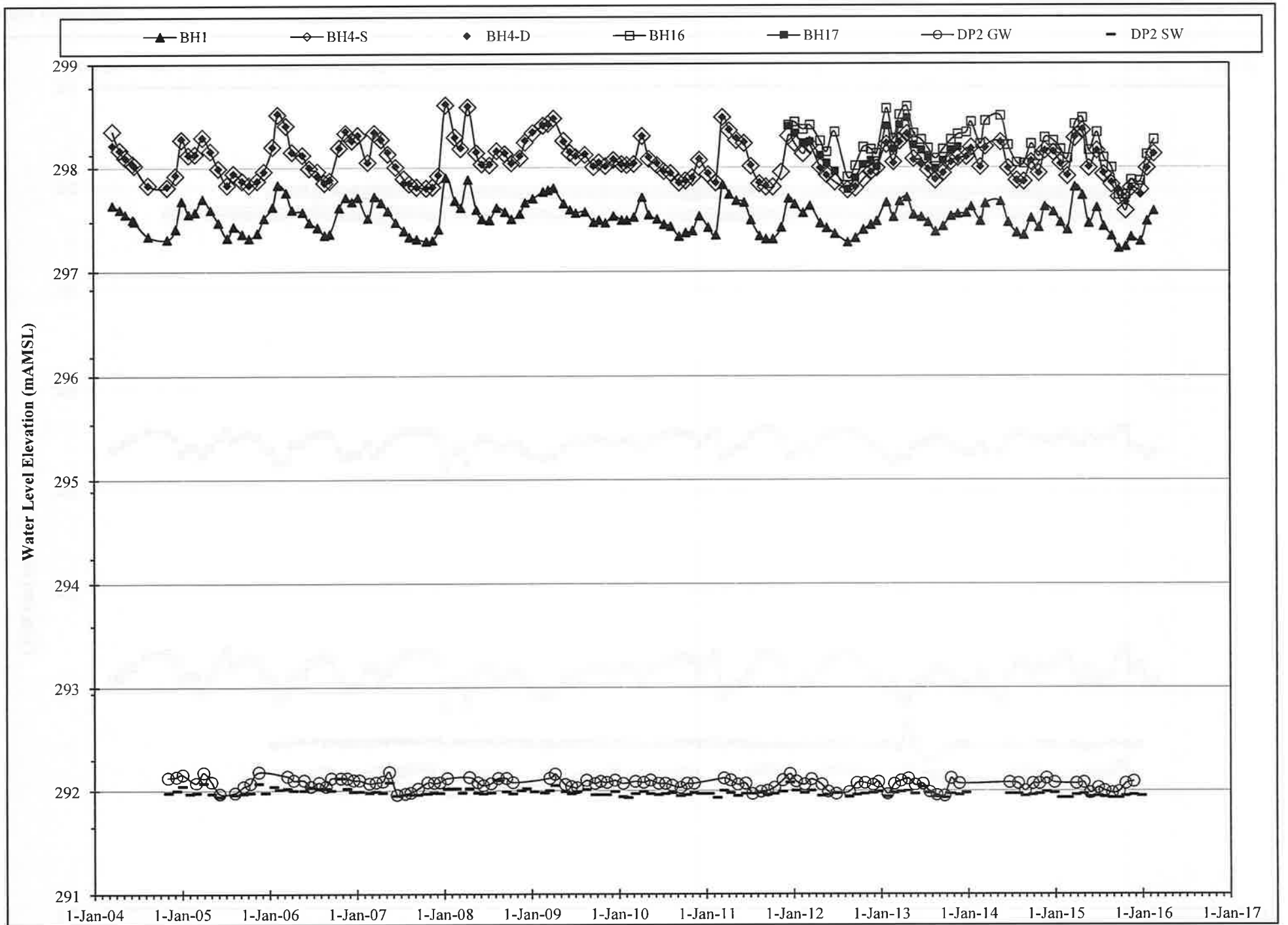
Date	Groundwater Elevation Summary - Monitoring Wells (mAMS)																							
	BH1	BH2-S	BH2-D	BH3-S	BH3-D	BH4-S	BH4-D	BH5	BH6-S	BH6-D	BH7-S	BH7-D	BH8	BH9-S	BH9-D	BH10-S	BH10-D	BH11	BH12	BH13	BH14	BH15	BH16	BH17
30-Jan-15	297.47	296.98	296.70	295.29	296.03	298.04	298.03	299.01	298.68	298.68	296.66	294.47	297.19	299.06	299.07	299.62	299.71	303.47	303.10	302.29	299.22	299.62	298.18	298.07
27-Feb-15	297.40	296.95	296.64	295.25	296.00	297.91	297.92	298.96	298.65	298.65	296.62	294.44	297.13	299.03	299.04	299.57	299.71	303.43	303.07	302.24	299.19	299.58	298.09	297.99
30-Mar-15	297.81	297.12	296.83	295.36	296.15	298.28	298.29	299.16	298.87	298.88	296.80	294.52	297.39	299.27	299.27	299.82	299.93	303.60	303.12	302.39	299.42	299.82	298.42	298.30
01-May-15	297.73	297.17	296.88	295.38	296.17	298.35	298.36	299.17	298.85	298.86	296.87	294.53	297.55	299.26	299.25	299.84	299.96	303.52	303.17	302.47	299.39	299.81	298.48	298.36
28-May-15	297.46	296.98	296.70	295.31	296.01	297.99	298.00	299.01	298.67	298.68	296.74	294.44	297.22	299.03	299.04	299.62	299.72	303.45	303.06	302.35	299.17	299.60	298.17	298.07
30-Jun-15	297.61	297.10	296.82	295.37	296.15	298.16	298.16	299.16	298.74	298.74	296.87	294.50	297.41	299.21	299.21	299.81	299.89	303.51	303.10	302.37	299.35	299.78	298.34	298.24
29-Jul-15	297.43	297.75	296.67	295.27	295.97	297.93	297.94	298.96	298.45	298.46	296.83	294.46	297.20	298.98	298.99	299.59	299.69	303.40	303.01	302.27	299.13	299.56	298.10	298.00
31-Aug-15	297.34	296.86	296.59	295.24	295.93	297.83	297.85	298.85	298.32	298.33	296.82	294.47	297.11	298.92	298.91	299.51	299.61	303.22	302.92	302.17	299.06	299.49	298.00	297.91
29-Sep-15	297.22	296.80	296.52	295.21	295.87	297.71	297.78	298.58	298.22	298.22	296.62	294.38	297.04	298.77	298.76	299.27	299.38	303.17	302.83	302.07	298.89	299.29	297.74	297.66
29-Oct-15	297.24	296.82	296.58	295.27	295.95	297.58	297.66	298.66	298.15	298.16	296.55	294.37	297.03	298.67	298.67	299.42	299.52	303.15	302.81	302.01	298.95	299.34	297.74	297.69
20-Nov-15	297.33	296.89	296.65	295.29	295.99	297.80	297.80	298.66	298.32	298.32	296.76	294.54	297.11	298.71	298.71	299.37	299.44	303.21	302.88	302.04	298.91	299.38	297.88	297.80
29-Dec-15	297.29	296.88	296.63	295.30	296.03	297.78	297.74	298.65	298.31	298.31	296.72	294.57	297.18	298.77	298.77	299.39	299.46	303.18	302.85	302.02	298.98	299.41	297.87	297.78
25-Jan-16	297.48	297.02	296.76	295.35	296.11	297.99	297.99	298.93	298.58	298.58	296.91	294.65	297.33	298.97	298.98	299.57	299.64	303.40	302.94	302.11	299.16	299.56	298.13	298.03
23-Feb-16	297.58	297.07	296.80	295.27	296.14	298.13	298.13	299.01	298.65	298.65	296.87	294.60	297.32	299.07	299.07	299.65	299.74	303.29	302.89	302.21	299.26	299.66	298.27	298.16

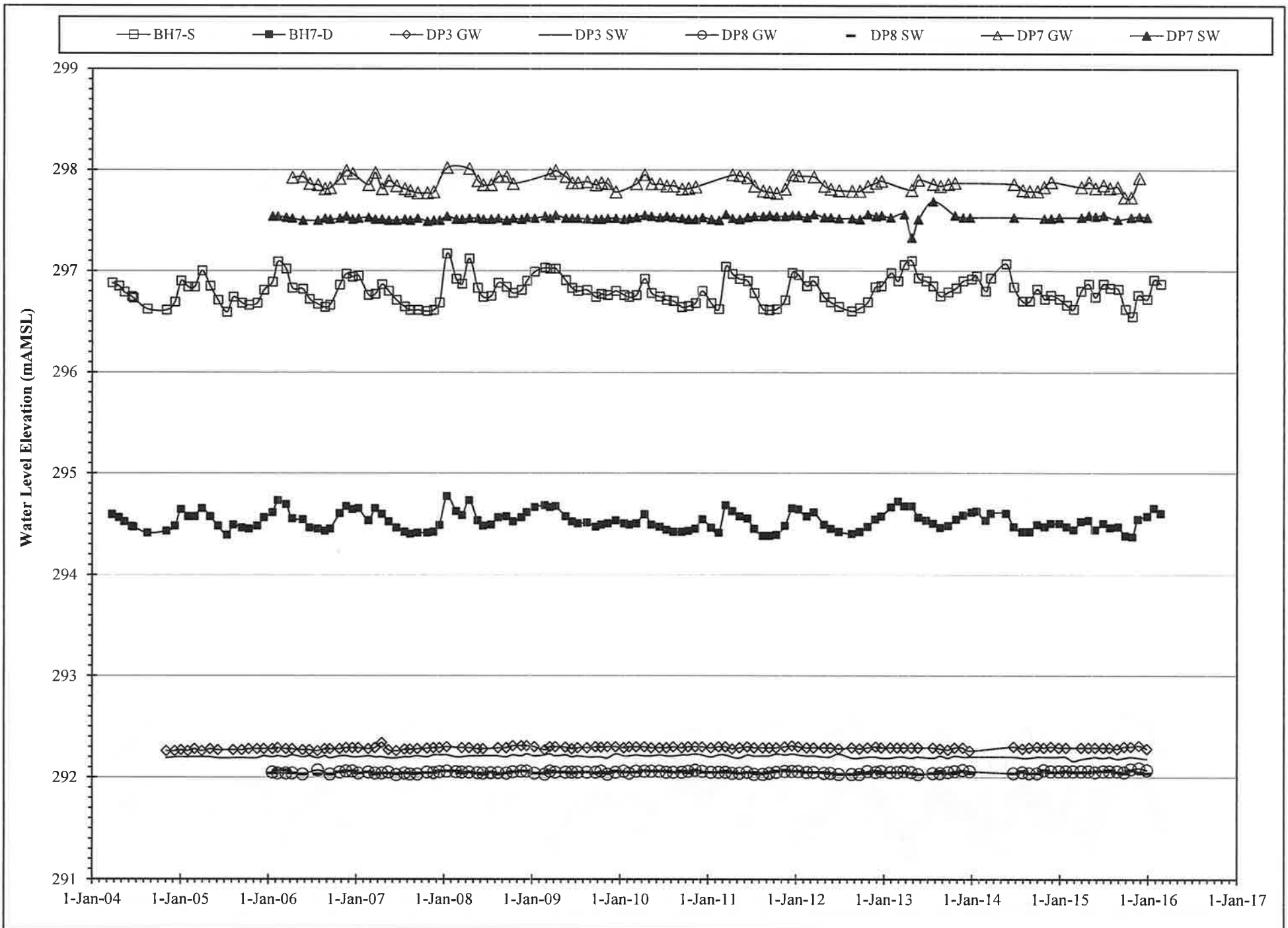
Notes mAMS = metres above mean sea level #NA = not available (no access or not measured)

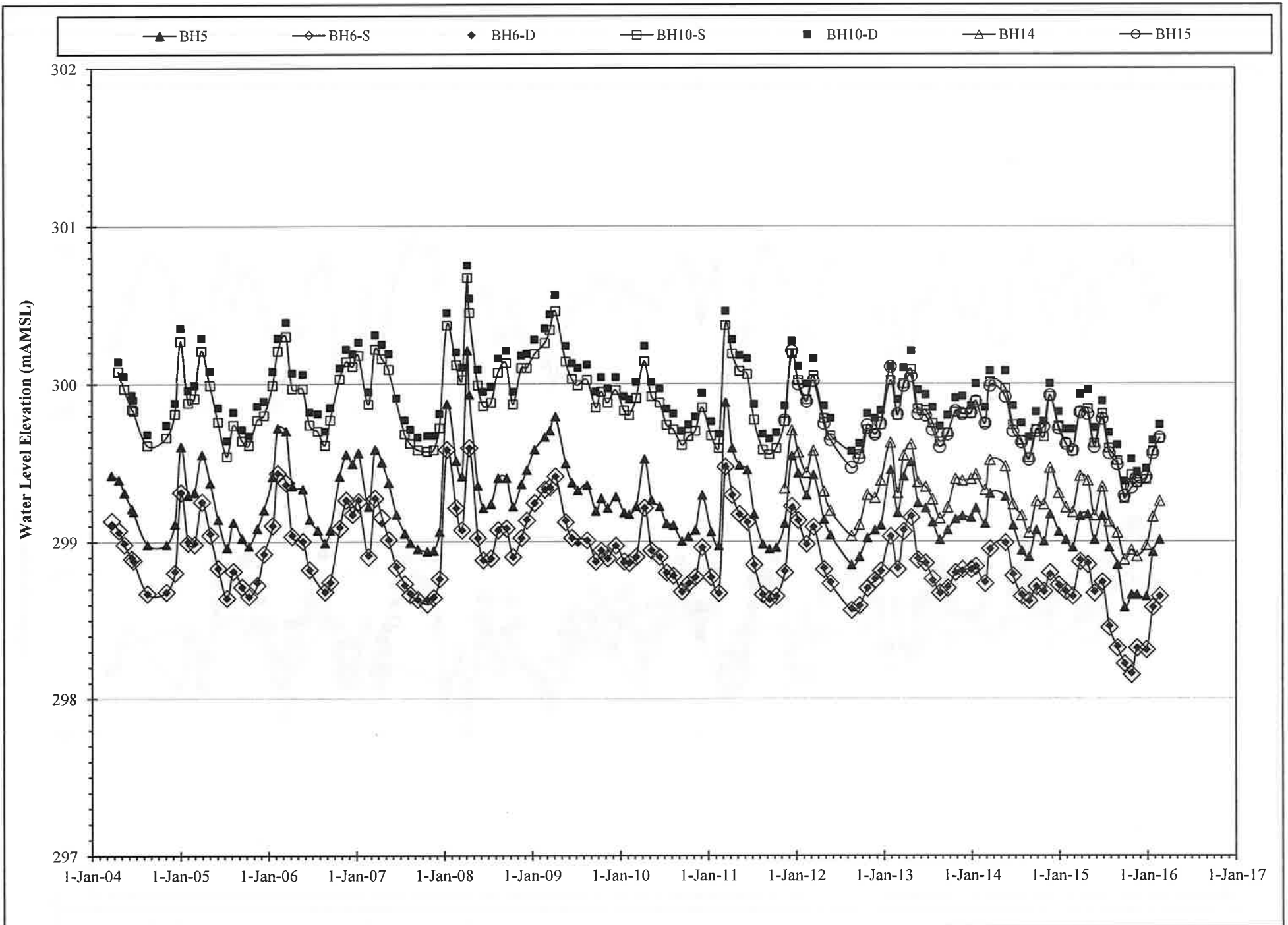
Groundwater and Surface Water Elevation Summary - LG, PG and DP Locations On-Site (mAMSL)																				
Well No.:	LG2	LG3	LG4	PG7	DP1		DP2		DP3		DP4		DP5		DP6		DP7		DP8	
	SW	SW	SW	SW	GW	SW	GW	SW	GW	SW	GW	SW	GW	SW	GW	SW	GW	SW	GW	SW
27-Jan-15	#N/A	#N/A	#N/A	#N/A	#N/A	292.24	#N/A	291.93	292.29	292.20	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	292.06	292.06
26-Feb-15	#N/A	#N/A	#N/A	#N/A	#N/A	292.23	#N/A	291.93	#N/A	292.16	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	292.06	292.05
31-Mar-15	#N/A	#N/A	#N/A	#N/A	292.29	292.25	292.07	291.96	292.29	292.18	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	297.83	297.53	292.06	292.05
01-May-15	#N/A	#N/A	#N/A	#N/A	292.30	292.27	292.08	291.97	292.29	292.19	299.41	299.71	299.21	299.31	#N/A	#N/A	297.88	297.55	292.06	292.05
28-May-15	#N/A	298.38	298.56	#N/A	292.26	292.24	291.98	291.94	292.29	292.20	299.17	#N/A	298.97	#N/A	299.22	299.28	297.82	297.54	292.05	292.06
30-Jun-15	#N/A	298.51	298.68	299.39	292.27	292.25	292.03	291.95	292.29	292.19	299.35	#N/A	299.14	#N/A	299.41	299.39	297.85	297.55	292.06	292.06
27-Jul-15	#N/A	298.32	298.51	299.07	292.25	292.23	292.00	291.94	292.29	292.20	299.13	#N/A	298.90	#N/A	299.10	#N/A	297.82	#N/A	292.06	292.07
28-Aug-15	#N/A	298.17	298.39	298.97	292.24	292.22	291.98	291.93	292.28	292.18	299.04	#N/A	298.83	#N/A	299.06	#N/A	297.83	297.51	292.06	292.05
25-Sep-15	#N/A	297.77	298.06	298.91	292.25	292.22	291.99	291.93	292.30	292.19	298.98	#N/A	298.78	#N/A	299.05	#N/A	297.73	#N/A	292.05	292.04
23-Oct-15	#N/A	297.63	297.99	298.80	292.29	292.26	292.07	291.95	292.30	292.20	298.94	#N/A	298.73	#N/A	299.03	#N/A	297.73	297.53	292.08	292.07
25-Nov-15	#N/A	297.87	298.21	299.15	292.28	292.26	292.09	291.96	292.31	292.19	298.87	#N/A	298.68	#N/A	299.06	#N/A	297.92	297.54	292.09	292.05
28-Dec-15	#N/A	297.89	298.13	#N/A	#N/A	292.25	#N/A	291.95	292.28	292.18	298.95	#N/A	298.75	#N/A	299.08	#N/A	#N/A	297.53	292.07	292.04
Notes	mAMSL = metres above mean sea level										#NA = not available (dry, frozen, no access, or not measured)									
	SW = surface water						GW = groundwater													

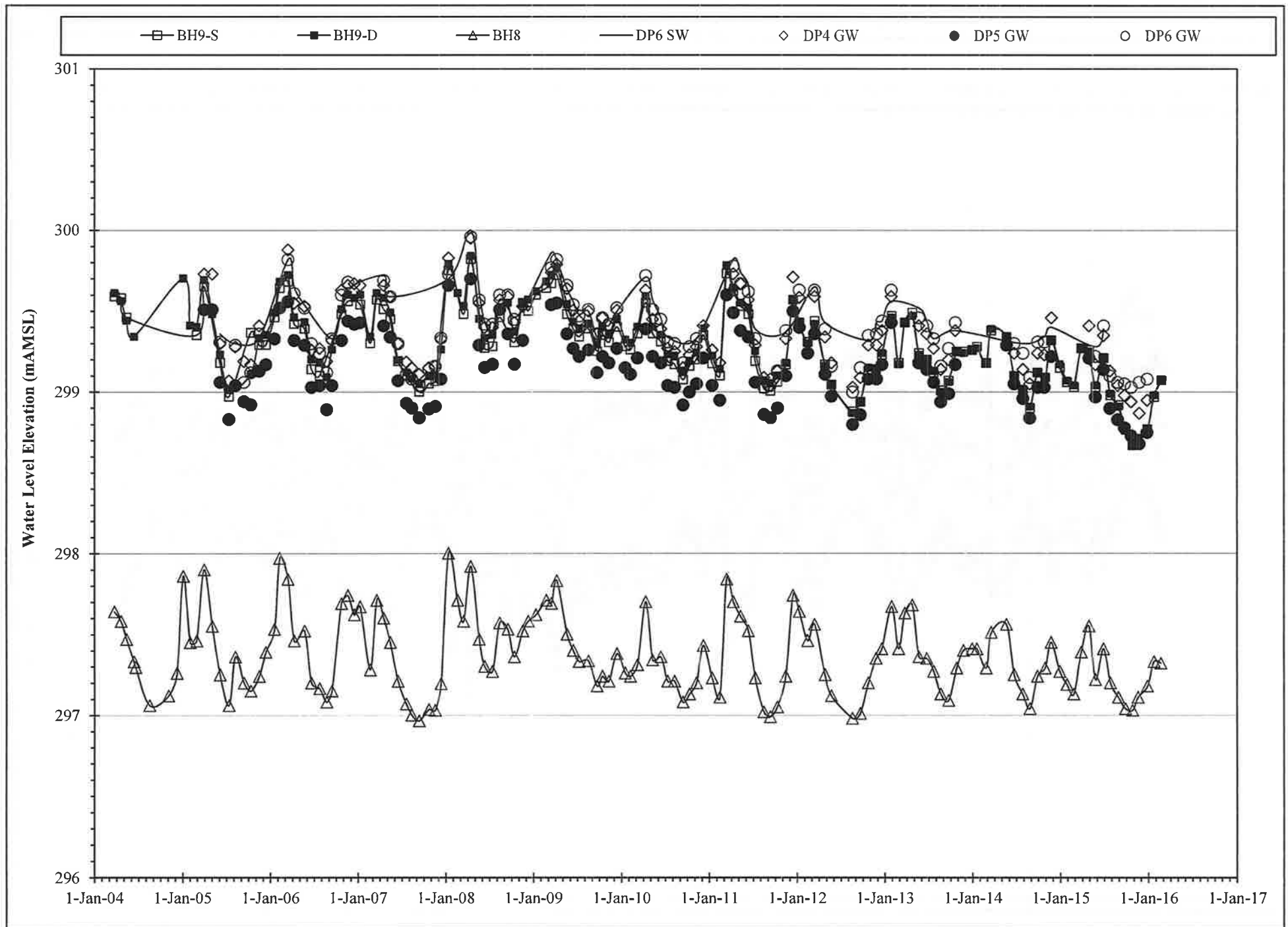
Groundwater and Surface Water Elevation Summary - Off-Site (mAMS�)								
Well No.:	PG1	PG2	PG3	PG4	PG5	PG6	PW1	PW2
30-Jan-15	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
27-Feb-15	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
30-Mar-15	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
01-May-15	301.22	301.77	301.62	301.84	301.57	#N/A	#N/A	#N/A
28-May-15	301.00	301.19	301.76	301.66	301.57	#N/A	#N/A	#N/A
05-Jun-15	#N/A	#N/A	#N/A	#N/A	#N/A	300.95	302.04	303.75
30-Jun-15	301.06	301.21	301.84	301.71	301.58	#N/A	#N/A	#N/A
29-Jul-15	300.87	300.99	301.67	301.58	301.56	#N/A	#N/A	#N/A
31-Aug-15	300.78	300.85	301.61	301.49	301.54	#N/A	#N/A	#N/A
14-Sep-15	#N/A	#N/A	#N/A	#N/A	#N/A	300.65	301.82	303.58
29-Sep-15	300.74	#N/A	301.51	301.36	301.44	#N/A	#N/A	#N/A
29-Oct-15	#N/A	#N/A	301.51	301.37	301.46	#N/A	#N/A	#N/A
Notes	mAMS� = metres above mean sea level				#NA = not available (no access or not measured)			

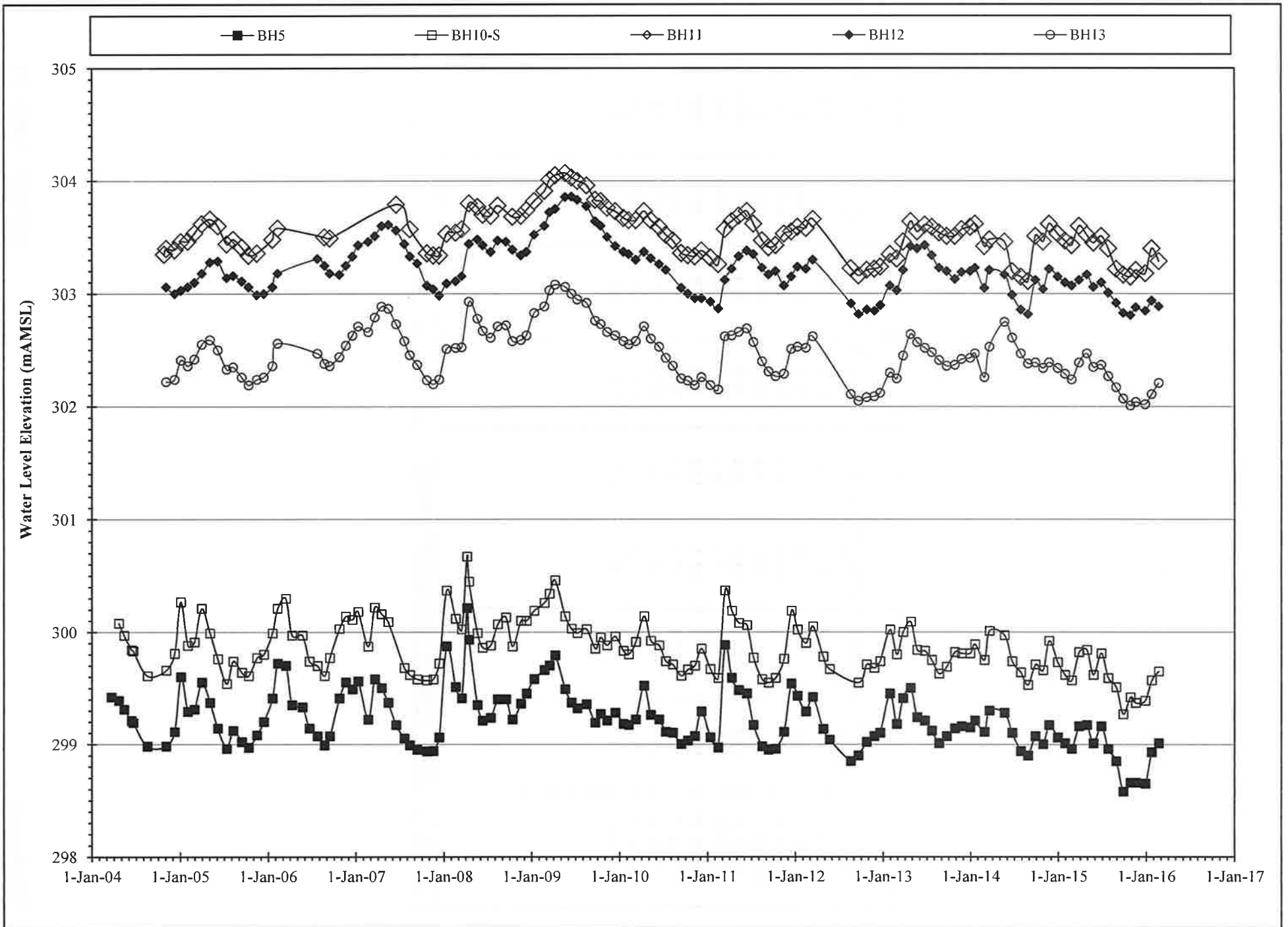












Date	SW1		SW2		SW3		SW4	
	Flow (L/s)	Temp. (°C)	Flow (L/s)	Temp. (°C)	Flow (L/s)	Temp. (°C)	Flow (L/s)	Temp. (°C)
27-Jan-15	24.6	1.1	38.6	1.9	50.8	1.4	36.8	1.4
26-Feb-15	19.7	0.8	35.5	1.1	42.8	1.2	38.5	1.1
31-Mar-15	32.0	2.5	58.6	2.9	84.0	3.2	86.4	3.0
01-May-15	23.7	11.6	47.8	11.4	58.9	11.4	69.9	11.3
27-May-15	13.4	27.3	19.1	15.8	26.2	14.8	26.8	15.1
25-Jun-15	11.9	20.2	41.8	15.3	49.8	15.4	68.3	15.4
27-Jul-15	12.3	20.9	37.3	18.1	39.4	15.6	47.0	15.5
28-Aug-15	13.5	15.3	22.3	17.0	27.3	12.9	35.1	12.8
25-Sep-15	10.7	16.3	18.2	16.1	38.9	13.5	29.0	13.4
23-Oct-15	12.7	9.6	13.4	9.2	27.0	7.9	34.7	7.3
25-Nov-15	20.2	4.3	33.0	5.1	37.2	5.4	59.9	5.0
28-Dec-15	26.4	3.6	35.7	3.5	44.7	3.4	51.9	3.7
Notes: n/a = not available, no measurement obtained								

Monitor: BH1		Temperature (C) at Depth (mBGS)							
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0
30-Jan-15	-11.5	0.0	1.8	3.3	6.1	7.9	8.5	8.8	8.7
27-Feb-15	-16.1	0.6	1.9	3.1	5.9	6.8	7.3	7.8	8.1
30-Mar-15	4.8	3.3	3.1	3.1	4.6	5.6	6.4	7.1	7.3
01-May-15	11.8	10.6	10.4	10.1	7.0	6.5	6.6	6.8	6.9
28-May-15	20.6	15.6	15.6	14.9	9.2	8.3	7.8	7.6	7.6
30-Jun-15	19.4	13.9	13.1	13.0	11.1	9.9	9.1	8.6	8.6
29-Jul-15	25.8	20.6	17.3	16.7	12.6	11.2	10.3	9.8	9.7
31-Aug-15	23.1	16.4	15.8	15.7	13.6	12.4	11.4	10.8	10.7
29-Sep-15	24.9	17.6	17.4	16.8	13.7	12.8	11.9	11.4	11.2
29-Oct-15	5.1	7.1	7.3	7.7	10.5	11.1	11.0	10.9	10.8
20-Nov-15	4.3	6.6	6.7	7.0	9.8	10.5	10.8	10.7	10.7
29-Dec-15	5.9	6.1	6.1	6.4	8.6	9.5	9.7	9.9	10.0

Monitor: BH2-D		Temperature (C) at Depth (mBGS)																		
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	16.0	17.0	18.0	18.8
30-Jan-15	-11.5	0.5	1.3	2.7	3.8	5.5	8.3	8.8	8.9	9.1	9.3	9.4	9.3	9.0	8.7	8.5	8.4	8.3	8.3	8.3
27-Feb-15	-16.1	0.1	1.3	2.6	3.9	5.4	6.8	8.1	8.0	8.4	8.5	8.9	9.1	9.1	8.9	8.8	8.7	8.7	8.7	8.7
30-Mar-15	4.8	2.8	2.7	2.7	4.0	5.2	5.9	6.4	7.1	8.1	8.6	9.1	9.2	9.3	9.3	9.3	9.2	9.1	9.1	9.1
01-May-15	11.8	9.4	9.4	9.0	6.9	6.6	6.8	6.9	6.9	7.5	8.1	8.4	8.9	9.1	9.1	9.1	9.2	9.1	9.1	9.1
28-May-15	20.6	15.8	14.8	14.4	10.9	9.1	8.5	8.2	7.9	7.8	7.7	7.9	8.3	8.7	8.8	8.9	9.0	9.1	9.1	9.1
30-Jun-15	19.4	14.5	14.4	14.3	12.6	10.7	9.8	9.3	8.8	8.4	7.9	8.1	8.2	8.3	8.6	8.7	8.8	8.9	9.0	9.0
29-Jul-15	25.8	21.8	18.1	17.6	15.9	12.3	10.7	10.1	9.4	8.8	8.1	8.1	8.1	8.3	8.4	8.6	8.8	8.8	8.9	8.9
31-Aug-15	23.1	17.8	17.4	17.3	16.8	13.3	11.6	10.9	9.9	9.1	8.6	8.3	8.2	8.3	8.4	8.4	8.6	8.7	8.8	8.8
29-Sep-15	24.9	17.7	17.6	17.4	17.0	13.6	12.1	11.5	10.7	9.8	9.1	8.8	8.6	8.5	8.4	8.5	8.6	8.6	8.7	8.8
29-Oct-15	5.1	9.1	9.2	9.5	9.7	11.2	10.9	10.9	10.5	9.9	9.2	8.8	8.5	8.3	8.3	8.2	8.3	8.3	8.4	8.4
20-Nov-15	4.3	7.5	7.6	7.9	9.9	10.5	10.4	10.4	10.4	10.2	9.7	9.3	9.0	8.8	8.7	8.6	8.5	8.5	8.6	8.6
29-Dec-15	5.9	5.4	5.3	5.7	7.3	8.4	9.0	9.3	9.6	10.1	10.0	9.7	9.4	9.2	9.0	8.8	8.7	8.6	8.6	8.6

Monitor: BH3-D		Temperature (C) at Depth (mBGS)																	
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	16.0	17.0	18.0
30-Jan-15	-11.5	0.7	1.4	3.7	5.8	8.5	8.7	8.8	9.0	9.0	9.1	9.0	8.9	8.8	8.6	8.5	8.4	8.4	8.4
27-Feb-15	-16.1	0.3	1.7	3.5	4.1	7.8	8.3	8.4	8.7	8.8	8.9	8.9	8.8	8.8	8.7	8.6	8.6	8.6	8.6
30-Mar-15	4.8	3.2	3.0	3.4	4.7	6.4	6.9	7.2	7.6	8.1	8.4	9.0	9.2	9.3	9.2	9.2	9.1	9.1	9.0
01-May-15	11.8	9.6	9.6	7.1	6.8	7.4	7.8	8.1	8.3	8.4	8.6	8.8	8.9	9.0	9.0	9.1	9.0	8.9	8.9
28-May-15	20.6	15.1	13.9	11.0	9.2	8.8	8.3	8.0	7.8	7.8	8.0	8.3	8.6	8.7	8.9	9.0	9.1	9.1	9.0
30-Jun-15	19.4	14.4	13.8	12.6	11.4	9.4	9.0	8.7	8.6	8.6	8.6	8.8	8.8	8.9	8.9	8.9	8.9	9.0	n/a
29-Jul-15	25.8	20.9	17.4	14.3	12.0	9.9	9.1	8.9	8.8	8.7	8.7	8.8	8.8	8.8	8.8	8.9	8.9	8.9	8.9
31-Aug-15	23.1	16.6	16.5	14.4	12.6	10.4	9.9	9.3	9.1	8.9	8.8	8.8	8.7	8.8	8.8	8.8	8.8	8.8	8.8
29-Sep-15	24.9	17.8	16.3	13.9	12.4	11.8	10.2	9.8	9.4	9.3	9.1	8.9	8.9	8.8	8.8	8.8	8.8	8.8	8.8
29-Oct-15	5.1	8.1	8.2	9.5	9.8	9.6	9.4	9.2	9.0	8.9	8.8	8.7	8.6	8.5	8.5	8.5	8.5	8.5	8.5
20-Nov-15	4.3	6.7	6.9	8.5	9.2	9.4	9.3	9.3	9.2	9.1	9.0	8.9	8.8	8.8	8.7	8.7	8.7	8.7	8.7
29-Dec-15	5.9	4.6	4.7	6.6	7.7	8.5	8.9	9.0	9.0	9.0	9.0	8.9	8.9	8.8	8.7	8.7	8.7	8.6	n/a

Monitor: BH5		Temperature (C) at Depth (mBGS)							
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	7.8
30-Jan-15	-11.5	1.3	1.8	2.8	5.3	7.8	7.9	8.3	8.8
27-Feb-15	-16.1	0.9	1.8	2.6	5.3	6.8	7.4	7.6	n/a
30-Mar-15	4.8	5.3	5.1	5.0	5.1	5.8	6.1	6.2	n/a
01-May-15	11.8	13.4	12.1	11.4	10.5	6.4	5.8	5.7	n/a
28-May-15	20.6	19.3	18.8	18.0	16.3	7.3	6.6	6.5	n/a
30-Jun-15	19.4	14.8	14.8	14.8	14.4	9.4	8.9	8.8	n/a
29-Jul-15	25.8	23.9	23.4	22.4	21.2	11.3	10.7	10.6	n/a
31-Aug-15	23.1	20.1	19.8	19.5	19.4	13.1	12.4	12.3	12.1
29-Sep-15	24.9	19.1	19.1	19.0	18.6	18.3	13.7	13.4	n/a
29-Oct-15	5.1	10.3	10.3	10.4	10.7	12.7	13.2	13.3	n/a
20-Nov-15	4.3	7.1	7.5	8.1	8.8	9.4	9.9	11.6	11.9
29-Dec-15	5.9	6.6	7.2	8.3	9.1	10.4	11.1	11.4	n/a

Monitor: BH8		Temperature (C) at Depth (mBGS)					
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0
30-Jan-15	-11.5	1.4	2.1	3.6	5.0	7.8	8.5
27-Feb-15	-16.1	1.3	1.9	3.5	4.8	6.3	7.9
30-Mar-15	4.8	4.3	4.2	4.3	4.4	5.4	6.2
01-May-15	11.8	11.1	11.1	10.8	6.8	6.2	6.2
28-May-15	20.6	15.1	14.4	13.9	13.1	8.2	7.4
30-Jun-15	19.4	15.4	15.3	15.2	14.9	9.4	8.8
29-Jul-15	25.8	20.4	18.8	18.4	17.7	11.1	9.9
31-Aug-15	23.1	18.8	18.8	18.4	17.9	12.2	10.8
29-Sep-15	24.9	17.8	17.0	16.4	16.3	11.9	11.1
29-Oct-15	5.1	11.3	11.0	11.1	11.1	10.9	10.8
20-Nov-15	4.3	7.0	8.2	9.1	10.3	10.2	10.0
29-Dec-15	5.9	5.4	5.7	5.8	6.1	8.6	9.2

Monitor: BH7-D		Temperature (C) at Depth (mBGS)											
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0
30-Jan-15	-11.5	0.4	1.1	1.9	2.4	3.3	4.7	5.1	6.0	6.5	8.8	9.7	9.6
27-Feb-15	-16.1	0.5	1.4	1.8	2.1	3.2	4.6	5.0	5.7	6.4	8.3	9.3	9.6
30-Mar-15	4.8	4.8	4.4	4.1	4.0	4.1	4.6	5.1	5.6	7.8	8.9	9.2	9.3
01-May-15	11.8	11.7	11.6	11.1	10.6	10.1	9.8	9.6	9.5	9.2	8.9	8.9	9.0
28-May-15	20.6	15.8	14.5	14.1	13.8	13.1	12.8	12.3	11.8	11.0	9.9	9.1	8.8
30-Jun-15	19.4	14.5	14.2	13.9	13.8	13.5	13.4	13.2	13.0	12.1	8.9	8.3	8.3
29-Jul-15	25.8	21.8	21.3	20.7	19.9	18.8	17.7	16.8	15.8	13.1	8.9	8.2	8.1
31-Aug-15	23.1	16.3	15.9	15.1	14.5	13.8	13.1	12.9	12.8	12.5	8.5	8.1	8.0
29-Sep-15	24.9	17.6	17.1	16.3	15.8	15.3	14.6	13.8	13.3	12.0	9.8	9.1	8.6
29-Oct-15	5.1	9.4	9.7	10.4	10.7	11.0	11.2	11.3	11.4	11.4	10.9	10.2	n/a
20-Nov-15	4.3	7.6	7.6	7.9	8.3	8.9	9.4	9.9	10.4	12.5	12.9	12.5	11.9
29-Dec-15	5.9	5.5	5.8	6.9	7.6	8.0	8.8	9.3	9.9	11.7	12.7	12.7	12.4

Monitor: BH9-D		Temperature (C) at Depth (mBGS)														
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
30-Jan-15	-11.5	1.3	4.3	5.4	6.3	7.2	8.3	9.0	9.3	9.1	9.1	8.9	8.9	8.9	8.9	8.9
27-Feb-15	-16.1	1.3	3.9	4.1	6.3	6.9	8.4	8.8	8.8	9.1	9.0	8.9	8.9	8.8	8.8	8.8
30-Mar-15	4.8	3.2	3.1	3.3	3.9	4.8	5.8	6.4	7.1	7.9	8.3	8.6	8.8	8.8	8.9	8.9
01-May-15	11.8	10.8	10.7	6.0	5.2	5.1	5.4	6.1	6.8	7.3	7.9	8.2	8.4	8.6	8.8	8.8
28-May-15	20.6	15.2	14.8	8.9	7.3	6.7	6.3	6.6	6.9	7.5	7.9	8.2	8.4	8.6	8.7	8.8
30-Jun-15	19.4	14.3	13.8	11.4	9.8	9.0	8.2	8.1	7.8	7.8	8.0	8.3	8.4	8.6	8.7	8.8
29-Jul-15	25.8	21.8	20.6	14.1	11.8	10.9	10.1	9.5	9.1	8.9	8.7	8.4	8.5	8.6	8.8	8.8
31-Aug-15	23.1	19.5	18.7	14.7	12.9	11.6	10.9	10.1	9.5	9.0	8.8	8.7	8.6	8.6	8.7	8.7
29-Sep-15	24.9	17.9	17.4	14.6	12.7	11.9	11.1	10.0	9.7	9.1	8.9	8.7	8.6	8.6	8.6	8.6
29-Oct-15	5.1	9.1	9.6	9.9	10.1	10.4	10.7	10.1	9.6	9.4	9.1	8.8	8.7	8.7	8.6	8.6
20-Nov-15	4.3	6.4	6.6	8.9	9.9	10.4	10.5	10.3	9.9	9.4	9.1	8.9	8.8	8.7	8.6	8.6
29-Dec-15	5.9	5.5	5.8	6.9	7.9	8.5	9.0	9.3	9.3	9.1	9.0	8.8	8.7	8.7	8.6	8.6

Monitor: BH10-D		Temperature (C) at Depth (mBGS)								
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0
30-Jan-15	-11.5	1.4	3.0	3.8	6.2	7.6	7.7	7.8	8.0	8.1
27-Feb-15	-16.1	1.1	1.9	2.8	3.1	5.4	7.1	7.5	7.6	7.6
30-Mar-15	4.8	4.3	4.1	3.6	3.9	4.9	5.6	6.3	7.3	7.8
01-May-15	11.8	16.3	15.5	7.4	5.5	5.1	5.2	5.6	6.7	7.3
28-May-15	20.6	15.9	15.8	9.6	7.1	6.4	6.2	6.4	6.9	7.3
30-Jun-15	19.4	15.9	15.7	12.3	10.2	8.8	8.3	8.0	7.8	7.8
29-Jul-15	25.8	20.8	20.3	15.2	12.5	10.8	9.9	9.3	8.5	8.2
31-Aug-15	23.1	20.8	20.3	19.6	14.5	12.4	11.3	10.4	9.1	8.7
29-Sep-15	24.9	18.8	18.6	18.1	14.6	12.9	11.9	10.9	9.6	9.1
29-Oct-15	5.1	9.5	9.6	11.8	12.2	11.8	11.2	10.5	9.5	9.1
20-Nov-15	4.3	8.6	8.6	8.8	10.7	10.9	10.6	10.1	9.5	9.2
29-Dec-15	5.9	5.4	5.5	5.7	8.0	8.8	8.9	8.9	8.9	9.0

Monitor: BH14		Temperature (C) at Depth (mBGS)					
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0
30-Jan-15	-11.5	0.8	2.6	4.4	5.9	6.4	7.1
27-Feb-15	-16.1	1.1	2.4	4.1	4.8	6.3	6.5
30-Mar-15	4.8	3.5	2.4	3.9	4.9	5.6	5.9
01-May-15	11.8	13.1	7.6	6.1	5.9	6.1	6.2
28-May-15	20.6	15.2	12.4	9.6	8.1	7.3	7.1
30-Jun-15	19.4	14.3	14.5	12.8	10.8	8.9	8.2
29-Jul-15	25.8	22.9	17.2	14.4	13.3	10.3	9.4
31-Aug-15	23.1	19.6	17.2	14.9	13.5	11.4	10.3
29-Sep-15	24.9	18.3	16.9	15.1	13.7	11.3	10.4
29-Oct-15	5.1	9.5	10.8	11.0	11.4	10.8	10.6
20-Nov-15	4.3	7.1	7.0	9.8	10.5	10.6	10.5
29-Dec-15	5.9	4.8	5.0	7.6	8.7	8.8	9.1

Monitor: BH15		Temperature (C) at Depth (mBGS)					
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0
30-Jan-15	-11.5	0.9	2.4	4.9	6.3	7.1	7.3
27-Feb-15	-16.1	1.1	2.4	3.7	5.1	5.9	6.3
30-Mar-15	4.8	4.5	4.4	3.6	4.6	5.1	5.4
01-May-15	11.8	16.6	15.9	6.1	5.1	4.9	5.1
28-May-15	20.6	15.1	14.4	13.9	13.1	8.2	7.4
30-Jun-15	19.4	14.0	13.8	11.8	9.8	8.6	7.6
29-Jul-15	25.8	20.2	18.6	13.8	11.6	10.2	9.1
31-Aug-15	23.1	18.1	18.0	14.3	12.8	11.5	10.4
29-Sep-15	24.9	18.8	18.6	15.6	13.8	12.3	11.2
29-Oct-15	5.1	9.4	9.6	10.4	10.5	10.6	10.7
20-Nov-15	4.3	6.9	7.0	8.9	9.9	10.2	10.4
29-Dec-15	5.9	5.8	5.9	7.7	8.5	8.8	9.0

Monitor: BH16		Temperature (C) at Depth (mBGS)									
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0
30-Jan-15	-11.5	n/a	n/a	n/a	n/a	3.3	4.6	5.6	6.2	6.9	7.4
27-Feb-15	-16.1	-0.3	0.0	0.5	0.8	0.8	3.2	4.6	6.1	6.6	7.8
30-Mar-15	4.8	3.1	2.9	2.8	2.6	1.6	2.6	4.3	5.5	6.4	7.1
01-May-15	11.8	9.1	9.1	8.8	8.3	3.9	3.4	4.4	5.3	5.8	6.5
28-May-15	20.6	15.9	14.1	14.0	13.8	9.8	8.4	7.6	7.6	7.9	8.5
30-Jun-15	19.4	15.0	14.3	14.2	15.0	15.2	14.6	13.1	11.9	11.4	11.2
29-Jul-15	25.8	21.0	19.8	19.4	19.4	19.0	17.9	16.3	14.7	13.1	12.0
31-Aug-15	23.1	19.5	19.4	19.4	19.6	19.6	19.5	17.9	16.4	14.5	13.0
29-Sep-15	24.9	18.0	17.9	18.1	18.2	18.3	18.6	17.8	16.7	15.4	14.2
29-Oct-15	5.1	9.5	9.4	9.6	9.9	10.4	14.7	15.7	16.0	15.5	14.3
20-Nov-15	4.3	7.2	7.3	7.5	7.8	8.4	12.9	14.0	14.4	14.3	13.2
29-Dec-15	5.9	6.6	6.3	6.9	7.4	7.1	9.4	10.0	10.6	10.8	10.3

Monitor: BH17		Temperature (C) at Depth (mBGS)								
Date	Air	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0
30-Jan-15	-11.5	n/a	n/a	n/a	n/a	8.2	9.5	9.8	10.0	10.3
27-Feb-15	-16.1	1.5	1.7	1.9	3.1	7.3	8.6	8.7	8.9	9.1
30-Mar-15	4.8	3.9	3.4	3.1	3.2	6.2	7.2	7.6	7.8	7.9
01-May-15	11.8	12.2	11.8	10.8	10.3	7.3	7.1	7.3	7.4	7.5
28-May-15	20.6	17.3	17.1	16.3	15.3	8.8	7.7	7.3	7.3	7.5
30-Jun-15	19.4	15.3	14.8	13.9	13.7	10.2	8.8	7.9	7.4	7.4
29-Jul-15	25.8	19.4	18.8	18.5	17.6	11.6	9.9	9.0	8.4	8.2
31-Aug-15	23.1	17.9	17.7	17.6	17.6	13.8	12.5	11.6	10.8	10.1
29-Sep-15	24.9	16.9	16.8	16.8	14.9	13.9	13.0	12.3	11.6	n/a
29-Oct-15	5.1	8.9	8.9	9.2	9.6	12.2	12.9	12.7	12.3	11.8
20-Nov-15	4.3	7.2	7.3	7.6	8.0	10.3	12.2	12.4	12.3	12.1
29-Dec-15	5.9	5.2	5.1	5.2	5.6	9.7	11.1	11.7	11.9	12.0

Monitor: DP1/SW2			
Date:	Air	SW	1.2 m
27-Jan-15	-8.7	1.9	fr
26-Feb-15	-15.4	1.1	fr
31-Mar-15	2.8	2.9	2.8
01-May-15	11.8	11.4	11.1
27-May-15	27.3	15.8	12.6
25-Jun-15	25.8	15.3	12.9
27-Jul-15	22.5	18.1	17.7
28-Aug-15	15.3	17.0	16.9
25-Sep-15	14.9	16.1	15.8
23-Oct-15	4.2	9.2	9.6
25-Nov-15	8.1	5.1	6.6
28-Dec-15	-6.2	3.5	fr

Monitor: DP2/SW3			
Date:	Air	SW	1.2m
27-Jan-15	-8.7	1.4	fr
26-Feb-15	-15.4	1.2	fr
31-Mar-15	2.8	3.2	3.1
01-May-15	11.8	11.4	11.2
27-May-15	27.3	14.8	11.5
25-Jun-15	25.8	15.4	13.1
27-Jul-15	22.5	15.6	15.3
28-Aug-15	15.3	12.9	12.8
25-Sep-15	14.9	13.5	12.8
23-Oct-15	4.2	7.9	7.3
25-Nov-15	8.1	5.4	6.3
28-Dec-15	-6.2	3.4	fr

Monitor: DP3/SW8			
Date:	Air	SW	1.2m
27-Jan-15	-8.7	8.6	7.7
26-Feb-15	-15.4	9.1	fr
31-Mar-15	2.8	8.6	8.1
01-May-15	11.8	9.4	8.9
27-May-15	27.3	8.8	9.6
25-Jun-15	25.8	8.5	9.1
27-Jul-15	22.5	8.4	9.0
28-Aug-15	15.3	8.4	8.9
25-Sep-15	14.9	9.1	9.2
23-Oct-15	4.2	9.0	8.5
25-Nov-15	8.1	9.3	9.2
28-Dec-15	-6.2	10.0	9.3

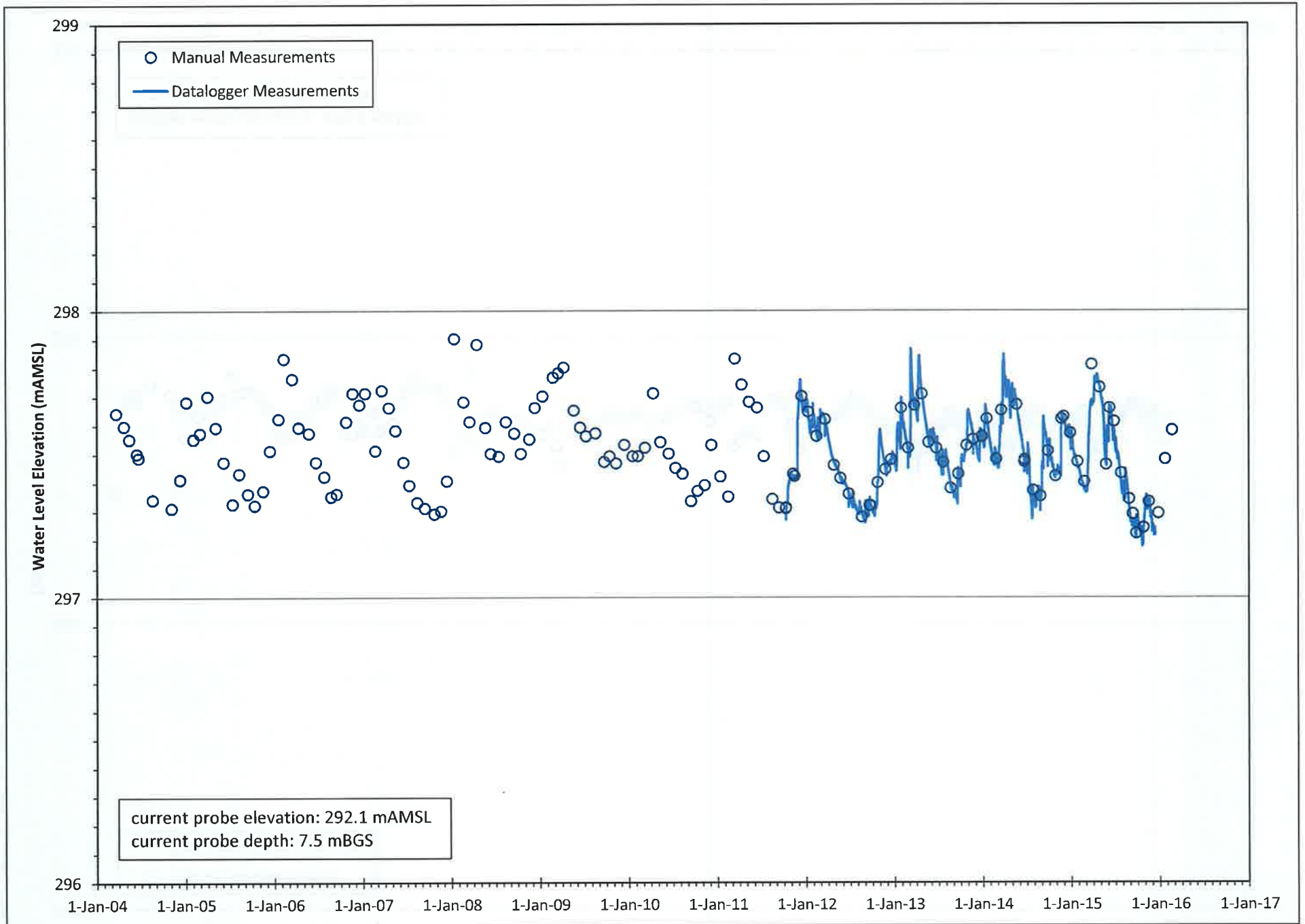
Monitor: DP7/SW10			
Date:	Air	SW	1.0m
27-Jan-15	-8.7	fr	fr
26-Feb-15	-15.4	fr	fr
31-Mar-15	2.8	3.3	5.2
01-May-15	11.8	7.6	7.8
27-May-15	27.3	12.5	8.1
25-Jun-15	25.8	11.6	10.6
27-Jul-15	22.5	dry	9.1
28-Aug-15	15.3	10.2	9.6
25-Sep-15	14.9	dry	10.5
23-Oct-15	4.2	7.3	9.0
25-Nov-15	8.1	6.1	6.3
28-Dec-15	-6.2	4.4	fr

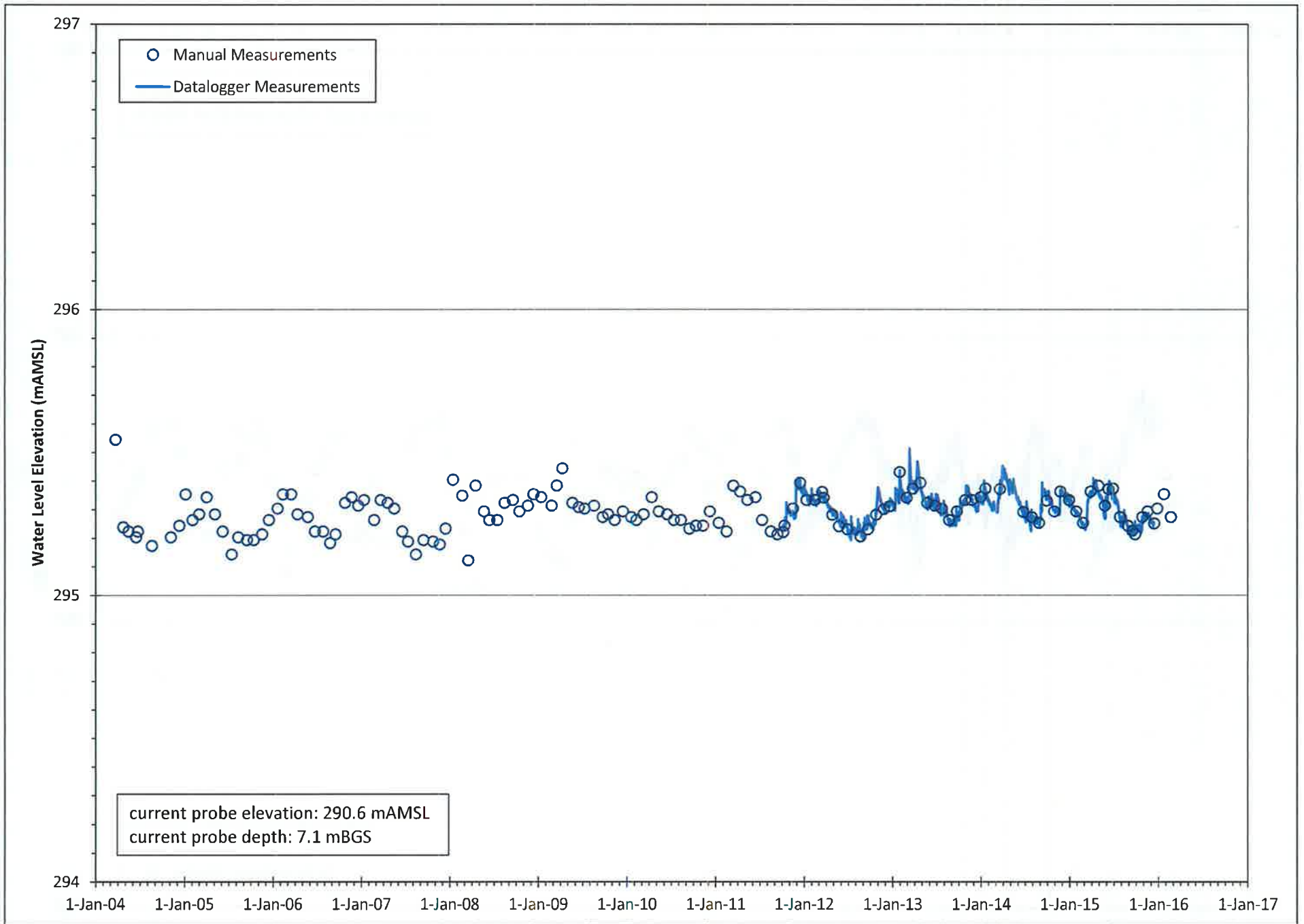
Monitor: DP8/SW6			
Date:	Air	SW	1.9m
27-Jan-15	-8.7	10.1	6.6
26-Feb-15	-15.4	9.3	6.1
31-Mar-15	2.8	8.3	5.7
01-May-15	11.8	8.1	7.7
27-May-15	27.3	8.1	9.9
25-Jun-15	25.8	8.1	9.3
27-Jul-15	22.5	8.8	10.7
28-Aug-15	15.3	9.6	10.6
25-Sep-15	14.9	10.7	11.4
23-Oct-15	4.2	10.3	9.6
25-Nov-15	8.1	10.4	9.1
28-Dec-15	-6.2	11.0	8.6

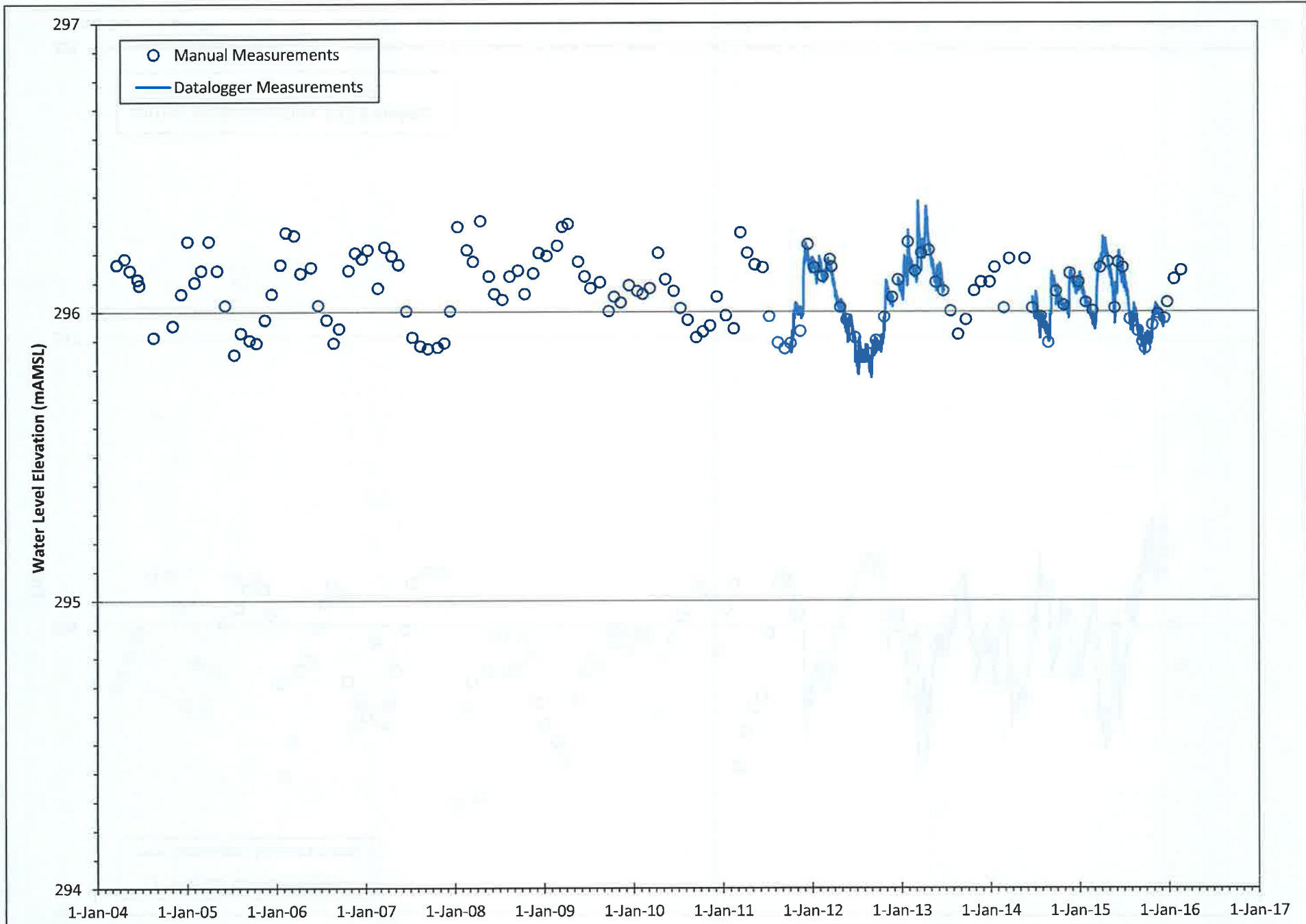
Monitor: SW5		
Date:	Air	SW
27-Jan-15	-8.7	8.4
26-Feb-15	-15.4	8.1
31-Mar-15	2.8	6.3
01-May-15	11.8	6.6
27-May-15	27.3	8.3
25-Jun-15	25.8	9.4
27-Jul-15	22.5	10.4
28-Aug-15	15.3	11.2
25-Sep-15	14.9	11.3
23-Oct-15	4.2	10.5
25-Nov-15	8.1	10.3
28-Dec-15	-6.2	9.4

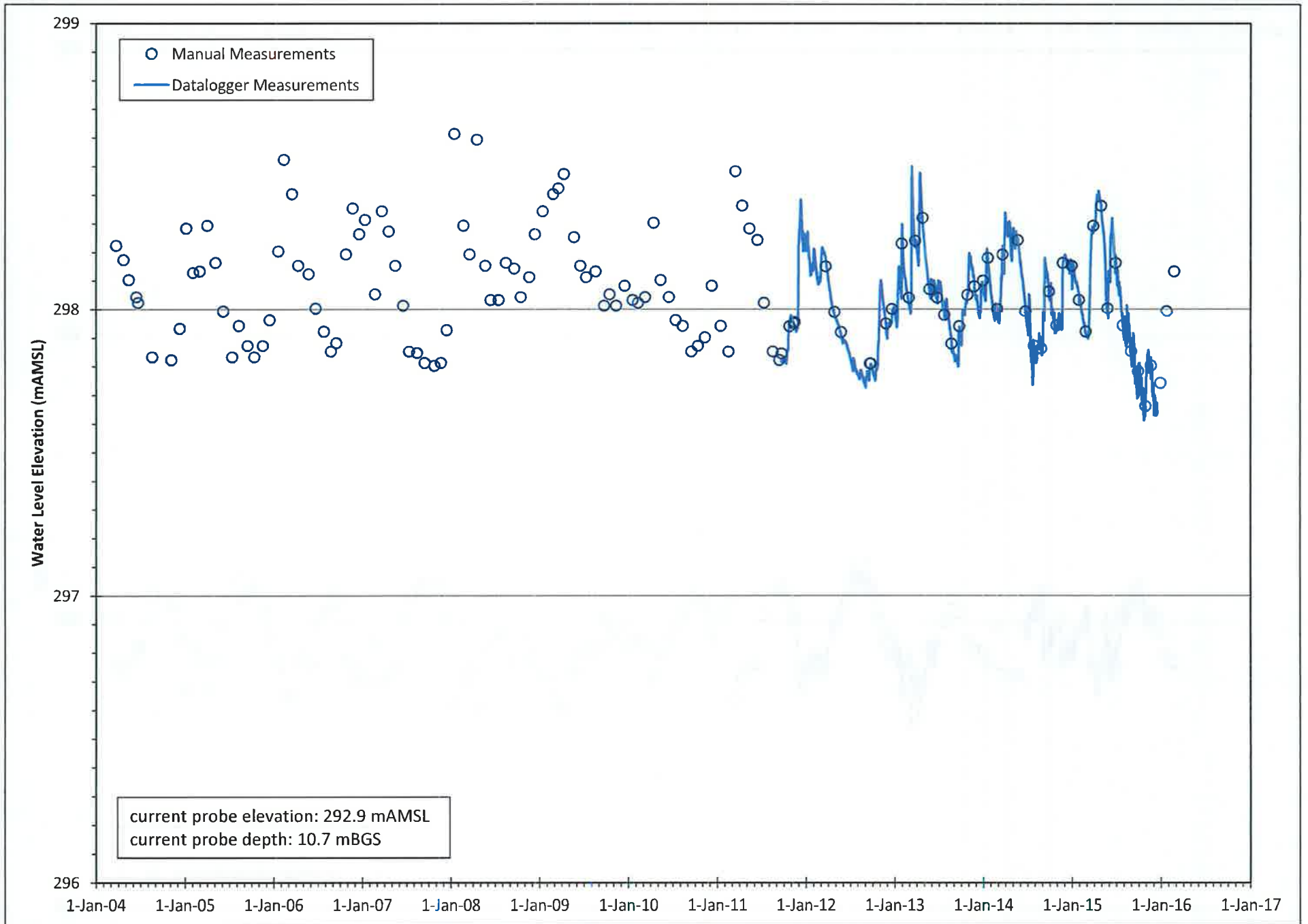
Monitor: SW12		
Date:	Air	SW
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26-Feb-15	-15.4	7.8
31-Mar-15	2.8	7.3
01-May-15	11.8	7.4
27-May-15	27.3	7.6
25-Jun-15	25.8	8.1
27-Jul-15	22.5	9.8
28-Aug-15	15.3	11.4
25-Sep-15	14.9	12.3
23-Oct-15	4.2	10.8
25-Nov-15	8.1	11.1
28-Dec-15	-6.2	10.3

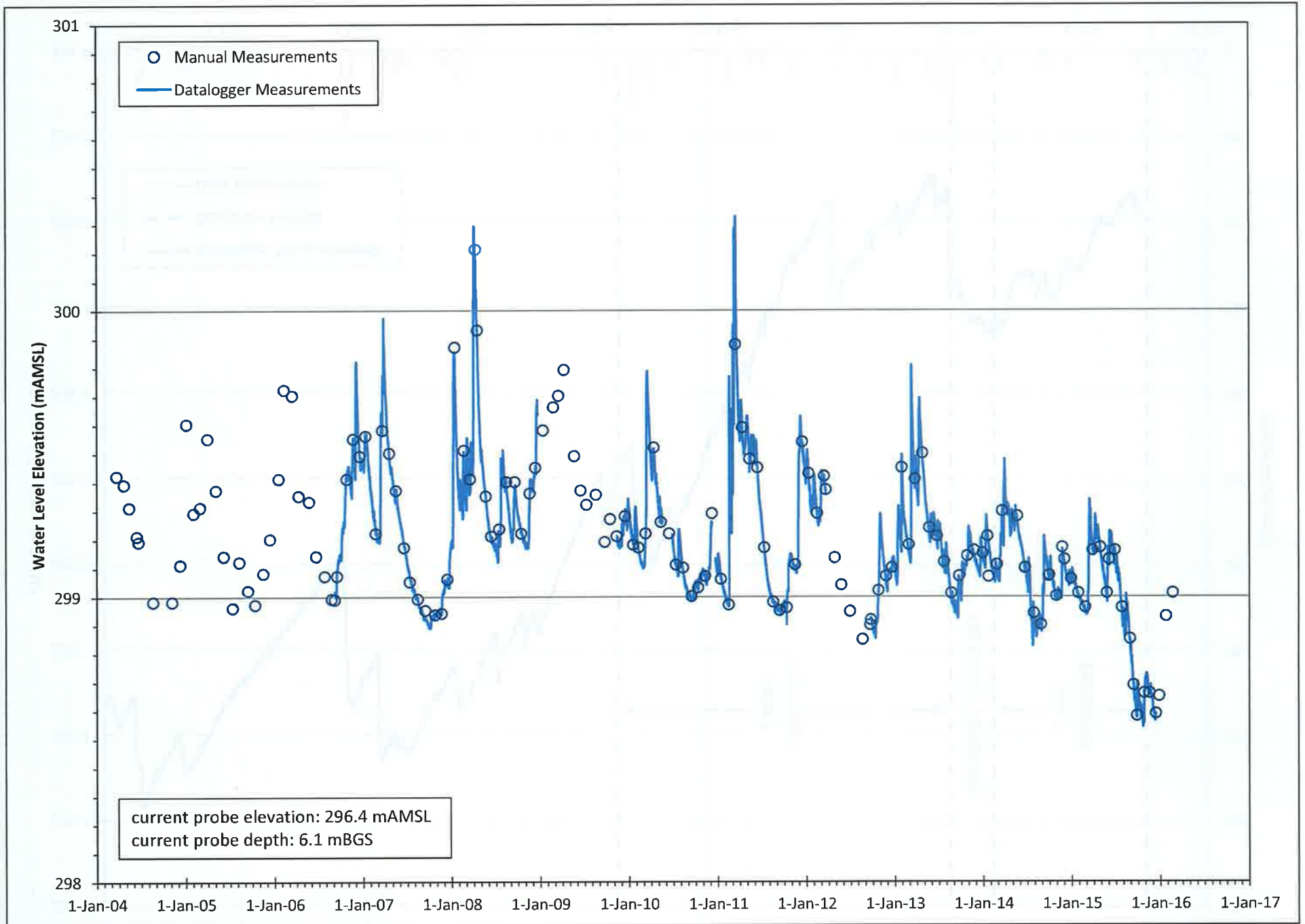
Appendix B
Hydrographs of
Datalogger Data

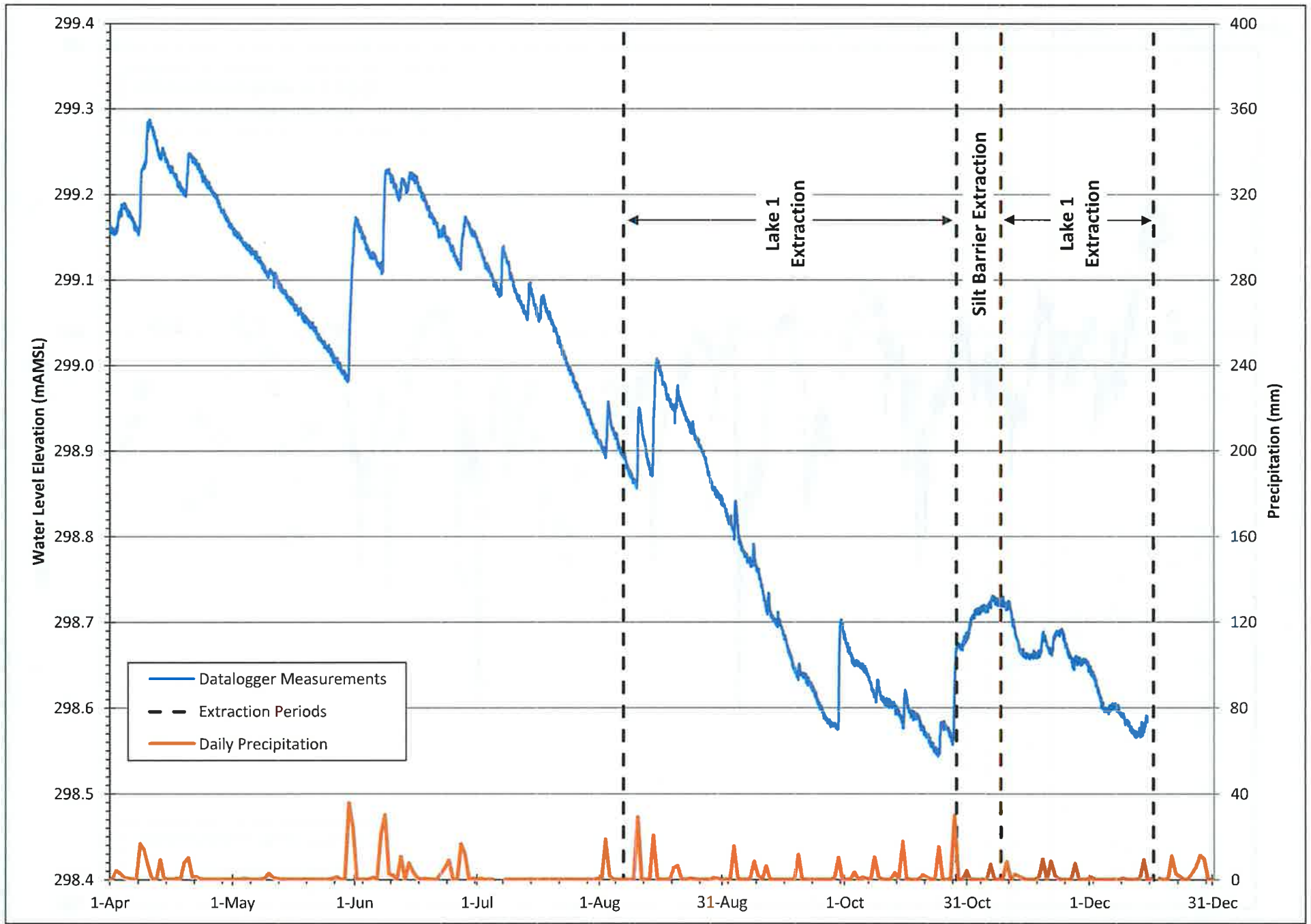


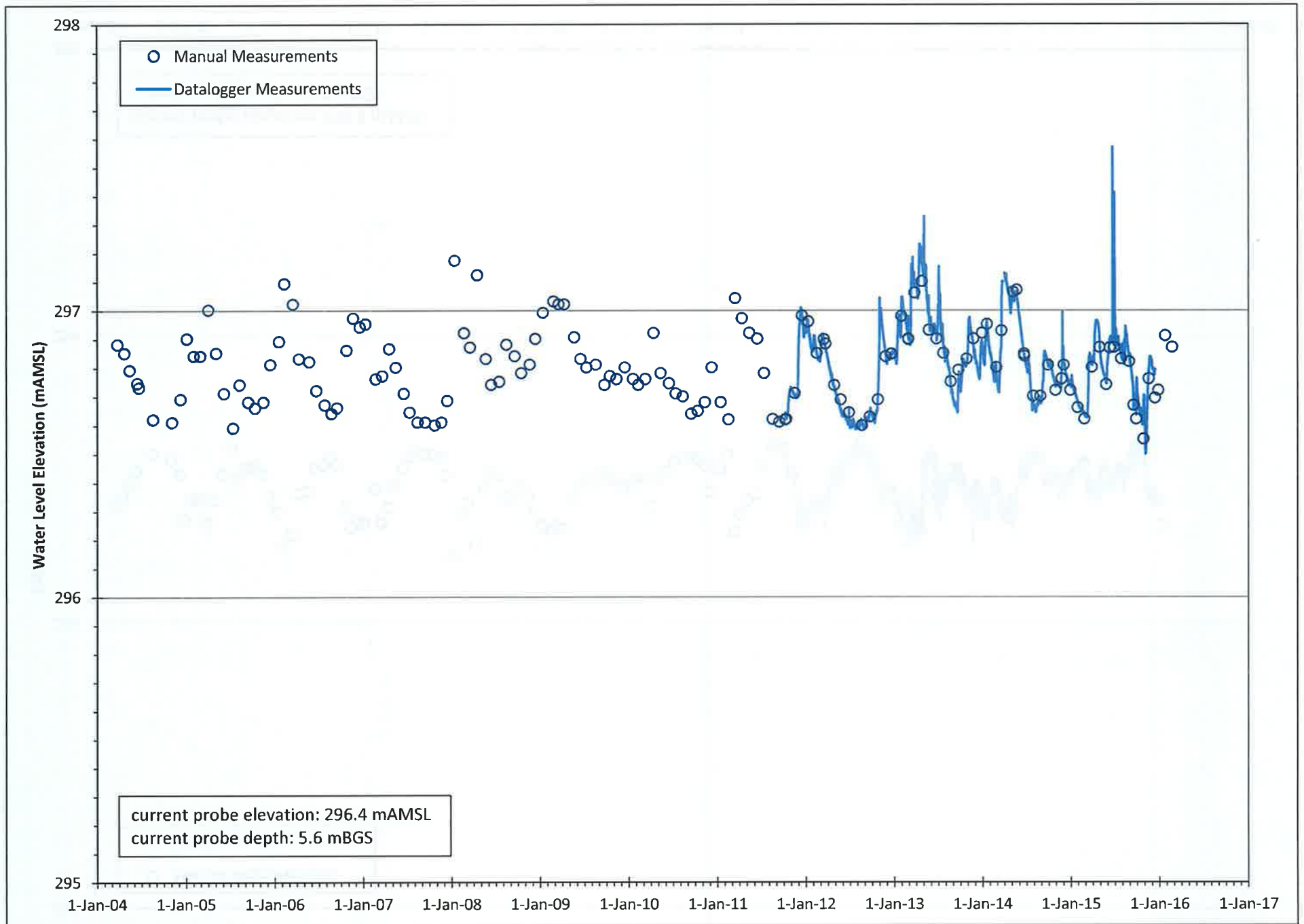


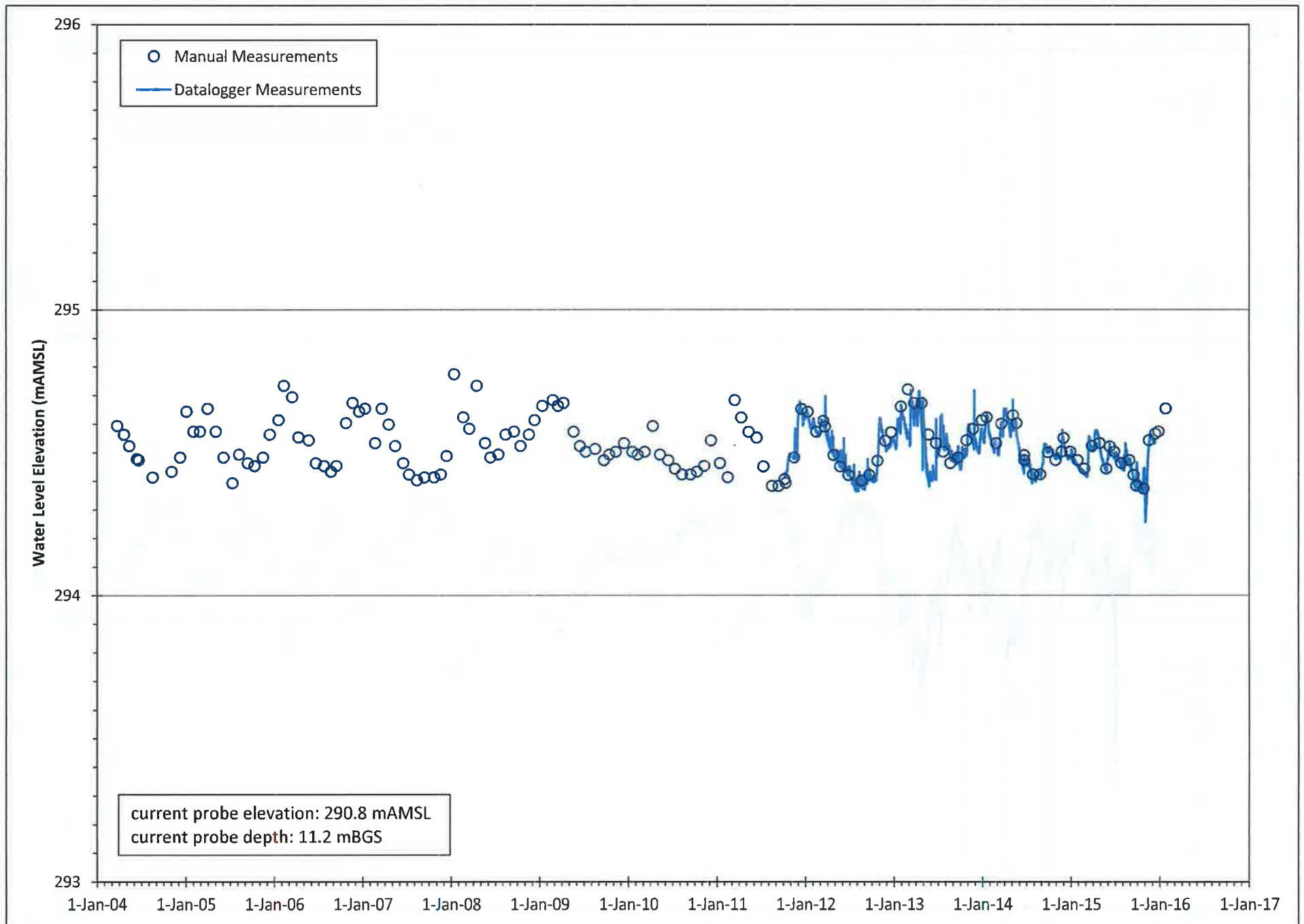


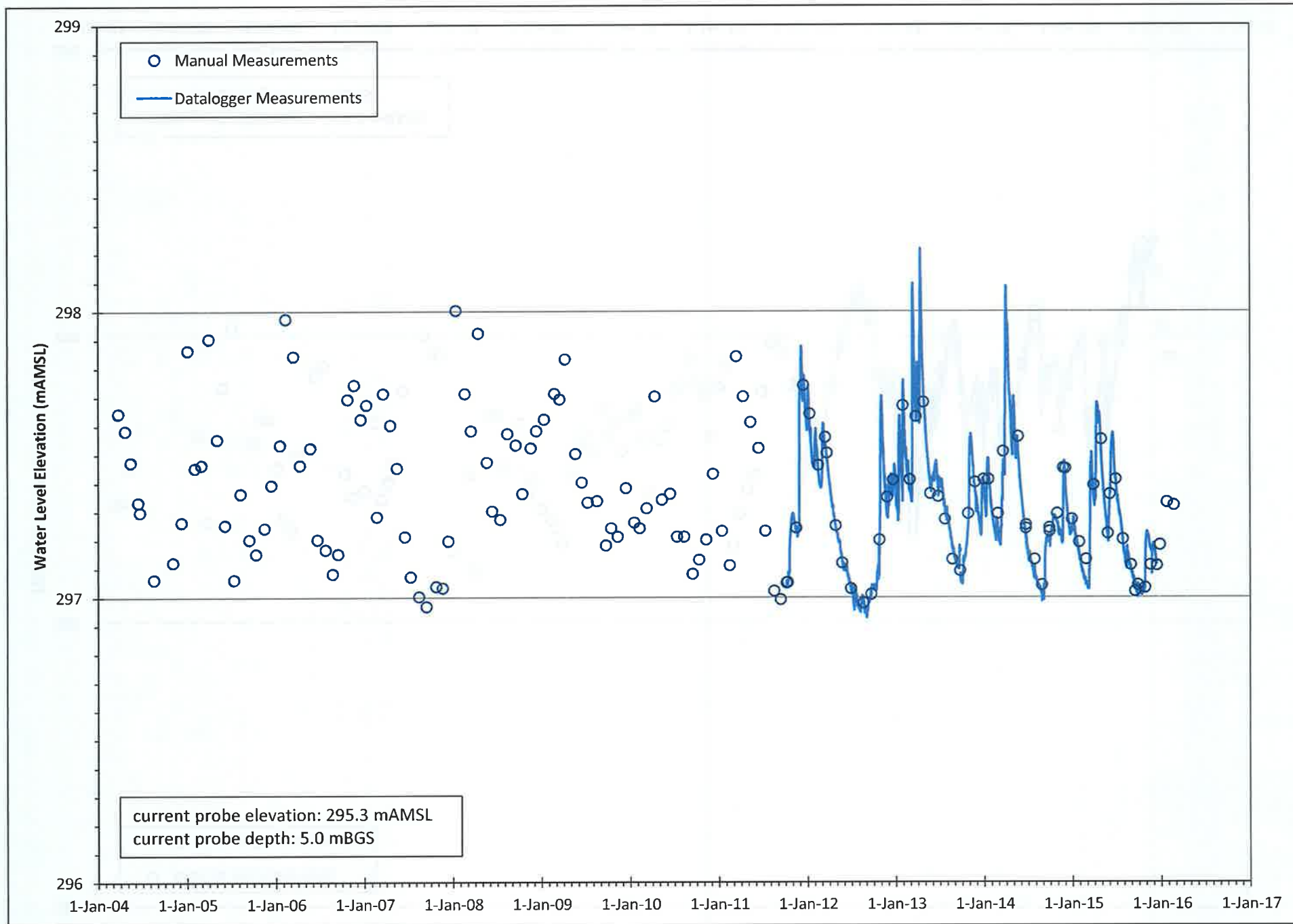


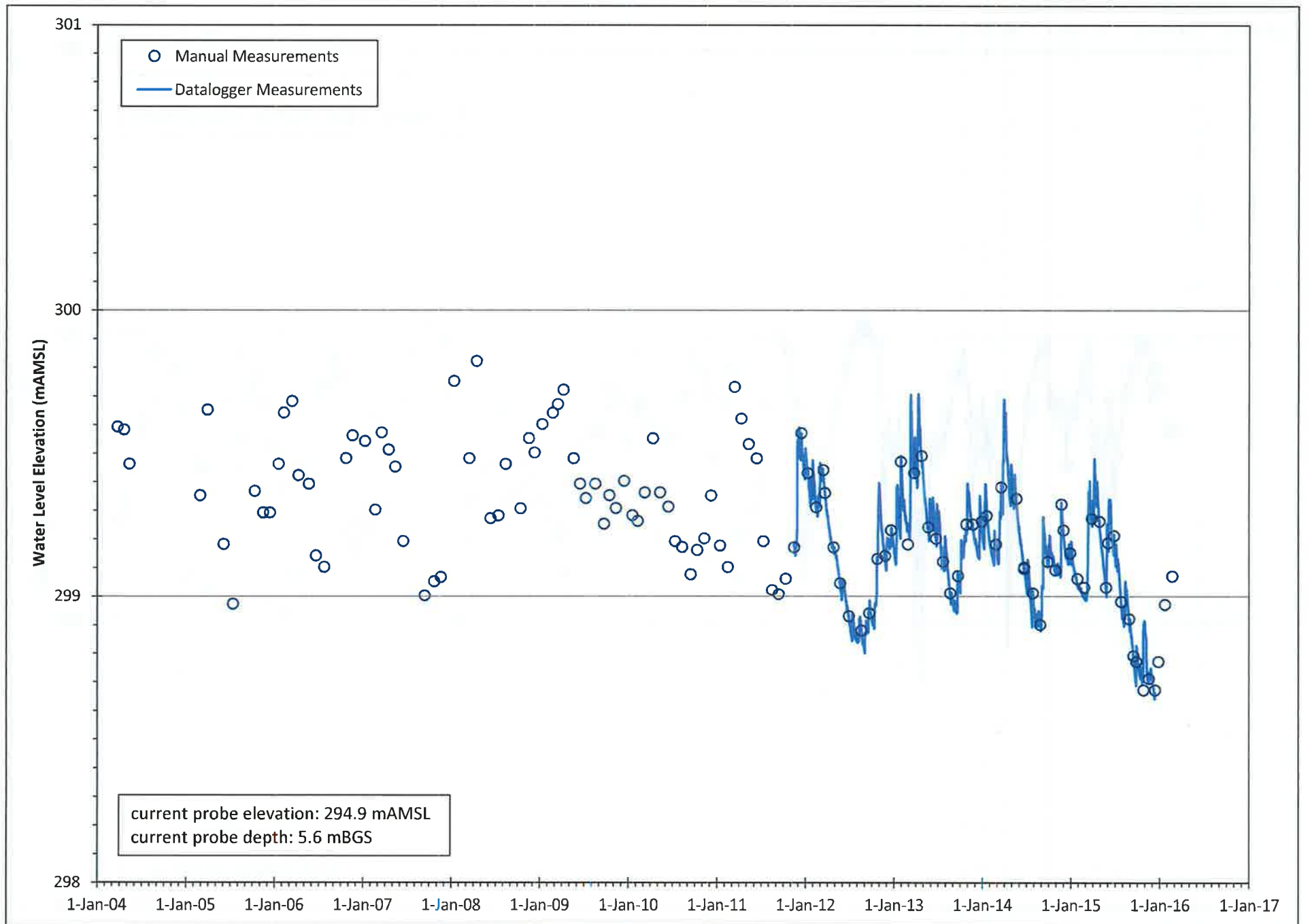


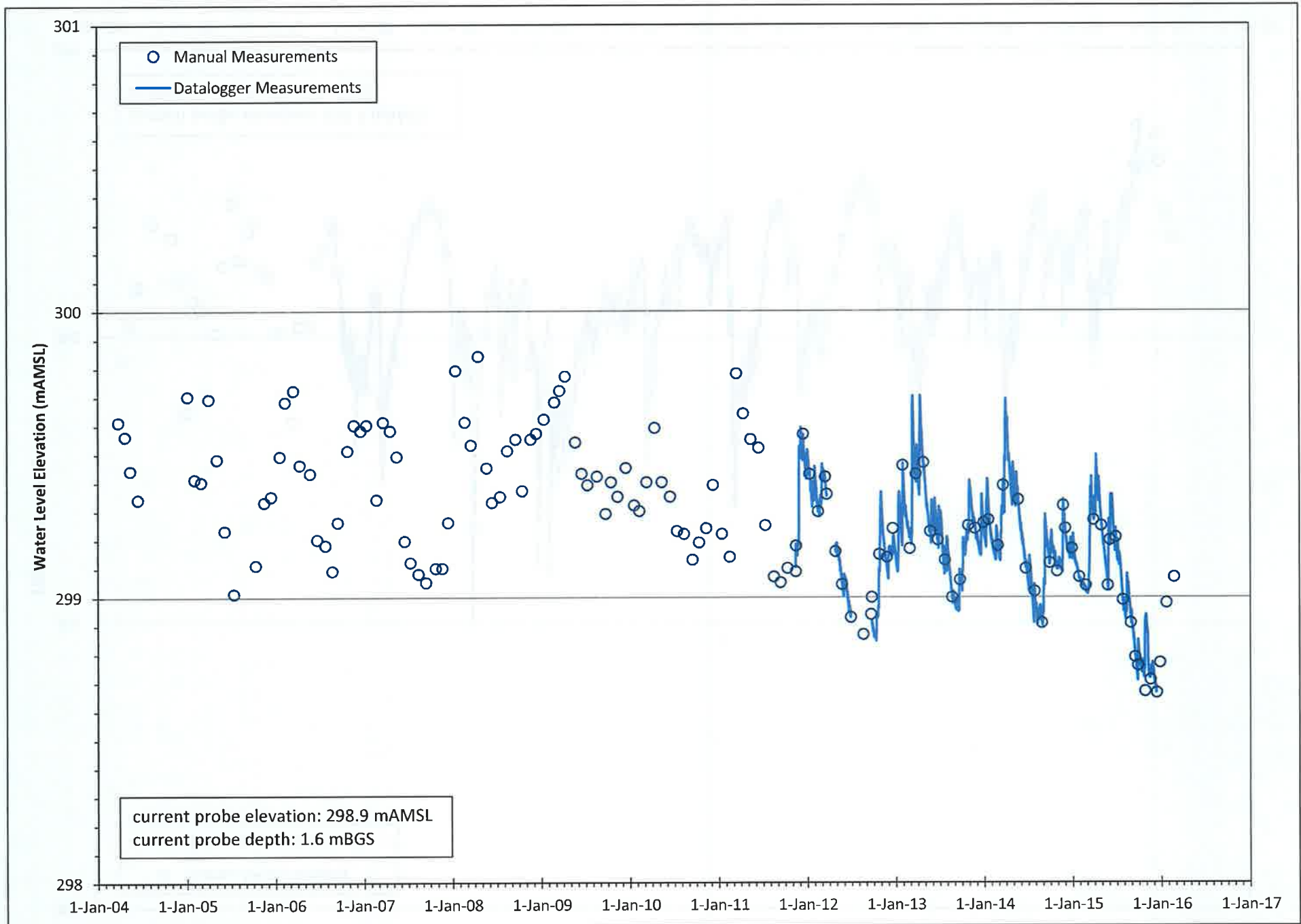


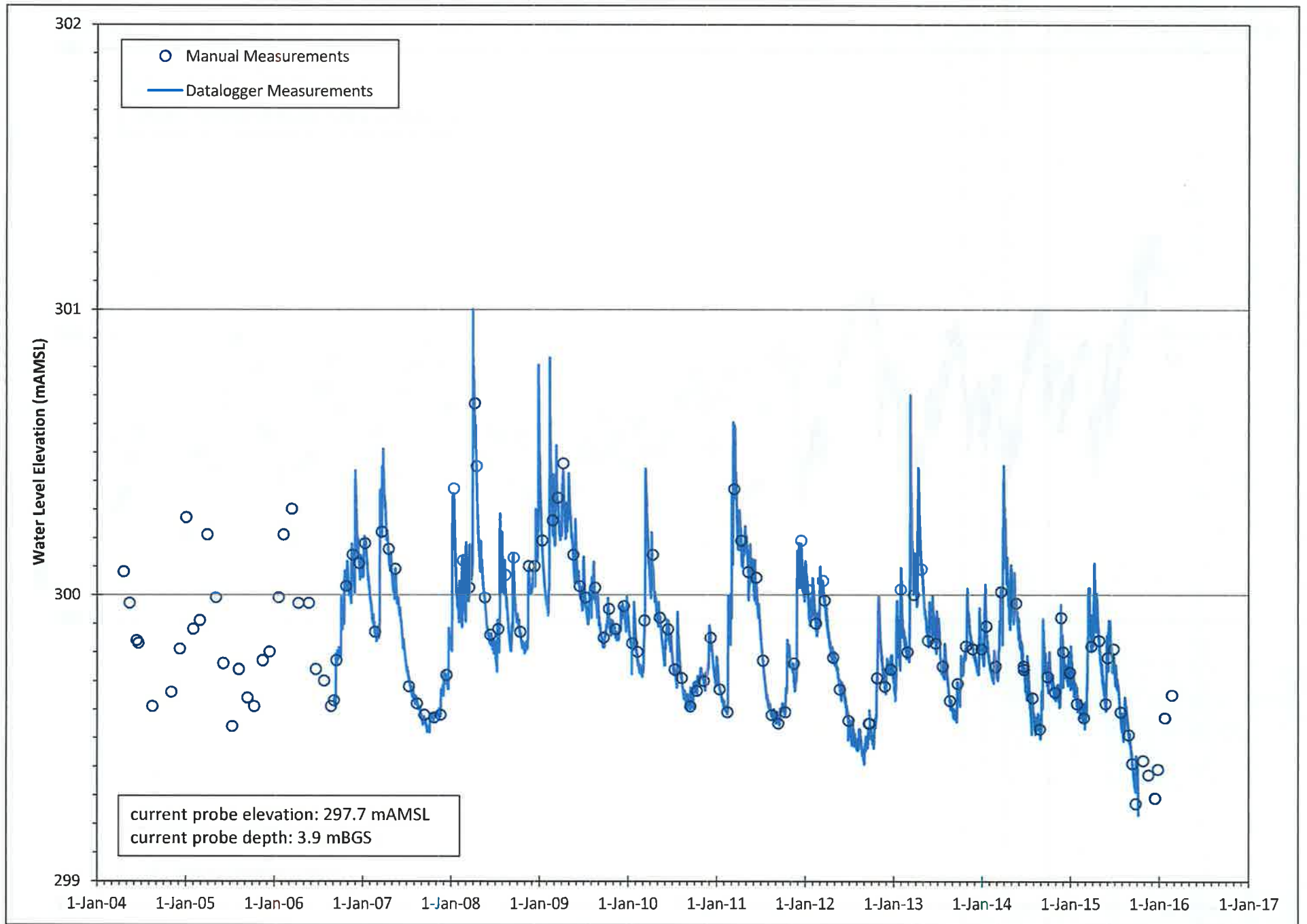


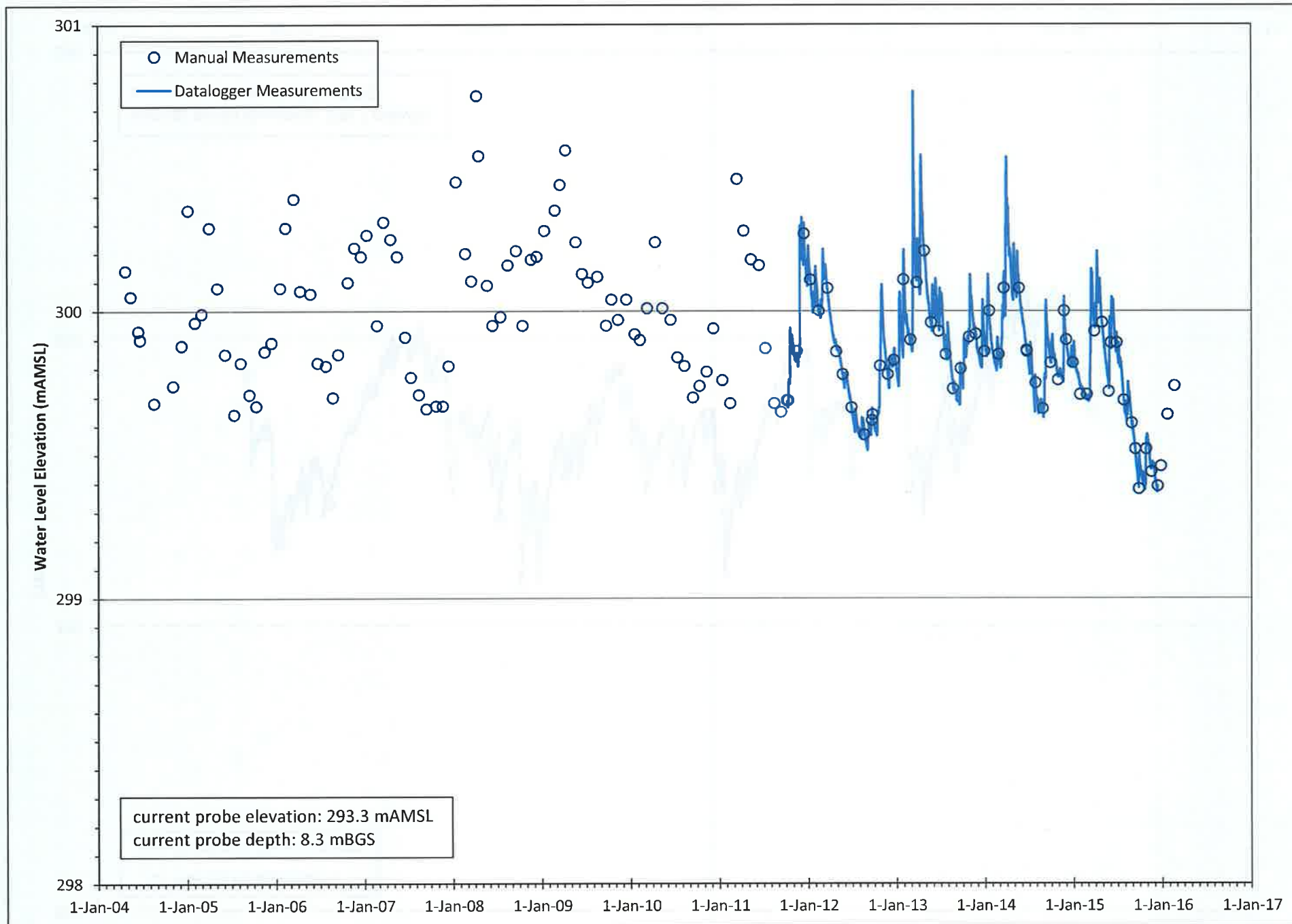


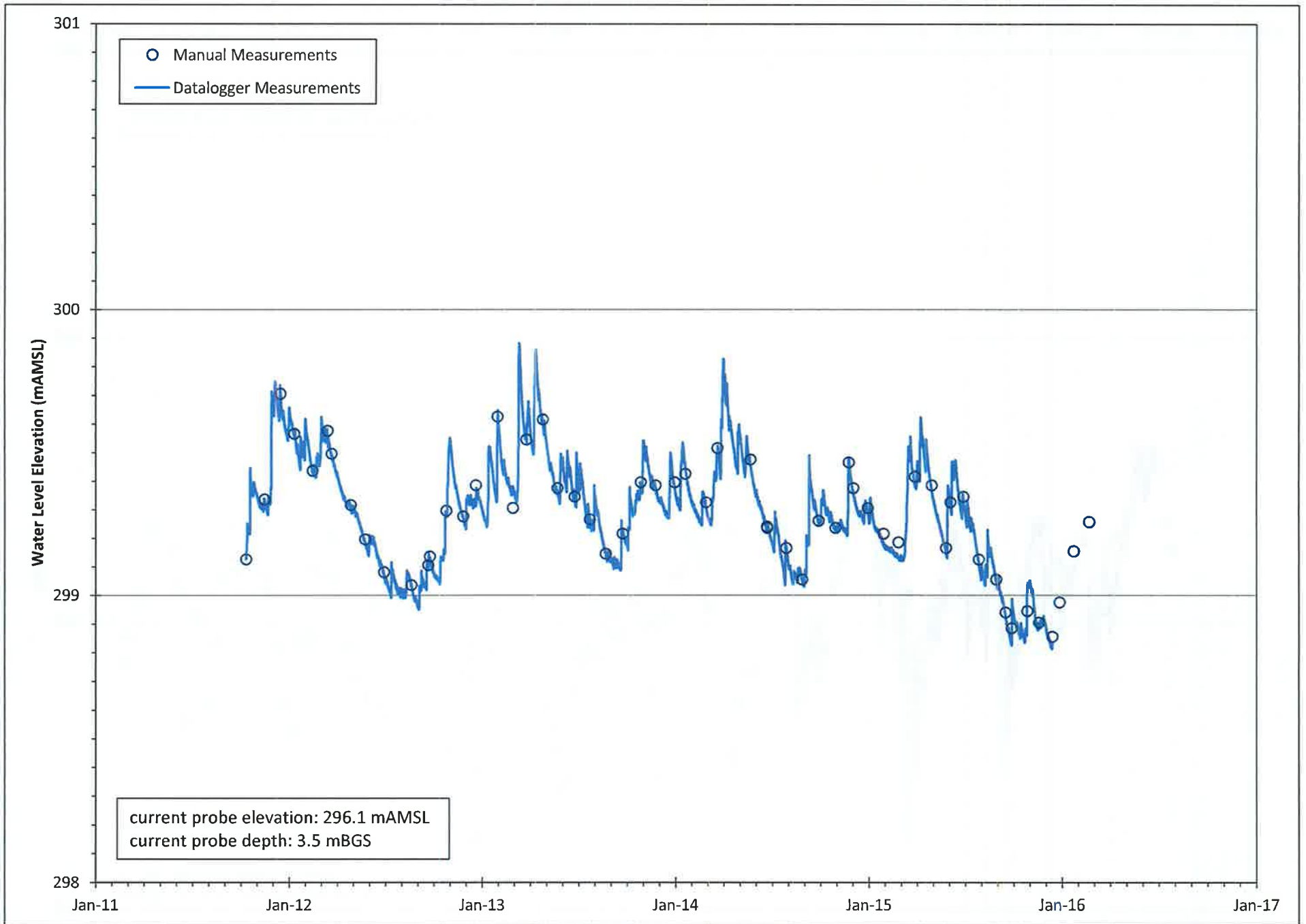


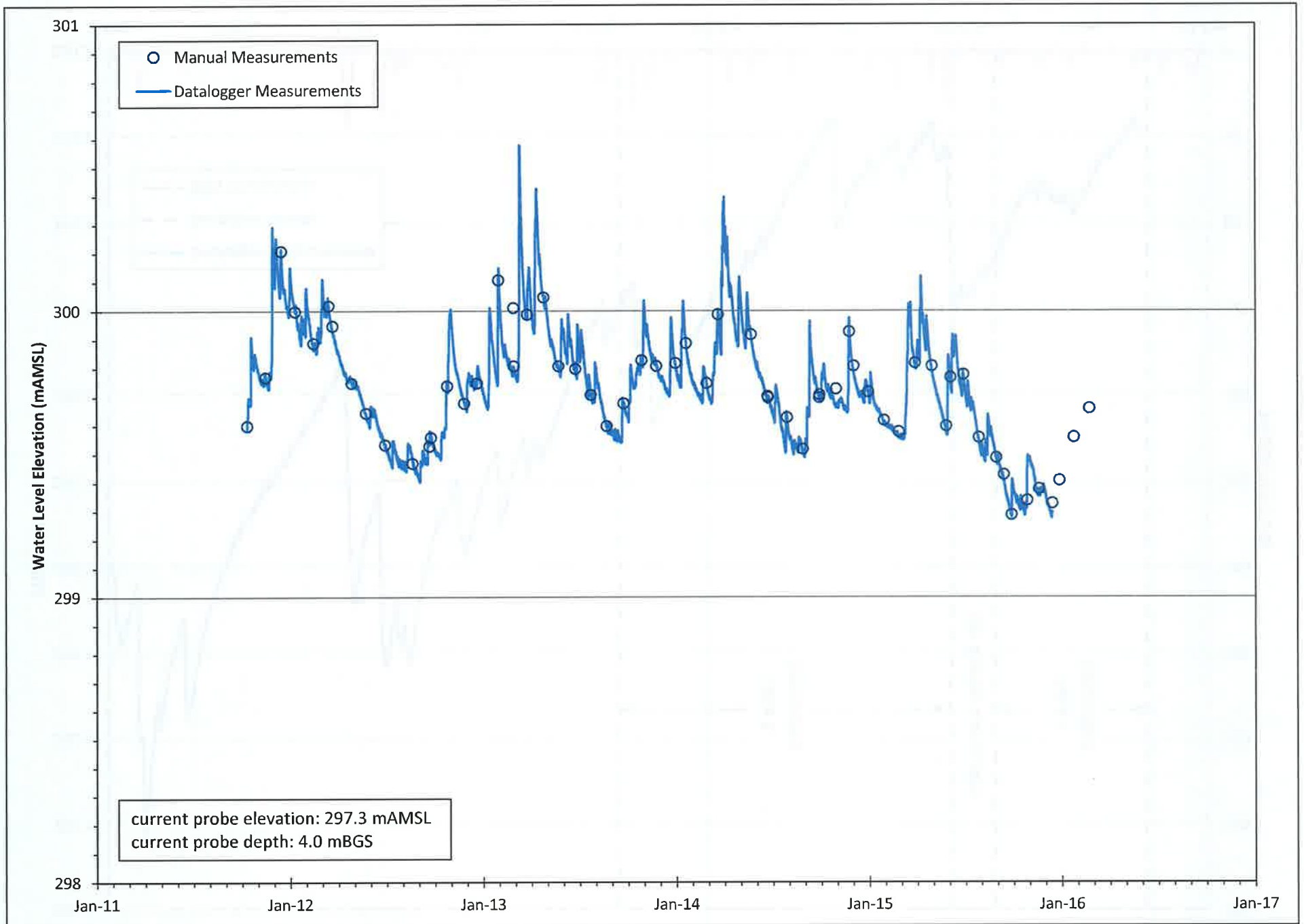


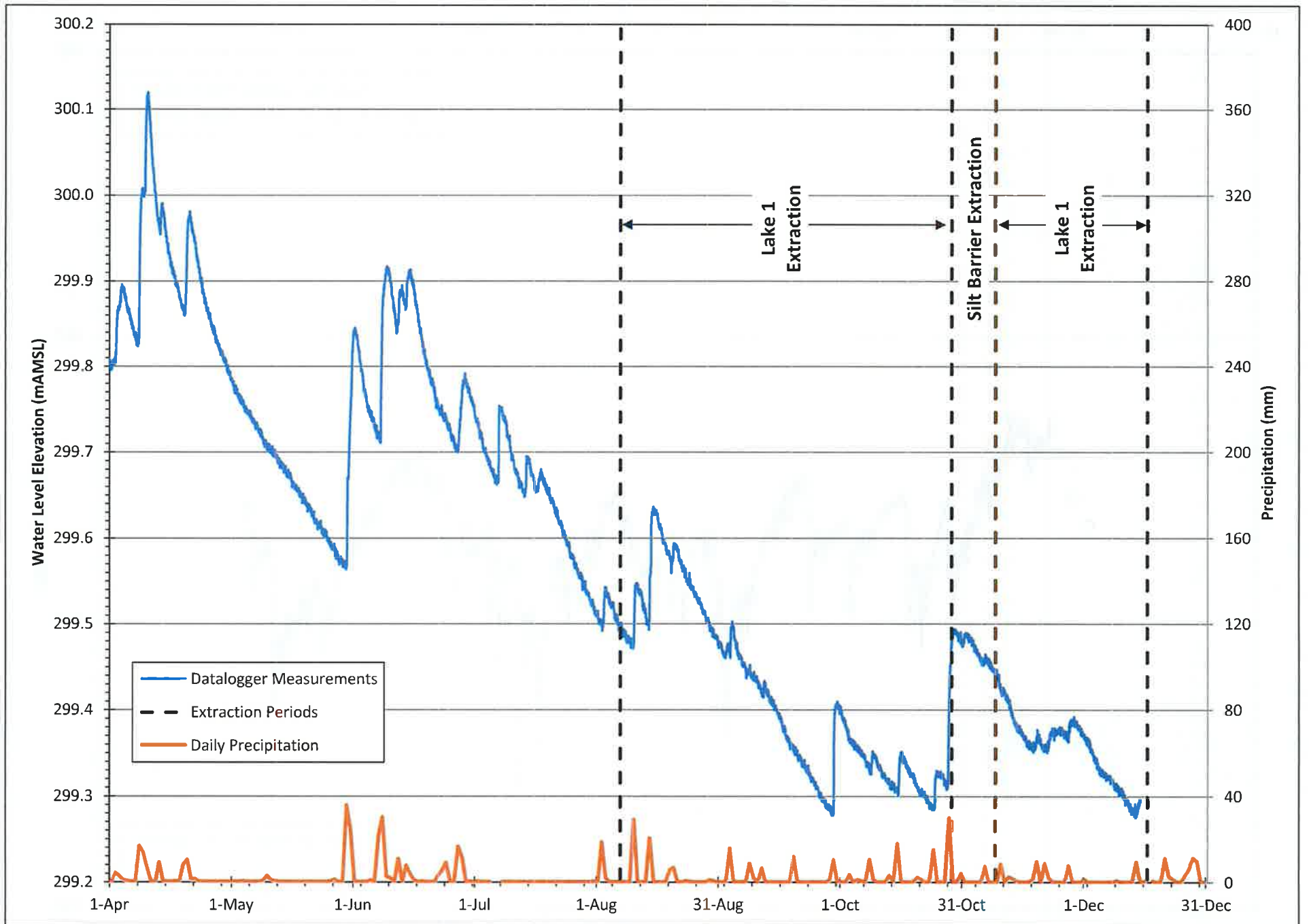


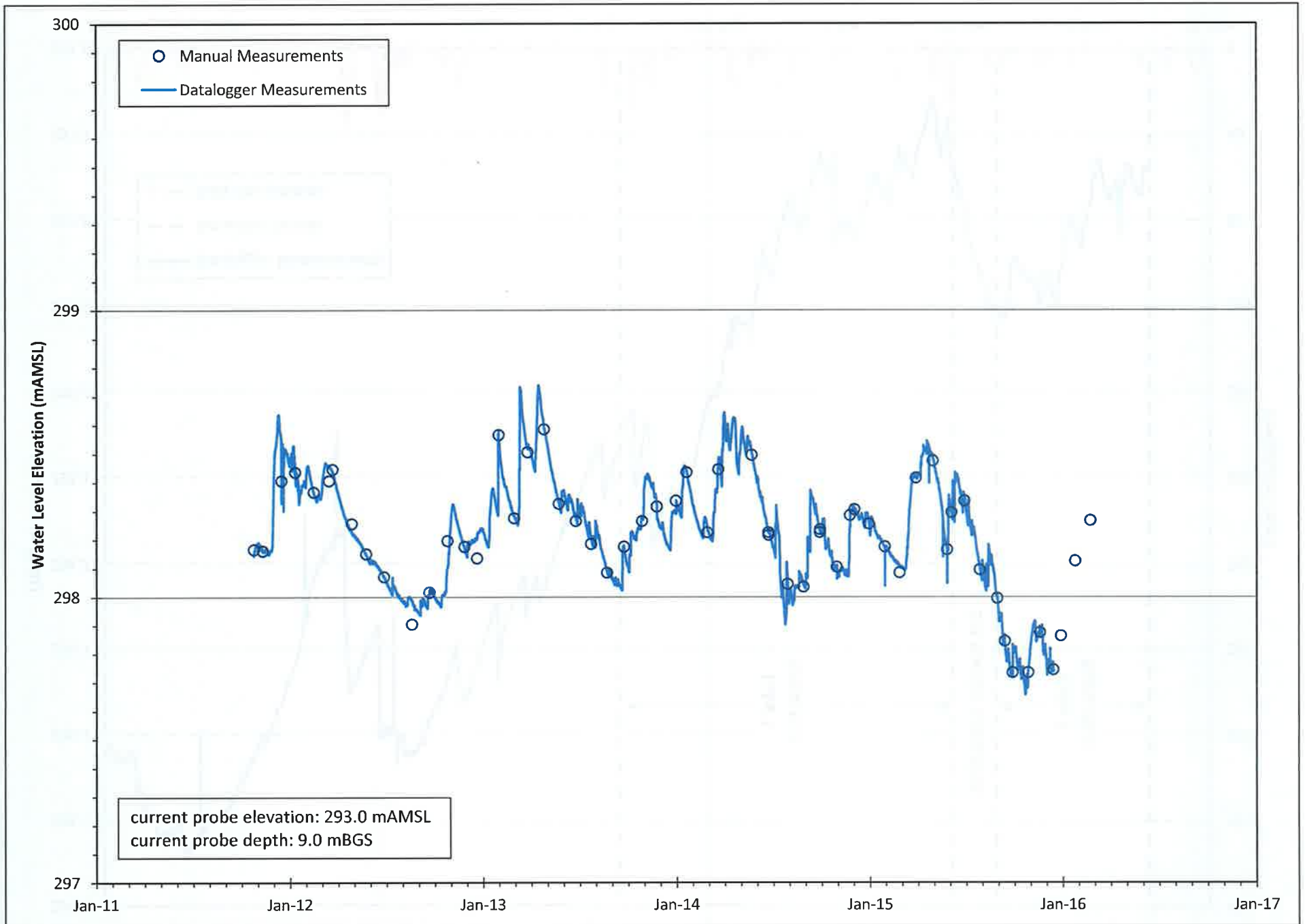


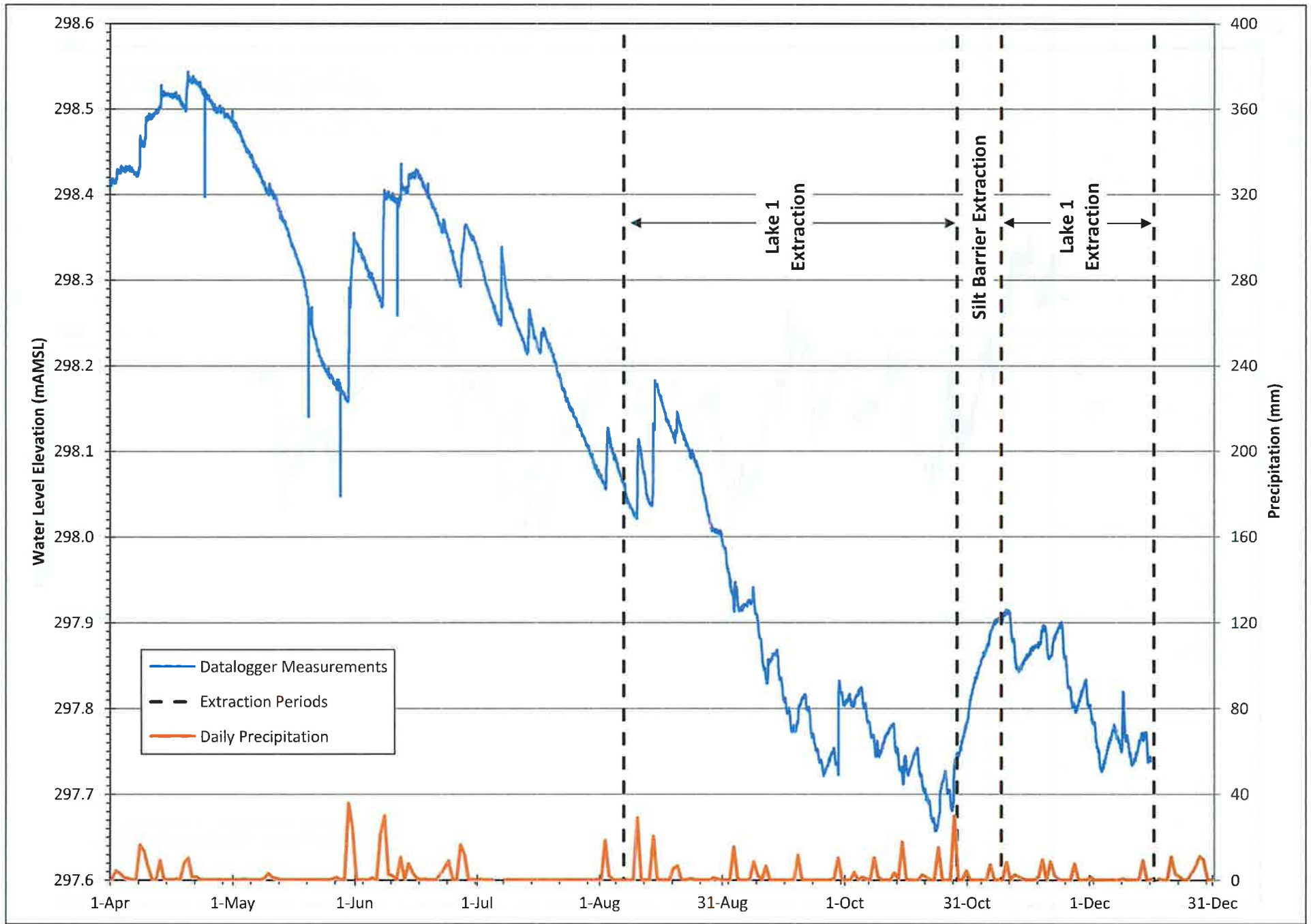


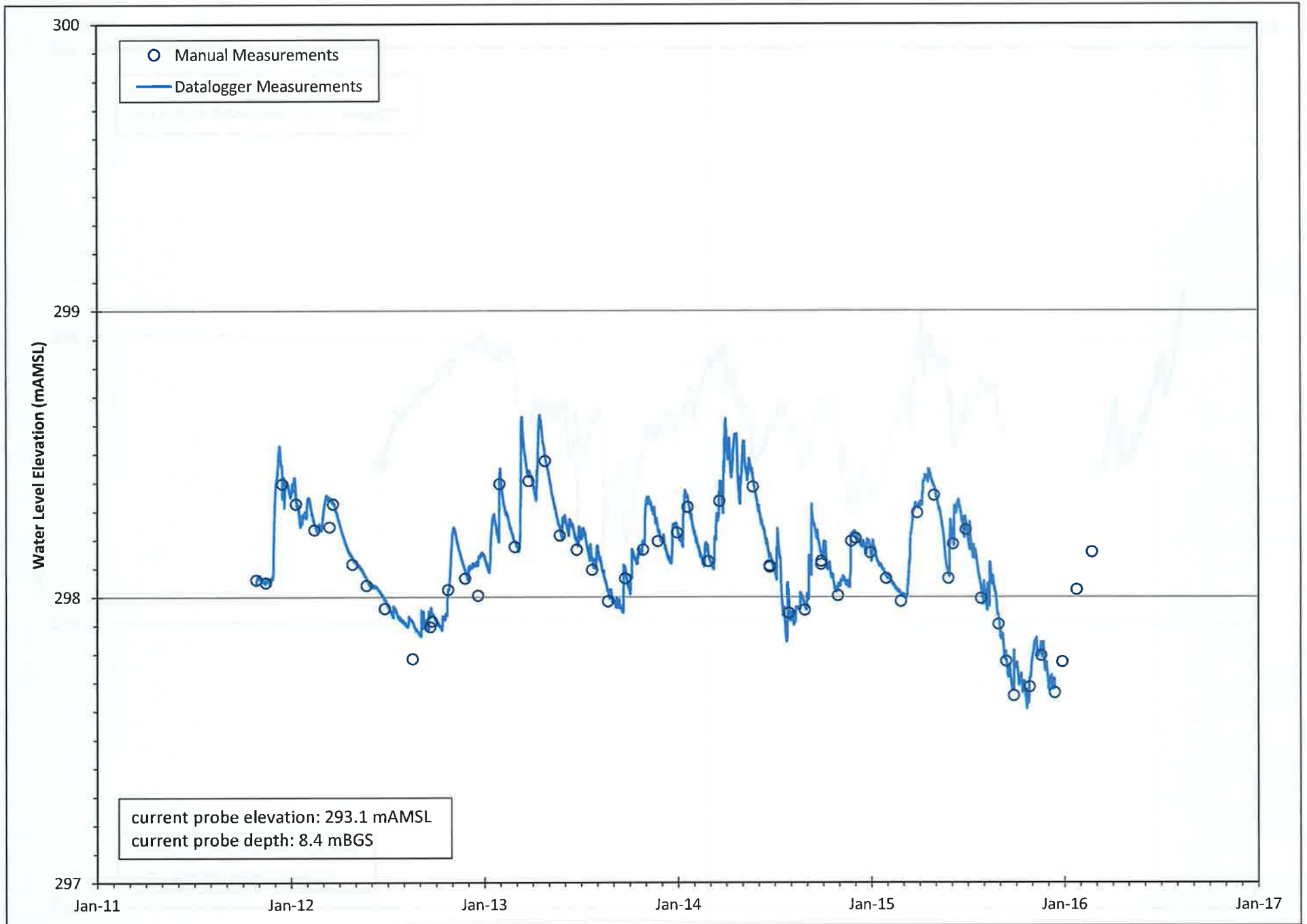


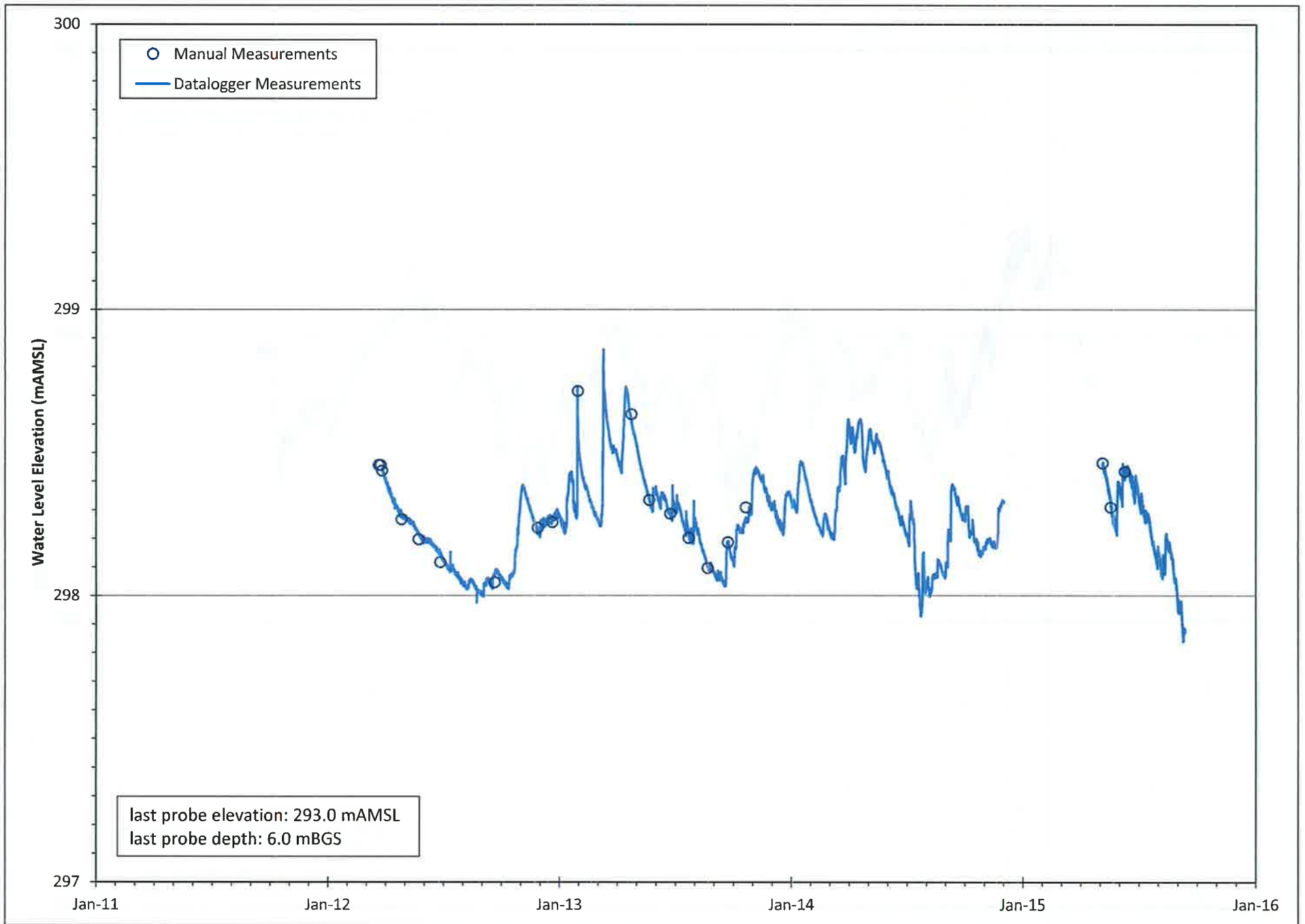


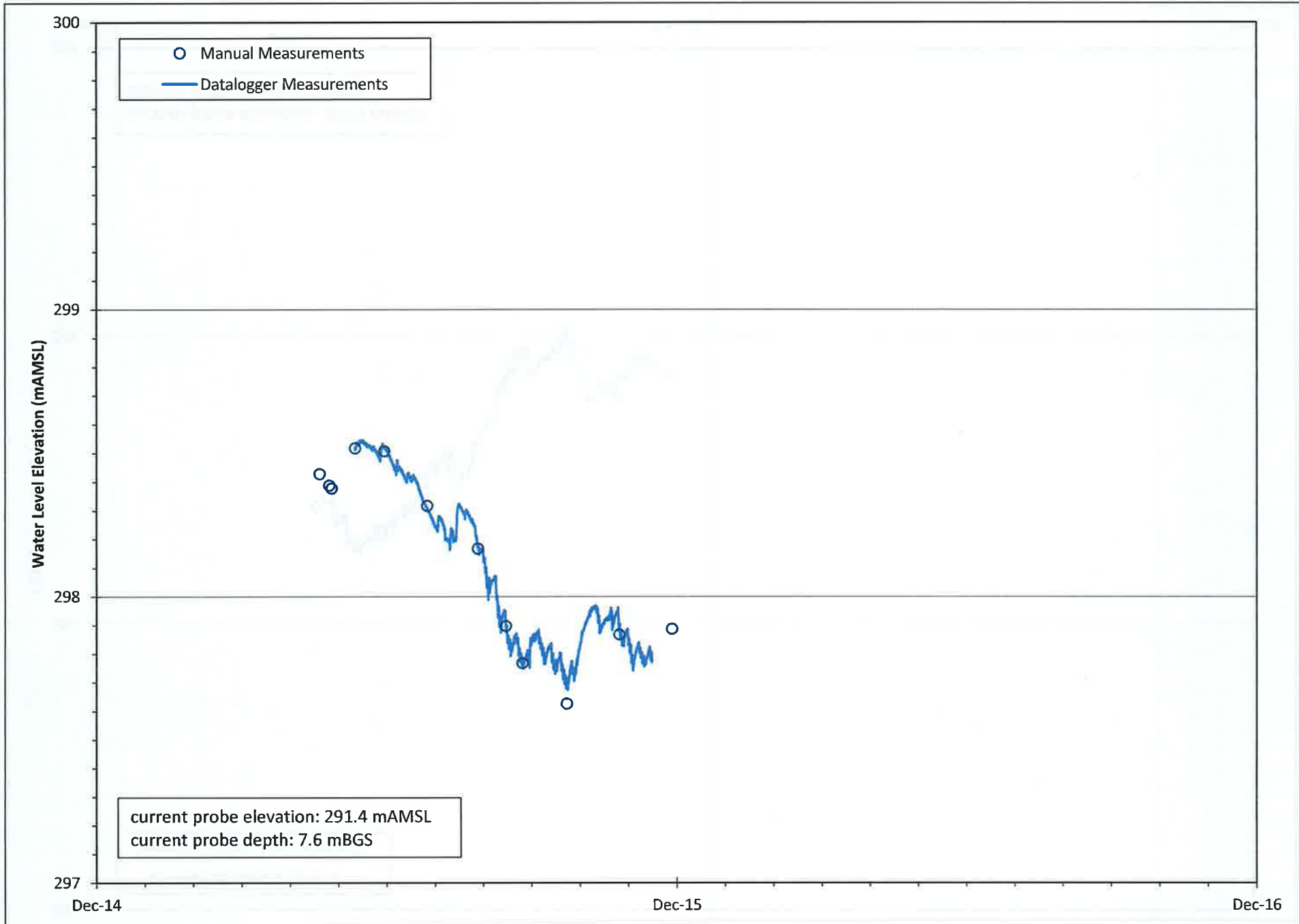


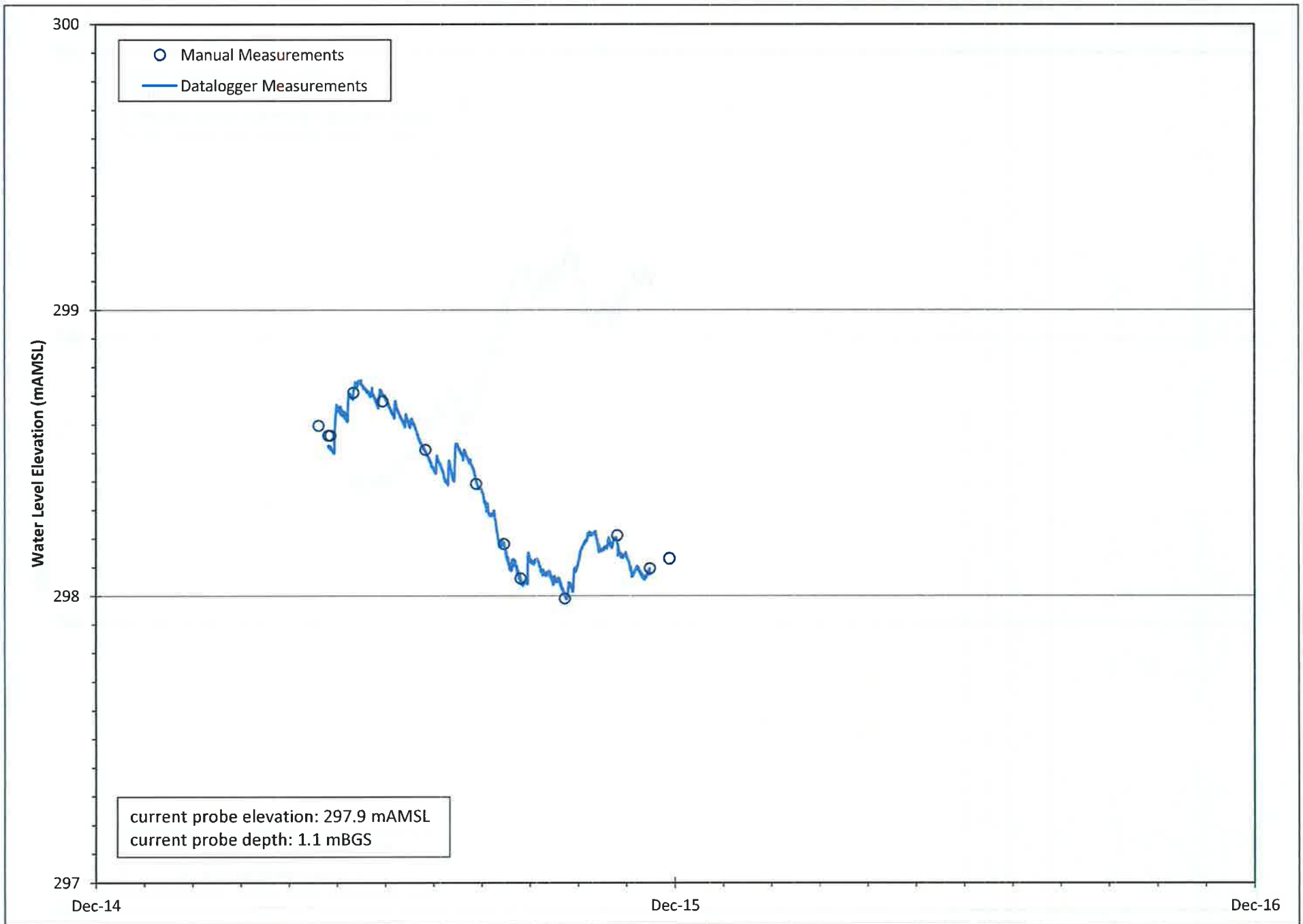




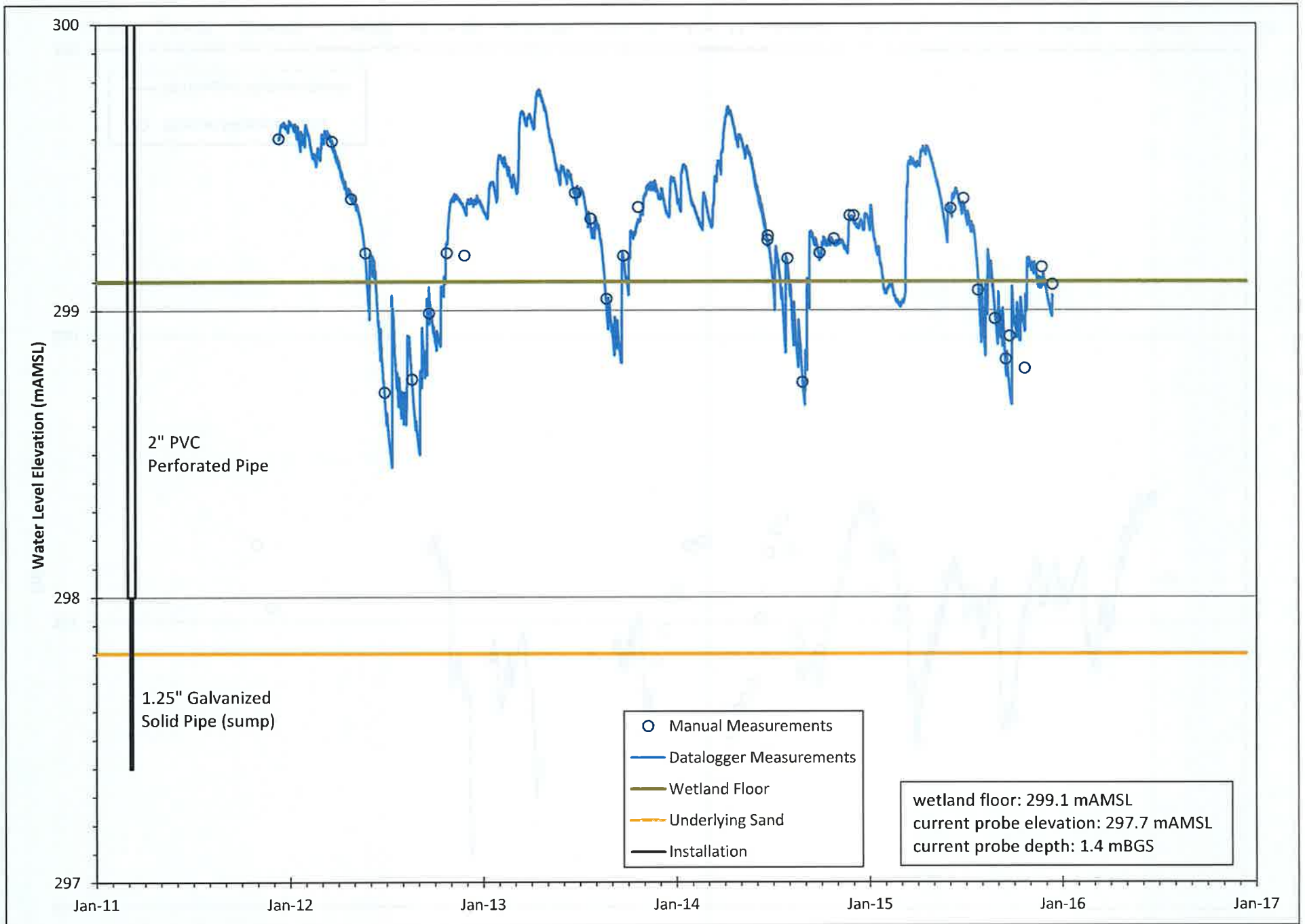


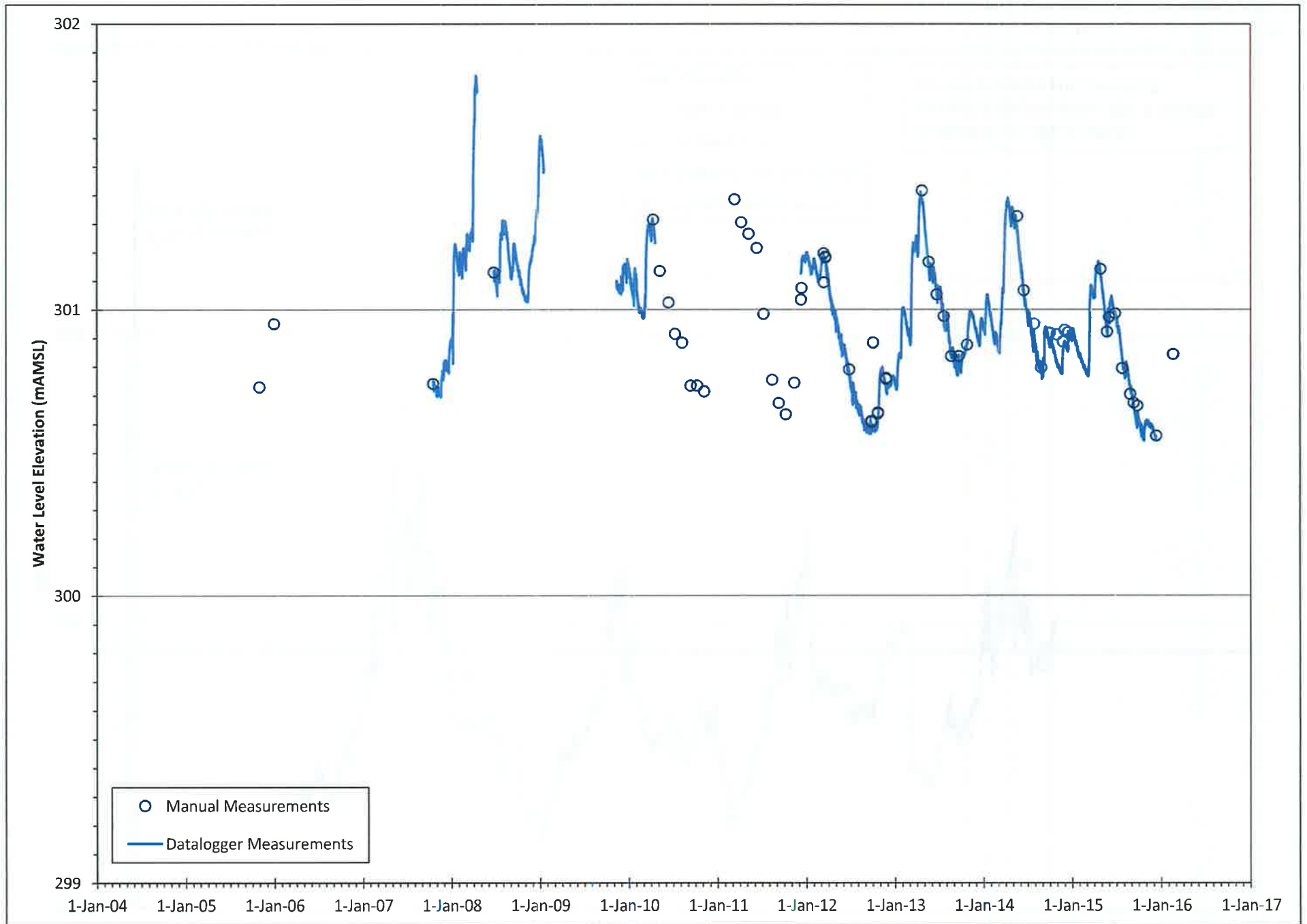


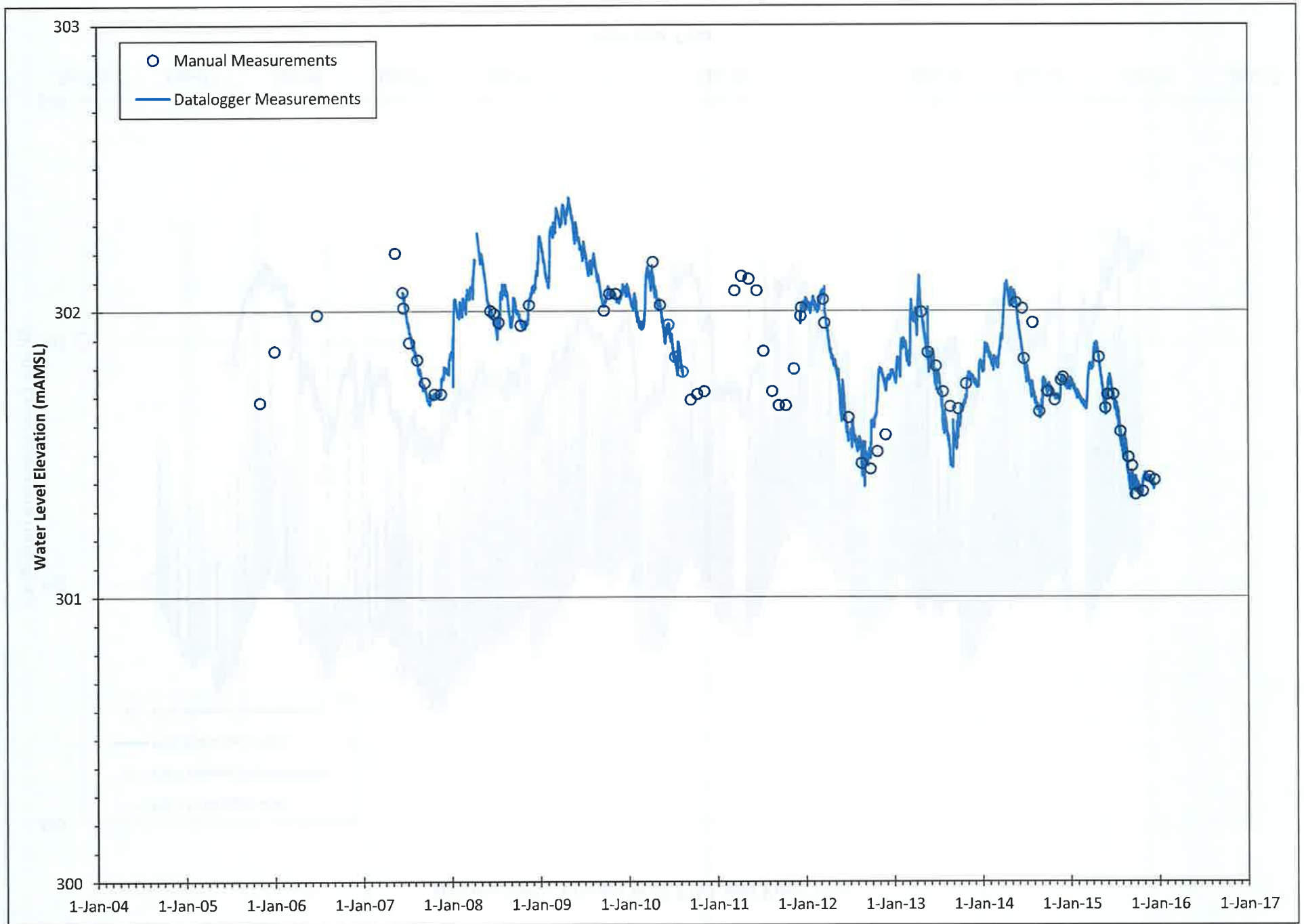




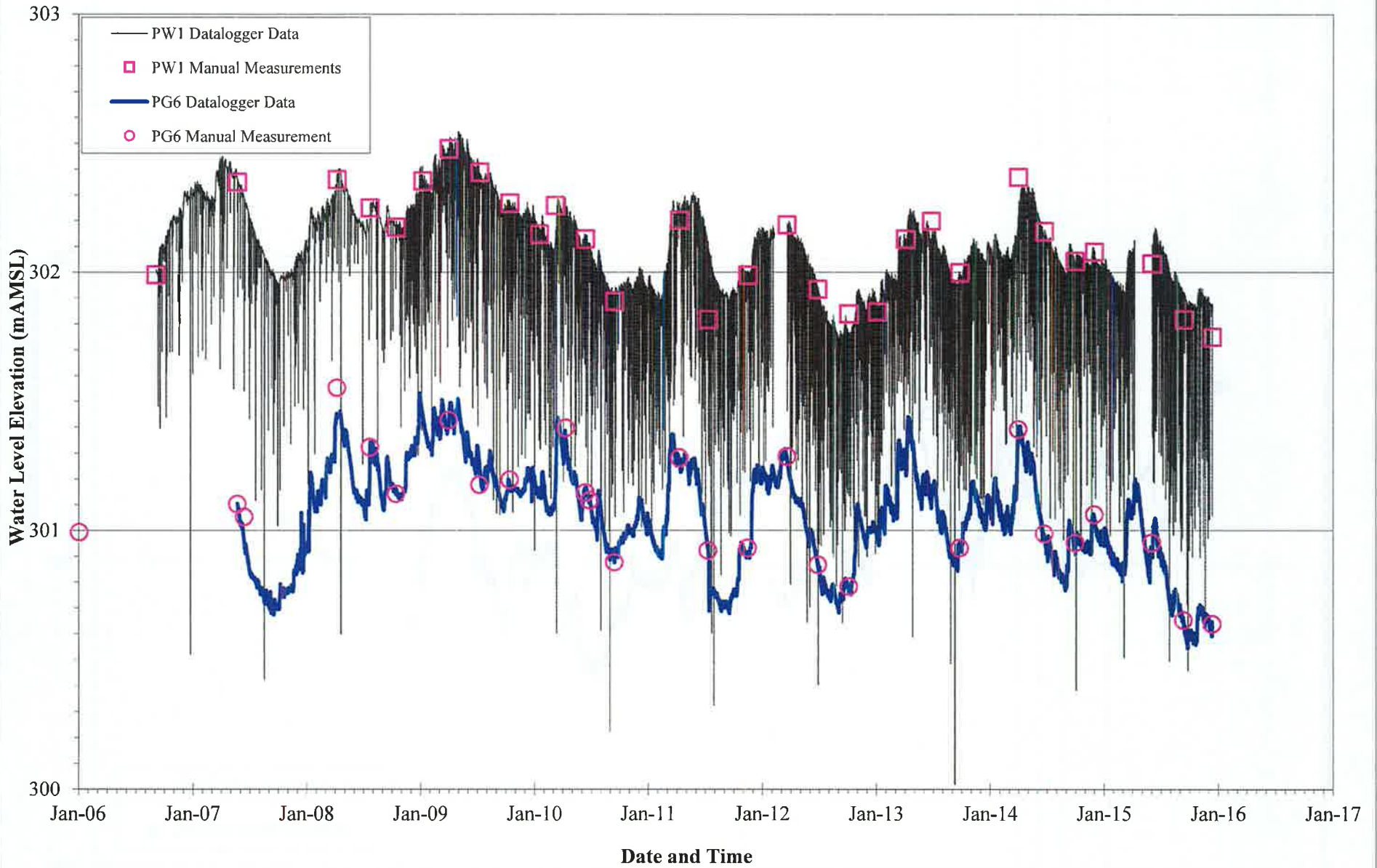
current probe elevation: 297.9 mAMS
current probe depth: 1.1 mBGS



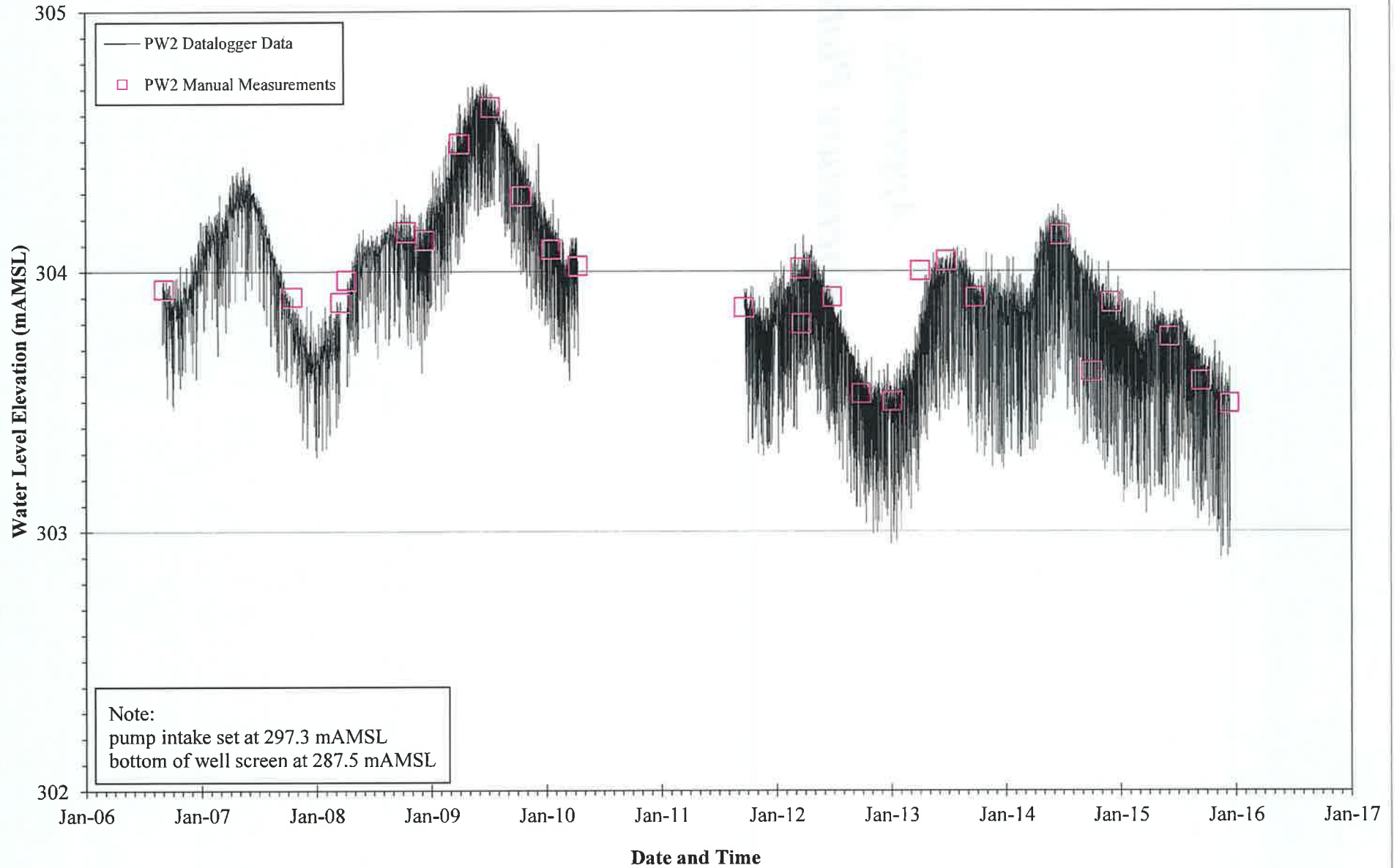




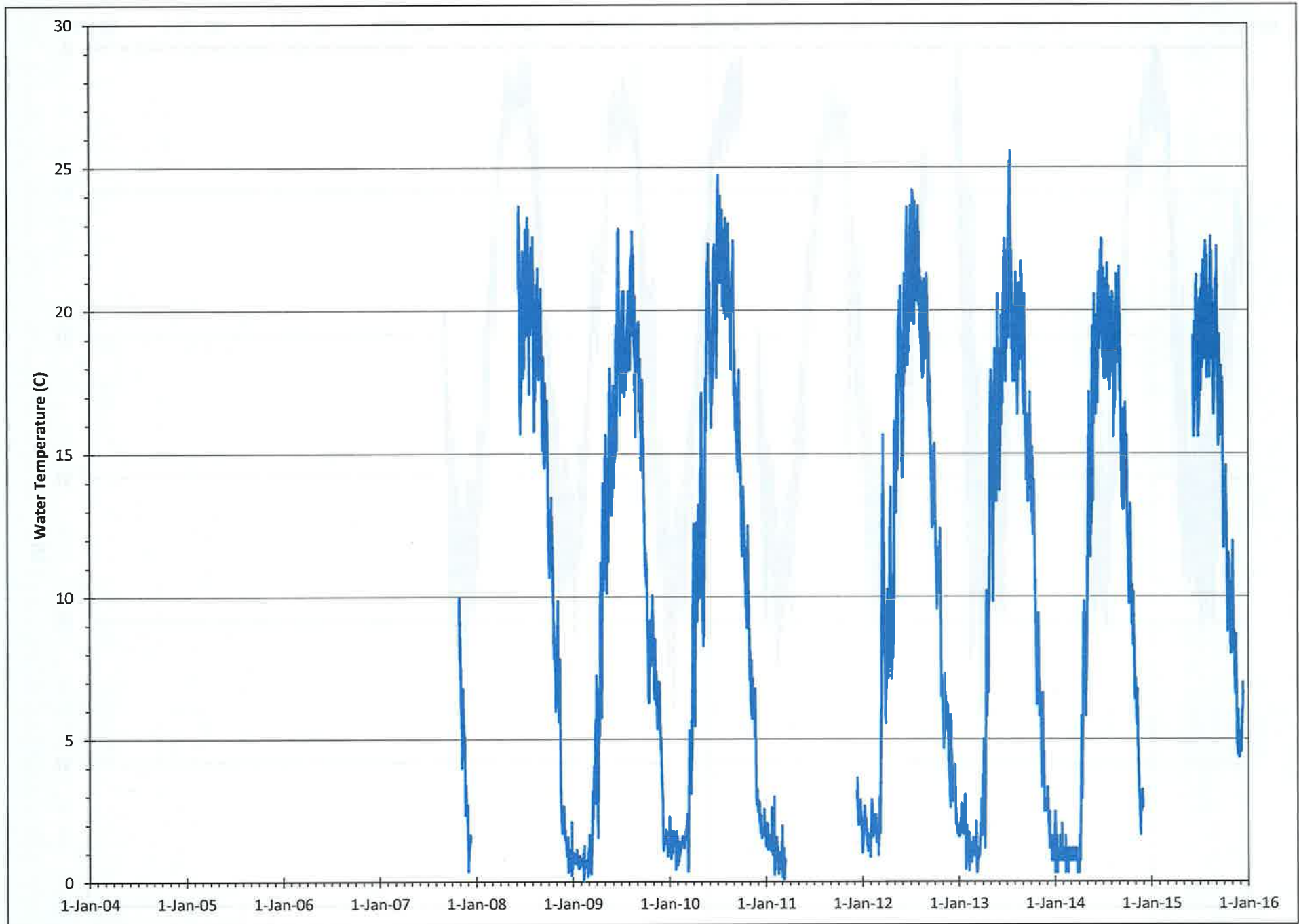
Hydrograph - Private Well PW1 and Pond PG6

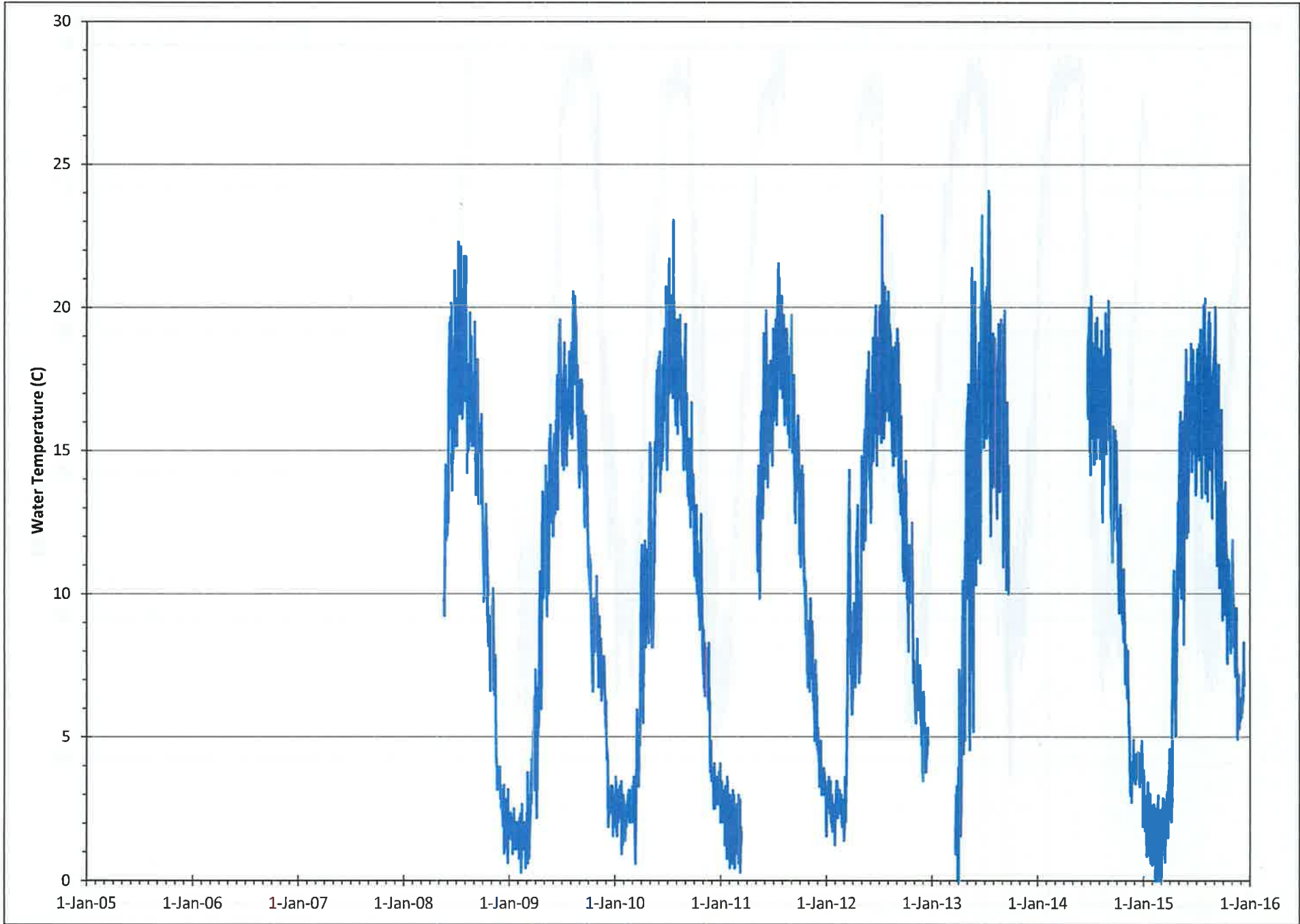


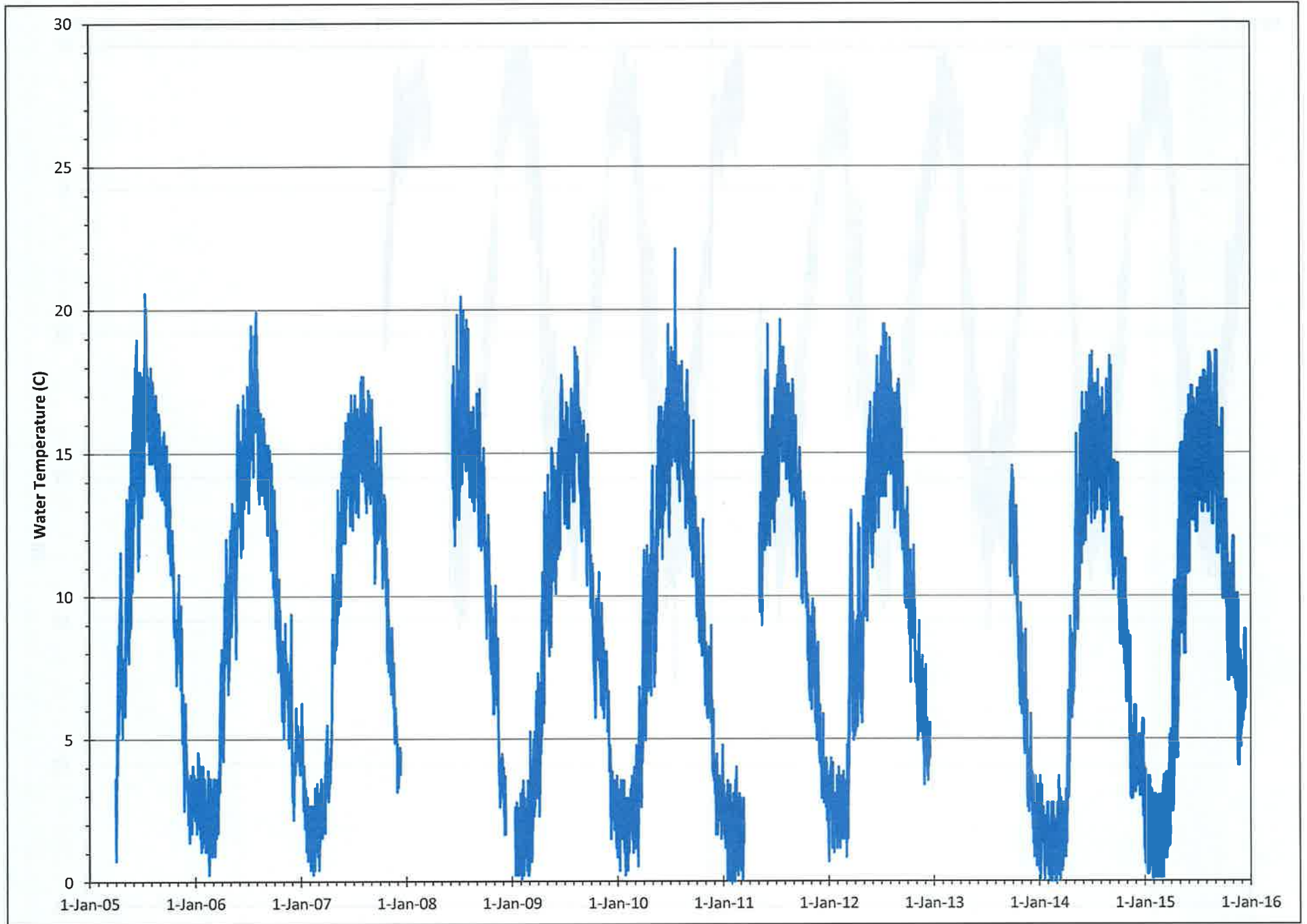
Hydrograph - Private Well PW2

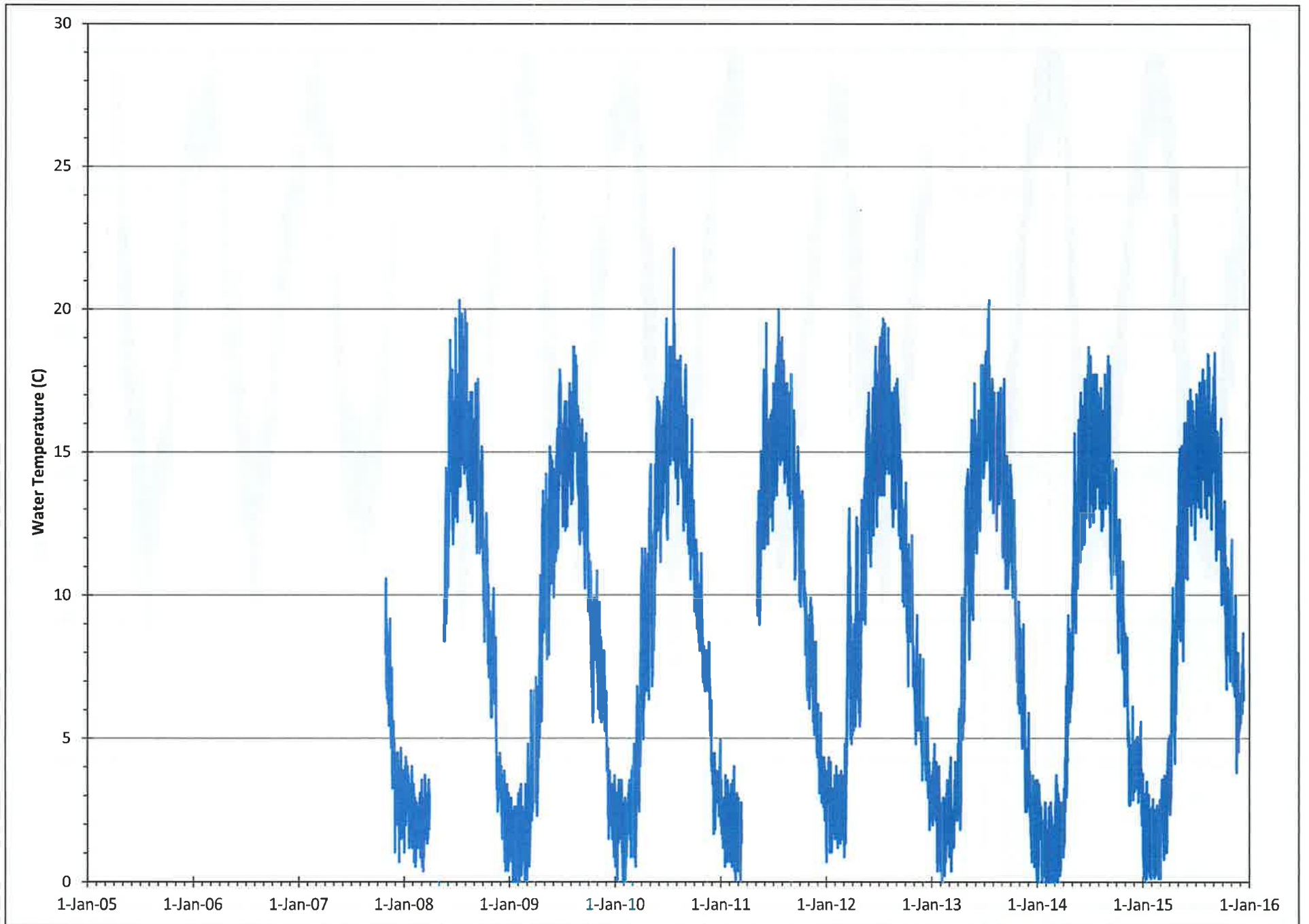


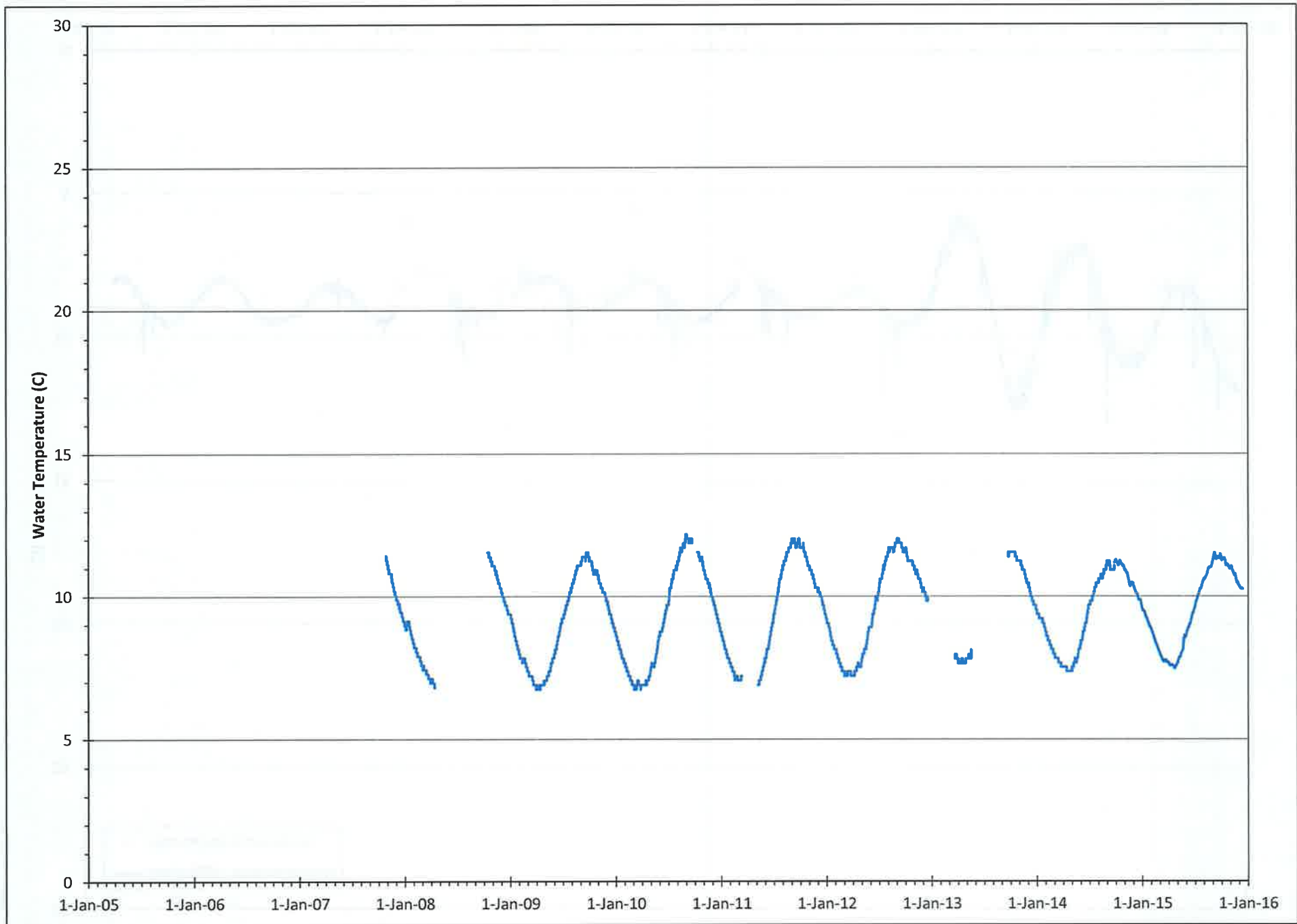
Appendix C
Temperature Plots

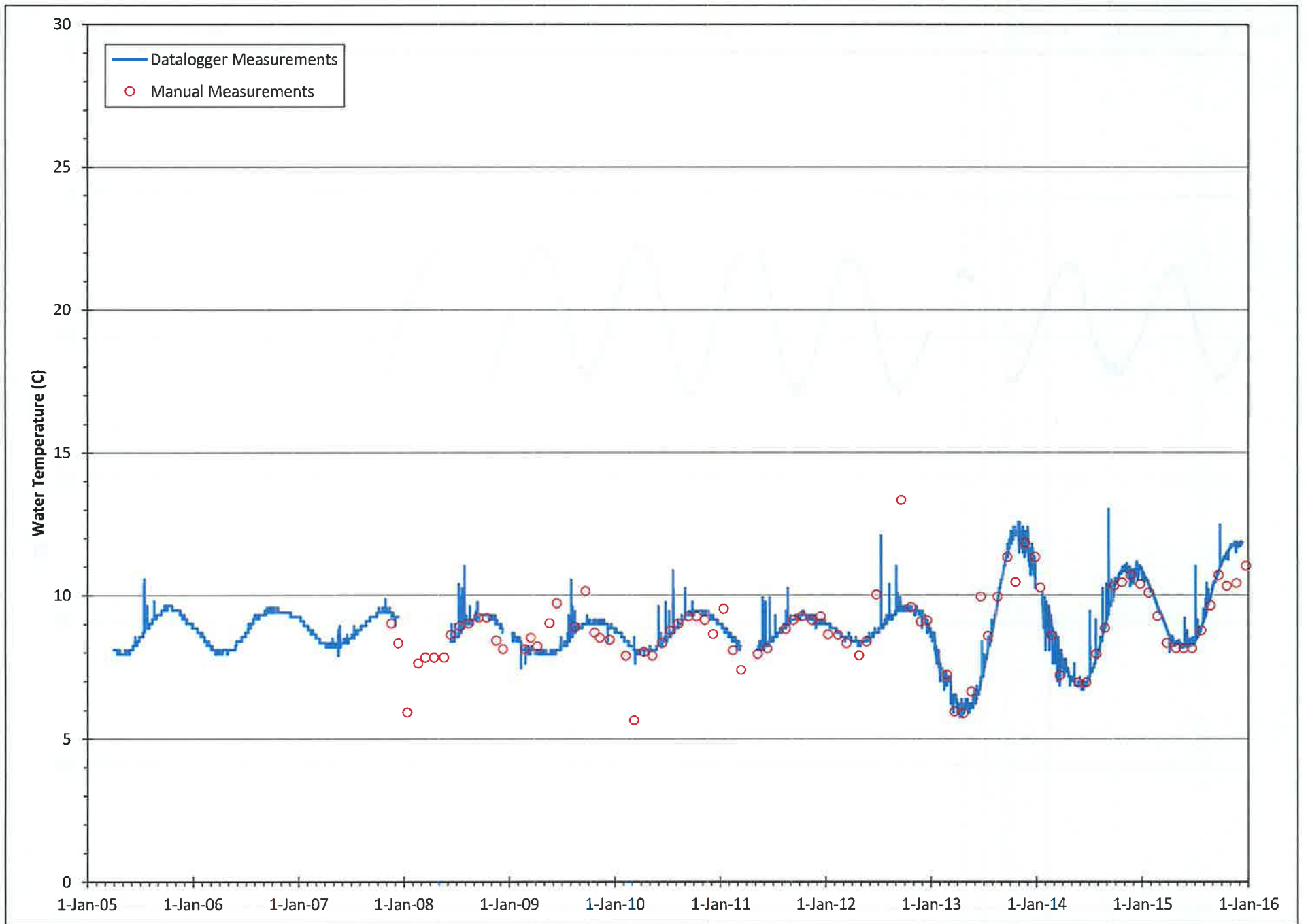


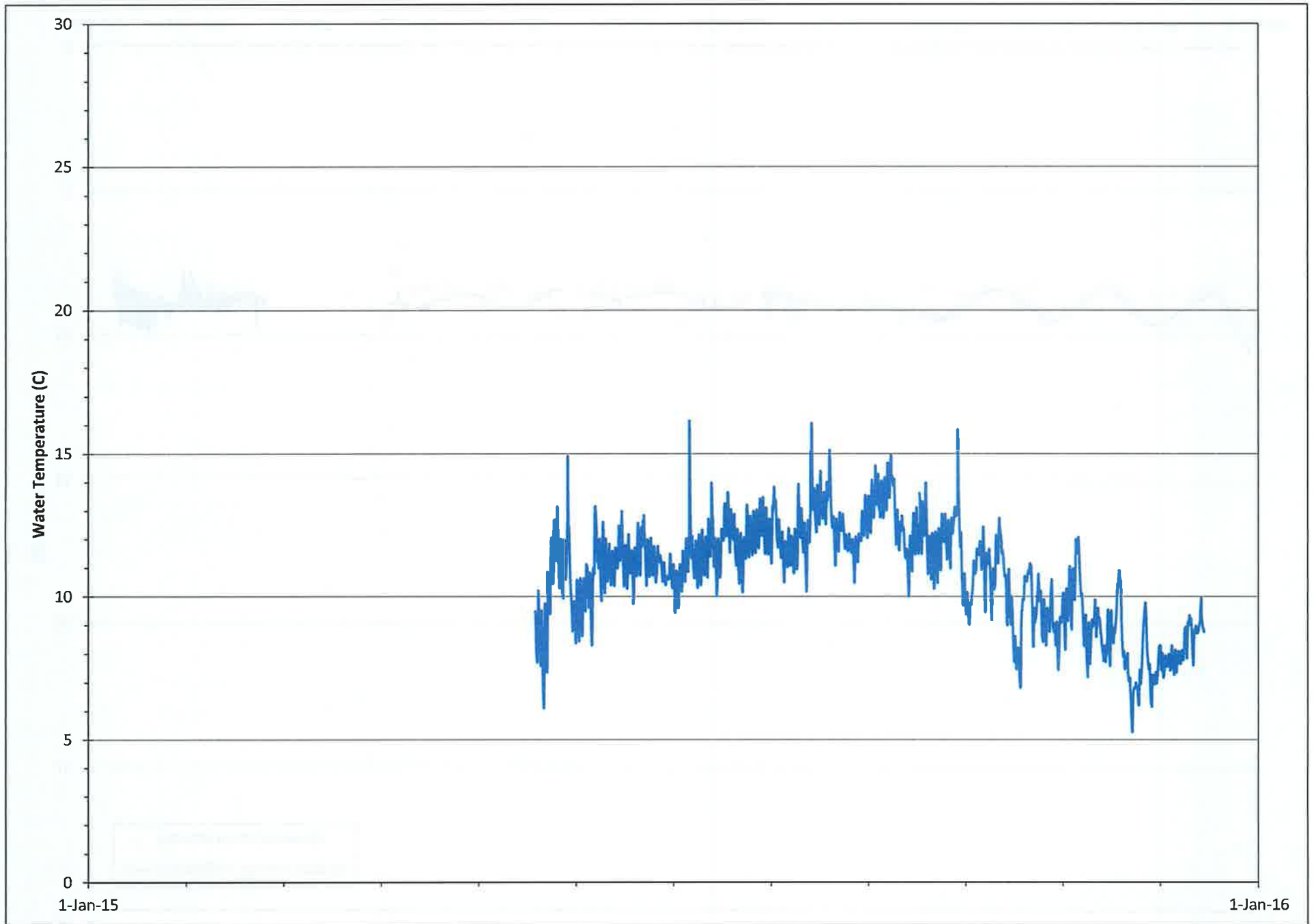


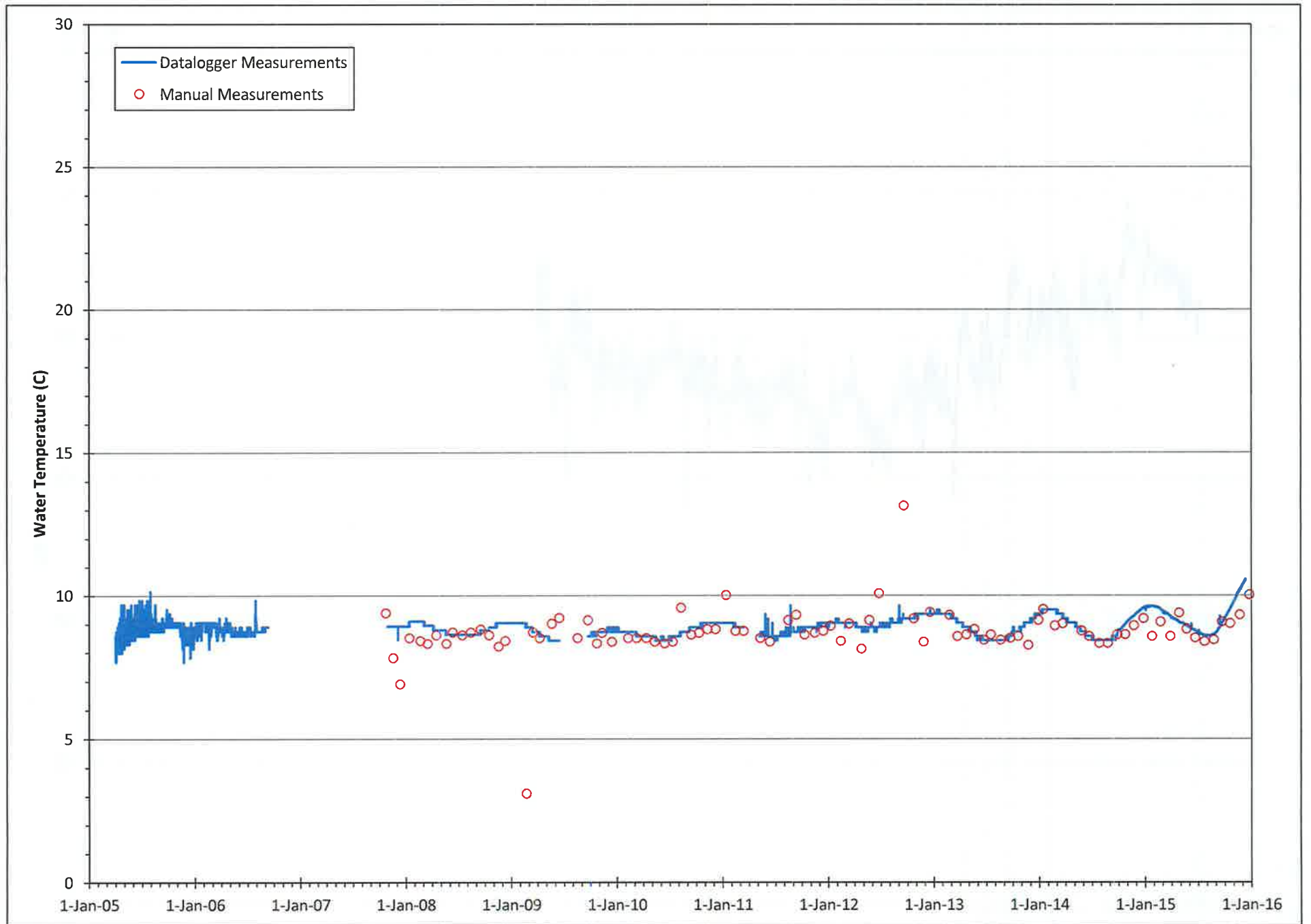


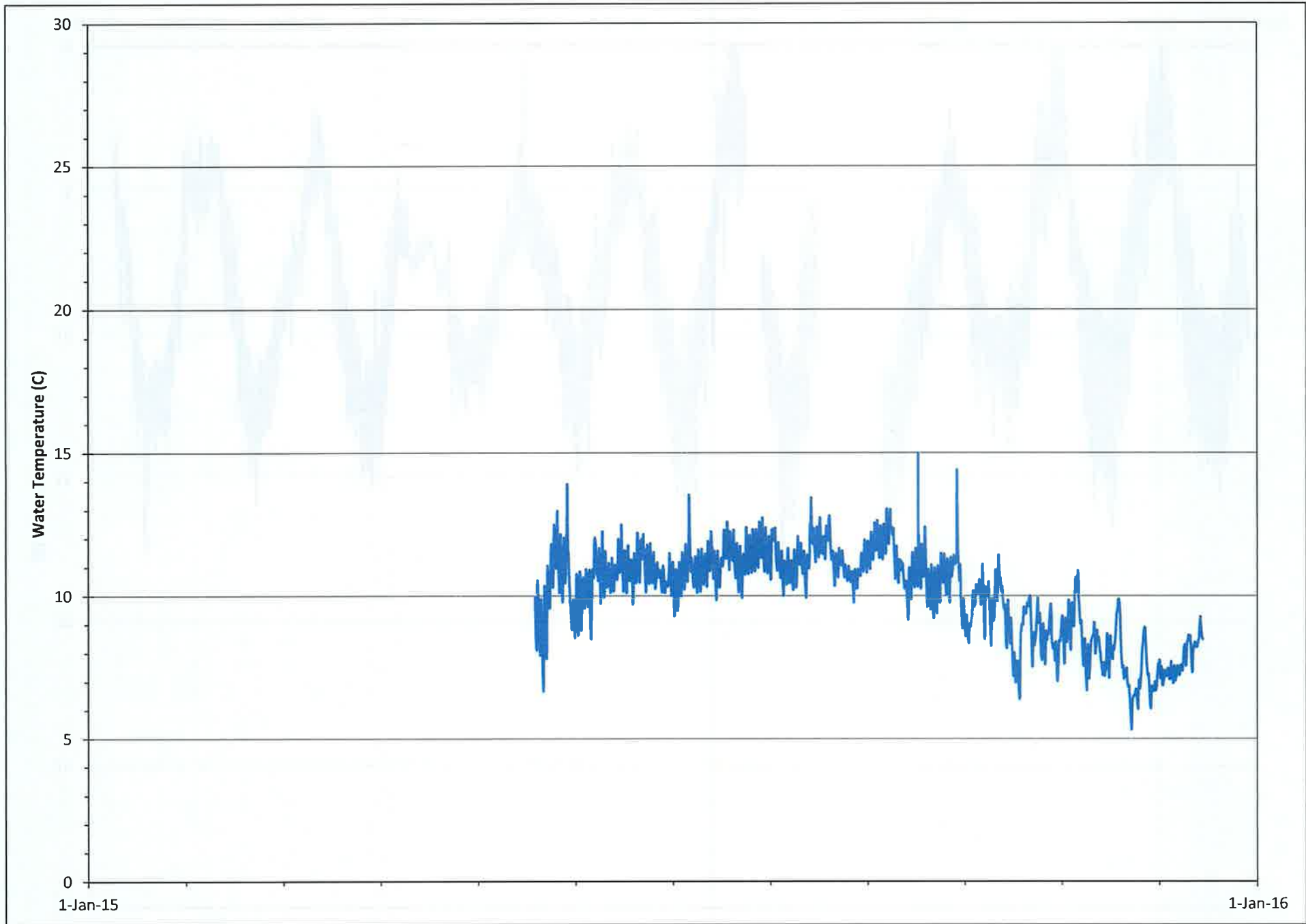


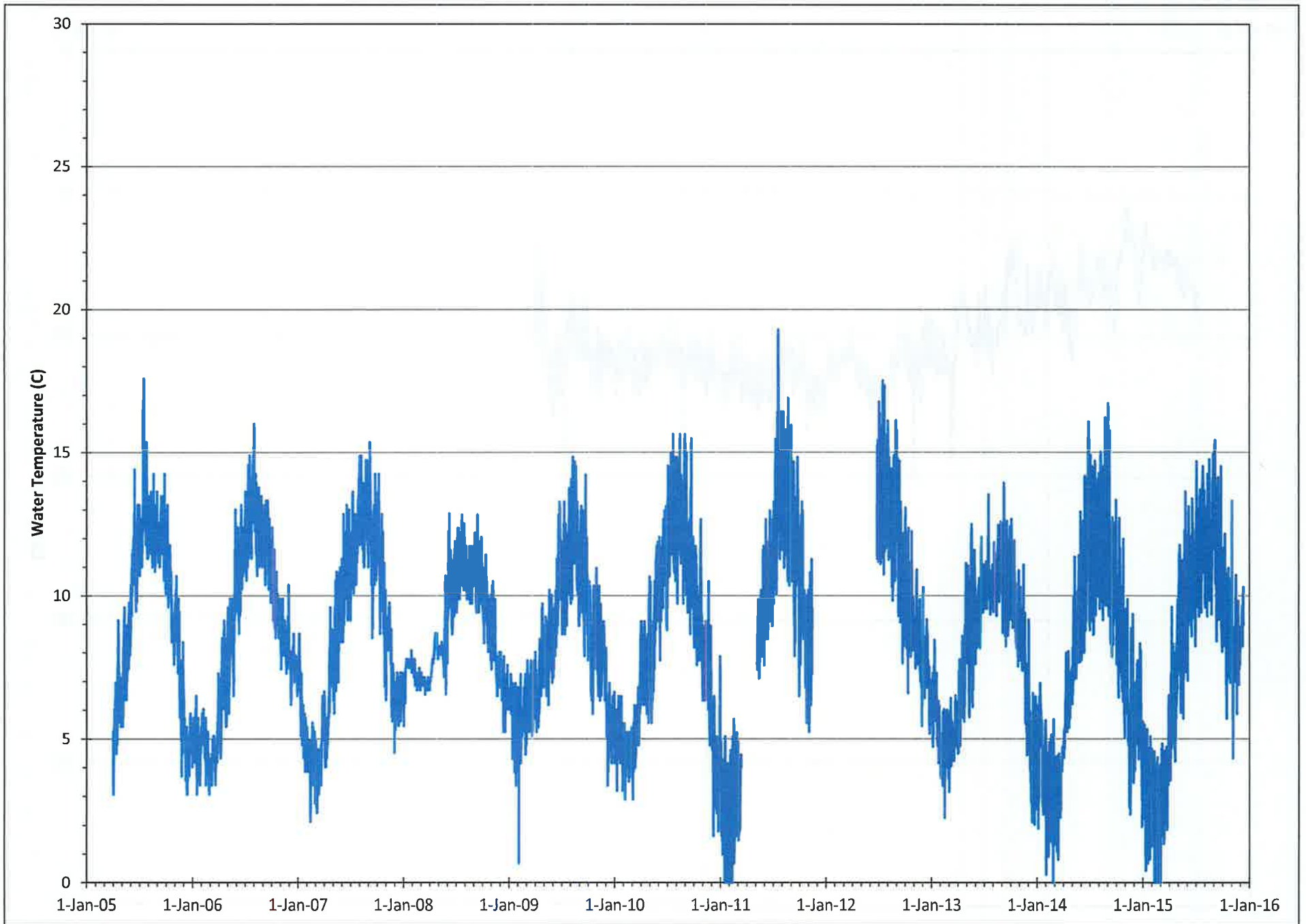


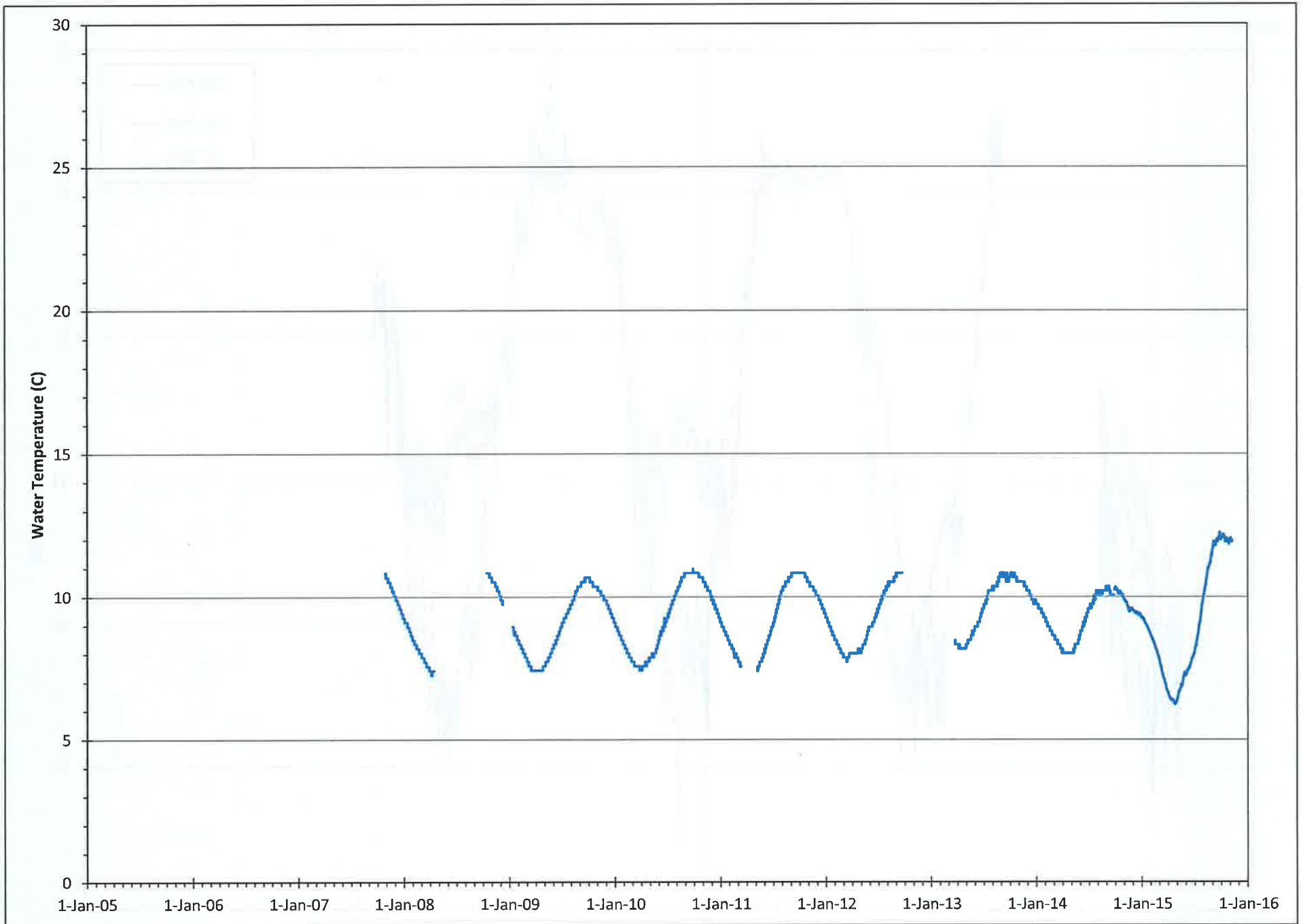


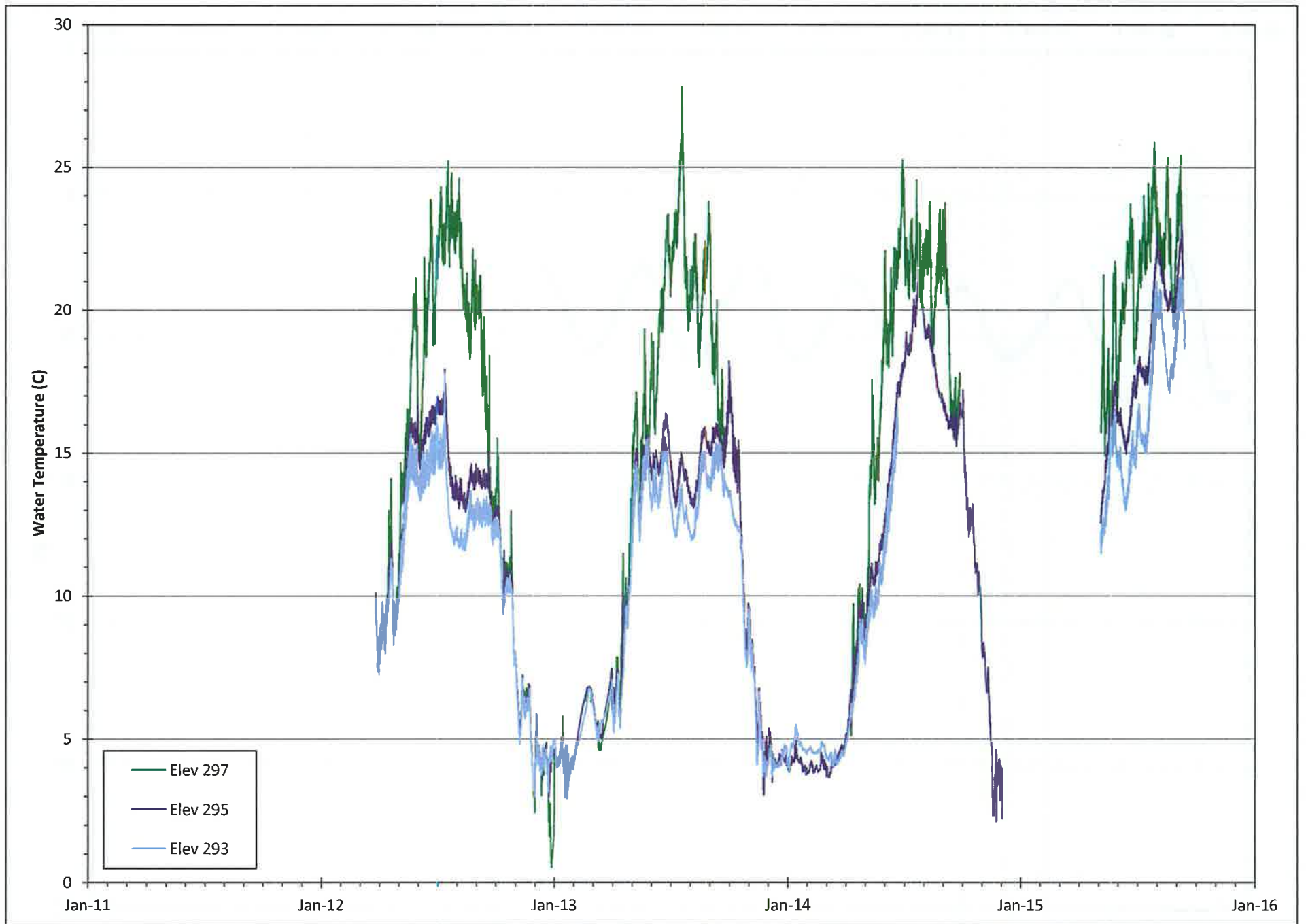


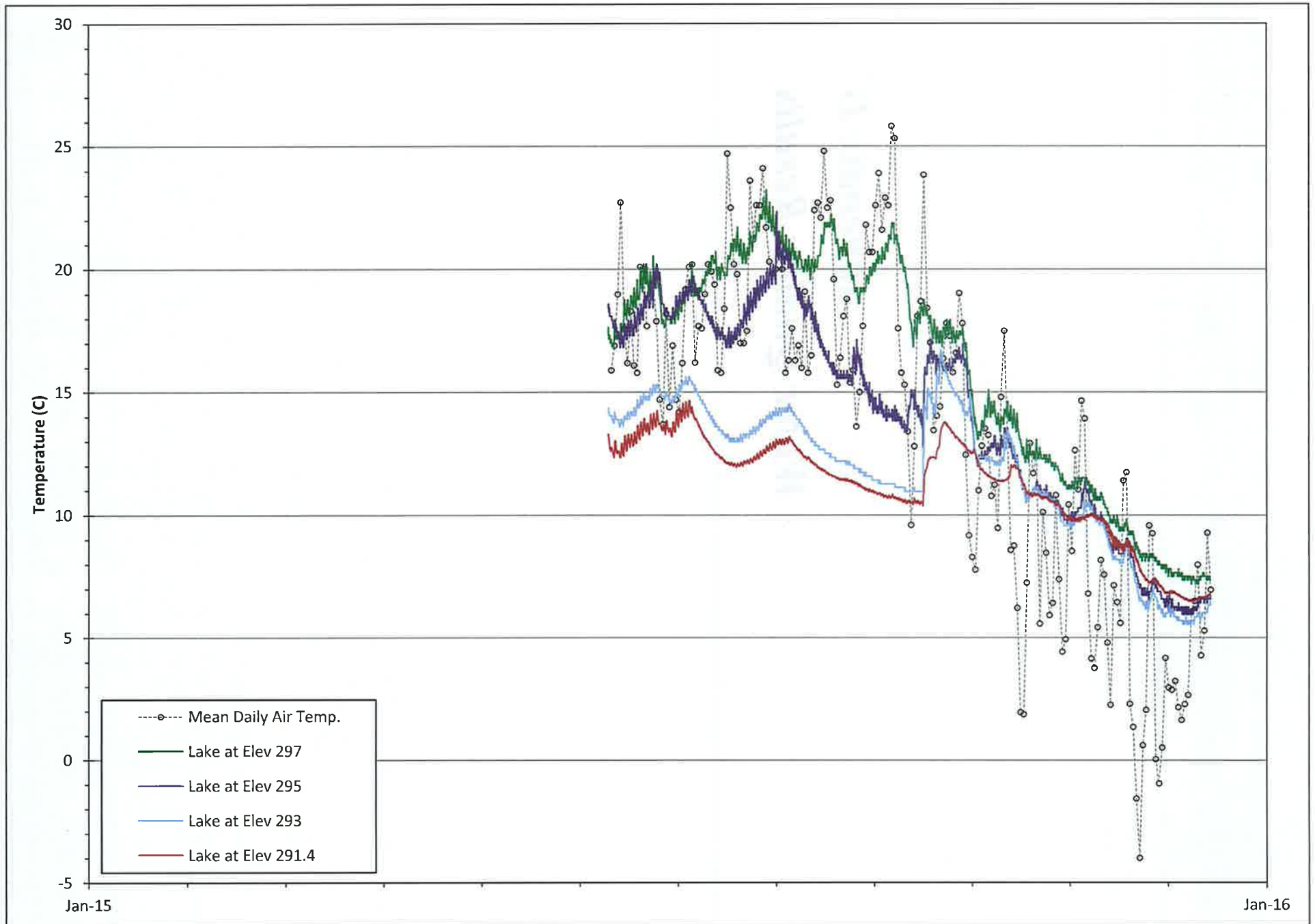














Appendix D
Water Quality Results



GROUNDWATER SCIENCE
ATTN: ANDREW PENTNEY
328 Daleview Place
WATERLOO ON N2L 5M5

Date Received: 26-NOV-15
Report Date: 01-DEC-15 14:34 (MT)
Version: FINAL

Client Phone: 519-746-6916

Certificate of Analysis

Lab Work Order #: L1707351
Project P.O. #: NOT SUBMITTED
Job Reference: ROSZELL ROAD PIT
C of C Numbers: 14-459329
Legal Site Desc:

Austin Paterson
Account Manager

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ADDRESS: 60 Northland Road, Unit 1, Waterloo, ON N2V 2B8 Canada | Phone: +1 519 886 6910 | Fax: +1 519 886 9047
ALS CANADA LTD Part of the ALS Group A Campbell Brothers Limited Company

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-1 BH1 Sampled By: D.NAHRGANG on 26-NOV-15 @ 11:35 Matrix: WATER							
Physical Tests							
pH	7.78		0.10	pH units		27-NOV-15	R3322532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		27-NOV-15	R3320545
Bromide (Br)	<0.10		0.10	mg/L		27-NOV-15	R3322448
Chloride (Cl)	35.1		0.50	mg/L		27-NOV-15	R3322448
Fluoride (F)	0.092		0.020	mg/L		27-NOV-15	R3322448
Nitrate (as N)	9.65		0.020	mg/L		27-NOV-15	R3322448
Nitrite (as N)	<0.010		0.010	mg/L		27-NOV-15	R3322448
Total Kjeldahl Nitrogen	0.16	TKNI	0.15	mg/L	30-NOV-15	01-DEC-15	R3323122
Phosphorus, Total	<0.030		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	21.7		0.30	mg/L		27-NOV-15	R3322448
Dissolved Metals							
Dissolved Metals Filtration Location	FIELD					27-NOV-15	R3320190
Aluminum (Al)-Dissolved	<0.0050		0.0050	mg/L	27-NOV-15	27-NOV-15	R3320438
Antimony (Sb)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Arsenic (As)-Dissolved	0.00014		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Barium (Ba)-Dissolved	0.0524		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Beryllium (Be)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Bismuth (Bi)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Boron (B)-Dissolved	0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Cadmium (Cd)-Dissolved	0.000056		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Calcium (Ca)-Dissolved	75.2		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cesium (Cs)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Chromium (Cr)-Dissolved	0.00078		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cobalt (Co)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Copper (Cu)-Dissolved	0.00070		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Iron (Fe)-Dissolved	<0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Lead (Pb)-Dissolved	0.000064		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Lithium (Li)-Dissolved	0.0013		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Magnesium (Mg)-Dissolved	23.5		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Manganese (Mn)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Molybdenum (Mo)-Dissolved	0.000230		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Nickel (Ni)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Phosphorus (P)-Dissolved	<0.050		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Potassium (K)-Dissolved	1.52		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Rubidium (Rb)-Dissolved	0.00152		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Selenium (Se)-Dissolved	0.000146		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silicon (Si)-Dissolved	5.18		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silver (Ag)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Sodium (Na)-Dissolved	16.1		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Strontium (Sr)-Dissolved	0.102		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-1 BH1 Sampled By: D.NAHRGANG on 26-NOV-15 @ 11:35 Matrix: WATER							
Dissolved Metals							
Sulfur (S)-Dissolved	7.37		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Tellurium (Te)-Dissolved	<0.00020		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Thallium (Tl)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Thorium (Th)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Tin (Sn)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Titanium (Ti)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Tungsten (W)-Dissolved	0.00040		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Uranium (U)-Dissolved	0.000318		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Vanadium (V)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Zinc (Zn)-Dissolved	0.0132		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Zirconium (Zr)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320194
F2 (C10-C16)	<100		100	ug/L	26-NOV-15	30-NOV-15	R3322497
F3 (C16-C34)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
F4 (C34-C50)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				26-NOV-15	30-NOV-15	R3322497
Surrogate: 2-Bromobenzotrifluoride	97.9		60-140	%	26-NOV-15	30-NOV-15	R3322497
Surrogate: 3,4-Dichlorotoluene	86.8		60-140	%		27-NOV-15	R3320194
L1707351-2 BH5 Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:00 Matrix: WATER							
Physical Tests							
pH	7.52		0.10	pH units		27-NOV-15	R3322532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		27-NOV-15	R3320545
Bromide (Br)	<0.10	DLDS	0.10	mg/L		27-NOV-15	R3322448
Chloride (Cl)	22.2	DLDS	0.50	mg/L		27-NOV-15	R3322448
Fluoride (F)	<0.020	DLDS	0.020	mg/L		27-NOV-15	R3322448
Nitrate (as N)	1.98	DLDS	0.020	mg/L		27-NOV-15	R3322448
Nitrite (as N)	<0.010	DLDS	0.010	mg/L		27-NOV-15	R3322448
Total Kjeldahl Nitrogen	0.17	TKNI	0.15	mg/L	30-NOV-15	01-DEC-15	R3323122
Phosphorus, Total	0.037		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	4.38	DLDS	0.30	mg/L		27-NOV-15	R3322448
Dissolved Metals							
Dissolved Metals Filtration Location	FIELD					27-NOV-15	R3320190
Aluminum (Al)-Dissolved	<0.0050		0.0050	mg/L	27-NOV-15	27-NOV-15	R3320438
Antimony (Sb)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Arsenic (As)-Dissolved	0.00013		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Barium (Ba)-Dissolved	0.0924		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Beryllium (Be)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-2 BH5 Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:00 Matrix: WATER							
Dissolved Metals							
Bismuth (Bi)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Boron (B)-Dissolved	0.013		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Cadmium (Cd)-Dissolved	0.000083		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Calcium (Ca)-Dissolved	103		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cesium (Cs)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Chromium (Cr)-Dissolved	0.00118		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cobalt (Co)-Dissolved	<0.000010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Copper (Cu)-Dissolved	0.00048		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Iron (Fe)-Dissolved	0.013		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Lead (Pb)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Lithium (Li)-Dissolved	0.0016		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Magnesium (Mg)-Dissolved	30.3		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Manganese (Mn)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Molybdenum (Mo)-Dissolved	0.000117		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Nickel (Ni)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Phosphorus (P)-Dissolved	<0.050		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Potassium (K)-Dissolved	1.62		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Rubidium (Rb)-Dissolved	0.00168		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Selenium (Se)-Dissolved	0.000450		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silicon (Si)-Dissolved	6.61		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silver (Ag)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Sodium (Na)-Dissolved	57.7		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Strontium (Sr)-Dissolved	0.155		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Sulfur (S)-Dissolved	7.66		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Tellurium (Te)-Dissolved	<0.00020		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Thallium (Tl)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Thorium (Th)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Tin (Sn)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Titanium (Ti)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Tungsten (W)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Uranium (U)-Dissolved	0.000409		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Vanadium (V)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Zinc (Zn)-Dissolved	0.0232		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Zirconium (Zr)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320194
F2 (C10-C16)	<100		100	ug/L	26-NOV-15	30-NOV-15	R3322497
F3 (C16-C34)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
F4 (C34-C50)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				26-NOV-15	30-NOV-15	R3322497

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-2 BH5 Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:00 Matrix: WATER							
Hydrocarbons							
Surrogate: 2-Bromobenzotrifluoride	98.6		60-140	%	26-NOV-15	30-NOV-15	R3322497
Surrogate: 3,4-Dichlorotoluene	84.0		60-140	%		27-NOV-15	R3320194
L1707351-3 BH7S Sampled By: D.NAHRGANG on 26-NOV-15 @ 10:15 Matrix: WATER							
Physical Tests							
pH	7.47		0.10	pH units		27-NOV-15	R3322532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		27-NOV-15	R3320545
Bromide (Br)	<0.10		0.10	mg/L		27-NOV-15	R3322448
Chloride (Cl)	26.1		0.50	mg/L		27-NOV-15	R3322448
Fluoride (F)	0.069		0.020	mg/L		27-NOV-15	R3322448
Nitrate (as N)	11.5		0.020	mg/L		27-NOV-15	R3322448
Nitrite (as N)	<0.010		0.010	mg/L		27-NOV-15	R3322448
Total Kjeldahl Nitrogen	0.49	TKNI	0.15	mg/L	30-NOV-15	01-DEC-15	R3323122
Phosphorus, Total	0.224		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	62.5		0.30	mg/L		27-NOV-15	R3322448
Dissolved Metals							
Dissolved Metals Filtration Location	FIELD					27-NOV-15	R3320190
Aluminum (Al)-Dissolved	0.0146		0.0050	mg/L	27-NOV-15	27-NOV-15	R3320438
Antimony (Sb)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Arsenic (As)-Dissolved	0.00013		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Barium (Ba)-Dissolved	0.0495		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Beryllium (Be)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Bismuth (Bi)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Boron (B)-Dissolved	0.016		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Cadmium (Cd)-Dissolved	0.000080		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Calcium (Ca)-Dissolved	79.9		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cesium (Cs)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Chromium (Cr)-Dissolved	0.00063		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cobalt (Co)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Copper (Cu)-Dissolved	0.00185		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Iron (Fe)-Dissolved	<0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Lead (Pb)-Dissolved	0.000113		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Lithium (Li)-Dissolved	0.0019		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Magnesium (Mg)-Dissolved	27.4		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Manganese (Mn)-Dissolved	0.00106		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Molybdenum (Mo)-Dissolved	0.000194		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Nickel (Ni)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Phosphorus (P)-Dissolved	<0.050		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Potassium (K)-Dissolved	1.55		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Rubidium (Rb)-Dissolved	0.00223		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-3 BH7S Sampled By: D.NAHRGANG on 26-NOV-15 @ 10:15 Matrix: WATER							
Dissolved Metals							
Selenium (Se)-Dissolved	0.000267		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silicon (Si)-Dissolved	5.57		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silver (Ag)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Sodium (Na)-Dissolved	10.2		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Strontium (Sr)-Dissolved	0.108		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Sulfur (S)-Dissolved	8.43		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Tellurium (Te)-Dissolved	<0.00020		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Thallium (Tl)-Dissolved	0.000028		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Thorium (Th)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Tin (Sn)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Titanium (Ti)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Tungsten (W)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Uranium (U)-Dissolved	0.000343		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Vanadium (V)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Zinc (Zn)-Dissolved	0.0252		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Zirconium (Zr)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320649
F2 (C10-C16)	<100		100	ug/L	26-NOV-15	30-NOV-15	R3322497
F3 (C16-C34)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
F4 (C34-C50)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				26-NOV-15	30-NOV-15	R3322497
Surrogate: 2-Bromobenzotrifluoride	101.7		60-140	%	26-NOV-15	30-NOV-15	R3322497
Surrogate: 3,4-Dichlorotoluene	73.3		60-140	%		27-NOV-15	R3320649
L1707351-4 BH7D Sampled By: D.NAHRGANG on 26-NOV-15 @ 10:45 Matrix: WATER							
Physical Tests							
pH	7.82		0.10	pH units		27-NOV-15	R3322532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		27-NOV-15	R3320545
Bromide (Br)	<0.10		0.10	mg/L		27-NOV-15	R3322448
Chloride (Cl)	26.9		0.50	mg/L		27-NOV-15	R3322448
Fluoride (F)	0.098		0.020	mg/L		27-NOV-15	R3322448
Nitrate (as N)	12.1		0.020	mg/L		27-NOV-15	R3322448
Nitrite (as N)	<0.010		0.010	mg/L		27-NOV-15	R3322448
Total Kjeldahl Nitrogen	<0.15	TKNI	0.15	mg/L	30-NOV-15	01-DEC-15	R3323122
Phosphorus, Total	0.773		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	25.0		0.30	mg/L		27-NOV-15	R3322448
Dissolved Metals							
Dissolved Metals Filtration Location	FIELD					27-NOV-15	R3320190

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-4 BH7D							
Sampled By: D.NAHRGANG on 26-NOV-15 @ 10:45							
Matrix: WATER							
Dissolved Metals							
Aluminum (Al)-Dissolved	<0.0050		0.0050	mg/L	27-NOV-15	27-NOV-15	R3320438
Antimony (Sb)-Dissolved	0.00029		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Arsenic (As)-Dissolved	0.00020		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Barium (Ba)-Dissolved	0.0492		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Beryllium (Be)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Bismuth (Bi)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Boron (B)-Dissolved	0.014		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Cadmium (Cd)-Dissolved	0.000054		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Calcium (Ca)-Dissolved	76.0		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cesium (Cs)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Chromium (Cr)-Dissolved	0.00124		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cobalt (Co)-Dissolved	0.00013		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Copper (Cu)-Dissolved	0.00334		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Iron (Fe)-Dissolved	<0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Lead (Pb)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Lithium (Li)-Dissolved	0.0017		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Magnesium (Mg)-Dissolved	29.0		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Manganese (Mn)-Dissolved	0.00244		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Molybdenum (Mo)-Dissolved	0.000296		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Nickel (Ni)-Dissolved	0.00145		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Phosphorus (P)-Dissolved	<0.050		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Potassium (K)-Dissolved	1.51		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Rubidium (Rb)-Dissolved	0.00219		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Selenium (Se)-Dissolved	0.000267		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silicon (Si)-Dissolved	5.26		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silver (Ag)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Sodium (Na)-Dissolved	11.3		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Strontium (Sr)-Dissolved	0.109		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Sulfur (S)-Dissolved	8.43		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Tellurium (Te)-Dissolved	<0.00020		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Thallium (Tl)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Thorium (Th)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Tin (Sn)-Dissolved	0.00018		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Titanium (Ti)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Tungsten (W)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Uranium (U)-Dissolved	0.000487		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Vanadium (V)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Zinc (Zn)-Dissolved	0.0379		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Zirconium (Zr)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320649

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-4 BH7D Sampled By: D.NAHRGANG on 26-NOV-15 @ 10:45 Matrix: WATER							
Hydrocarbons							
F2 (C10-C16)	<100		100	ug/L	26-NOV-15	30-NOV-15	R3322497
F3 (C16-C34)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
F4 (C34-C50)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				26-NOV-15	30-NOV-15	R3322497
Surrogate: 2-Bromobenzotrifluoride	102.4		60-140	%	26-NOV-15	30-NOV-15	R3322497
Surrogate: 3,4-Dichlorotoluene	67.4		60-140	%		27-NOV-15	R3320649
L1707351-5 BH8 Sampled By: D.NAHRGANG on 26-NOV-15 @ 13:15 Matrix: WATER							
Physical Tests							
pH	7.73		0.10	pH units		27-NOV-15	R3322532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		27-NOV-15	R3320545
Bromide (Br)	<0.10		0.10	mg/L		27-NOV-15	R3322448
Chloride (Cl)	41.4		0.50	mg/L		27-NOV-15	R3322448
Fluoride (F)	0.089		0.020	mg/L		27-NOV-15	R3322448
Nitrate (as N)	5.78		0.020	mg/L		27-NOV-15	R3322448
Nitrite (as N)	<0.010		0.010	mg/L		27-NOV-15	R3322448
Total Kjeldahl Nitrogen	0.30	TKNI	0.15	mg/L	30-NOV-15	01-DEC-15	R3323122
Phosphorus, Total	0.058		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	33.5		0.30	mg/L		27-NOV-15	R3322448
Dissolved Metals							
Dissolved Metals Filtration Location	FIELD					27-NOV-15	R3320190
Aluminum (Al)-Dissolved	<0.0050		0.0050	mg/L	27-NOV-15	27-NOV-15	R3320438
Antimony (Sb)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Arsenic (As)-Dissolved	0.00020		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Barium (Ba)-Dissolved	0.0624		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Beryllium (Be)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Bismuth (Bi)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Boron (B)-Dissolved	0.015		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Cadmium (Cd)-Dissolved	0.000044		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Calcium (Ca)-Dissolved	84.2		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cesium (Cs)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Chromium (Cr)-Dissolved	0.00055		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cobalt (Co)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Copper (Cu)-Dissolved	0.00055		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Iron (Fe)-Dissolved	<0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Lead (Pb)-Dissolved	0.000051		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Lithium (Li)-Dissolved	0.0022		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Magnesium (Mg)-Dissolved	29.2		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Manganese (Mn)-Dissolved	0.00829		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-5 BH8 Sampled By: D.NAHRGANG on 26-NOV-15 @ 13:15 Matrix: WATER							
Dissolved Metals							
Molybdenum (Mo)-Dissolved	0.000403		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Nickel (Ni)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Phosphorus (P)-Dissolved	<0.050		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Potassium (K)-Dissolved	1.51		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Rubidium (Rb)-Dissolved	0.00186		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Selenium (Se)-Dissolved	0.000186		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silicon (Si)-Dissolved	5.02		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silver (Ag)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Sodium (Na)-Dissolved	15.5		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Strontium (Sr)-Dissolved	0.112		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Sulfur (S)-Dissolved	10.9		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Tellurium (Te)-Dissolved	<0.00020		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Thallium (Tl)-Dissolved	0.000020		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Thorium (Th)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Tin (Sn)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Titanium (Ti)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Tungsten (W)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Uranium (U)-Dissolved	0.000894		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Vanadium (V)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Zinc (Zn)-Dissolved	0.0107		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Zirconium (Zr)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320649
F2 (C10-C16)	<100		100	ug/L	26-NOV-15	30-NOV-15	R3322497
F3 (C16-C34)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
F4 (C34-C50)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				26-NOV-15	30-NOV-15	R3322497
Surrogate: 2-Bromobenzotrifluoride	102.6		60-140	%	26-NOV-15	30-NOV-15	R3322497
Surrogate: 3,4-Dichlorotoluene	82.3		60-140	%		27-NOV-15	R3320649
L1707351-6 BH10S Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:25 Matrix: WATER							
Physical Tests							
pH	7.73		0.10	pH units		27-NOV-15	R3322532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		27-NOV-15	R3320545
Bromide (Br)	<0.10		0.10	mg/L		27-NOV-15	R3322448
Chloride (Cl)	40.8		0.50	mg/L		27-NOV-15	R3322448
Fluoride (F)	0.079		0.020	mg/L		27-NOV-15	R3322448
Nitrate (as N)	15.8		0.020	mg/L		27-NOV-15	R3322448
Nitrite (as N)	<0.010		0.010	mg/L		27-NOV-15	R3322448

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-6 BH10S							
Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:25							
Matrix: WATER							
Anions and Nutrients							
Total Kjeldahl Nitrogen	<0.15	TKNI	0.15	mg/L	30-NOV-15	01-DEC-15	R3323122
Phosphorus, Total	0.056		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	26.3		0.30	mg/L		27-NOV-15	R3322448
Dissolved Metals							
Dissolved Metals Filtration Location	FIELD					27-NOV-15	R3320190
Aluminum (Al)-Dissolved	<0.0050		0.0050	mg/L	27-NOV-15	27-NOV-15	R3320438
Antimony (Sb)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Arsenic (As)-Dissolved	0.00022		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Barium (Ba)-Dissolved	0.0585		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Beryllium (Be)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Bismuth (Bi)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Boron (B)-Dissolved	0.019		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Cadmium (Cd)-Dissolved	0.000051		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Calcium (Ca)-Dissolved	91.6		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cesium (Cs)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Chromium (Cr)-Dissolved	0.00076		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cobalt (Co)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Copper (Cu)-Dissolved	0.00137		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Iron (Fe)-Dissolved	<0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Lead (Pb)-Dissolved	0.000081		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Lithium (Li)-Dissolved	0.0012		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Magnesium (Mg)-Dissolved	28.3		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Manganese (Mn)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Molybdenum (Mo)-Dissolved	0.000202		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Nickel (Ni)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Phosphorus (P)-Dissolved	<0.050		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Potassium (K)-Dissolved	2.58		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Rubidium (Rb)-Dissolved	0.00033		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Selenium (Se)-Dissolved	0.000421		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silicon (Si)-Dissolved	5.48		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silver (Ag)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Sodium (Na)-Dissolved	18.4		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Strontium (Sr)-Dissolved	0.127		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Sulfur (S)-Dissolved	9.12		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Tellurium (Te)-Dissolved	<0.00020		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Thallium (Tl)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Thorium (Th)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Tin (Sn)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Titanium (Ti)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Tungsten (W)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Uranium (U)-Dissolved	0.000373		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-6 BH10S Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:25 Matrix: WATER							
Dissolved Metals							
Vanadium (V)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Zinc (Zn)-Dissolved	0.0211		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Zirconium (Zr)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320649
F2 (C10-C16)	<100		100	ug/L	26-NOV-15	30-NOV-15	R3322497
F3 (C16-C34)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
F4 (C34-C50)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				26-NOV-15	30-NOV-15	R3322497
Surrogate: 2-Bromobenzotrifluoride	97.6		60-140	%	26-NOV-15	30-NOV-15	R3322497
Surrogate: 3,4-Dichlorotoluene	77.1		60-140	%		27-NOV-15	R3320649
L1707351-7 BH10D Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:45 Matrix: WATER							
Physical Tests							
pH	7.80		0.10	pH units		27-NOV-15	R3322532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		27-NOV-15	R3320545
Bromide (Br)	<0.10		0.10	mg/L		27-NOV-15	R3322448
Chloride (Cl)	20.3		0.50	mg/L		27-NOV-15	R3322448
Fluoride (F)	0.078		0.020	mg/L		27-NOV-15	R3322448
Nitrate (as N)	17.2		0.020	mg/L		27-NOV-15	R3322448
Nitrite (as N)	<0.010		0.010	mg/L		27-NOV-15	R3322448
Total Kjeldahl Nitrogen	0.42	TKNI	0.15	mg/L	30-NOV-15	01-DEC-15	R3323122
Phosphorus, Total	0.155		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	26.3		0.30	mg/L		27-NOV-15	R3322448
Dissolved Metals							
Dissolved Metals Filtration Location	FIELD					27-NOV-15	R3320190
Aluminum (Al)-Dissolved	<0.0050		0.0050	mg/L	27-NOV-15	27-NOV-15	R3320438
Antimony (Sb)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Arsenic (As)-Dissolved	0.00026		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Barium (Ba)-Dissolved	0.0551		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Beryllium (Be)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Bismuth (Bi)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Boron (B)-Dissolved	<0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Cadmium (Cd)-Dissolved	0.000034		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Calcium (Ca)-Dissolved	86.9		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cesium (Cs)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Chromium (Cr)-Dissolved	0.00093		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Cobalt (Co)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Copper (Cu)-Dissolved	0.00136		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1707351-7 BH10D Sampled By: D.NAHRGANG on 26-NOV-15 @ 12:45 Matrix: WATER							
Dissolved Metals							
Iron (Fe)-Dissolved	<0.010		0.010	mg/L	27-NOV-15	27-NOV-15	R3320438
Lead (Pb)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Lithium (Li)-Dissolved	0.0013		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Magnesium (Mg)-Dissolved	28.4		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Manganese (Mn)-Dissolved	0.00073		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Molybdenum (Mo)-Dissolved	0.000163		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Nickel (Ni)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Phosphorus (P)-Dissolved	<0.050		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Potassium (K)-Dissolved	1.78		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Rubidium (Rb)-Dissolved	0.00131		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Selenium (Se)-Dissolved	0.000375		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silicon (Si)-Dissolved	5.96		0.050	mg/L	27-NOV-15	27-NOV-15	R3320438
Silver (Ag)-Dissolved	<0.000050		0.000050	mg/L	27-NOV-15	27-NOV-15	R3320438
Sodium (Na)-Dissolved	8.67		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Strontium (Sr)-Dissolved	0.118		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Sulfur (S)-Dissolved	8.92		0.50	mg/L	27-NOV-15	27-NOV-15	R3320438
Tellurium (Te)-Dissolved	<0.00020		0.00020	mg/L	27-NOV-15	27-NOV-15	R3320438
Thallium (Tl)-Dissolved	<0.000010		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Thorium (Th)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Tin (Sn)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Titanium (Ti)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Tungsten (W)-Dissolved	<0.00010		0.00010	mg/L	27-NOV-15	27-NOV-15	R3320438
Uranium (U)-Dissolved	0.000353		0.000010	mg/L	27-NOV-15	27-NOV-15	R3320438
Vanadium (V)-Dissolved	<0.00050		0.00050	mg/L	27-NOV-15	27-NOV-15	R3320438
Zinc (Zn)-Dissolved	0.0246		0.0010	mg/L	27-NOV-15	27-NOV-15	R3320438
Zirconium (Zr)-Dissolved	<0.00030		0.00030	mg/L	27-NOV-15	27-NOV-15	R3320438
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320649
F2 (C10-C16)	<100		100	ug/L	26-NOV-15	30-NOV-15	R3322497
F3 (C16-C34)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
F4 (C34-C50)	<250		250	ug/L	26-NOV-15	30-NOV-15	R3322497
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				26-NOV-15	30-NOV-15	R3322497
Surrogate: 2-Bromobenzotrifluoride	96.3		60-140	%	26-NOV-15	30-NOV-15	R3322497
Surrogate: 3,4-Dichlorotoluene	77.5		60-140	%		27-NOV-15	R3320649

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

Reference Information

QC Samples with Qualifiers & Comments:

QC Type Description	Parameter	Qualifier	Applies to Sample Number(s)
Duplicate	Ammonia, Total (as N)	DLHC	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Barium (Ba)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Calcium (Ca)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Magnesium (Mg)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Silicon (Si)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Sodium (Na)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Strontium (Sr)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Sulfur (S)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Uranium (U)-Dissolved	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Ammonia, Total (as N)	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Fluoride (F)	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Sulfate (SO4)	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Chloride (Cl)	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Nitrite (as N)	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7
Matrix Spike	Total Kjeldahl Nitrogen	MS-B	L1707351-1, -2, -3, -4, -5, -6, -7

Sample Parameter Qualifier key listed:

Qualifier	Description
DLDS	Detection Limit Raised: Dilution required due to high Dissolved Solids / Electrical Conductivity.
DLHC	Detection Limit Raised: Dilution required due to high concentration of test analyte(s).
MS-B	Matrix Spike recovery could not be accurately calculated due to high analyte background in sample.
TKNI	TKN result is likely biased low due to Nitrate interference. Nitrate-N is > 10x TKN.

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
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BR-IC-N-WT Water Bromide in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

CL-IC-WT Water Chloride by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).

F-IC-N-WT Water Fluoride in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

F1-F4-511-CALC-WT Water F1-F4 Hydrocarbon Calculated Parameters CCME CWS-PHC, Pub #1310, Dec 2001-L

Analytical methods used for analysis of CCME Petroleum Hydrocarbons have been validated and comply with the Reference Method for the CWS PHC.

In cases where results for both F4 and F4G are reported, the greater of the two results must be used in any application of the CWS PHC guidelines and the gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.

In samples where BTEX and F1 were analyzed, F1-BTEX represents a value where the sum of Benzene, Toluene, Ethylbenzene and total Xylenes has been subtracted from F1.

In samples where PAHs, F2 and F3 were analyzed, F2-Naphth represents the result where Naphthalene has been subtracted from F2. F3-PAH represents a result where the sum of Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Dibenzo(a,h)anthracene, Fluoranthene, Indeno(1,2,3-cd)pyrene, Phenanthrene, and Pyrene has been subtracted from F3.

Unless otherwise qualified, the following quality control criteria have been met for the F1 hydrocarbon range:

1. All extraction and analysis holding times were met.
2. Instrument performance showing response factors for C6 and C10 within 30% of the response factor for toluene.
3. Linearity of gasoline response within 15% throughout the calibration range.

Unless otherwise qualified, the following quality control criteria have been met for the F2-F4 hydrocarbon ranges:

1. All extraction and analysis holding times were met.
2. Instrument performance showing C10, C16 and C34 response factors within 10% of their average.
3. Instrument performance showing the C50 response factor within 30% of the average of the C10, C16 and C34 response factors.
4. Linearity of diesel or motor oil response within 15% throughout the calibration range.

F1-HS-511-WT Water F1-O.Reg 153/04 (July 2011) E3398/CCME TIER 1-HS
Fraction F1 is determined by analyzing by headspace-GC/FID.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG

Reference Information

must be reported).

F2-F4-511-WT Water F2-F4-O.Reg 153/04 (July 2011) MOE DECPH-E3398/CCME TIER 1
Fractions F2, F3 and F4 are determined by liquid/liquid extraction with a solvent. The solvent recovered from the extracted sample is dried and treated to remove polar material. The extract is then analyzed by GC/FID.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).

MET-D-CCMS-WT Water Dissolved Metals in Water by CRC APHA 3030B/6020A (mod)
ICPMS

Water samples are filtered (0.45 um), preserved with nitric acid, and analyzed by CRC ICPMS.

Method Limitation (re: Sulfur): Sulfide and volatile sulfur species may not be recovered by this method.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).

NH3-WT Water Ammonia, Total as N EPA 350.1
Sample is measured colorimetrically. When sample is turbid a distillation step is required, sample is distilled into a solution of boric acid and measured colorimetrically.

NO2-IC-WT Water Nitrite in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

NO3-IC-WT Water Nitrate in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

P-T-COL-WT Water Total P in Water by Colour APHA 4500-P PHOSPHORUS
This analysis is carried out using procedures adapted from APHA Method 4500-P "Phosphorus". Total Phosphorus is determined colourimetrically after persulphate digestion of the sample.

PH-WT Water pH APHA 4500 H-Electrode

Water samples are analyzed directly by a calibrated pH meter.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).

SO4-IC-N-WT Water Sulfate in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

TKN-WT Water Total Kjeldahl Nitrogen APHA 4500-N
Sample is digested to convert the TKN to ammonium sulphate. The ammonia ions are heated to produce a colour complex. The absorbance measured by the instrument is proportional to the concentration of ammonium sulphate in the sample and is reported as TKN.

** ALS test methods may incorporate modifications from specified reference methods to improve performance.

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WT	ALS ENVIRONMENTAL - WATERLOO, ONTARIO, CANADA

Chain of Custody Numbers:

14-459329

Reference Information

GLOSSARY OF REPORT TERMS

Surrogates are compounds that are similar in behaviour to target analyte(s), but that do not normally occur in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery. In reports that display the D.L. column, laboratory objectives for surrogates are listed there.

mg/kg - milligrams per kilogram based on dry weight of sample

mg/kg wwt - milligrams per kilogram based on wet weight of sample

mg/kg lwt - milligrams per kilogram based on lipid weight of sample

mg/L - unit of concentration based on volume, parts per million.

< - Less than.

D.L. - The reporting limit.

N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.

UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.

Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.



GROUNDWATER SCIENCE
ATTN: ANDREW PENTNEY
328 Daleview Place
WATERLOO ON N2L 5M5

Date Received: 25-NOV-15
Report Date: 01-DEC-15 14:19 (MT)
Version: FINAL

Client Phone: 519-746-6916

Certificate of Analysis

Lab Work Order #: L1706655
Project P.O. #: NOT SUBMITTED
Job Reference: ROSZELL PIT
C of C Numbers: 14-459324
Legal Site Desc:

Austin Paterson
Account Manager

[This report shall not be reproduced except in full without the written authority of the Laboratory.]

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ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-1 EXTRACTION POND							
Sampled By: CLIENT on 25-NOV-15 @ 10:10							
Matrix: WATER							
Physical Tests							
pH	8.13		0.10	pH units		25-NOV-15	R3319532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		26-NOV-15	R3320357
Bromide (Br)	<0.10		0.10	mg/L		26-NOV-15	R3320511
Chloride (Cl)	37.0		0.50	mg/L		26-NOV-15	R3320511
Fluoride (F)	0.079		0.020	mg/L		26-NOV-15	R3320511
Nitrate (as N)	10.8		0.020	mg/L		26-NOV-15	R3320511
Nitrite (as N)	0.015		0.010	mg/L		26-NOV-15	R3320511
Total Kjeldahl Nitrogen	0.53	TKNI	0.15	mg/L	27-NOV-15	27-NOV-15	R3320586
Phosphorus, Total	<0.030		0.030	mg/L	27-NOV-15	27-NOV-15	R3320611
Sulfate (SO4)	22.5		0.30	mg/L		26-NOV-15	R3320511
Total Metals							
Aluminum (Al)-Total	0.251		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Antimony (Sb)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Arsenic (As)-Total	0.00048		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Barium (Ba)-Total	0.0493		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Beryllium (Be)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Bismuth (Bi)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Boron (B)-Total	0.011		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Cadmium (Cd)-Total	0.000043		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Calcium (Ca)-Total	70.0		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Cesium (Cs)-Total	0.000028		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Chromium (Cr)-Total	0.00083		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Cobalt (Co)-Total	0.00018		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Copper (Cu)-Total	0.0021		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Iron (Fe)-Total	0.270		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Lead (Pb)-Total	0.00139		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Lithium (Li)-Total	0.0020		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Magnesium (Mg)-Total	26.8		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Manganese (Mn)-Total	0.0124		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Molybdenum (Mo)-Total	0.000459		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Nickel (Ni)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Phosphorus (P)-Total	<0.050		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Potassium (K)-Total	2.06		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Rubidium (Rb)-Total	0.00173		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Selenium (Se)-Total	0.000225		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silicon (Si)-Total	4.85		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silver (Ag)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Sodium (Na)-Total	16.3		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Strontium (Sr)-Total	0.122		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Sulfur (S)-Total	8.73		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-1 EXTRACTION POND Sampled By: CLIENT on 25-NOV-15 @ 10:10 Matrix: WATER							
Total Metals							
Tellurium (Te)-Total	<0.00020		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Thallium (Tl)-Total	0.000022		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Thorium (Th)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Tin (Sn)-Total	0.00020		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Titanium (Ti)-Total	0.0104		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Tungsten (W)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Uranium (U)-Total	0.000422		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Vanadium (V)-Total	0.00053		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Zinc (Zn)-Total	0.0160		0.0030	mg/L	25-NOV-15	26-NOV-15	R3319682
Zirconium (Zr)-Total	<0.00030		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320189
F2 (C10-C16)	<100		100	ug/L	25-NOV-15	27-NOV-15	R3321627
F3 (C16-C34)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321627
F4 (C34-C50)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321627
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				25-NOV-15	27-NOV-15	R3321627
Surrogate: 2-Bromobenzotrifluoride	102.3		60-140	%	25-NOV-15	27-NOV-15	R3321627
Surrogate: 3,4-Dichlorotoluene	86.8		60-140	%		27-NOV-15	R3320189
L1706655-2 SW2 Sampled By: CLIENT on 25-NOV-15 @ 12:35 Matrix: WATER							
Physical Tests							
pH	8.21		0.10	pH units		25-NOV-15	R3319532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		26-NOV-15	R3320357
Bromide (Br)	<0.10		0.10	mg/L		26-NOV-15	R3320511
Chloride (Cl)	38.3		0.50	mg/L		26-NOV-15	R3320511
Fluoride (F)	0.062		0.020	mg/L		26-NOV-15	R3320511
Nitrate (as N)	9.62		0.020	mg/L		26-NOV-15	R3320511
Nitrite (as N)	<0.010		0.010	mg/L		26-NOV-15	R3320511
Total Kjeldahl Nitrogen	0.39	TKNI	0.15	mg/L	27-NOV-15	27-NOV-15	R3320586
Phosphorus, Total	<0.030		0.030	mg/L	27-NOV-15	27-NOV-15	R3320611
Sulfate (SO4)	19.8		0.30	mg/L		26-NOV-15	R3320511
Total Metals							
Aluminum (Al)-Total	0.010		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Antimony (Sb)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Arsenic (As)-Total	0.00022		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Barium (Ba)-Total	0.0430		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Beryllium (Be)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Bismuth (Bi)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Boron (B)-Total	0.010		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-2 SW2							
Sampled By: CLIENT on 25-NOV-15 @ 12:35							
Matrix: WATER							
Total Metals							
Cadmium (Cd)-Total	0.000018		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Calcium (Ca)-Total	89.3		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Cesium (Cs)-Total	<0.000010		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Chromium (Cr)-Total	0.00068		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Cobalt (Co)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Copper (Cu)-Total	<0.0010		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Iron (Fe)-Total	<0.050		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Lead (Pb)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Lithium (Li)-Total	<0.0010		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Magnesium (Mg)-Total	25.5		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Manganese (Mn)-Total	0.00586		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Molybdenum (Mo)-Total	0.000218		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Nickel (Ni)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Phosphorus (P)-Total	<0.050		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Potassium (K)-Total	1.69		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Rubidium (Rb)-Total	0.00097		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Selenium (Se)-Total	0.000157		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silicon (Si)-Total	4.51		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silver (Ag)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Sodium (Na)-Total	18.6		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Strontium (Sr)-Total	0.118		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Sulfur (S)-Total	7.09		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Tellurium (Te)-Total	<0.00020		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Thallium (Tl)-Total	<0.000010		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Thorium (Th)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Tin (Sn)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Titanium (Ti)-Total	0.00033		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Tungsten (W)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Uranium (U)-Total	0.000465		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Vanadium (V)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Zinc (Zn)-Total	0.0064		0.0030	mg/L	25-NOV-15	25-NOV-15	R3319682
Zirconium (Zr)-Total	<0.00030		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320189
F2 (C10-C16)	<100		100	ug/L	25-NOV-15	27-NOV-15	R3321627
F3 (C16-C34)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321627
F4 (C34-C50)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321627
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				25-NOV-15	27-NOV-15	R3321627
Surrogate: 2-Bromobenzotrifluoride	107.2		60-140	%	25-NOV-15	27-NOV-15	R3321627
Surrogate: 3,4-Dichlorotoluene	86.2		60-140	%		27-NOV-15	R3320189

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-3 SW3 Sampled By: CLIENT on 25-NOV-15 @ 12:00 Matrix: WATER							
Physical Tests							
pH	8.17		0.10	pH units		25-NOV-15	R3319532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		26-NOV-15	R3320357
Bromide (Br)	<0.10		0.10	mg/L		26-NOV-15	R3320511
Chloride (Cl)	39.3		0.50	mg/L		26-NOV-15	R3320511
Fluoride (F)	0.073		0.020	mg/L		26-NOV-15	R3320511
Nitrate (as N)	9.23		0.020	mg/L		26-NOV-15	R3320511
Nitrite (as N)	<0.010		0.010	mg/L		26-NOV-15	R3320511
Total Kjeldahl Nitrogen	0.60	TKNI	0.15	mg/L	27-NOV-15	27-NOV-15	R3320586
Phosphorus, Total	0.076		0.030	mg/L	27-NOV-15	27-NOV-15	R3320611
Sulfate (SO4)	21.9		0.30	mg/L		26-NOV-15	R3320511
Total Metals							
Aluminum (Al)-Total	0.130		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Antimony (Sb)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Arsenic (As)-Total	0.00030		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Barium (Ba)-Total	0.0524		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Beryllium (Be)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Bismuth (Bi)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Boron (B)-Total	0.011		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Cadmium (Cd)-Total	0.000049		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Calcium (Ca)-Total	93.4		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Cesium (Cs)-Total	0.000014		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Chromium (Cr)-Total	0.00096		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Cobalt (Co)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Copper (Cu)-Total	0.0014		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Iron (Fe)-Total	0.166		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Lead (Pb)-Total	0.00111		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Lithium (Li)-Total	0.0015		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Magnesium (Mg)-Total	26.1		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Manganese (Mn)-Total	0.0183		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Molybdenum (Mo)-Total	0.000318		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Nickel (Ni)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Phosphorus (P)-Total	0.050		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Potassium (K)-Total	2.10		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Rubidium (Rb)-Total	0.00141		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Selenium (Se)-Total	0.000175		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silicon (Si)-Total	5.06		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silver (Ag)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Sodium (Na)-Total	18.9		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Strontium (Sr)-Total	0.124		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Sulfur (S)-Total	8.11		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-3 SW3 Sampled By: CLIENT on 25-NOV-15 @ 12:00 Matrix: WATER							
Total Metals							
Tellurium (Te)-Total	<0.00020		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Thallium (Tl)-Total	<0.000010		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Thorium (Th)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Tin (Sn)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Titanium (Ti)-Total	0.00388		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Tungsten (W)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Uranium (U)-Total	0.000490		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Vanadium (V)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Zinc (Zn)-Total	0.0156		0.0030	mg/L	25-NOV-15	25-NOV-15	R3319682
Zirconium (Zr)-Total	<0.00030		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320189
F2 (C10-C16)	<100		100	ug/L	25-NOV-15	27-NOV-15	R3321967
F3 (C16-C34)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
F4 (C34-C50)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				25-NOV-15	27-NOV-15	R3321967
Surrogate: 2-Bromobenzotrifluoride	100.4		60-140	%	25-NOV-15	27-NOV-15	R3321967
Surrogate: 3,4-Dichlorotoluene	85.1		60-140	%		27-NOV-15	R3320189
L1706655-4 SW6 Sampled By: CLIENT on 25-NOV-15 @ 11:25 Matrix: WATER							
Physical Tests							
pH	7.92		0.10	pH units		25-NOV-15	R3319532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		26-NOV-15	R3320357
Bromide (Br)	<0.10		0.10	mg/L		26-NOV-15	R3320511
Chloride (Cl)	31.9		0.50	mg/L		26-NOV-15	R3320511
Fluoride (F)	0.094		0.020	mg/L		26-NOV-15	R3320511
Nitrate (as N)	11.0		0.020	mg/L		26-NOV-15	R3320511
Nitrite (as N)	<0.010		0.010	mg/L		26-NOV-15	R3320511
Total Kjeldahl Nitrogen	0.15	TKNI	0.15	mg/L	27-NOV-15	27-NOV-15	R3320586
Phosphorus, Total	<0.030		0.030	mg/L	27-NOV-15	27-NOV-15	R3320611
Sulfate (SO4)	24.1		0.30	mg/L		26-NOV-15	R3320511
Total Metals							
Aluminum (Al)-Total	<0.010		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Antimony (Sb)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Arsenic (As)-Total	0.00013		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Barium (Ba)-Total	0.0503		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Beryllium (Be)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Bismuth (Bi)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Boron (B)-Total	0.012		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-4 SW6							
Sampled By: CLIENT on 25-NOV-15 @ 11:25							
Matrix: WATER							
Total Metals							
Cadmium (Cd)-Total	0.000038		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Calcium (Ca)-Total	72.5		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Cesium (Cs)-Total	<0.000010		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Chromium (Cr)-Total	0.00064		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Cobalt (Co)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Copper (Cu)-Total	<0.0010		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Iron (Fe)-Total	<0.050		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Lead (Pb)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Lithium (Li)-Total	0.0017		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Magnesium (Mg)-Total	23.9		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Manganese (Mn)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Molybdenum (Mo)-Total	0.000339		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Nickel (Ni)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Phosphorus (P)-Total	<0.050		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Potassium (K)-Total	1.78		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Rubidium (Rb)-Total	0.00187		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Selenium (Se)-Total	0.000167		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silicon (Si)-Total	4.95		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silver (Ag)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Sodium (Na)-Total	12.4		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Strontium (Sr)-Total	0.109		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Sulfur (S)-Total	8.25		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Tellurium (Te)-Total	<0.00020		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Thallium (Tl)-Total	<0.000010		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Thorium (Th)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Tin (Sn)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Titanium (Ti)-Total	<0.00030		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Tungsten (W)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Uranium (U)-Total	0.000389		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Vanadium (V)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Zinc (Zn)-Total	0.0103		0.0030	mg/L	25-NOV-15	25-NOV-15	R3319682
Zirconium (Zr)-Total	<0.00030		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320189
F2 (C10-C16)	<100		100	ug/L	25-NOV-15	27-NOV-15	R3321967
F3 (C16-C34)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
F4 (C34-C50)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				25-NOV-15	27-NOV-15	R3321967
Surrogate: 2-Bromobenzotrifluoride	97.3		60-140	%	25-NOV-15	27-NOV-15	R3321967
Surrogate: 3,4-Dichlorotoluene	88.2		60-140	%		27-NOV-15	R3320189

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-5 SW8 Sampled By: CLIENT on 25-NOV-15 @ 10:50 Matrix: WATER							
Physical Tests							
pH	7.82		0.10	pH units		25-NOV-15	R3319532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		26-NOV-15	R3320357
Bromide (Br)	<0.10		0.10	mg/L		26-NOV-15	R3320511
Chloride (Cl)	26.5		0.50	mg/L		26-NOV-15	R3320511
Fluoride (F)	0.091		0.020	mg/L		26-NOV-15	R3320511
Nitrate (as N)	10.9		0.020	mg/L		26-NOV-15	R3320511
Nitrite (as N)	<0.010		0.010	mg/L		26-NOV-15	R3320511
Total Kjeldahl Nitrogen	2.92		0.15	mg/L	27-NOV-15	27-NOV-15	R3320586
Phosphorus, Total	0.210		0.030	mg/L	27-NOV-15	27-NOV-15	R3320611
Sulfate (SO4)	24.8		0.30	mg/L		26-NOV-15	R3320511
Total Metals							
Aluminum (Al)-Total	0.325		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Antimony (Sb)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Arsenic (As)-Total	0.00030		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Barium (Ba)-Total	0.0594		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Beryllium (Be)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Bismuth (Bi)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Boron (B)-Total	0.012		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Cadmium (Cd)-Total	0.000271		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Calcium (Ca)-Total	89.7		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Cesium (Cs)-Total	0.000045		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Chromium (Cr)-Total	0.00176		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Cobalt (Co)-Total	0.00017		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Copper (Cu)-Total	0.0068		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Iron (Fe)-Total	0.329		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Lead (Pb)-Total	0.00356		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Lithium (Li)-Total	0.0022		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Magnesium (Mg)-Total	26.9		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Manganese (Mn)-Total	0.0226		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Molybdenum (Mo)-Total	0.000268		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Nickel (Ni)-Total	0.00078		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Phosphorus (P)-Total	0.063		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Potassium (K)-Total	1.43		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Rubidium (Rb)-Total	0.00229		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Selenium (Se)-Total	0.000407		0.000050	mg/L	25-NOV-15	26-NOV-15	R3319682
Silicon (Si)-Total	6.26		0.050	mg/L	25-NOV-15	26-NOV-15	R3319682
Silver (Ag)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Sodium (Na)-Total	10.1		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Strontium (Sr)-Total	0.117		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Sulfur (S)-Total	9.70		0.50	mg/L	25-NOV-15	26-NOV-15	R3319682

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-5 SW8 Sampled By: CLIENT on 25-NOV-15 @ 10:50 Matrix: WATER							
Total Metals							
Tellurium (Te)-Total	<0.00020		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Thallium (Tl)-Total	0.000025		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Thorium (Th)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Tin (Sn)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Titanium (Ti)-Total	0.00955		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Tungsten (W)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Uranium (U)-Total	0.000554		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Vanadium (V)-Total	0.00057		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Zinc (Zn)-Total	0.0448		0.0030	mg/L	25-NOV-15	25-NOV-15	R3319682
Zirconium (Zr)-Total	<0.00030		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320189
F2 (C10-C16)	<100		100	ug/L	25-NOV-15	27-NOV-15	R3321967
F3 (C16-C34)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
F4 (C34-C50)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				25-NOV-15	27-NOV-15	R3321967
Surrogate: 2-Bromobenzotrifluoride	98.3		60-140	%	25-NOV-15	27-NOV-15	R3321967
Surrogate: 3,4-Dichlorotoluene	86.4		60-140	%		27-NOV-15	R3320189
L1706655-6 SW10 Sampled By: CLIENT on 25-NOV-15 @ 10:35 Matrix: WATER							
Physical Tests							
pH	8.02		0.10	pH units		25-NOV-15	R3319532
Anions and Nutrients							
Ammonia, Total (as N)	<0.050		0.050	mg/L		26-NOV-15	R3320357
Bromide (Br)	<0.10		0.10	mg/L		26-NOV-15	R3320511
Chloride (Cl)	20.6		0.50	mg/L		26-NOV-15	R3320511
Fluoride (F)	0.094		0.020	mg/L		26-NOV-15	R3320511
Nitrate (as N)	4.89		0.020	mg/L		26-NOV-15	R3320511
Nitrite (as N)	<0.010		0.010	mg/L		26-NOV-15	R3320511
Total Kjeldahl Nitrogen	1.83		0.15	mg/L	27-NOV-15	27-NOV-15	R3320586
Phosphorus, Total	0.073		0.030	mg/L	30-NOV-15	01-DEC-15	R3323113
Sulfate (SO4)	27.4		0.30	mg/L		26-NOV-15	R3320511
Total Metals							
Aluminum (Al)-Total	0.122		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682
Antimony (Sb)-Total	0.00034		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Arsenic (As)-Total	0.00025		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Barium (Ba)-Total	0.0430		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Beryllium (Be)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Bismuth (Bi)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Boron (B)-Total	0.041		0.010	mg/L	25-NOV-15	25-NOV-15	R3319682

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L1706655-6 SW10							
Sampled By: CLIENT on 25-NOV-15 @ 10:35							
Matrix: WATER							
Total Metals							
Cadmium (Cd)-Total	0.000084		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Calcium (Ca)-Total	77.9		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Cesium (Cs)-Total	0.000013		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Chromium (Cr)-Total	0.00096		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Cobalt (Co)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Copper (Cu)-Total	0.0017		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Iron (Fe)-Total	0.185		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Lead (Pb)-Total	0.00147		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Lithium (Li)-Total	0.0015		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Magnesium (Mg)-Total	26.5		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Manganese (Mn)-Total	0.0286		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Molybdenum (Mo)-Total	0.000459		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Nickel (Ni)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Phosphorus (P)-Total	<0.050		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Potassium (K)-Total	1.39		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Rubidium (Rb)-Total	0.00101		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Selenium (Se)-Total	0.000334		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silicon (Si)-Total	4.88		0.050	mg/L	25-NOV-15	25-NOV-15	R3319682
Silver (Ag)-Total	<0.000050		0.000050	mg/L	25-NOV-15	25-NOV-15	R3319682
Sodium (Na)-Total	5.99		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Strontium (Sr)-Total	0.119		0.0010	mg/L	25-NOV-15	25-NOV-15	R3319682
Sulfur (S)-Total	9.61		0.50	mg/L	25-NOV-15	25-NOV-15	R3319682
Tellurium (Te)-Total	<0.00020		0.00020	mg/L	25-NOV-15	25-NOV-15	R3319682
Thallium (Tl)-Total	<0.000010		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Thorium (Th)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Tin (Sn)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Titanium (Ti)-Total	0.00323		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Tungsten (W)-Total	<0.00010		0.00010	mg/L	25-NOV-15	25-NOV-15	R3319682
Uranium (U)-Total	0.000556		0.000010	mg/L	25-NOV-15	25-NOV-15	R3319682
Vanadium (V)-Total	<0.00050		0.00050	mg/L	25-NOV-15	25-NOV-15	R3319682
Zinc (Zn)-Total	0.0208		0.0030	mg/L	25-NOV-15	25-NOV-15	R3319682
Zirconium (Zr)-Total	<0.00030		0.00030	mg/L	25-NOV-15	25-NOV-15	R3319682
Hydrocarbons							
F1 (C6-C10)	<25		25	ug/L		27-NOV-15	R3320189
F2 (C10-C16)	<100		100	ug/L	25-NOV-15	27-NOV-15	R3321967
F3 (C16-C34)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
F4 (C34-C50)	<250		250	ug/L	25-NOV-15	27-NOV-15	R3321967
Total Hydrocarbons (C6-C50)	<370		370	ug/L		30-NOV-15	
Chrom. to baseline at nC50	YES				25-NOV-15	27-NOV-15	R3321967
Surrogate: 2-Bromobenzotrifluoride	100.4		60-140	%	25-NOV-15	27-NOV-15	R3321967
Surrogate: 3,4-Dichlorotoluene	86.8		60-140	%		27-NOV-15	R3320189

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

Reference Information

QC Samples with Qualifiers & Comments:

QC Type Description	Parameter	Qualifier	Applies to Sample Number(s)
Duplicate	Ammonia, Total (as N)	DLM	L1706655-1, -2, -3, -4, -5, -6
Comments: Dilution due to undetermined matrix interference.			
Matrix Spike	Boron (B)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Calcium (Ca)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Copper (Cu)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Lithium (Li)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Magnesium (Mg)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Potassium (K)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Silicon (Si)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Sodium (Na)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Strontium (Sr)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Sulfur (S)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Uranium (U)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Zinc (Zn)-Total	MS-B	L1706655-1, -2, -3, -4, -5, -6
Matrix Spike	Nitrate (as N)	MS-B	L1706655-1, -2, -3, -4, -5, -6

Sample Parameter Qualifier key listed:

Qualifier	Description
DLM	Detection Limit Adjusted due to sample matrix effects.
MS-B	Matrix Spike recovery could not be accurately calculated due to high analyte background in sample.
TKNI	TKN result is likely biased low due to Nitrate interference. Nitrate-N is > 10x TKN.

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
BR-IC-N-WT	Water	Bromide in Water by IC Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.	EPA 300.1 (mod)
CL-IC-WT	Water	Chloride by IC Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.	EPA 300.1 (mod)
Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).			
F-IC-N-WT	Water	Fluoride in Water by IC Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.	EPA 300.1 (mod)
F1-F4-511-CALC-WT	Water	F1-F4 Hydrocarbon Calculated Parameters Analytical methods used for analysis of CCME Petroleum Hydrocarbons have been validated and comply with the Reference Method for the CWS PHC.	CCME CWS-PHC, Pub #1310, Dec 2001-L
In cases where results for both F4 and F4G are reported, the greater of the two results must be used in any application of the CWS PHC guidelines and the gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons. In samples where BTEX and F1 were analyzed, F1-BTEX represents a value where the sum of Benzene, Toluene, Ethylbenzene and total Xylenes has been subtracted from F1. In samples where PAHs, F2 and F3 were analyzed, F2-Naphth represents the result where Naphthalene has been subtracted from F2. F3-PAH represents a result where the sum of Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Dibenzo(a,h)anthracene, Fluoranthene, Indeno(1,2,3-cd)pyrene, Phenanthrene, and Pyrene has been subtracted from F3. Unless otherwise qualified, the following quality control criteria have been met for the F1 hydrocarbon range: 1. All extraction and analysis holding times were met. 2. Instrument performance showing response factors for C6 and C10 within 30% of the response factor for toluene. 3. Linearity of gasoline response within 15% throughout the calibration range. Unless otherwise qualified, the following quality control criteria have been met for the F2-F4 hydrocarbon ranges: 1. All extraction and analysis holding times were met. 2. Instrument performance showing C10, C16 and C34 response factors within 10% of their average. 3. Instrument performance showing the C50 response factor within 30% of the average of the C10, C16 and C34 response factors. 4. Linearity of diesel or motor oil response within 15% throughout the calibration range.			
F1-HS-511-WT	Water	F1-O.Reg 153/04 (July 2011) Fraction F1 is determined by analyzing by headspace-GC/FID.	E3398/CCME TIER 1-HS

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).

Reference Information

F2-F4-511-WT Water F2-F4-O.Reg 153/04 (July 2011) MOE DECPH-E3398/CCME TIER 1
Fractions F2, F3 and F4 are determined by liquid/liquid extraction with a solvent. The solvent recovered from the extracted sample is dried and treated to remove polar material. The extract is then analyzed by GC/FID.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).

MET-T-MS-WT Water Total Metals in Water by ICPMS EPA 200.8
This analysis involves preliminary sample treatment by hotblock acid digestion (APHA 3030E). Instrumental analysis is by inductively coupled plasma - mass spectrometry (EPA Method 6020A).

NH3-WT Water Ammonia, Total as N EPA 350.1
Sample is measured colorimetrically. When sample is turbid a distillation step is required, sample is distilled into a solution of boric acid and measured colorimetrically.

NO2-IC-WT Water Nitrite in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

NO3-IC-WT Water Nitrate in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

P-T-COL-WT Water Total P in Water by Colour APHA 4500-P PHOSPHORUS
This analysis is carried out using procedures adapted from APHA Method 4500-P "Phosphorus". Total Phosphorus is determined colourimetrically after persulphate digestion of the sample.

PH-WT Water pH APHA 4500 H-Electrode

Water samples are analyzed directly by a calibrated pH meter.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).

SO4-IC-N-WT Water Sulfate in Water by IC EPA 300.1 (mod)
Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.

TKN-WT Water Total Kjeldahl Nitrogen APHA 4500-N
Sample is digested to convert the TKN to ammonium sulphate. The ammonia ions are heated to produce a colour complex. The absorbance measured by the instrument is proportional to the concentration of ammonium sulphate in the sample and is reported as TKN.

** ALS test methods may incorporate modifications from specified reference methods to improve performance.

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WT	ALS ENVIRONMENTAL - WATERLOO, ONTARIO, CANADA

Chain of Custody Numbers:

14-459324

GLOSSARY OF REPORT TERMS

Surrogates are compounds that are similar in behaviour to target analyte(s), but that do not normally occur in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery. In reports that display the D.L. column, laboratory objectives for surrogates are listed there.

mg/kg - milligrams per kilogram based on dry weight of sample
mg/kg wwt - milligrams per kilogram based on wet weight of sample
mg/kg lwt - milligrams per kilogram based on lipid weight of sample
mg/L - unit of concentration based on volume, parts per million.
< - Less than.

D.L. - The reporting limit.

N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.

UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.

Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.

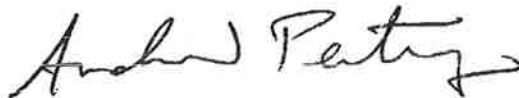
As result, groundwater and surface water levels began 2015 at relatively low seasonal levels. The pattern of monthly precipitation also resulted in lower than average groundwater recharge volume over the year.

The error does not materially affect the assessment or report conclusions. The precipitation analysis is not detailed or exhaustive and is only included as a guide to provide context to the groundwater level data, which is considered a more definitive indicator of site conditions and impact potential.

As shown by the updated graph, conditions in 2015 were relatively similar to those reported in 2012. The analysis supports the use of 2012 water level data as a basis for comparing 2015 data for the purpose of impact assessment at the Roszell Road Pit.

I apologize for the error and any inconvenience or extra effort that it may have caused.

Sincerely,



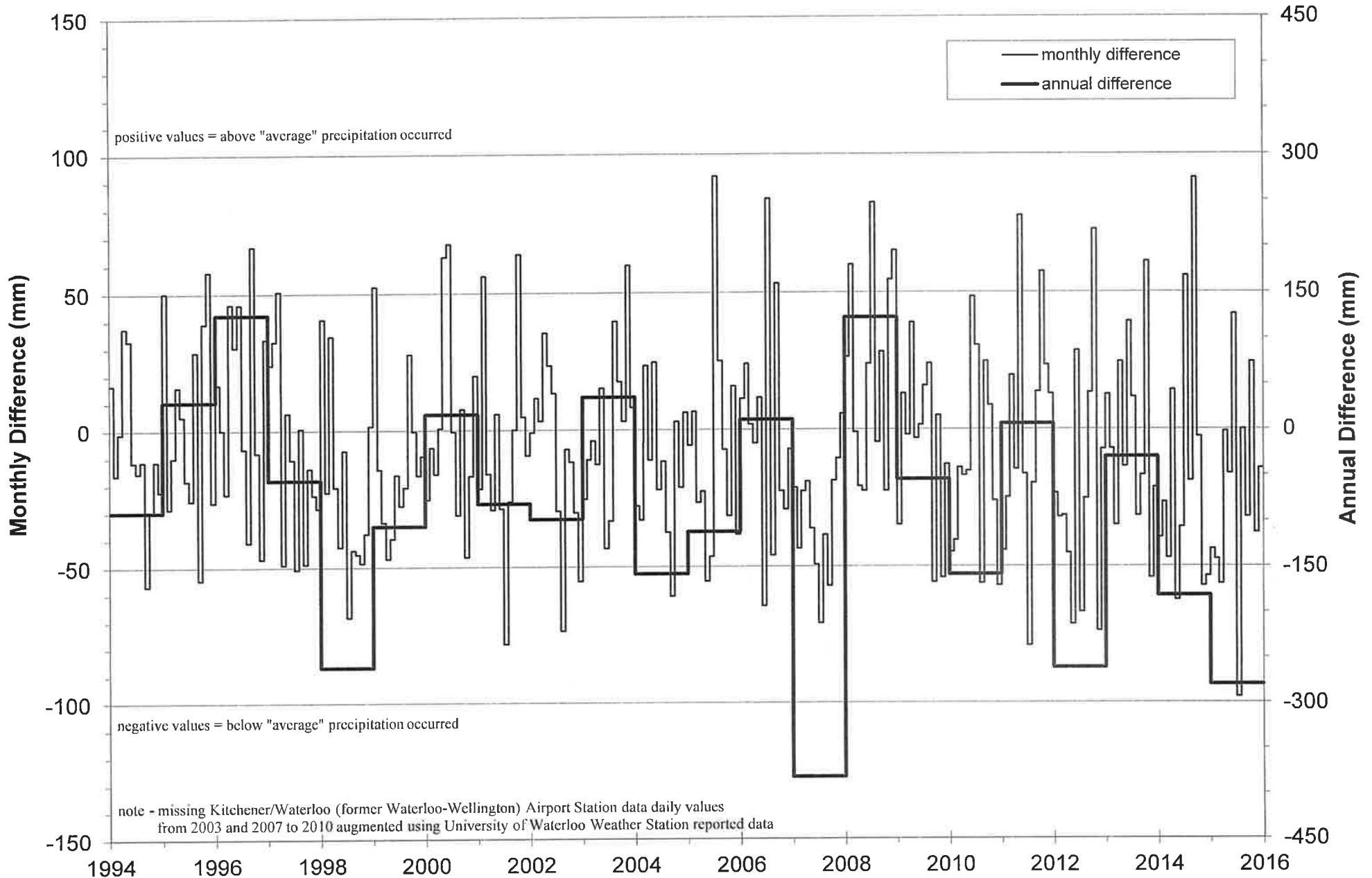
Andrew Pentney, P.Geo.
Senior Hydrogeologist
Groundwater Science Corp.



Attached:

Precipitation Analysis - Kitchener/Waterloo (Airport) Station, Reported Precipitation minus 30-yr Normal (1981 to 2010), Updated March 29, 2016

Precipitation Analysis - Kitchener/Waterloo (Airport) Station Reported Precipitation minus 30-yr Normal(1981 to 2010)





Harden Environmental

CLERK'S DEPARTMENT	
TO	Council
Copy	electronic provided.
Please Handle	
For Your Information	
Council Agenda	May 18/16.
File	E13-FRE

4622 Nassagaweya-Puslinch Townline R.R. 1 Moffat Ontario Canada L0P 1J0
 Phone: 519.826.0099 fax: 519.826.9099 www.hardenv.com

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Our File: 0521

May 2, 2016

Township of Puslinch
 7404 Wellington Road 34
 Guelph, ON, N1H 6H9

RECEIVED

MAY 02 2016

Township of Puslinch

Attention: Karen Landry
 CAO

Dear Mrs. Landry:

Regarding: 2015 Groundwater Monitoring Report, CBM, Roszell Road Pit

We have conducted a review of the 2015 Groundwater Monitoring Report for the Roszell Pit operated by Canadian Building Materials (CBM). There is a distinct temperature change observed in groundwater discharging to three streams. It is our opinion the temperature change is caused by land use changes resulting from the extractive operations. It is also our opinion that the temperature change exceeds the threshold of the allowable 1° C change. The impact that the temperature change has on the overall stream temperature and the trout habitat has not been fully explored, however, the ecological survey conducted by Dance Environmental Inc. found that there were fewer trout spawning beds (redds) in Tributary 7 in 2015/2016 than in previous years. Dance had to return to complete the spawning survey due to uncharacteristically warm weather in December 2105. On review of the amended Dance report, **GWS Ecological And Forestry Services comments as follows;** “*however, there appears to be a decline in spawning activity in Tributary #7 from 2012 to 2016 (i.e. 5 redds in 2012 + 2013 to 2 redds in 2016). This tributary has more potential to be impacted by aggregate extraction than the Main Creek.*”

Groundwater Levels

We have compared the hydrographs of the Roszell Road monitoring wells with those of the Puslinch Groundwater Monitoring Network and two other licensed pits on Puslinch Township (Neubauer and Mill Creek Aggregates). We observe that groundwater elevations in these examples are low in 2012 and the 2015 seasonal low is somewhat above that 2012 value. In comparison, there are several wells at the Roszell Site that have historical lows in 2015 including BH4, BH5, BH6, BH10, DP5, BH16 and BH1. This groundwater basin may behave different during droughty conditions than others and the observation of these lows may not be related to the aggregate extraction. However, extraction did occur during the same time period as the water level decline and as noted by Groundwater Science, may have influenced water levels. There have not been any groundwater elevation threshold exceedences in 2015.

Groundwater Temperatures

The impact on groundwater temperatures is difficult to interpret as thermographs are not prepared. It also remains our opinion that temperature monitoring in the open hole introduces a high degree of uncertainty to the accuracy of the data. The temperature measurements in BH16, located closest to the Test Pond have the greatest range (2.6 °C – 19.5 °C) for all groundwater stations reported. This is the best indicator of thermal changes to groundwater downgradient of a body of open water.

Surface Water Temperatures

Three surface water stations are exhibiting increased temperatures. The graphs for stations SW6, SW8 and SW12 have been attached and upon inspection it can be readily recognized that a change in temperature range has occurred.

Surface Water Station	Month of Maximum Temp	Month of Minimum Temp	Pre Extraction Range (° C)	Post Extraction Range (° C)
SW6	October	April	8 – 9.5	6 -13
SW8	January	July	8.5 – 9.5	8.5 – 11
SW12	September	April	7.5 – 10.5	6.2 -12

Note: Dates and temperatures are estimated from graphs.

The locations of the surface water stations relative to pit activities are shown on Figure 1. The minimum and maximum temperatures at these stations do not coincide with minimum and maximum air temperatures which generally occur in July/August and January/February. The temperatures therefore are reflective of other thermal processes upgradient of the monitoring station. This is likely a response to thermal convection through the unsaturated zone somewhat upgradient of the monitoring station. Given the timing offset, the heating and cooling cycle is likely a response to conductive heating and cooling occurring on the plateau above the monitoring station.

The observed increase in temperature range indicates greater exposure to atmospheric temperatures and/or solar radiation. This exposure will occur where the water table is either in direct contact with atmospheric temperatures or when the unsaturated zone thickness is decreased. Both of these conditions have occurred at the site.

The threshold for the initiation of mitigation is a 1°C increase as measured any of the following stations: SW5, SW6, SW8 and SW10 (Blackport Hydrogeology 2009, Groundwater Monitoring Program, Roszell Pit, Preston Sand and Gravel Ltd.). The data presented clearly shows a thermal impact of at least 1°C at station SW6 and potentially at SW8.

The Ecological and Aquatic Monitoring Report prepared by Dance Environmental Inc. (2015) did not find redds in Tributary 7 in the fall of 2015. This is not consistent with previous years and was attributed to warmer atmospheric temperatures in December 2015. A return to Tributary 7 by Dance Environmental in January 2016 yielded 2 redds, down from five observed in both 2012 and 2014.

Summary

The groundwater levels in several groundwater monitors were lower in 2015 than observed historically. Although below-water-table extraction commenced in 2015 the distribution of the observed low water levels (occurring upgradient, downgradient and cross gradient to the pit ponds) does not readily point to extractive activities as having a significant role, but cannot be discounted entirely.

Surface water temperatures at three surface water stations are exhibiting a temperature increase that is likely caused by the pit activities. The increased range in temperature exceeds that allowable by the approved thresholds. The Ministry of Natural Resources and Forestry should be made aware that this has been noted by the Township and discussions regarding the implication and potential mitigation should be initiated.

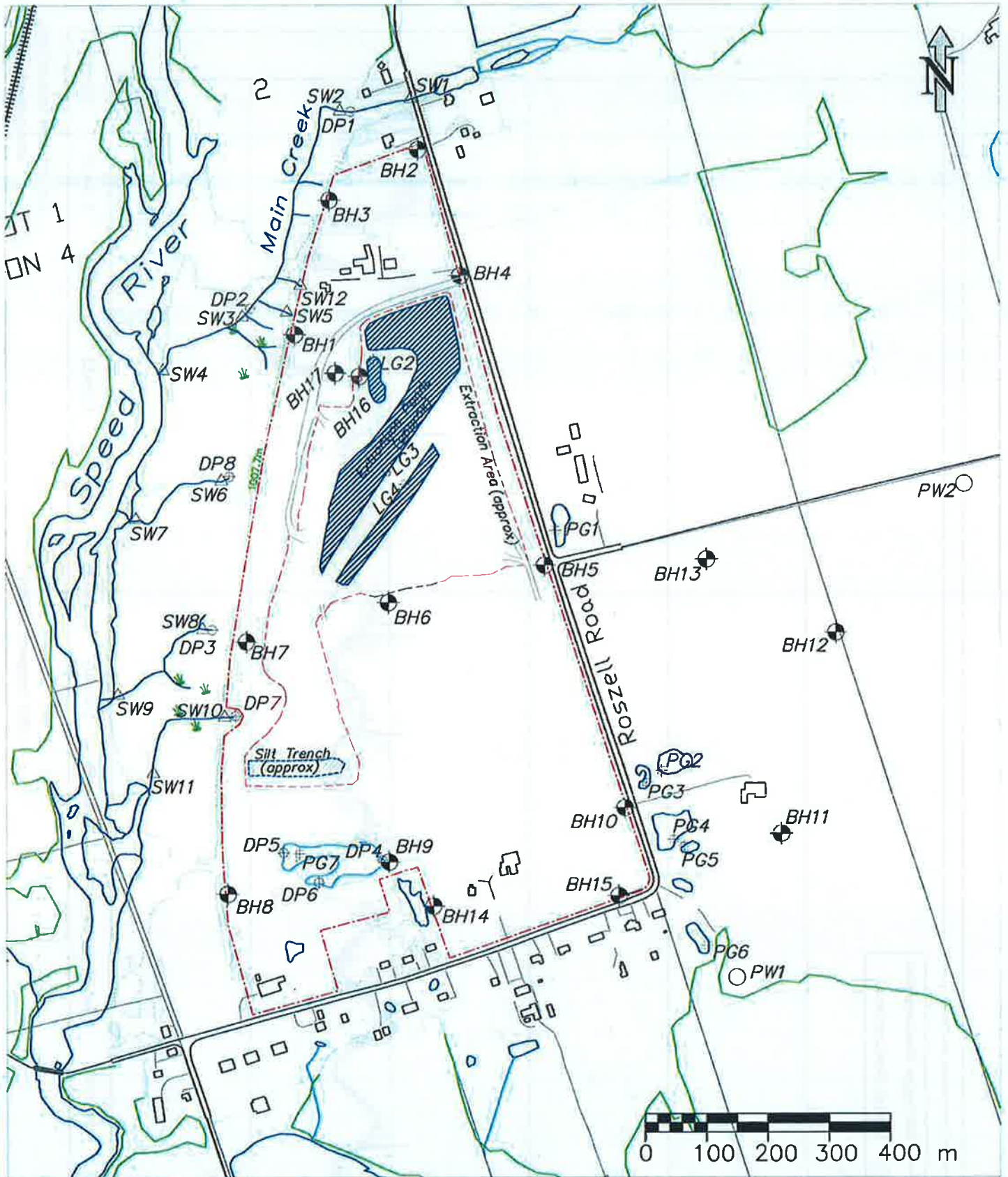
Sincerely,

Harden Environmental Services Ltd.

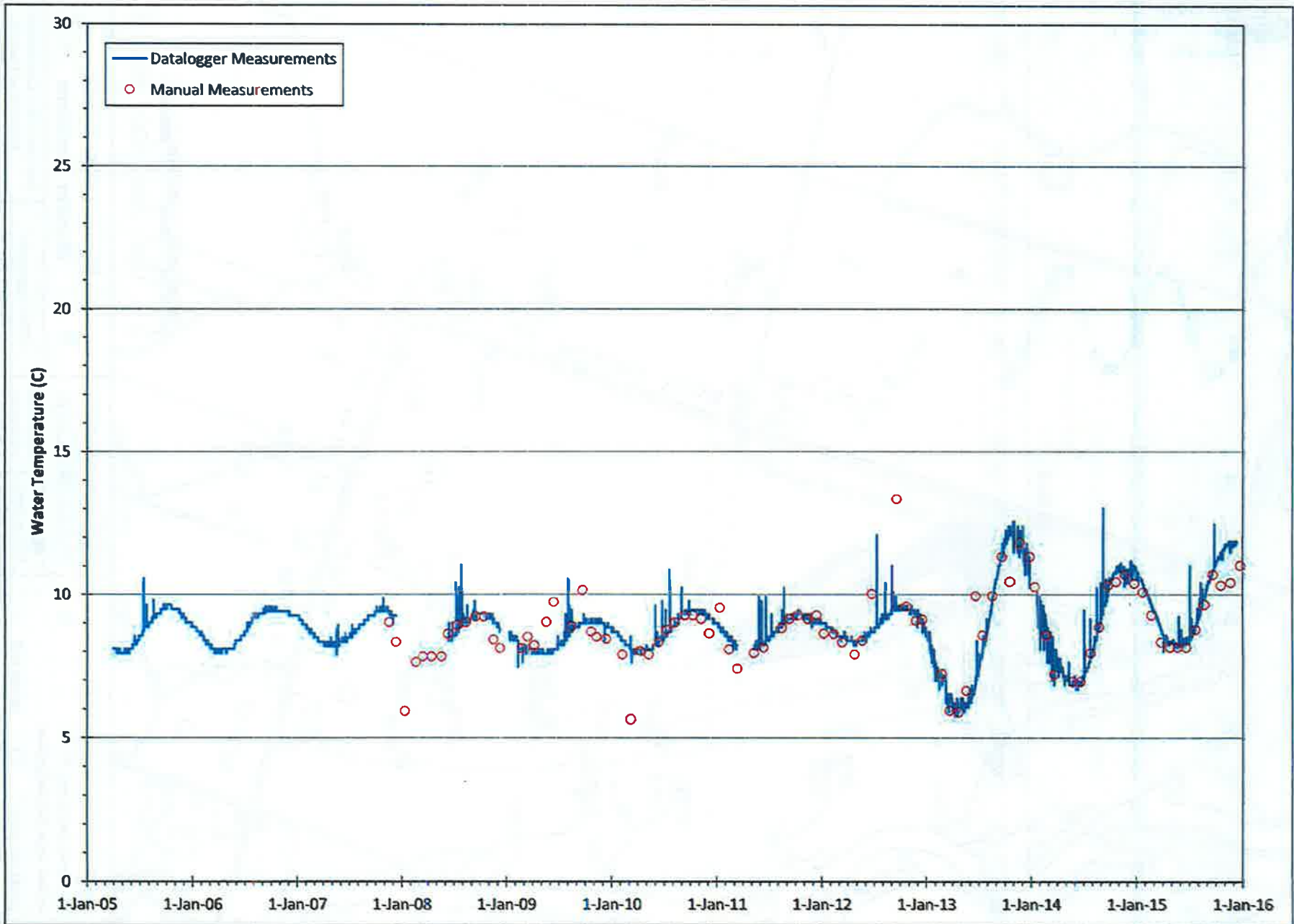


Stan Denhoed, M.Sc.,P.Eng.

Senior Hydrogeologist



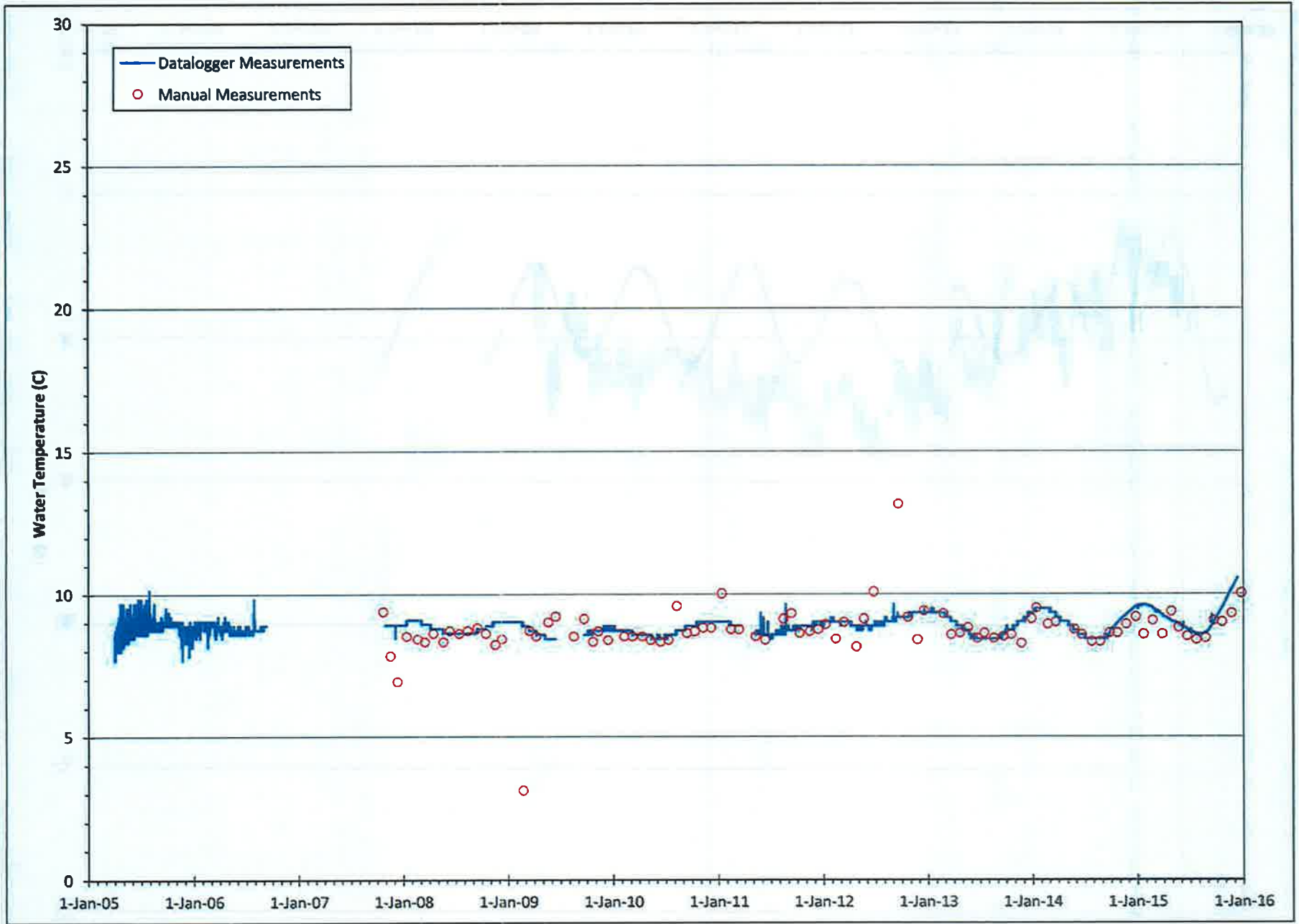
<ul style="list-style-type: none"> existing monitoring well (or well nest) drive-point piezometer surface water flow/temperature pond/Lake gauge private well 	<p>Groundwater Science Corp.</p> <p>March 2016 Scale: as shown modified from: 1:10,000 OBM</p>	<p>Figure 1: Site Details, Monitor Locations</p>	
		<p>Groundwater Monitoring Program</p>	<p>CBM Aggregates Roszell Pit</p>

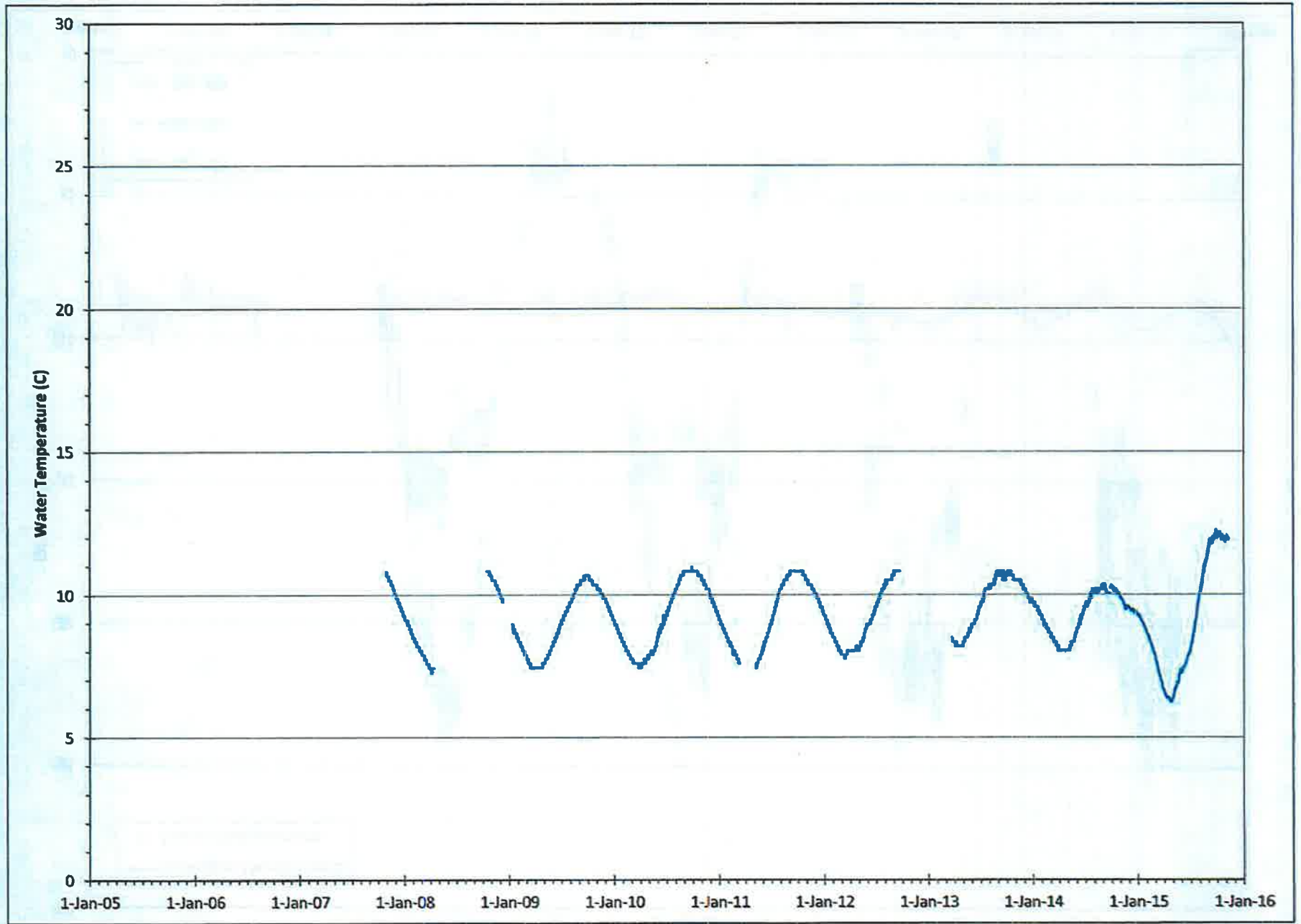


CBM Aggregates
Roszell Road Pit

SW6 Temperature Plot

Groundwater Science Corp.
Monitoring Program





CBM Aggregates
Roszell Road Pit

SW12 Temperature Plot

Groundwater Science Corp.
Monitoring Program



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

April 28, 2016

To: Heads of Council
All Ontario Municipalities

From: Dan Mathieson
Chair, MPAC Board of Directors

Subject: 2015 Annual Report and Financial Statements

The Municipal Property Assessment Corporation's (MPAC) 2015 Annual Report is available for your information at www.mpac.ca/AboutMPAC/Report. Attached is a copy of MPAC's Financial Statements for the Year Ended December 31, 2015.

These documents have been prepared as required by the *Municipal Property Assessment Corporation Act*. The report is also being provided to the Premier, Minister of Finance, Members of Provincial Parliament and the Association of Municipalities of Ontario.

Our Annual Report outlines the transformational change MPAC made in 2015 to set the stage for successful delivery of this year's province-wide Assessment Update. I trust you will find it to be informative.

If you have any questions regarding the reports, please do not hesitate to contact me at 519 271-0250, extension 234 or Antoni Wisniowski, President and Chief Administrative Officer, at 905 837-6150.

Yours truly,

A handwritten signature in black ink that reads "Dan Mathieson". The signature is written in a cursive, flowing style.

Dan Mathieson
Chair, MPAC Board of Directors

Attachment

Copy Antoni Wisniowski

Office of the Chair c/o Municipal Property Assessment Corporation
1340 Pickering Parkway, Suite 101, Pickering, Ontario L1V 0C4
T: 519.271.0250 ext 236 F: 905.831.0040 www.mpac.ca

Municipal Property Assessment Corporation

**Financial Statements
December 31, 2015**



March 31, 2016

Independent Auditor's Report

To the Directors of Municipal Property Assessment Corporation

We have audited the accompanying financial statements of Municipal Property Assessment Corporation, which comprise the statement of financial position as at December 31, 2015 and the statements of operations, changes in net assets and cash flows for the year then ended, and the related notes, which comprise a summary of significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

*PricewaterhouseCoopers LLP
PwC Tower, 18 York Street, Suite 2600, Toronto, Ontario, Canada M5J 0B2
T: +1 416 863 1133, F: +1 416 365 8215*



Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Municipal Property Assessment Corporation as at December 31, 2015 and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

PricewaterhouseCoopers LLP

Chartered Professional Accountants, Licensed Public Accountants

Municipal Property Assessment Corporation

Statement of Financial Position

As at December 31, 2015

(in thousands of dollars)

	2015 \$	2014 \$
Assets		
Current assets		
Cash	9,477	12,700
Investments (note 3)	8,356	9,218
Accounts receivable	2,311	2,215
Prepaid expenses	2,362	1,992
	<hr/> 22,506	<hr/> 26,125
Long-term investments (note 3)	72,241	69,463
Capital assets (note 4)	14,731	17,754
Intangible assets (note 5)	20	105
	<hr/> 109,498	<hr/> 113,447
Liabilities		
Current liabilities		
Accounts payable and accrued liabilities (note 14)	17,188	21,527
Deferred revenue (note 6)	721	996
Lease obligations (note 10)	2,008	2,699
	<hr/> 19,917	<hr/> 25,222
Employee future benefits (note 7)	64,878	62,098
Lease liabilities	2,620	1,630
	<hr/> 87,415	<hr/> 88,950
Net Assets		
Unrestricted fund	1,914	2,500
Reserve for working funds	5,400	4,599
Reserve for enumeration	49	-
Reserve for assessment update	1,977	2,238
Invested in capital and intangible assets	12,743	15,160
	<hr/> 22,083	<hr/> 24,497
	<hr/> 109,498	<hr/> 113,447

Commitments and contingencies (notes 9 and 11)

Approved by the Board of Directors

 Director

 Director

The accompanying notes are an integral part of these financial statements.

Municipal Property Assessment Corporation

Statement of Operations

For the year ended December 31, 2015

(in thousands of dollars)

	2015 \$	2014 \$
Revenue		
Municipal	194,200	192,373
Other	17,699	14,661
Interest	2,489	2,274
	<hr/> 214,388	<hr/> 209,308
Expenses		
Salaries and wages	123,177	120,460
Benefits	34,288	33,880
Facilities	12,127	10,657
Supplier services	10,864	8,048
Information technology	10,584	11,551
Royalties	7,671	2,746
Legal	5,681	8,127
Office and other	4,049	3,719
Postage	1,260	1,901
Fleet	1,041	1,034
Banking and insurance	969	973
Amortization of capital and intangible assets	5,006	5,258
Loss on disposal of capital assets	202	60
	<hr/> 216,919	<hr/> 208,414
Excess (deficiency) of revenue over expenses before change in fair value of investments	(2,531)	894
Change in fair value of investments	<hr/> (1,212)	<hr/> 3,874
Excess (deficiency) of revenue over expenses for the year	<hr/> (3,743)	<hr/> 4,768

The accompanying notes are an integral part of these financial statements.

Municipal Property Assessment Corporation

Statement of Changes in Net Assets

For the year ended December 31, 2015

(in thousands of dollars)

			<u>2015</u>	<u>2014</u>
	Invested in capital and intangible assets \$	Operating funds \$ (note 8)	Total \$	Total \$
Net assets - Beginning of year	15,160	9,337	24,497	33,261
Excess (deficiency) of revenue over expenses for the year	(5,006)	1,263	(3,743)	4,768
Net actuarial gain (loss) on employee future benefits	-	1,329	1,329	(13,532)
Purchase of capital and intangible assets	2,151	(2,151)	-	-
Disposals of capital and intangible assets	(253)	253	-	-
Incurrence of lease obligation for vehicles accounted for as a capital lease	(207)	207	-	-
Repayment/retirement of lease obligation for vehicles accounted for as a capital lease	898	(898)	-	-
Net assets - End of year	<u>12,743</u>	<u>9,340</u>	<u>22,083</u>	<u>24,497</u>

The accompanying notes are an integral part of these financial statements.

Municipal Property Assessment Corporation

Statement of Cash Flows

For the year ended December 31, 2015

(in thousands of dollars)

	2015 \$	2014 \$
Cash provided by (used in)		
Operating activities		
Excess (deficiency) of revenue over expenses for the year	(3,743)	4,768
Add (deduct): Items not affecting cash		
Change in fair value of investments	1,212	(3,874)
Employee future benefits expense	5,027	4,444
Amortization of capital assets	4,889	5,033
Amortization of intangible assets	117	225
Loss on disposal of capital assets	202	60
Recognition/amortization of lease liability	623	(359)
	8,327	10,297
Changes in non-cash working capital		
Accounts receivable	(96)	(106)
Prepaid expenses	(370)	599
Accounts payable and accrued liabilities	(4,339)	1,426
Deferred revenue	(275)	(1,390)
	3,247	10,826
Investing activities		
Purchase of investments - net	(3,128)	(5,890)
Purchase of capital assets	(1,912)	(5,003)
Proceeds on disposal of capital assets	51	33
Purchase of intangible assets	(32)	(183)
Receipt of lease liability	367	-
	(4,654)	(11,043)
Financing activities		
Repayment of bank loan	-	(37)
Repayment of lease obligations	(898)	(808)
Employee future benefits payments	(918)	(622)
	(1,816)	(1,467)
Decrease in cash during the year	(3,223)	(1,684)
Cash - Beginning of year	12,700	14,384
Cash - End of year	9,477	12,700
Supplementary cash flow information		
Non-cash transactions		
Acquisition of leased vehicles	(207)	-
Incurrence of lease obligations	207	-

The accompanying notes are an integral part of these financial statements.

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

1 Description of business

Municipal Property Assessment Corporation (the corporation), formerly the Ontario Property Assessment Corporation, was incorporated effective January 1, 1998 and is a special act corporation under the Municipal Property Assessment Corporation Act, 1997 (Ontario). The corporation is responsible for providing property assessment services for municipalities in the Province of Ontario, as well as providing other statutory duties and other activities consistent with such duties as approved by its board of directors. All municipalities in Ontario are members of the corporation.

2 Summary of significant accounting policies

The financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations.

The significant accounting policies are summarized as follows:

Fund accounting

The corporation follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Contributions for the purchase of capital assets are deferred and amortized into revenue on a straight-line basis at a rate corresponding with the amortization rate for the related capital assets. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Financial instruments

The corporation records cash, accounts receivable, accounts payable and accrued liabilities and lease obligations initially at fair value and subsequently at amortized cost. Amortization is recorded on a straight-line basis.

Investments are recorded at fair value. Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. Financial assets are tested for impairment at the end of each reporting period when there are indications the assets may be impaired.

Capital assets

Capital assets are recorded at cost and are amortized using the straight-line method as follows:

Office equipment	5 years
Furniture and fixtures	5 years
Computer equipment	3 years
Small boats and vessels	3 years
Vehicles under capital lease	5 years

Leasehold improvements are also amortized on a straight-line basis over the term of the lease or ten years, whichever is less.

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

Impairment of long-lived assets

The corporation reviews the carrying amount, amortization and useful lives of its long-lived assets regularly. If the long-lived asset no longer has any long-term service potential to the corporation, the excess of the net carrying amount over any residual value is recognized as an expense in the statement of operations.

Intangible assets

Intangible assets consist of computer software, which is recorded at cost and is amortized over the licence term or the expected useful life of one year, whichever is shorter.

The costs of developing in-house software are expensed as incurred.

Revenue recognition

Municipal revenue relates to assessment services and is recognized in the year in which the services are provided.

Interest income is recognized when earned.

Other revenues are recognized when the services have been provided and collection is reasonably assured.

Employee future benefits

The corporation has defined benefit plans that provide for post-retirement medical and dental coverage and special termination benefits for defined eligible employees. Certain investments have been internally restricted but not segregated to pay for post-retirement benefits.

The corporation adopted the following policies:

- The corporation accrues its obligations under defined benefit plans and the related costs when the benefits are earned through current service.
- The cost of post-employment benefits earned by employees is actuarially determined using the projected benefit method pro-rated on service and management's best estimates of retirement ages of employees, expected health-care costs and dental costs.
- Remeasurements and other items are composed of actuarial gains (losses) on the accrued benefit obligation and arise from differences between the actual and expected experience and from changes in the actuarial assumptions used to determine the accrued benefit obligation, past service costs and gains and losses arising from settlements and curtailments. Actuarial gains and losses arise when the accrued benefit obligations change during the year. The actuarial gains and losses and other remeasurements including plan amendments are recorded in the statement of changes in net assets when incurred.

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

In addition, all employees of the corporation are part of a defined benefit multi-employer benefit plan providing both pension and other retirement benefits.

Lease liability

Lease liability includes deferred lease inducements, which represent the free rent and improvement allowances received from landlords, and is amortized over the term of the lease, and step-rent liability, which represents the difference between the average annual rent over the term of the lease agreement and actual rent paid in the year.

Use of estimates

In preparing the corporation's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. Accounts requiring significant estimates include accounts payable and accrued liabilities, capital assets and employee future benefits.

3 Investments

Investments are primarily held within third party managed accounts, which invest independently while complying with general requirements of the corporation's investment policy statement.

Short-term investments consist of money market securities.

Long-term investments consist of Canadian fixed income and Canadian equity securities. The breakdown of total investments by category is outlined below:

	2015 \$	2014 \$
Money market	8,356	9,218
Canadian fixed income	45,176	43,058
Canadian equity	27,065	26,405
	<hr/>	<hr/>
	80,597	78,681
Less: Current portion	8,356	9,218
	<hr/>	<hr/>
Long-term investments	72,241	69,463
	<hr/>	<hr/>

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

The corporation internally restricts certain securities to fund employee future benefits. The breakdown of total investments by intended use is outlined below:

	2015 \$	2014 \$
General investments	26,474	25,940
Internally restricted	54,123	52,741
	<u>80,597</u>	<u>78,681</u>

4 Capital assets

	2015		2014	
	Cost \$	Accumulated amortization \$	Net \$	Net \$
Office equipment	1,398	1,346	52	146
Furniture and fixtures	8,662	7,029	1,633	2,098
Computer equipment	35,415	33,559	1,856	2,198
Small boats and vessels	254	125	129	44
Leasehold improvements	19,953	10,809	9,144	10,632
Vehicles under capital lease	4,420	2,510	1,910	2,610
Assets under construction	7	-	7	26
	<u>70,109</u>	<u>55,378</u>	<u>14,731</u>	<u>17,754</u>

5 Intangible assets

	2015		2014	
	Cost \$	Accumulated amortization \$	Net \$	Net \$
Computer software	5,474	5,454	20	105

6 Deferred revenue

	2015 \$	2014 \$
Data sharing agreement reserves	-	555
Other deferred amounts	721	441
	<u>721</u>	<u>996</u>

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

7 Employee future benefits

The corporation has accrued an obligation for its post-employment benefits as follows:

- Employees who transferred to the corporation from the Government of Ontario with less than ten years of service with the province will receive post-retirement group benefit coverage through the corporation for themselves and for their dependants' lifetimes.
- Employees hired by the corporation on or after December 31, 1998 will receive post-retirement group benefit coverage for themselves and for their dependants through the corporation until age 65.
- Employees who transferred to the corporation from the Government of Ontario on December 31, 1998 with ten or more years of service with the province remain covered for post-retirement benefits by the Government of Ontario.
- Employees who transferred to the corporation from the Government of Ontario are entitled to receive special termination benefits equal to one week of pay for each year of service up to a maximum of 26 weeks at the end of their employment with the corporation, provided they serve a minimum of five years with the corporation.
- The corporation is a Schedule II employer under the Workplace Safety and Insurance Act (Ontario), 1997 and follows a policy of self-insurance for all its employees. The obligation as at December 31, 2015 is \$992 (2014 - \$992) and is included in the total obligation below.

Information about the corporation's accrued benefit obligations and accrued benefit liabilities is as follows:

	2015 \$	2014 \$
Accrued benefit obligations - Beginning of year	62,098	44,744
Current service costs	2,438	2,160
Interest on accrued obligations	2,589	2,284
Actuarial (gains) losses	(1,329)	13,532
Contributions	(918)	(622)
	<hr/>	<hr/>
Accrued benefit obligations - End of year	64,878	62,098

Employee future benefits expense recorded in the statement of operations during the year is as follows:

	2015 \$	2014 \$
Current service costs	2,438	2,160
Interest on accrued obligations	2,589	2,284
	<hr/>	<hr/>
	5,027	4,444

Actuarial gains of \$1,329 (2014 - losses of \$13,532) have been recognized directly in net assets.

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

The significant actuarial assumptions adopted in measuring the corporation's accrued benefit obligations are as follows:

	2015 %	2014 %
Discount rate	4.2	4.1
Health care inflation - grading down linearly to 4.5% (2014 - 4.5%) per year by 2030	7.3	7.5
Dental care inflation	4.5	4.5

The date of the most recent actuarial valuation of the accrued benefit obligations was December 31, 2014.

The corporation paid \$24,906 (2014 - \$23,511) of employer and employee contributions to the defined benefit multi-employer benefit plan.

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

8 Reserve funds and unrestricted fund

					2015	2014
	Unrestricted fund \$	Reserve for working funds \$	Reserve for enumeration \$	Reserve for assessment update \$	Total operating fund balance \$	Total operating fund balance \$
Fund balances - Beginning of year	2,500	4,599	-	2,238	9,337	18,781
Excess of revenue over expenses for the year	1,263	-	-	-	1,263	10,026
Net actuarial gain (loss) on employee future benefits	1,329	-	-	-	1,329	(13,532)
Purchase of capital and intangible assets	(2,151)	-	-	-	(2,151)	(5,093)
Disposal of capital and intangible assets	253	-	-	-	253	-
Incurrence of lease obligation for vehicles accounted for as a capital lease	207	-	-	-	207	-
Repayment/retirement of lease obligation for vehicles accounted for as a capital lease	(898)	-	-	-	(898)	(808)
Repayment of debt incurred to finance capital and intangible assets	-	-	-	-	-	(37)
Inter-fund transfer to reserve for working funds	(801)	801	-	-	-	-
Inter-fund transfer to reserve for enumeration	(49)	-	49	-	-	-
Inter-fund transfer from reserve for assessment update	261	-	-	(261)	-	-
Fund balances - End of year	1,914	5,400	49	1,977	9,340	9,337

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

Reserve for enumeration

This reserve fund was established to fund the costs associated with the preparation of preliminary voters' lists for municipal and school board elections. The corporation generally contributes \$800 annually to the reserve, but may vary the annual contribution with approval from the board of directors. The corporation will draw down the balance as expenses are incurred.

Assessment update reserve

This reserve fund was established to fund the costs associated with the assessment update. The corporation generally contributes \$1,119 annually to the reserve, but may vary the annual contribution with approval from the board of directors. The corporation will draw down the balance as expenses are incurred. The next assessment is expected in fiscal 2016.

9 Commitments

The corporation has commitments under various operating leases for property and vehicle leases. Minimum lease payments due in each of the next five years and thereafter are as follows:

	\$
2016	5,416
2017	4,533
2018	3,885
2019	3,388
2020	2,669
Thereafter	<u>10,592</u>
	<u>30,483</u>

The corporation is also committed to paying operating costs and property taxes on its various property leases.

10 Lease obligations

The corporation entered into several vehicle leases with an interest rate of 3.6% that have a 12-month term. Although the leases are for one year, the corporation has the option to continue leasing the vehicles beyond the initial lease date on a month-to-month basis. On termination of the lease, the corporation has guaranteed a certain residual value of the vehicle to the lessor, depending on the ultimate lease term.

If the leases are terminated at the end of the fiscal year, the corporation estimates the required payment for the leases to be \$2,008 (2014 - \$2,699).

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

11 Contingent liabilities and guarantees

The corporation has been named as a defendant in certain legal actions, in which damages have either been sought or, through subsequent pleadings, could be sought. The outcome of these actions is not determinable or is considered insignificant as at December 31, 2015 and, accordingly, no provision has been made in these financial statements for any liability that may result. Any losses arising from these actions will be recorded in the year the related litigation is settled.

In the normal course of business, the corporation enters into agreements that meet the definition of a guarantee, as outlined in the Chartered Professional Accountants of Canada Handbook. The corporation's primary guarantee subject to the disclosure requirements is as follows:

- The corporation enters into agreements that include indemnities in favour of third parties, such as purchase agreements, confidentiality agreements, leasing contracts, information technology agreements and service agreements. These indemnification agreements may require the corporation to compensate counterparties for losses incurred by the counterparties as a result of breaches of contractual obligations, including representations and regulations, or as a result of litigation claims or statutory sanctions that may be suffered by the counterparty as a consequence of the transaction. The terms of these indemnities are not explicitly defined and the maximum amount of any potential reimbursement cannot be reasonably estimated.

The nature of the above indemnifications prevents the corporation from making a reasonable estimate of the maximum exposure due to the difficulties in assessing the amount of liability, which stems from the unpredictability of future events and the unlimited coverage offered to counterparties. Historically, the corporation has not made any significant payments under such or similar indemnification agreements and, therefore, no amount has been accrued in the statement of financial position with respect to these agreements.

12 Risk management

Market risk

The corporation's investments are susceptible to market risk, which is defined as the risk the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The corporation's market risk is affected by changes in the level or volatility of market rates or prices, such as interest rates, foreign currency exchange rates and equity prices. The corporation is subject to cash flow interest rate risk due to fluctuations in the prevailing levels of market interest rate sensitive investments. The risk is mitigated through the corporation's investment policy, which requires investments to be held in high grade, low risk investments.

Credit risk

Credit risk arises from the potential a counterparty will fail to perform its obligations. The corporation is exposed to credit risk from banks and debtors. The risk is mitigated in that the corporation conducts business with reputable financial institutions and its debtors are mainly entities within a level of the provincial government.

Municipal Property Assessment Corporation

Notes to Financial Statements

December 31, 2015

(in thousands of dollars)

Liquidity risk

Liquidity risk is the risk the corporation will not be able to meet its financial obligations as they come due. The corporation manages liquidity through regular monitoring of forecasted and actual cash flows.

13 Credit facility

The corporation has an unsecured credit facility of \$5,000 to be used for its operations, which is renewable annually. As at December 31, 2015, this facility has not been used.

14 Government remittances

Government remittances consist of workplace safety insurance, sales taxes and payroll withholding taxes required to be paid to government authorities when the amounts come due. In respect of government remittances, \$1,265 (2014 - \$1,793) is included in accounts payable and accrued liabilities.

15 Comparative figures

Certain comparative figures have been reclassified to conform to the current year's financial statement presentation.



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

READY TO ROLL

2015 ANNUAL REPORT



Ready to Roll

In 2013, we made a promise to all our stakeholders to find ways to strengthen the property assessment system in Ontario. And, at that time, we set a clear path for transforming the way we do business, culminating in the delivery of the 2016 province-wide Assessment Update.

Through collaboration, innovation, fiscal responsibility and an unwavering commitment to openness and transparency, we are delivering on that promise. As you read this report, highlighting our progress in 2015, we trust you'll agree... *We're Ready to Roll.*

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Ontario's Property Assessment System

MPAC is an independent, not-for-profit corporation funded by all Ontario municipalities.

We're accountable to the Province, municipalities and property taxpayers through a 15-member Board of Directors.

Our role is to assess and classify all properties in Ontario.

We do this in compliance with the *Assessment Act* and regulations set by the Government of Ontario.



Responsible for assessing and classifying more than

5 MILLION
properties in Ontario

\$2.3
TRILLION
in property value 

About MPAC

Vision

- Property Assessment Excellence
- Outstanding Service
- Trust

Mission

To serve Ontario property taxpayers together with provincial and municipal stakeholders through accurate and timely property assessments and a commitment to service excellence and efficiency.

Values

Service • Teamwork • Quality • Innovation
Professionalism • Accountability

MPAC's province-wide Assessment Updates of property values have met international standards of accuracy. Our assessments and data are also used by banks, insurance companies and the real estate industry.

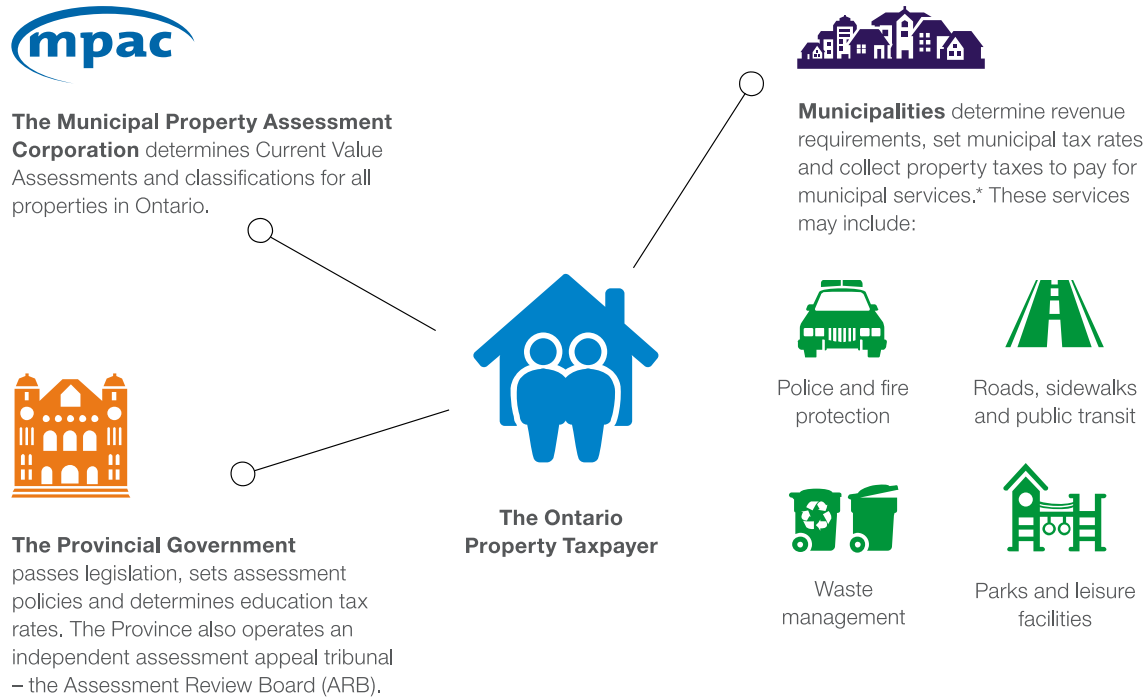
 **We are**
1700+
 **EMPLOYEES**
in offices across Ontario

We are committed to:

- ✓ Delivering property assessment excellence.
- ✓ Providing outstanding service.
- ✓ Earning the trust of property taxpayers as well as municipal and provincial stakeholders.

Ontario's Property Assessment System

There are several main components in Ontario's property assessment and taxation system. Each plays an important role:



*Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.

Property Assessment Update Cycle

Every four years, property owners receive a Property Assessment Notice when MPAC completes a province-wide Assessment Update based on the legislated valuation date.

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

- ✓ In 2012, MPAC updated all properties in Ontario to reflect a January 1, 2012 valuation date. These updated assessments are applicable for the 2013-2016 property tax years.
- ✓ In 2016, MPAC will update the assessed value of every property in Ontario based on a legislated valuation date of January 1, 2016. These values will be used by municipalities as the basis for calculating property taxes for the 2017-2020 property tax years.
- ✓ MPAC continues to update property information during non-Assessment Update years. In 2015, MPAC delivered nearly one million Property Assessment Notices to reflect changes in ownership, value, classification or school support.

MPAC's Services

Assessment Services



Your Property.
Our Assessment.
Know More About It.

We prepare annual assessment rolls for use by municipalities and the Province of Ontario to calculate property and education taxes.

- ✓ MPAC's property assessors are trained experts in the field of property valuation and apply appraisal industry standards and best practices.
- ✓ More than 250 of our valuation staff hold one or more designations from recognized accrediting bodies including the Institute of Municipal Assessors, the Appraisal Institute of Canada, the Royal Institution of Chartered Surveyors and/or the International Association of Assessing Officers.
- ✓ We estimate fair market values using property sales, cost of construction and income information. Our data quality is an integral part of our business and one that we take seriously.

People Services

MPAC is legislatively responsible for collecting occupant information (name, date of birth, citizenship and school support) for municipal, District Social Services Administration Boards and school board elections.

- ✓ This information is used by MPAC to create a Preliminary List of Electors, which is provided to municipalities, school boards and District Social Services Administration Boards to help these organizations create the final Voters' Lists for municipal and school board elections.

Value-Added Services

propertyline.ca

Your property information solution

MPAC delivers innovative products and value-added services to banks, insurance companies, the real estate industry and a number of other assessment jurisdictions across Canada.

- ✓ Our Business Development team works with valuation experts to facilitate the introduction of new products to the marketplace. They also work to develop partnerships that support MPAC's goals and objectives to find cost-savings and operational efficiencies as well as meet the expectations from various stakeholder groups.
- ✓ Propertyline™, MPAC's secure e-commerce solution, enables users to obtain accurate real-time property information quickly and easily. With propertyline™, customers can purchase assessment, site, structural and sales data on all types of properties across Ontario. The surplus derived from this stream of MPAC's operations is used to offset the funding paid by municipalities to support the organization.

Message from our Chair



“A key objective of MPAC’s work in support of the delivery of values next year has been ensuring stability and predictability in assessment rolls.”

In 2015, MPAC introduced some of the most significant reforms to Ontario’s property assessment system since 1998. These changes were rooted in MPAC’s renewed efforts to support Ontario property owners and stakeholders by being more transparent, improving understanding of property assessment and striving for more consistency in the municipal tax base.

MPAC is committed to increasing awareness and understanding among property owners, municipalities and our stakeholders. In support of this commitment we are making significant enhancements to our products and services for the 2016 province-wide Assessment Update including a new Property Assessment Notice, redesigned aboutmyproperty.ca and more tools and resources to assist Ontarians in understanding the valuation process and increasing trust in MPAC’s role.

We understand that changing assessment values can create real challenges. So as we develop the 2016 Assessment Update, MPAC is working hard to help manage these challenges. That includes advance disclosure on more complex properties, so we can notify property owners and municipalities of major changes sooner.

MPAC will work with municipalities and property owners to eliminate surprises and create greater stability in the system. We have also remained committed to adding much needed assessment growth to municipal rolls in 2015 – more than \$30 billion (page 17).

Other service improvements include Service Level Agreements with municipalities, a new and improved Municipal Connect, dedicated stakeholder support and ongoing outreach and communication (page 13).

In addition, the Board has continued to deliver on its promise to save \$20 million by the end of 2016, ensuring consistency in the funding requirements set by the organization back in 2012 (page 10).

On behalf of the Board of Directors, I’d like to thank our stakeholders for their continued support and I encourage property owners and municipalities to learn more about MPAC’s efforts to improve Ontario’s assessment system in our 2015 Annual Report.

Dan Mathieson

Board Governance

The MPAC Board of Directors provides governance to the organization to ensure overall direction, effectiveness, supervision and accountability through quarterly meetings as well as regular meetings of the three committees of the Board – Audit, Governance and Human Resources, and Quality Assurance.

Audit Committee

The Audit Committee oversees the Corporation's financial statements and financial reporting process. It also oversees the effectiveness of management's internal control framework and information systems, performance of internal and external auditors, management's assessment and stewardship of enterprise risks and critical legal and litigation activity facing the organization.

Chair: David P. Settingington (Vice-Chair)

Members: Ken Hughes, Dan Mathieson (Board Chair), Jack Prazeres, Roberto Rossini, Walter Sendzik

Governance and Human Resources Committee

The purpose of the Governance and Human Resources Committee is to assist with Board oversight of governance issues affecting the Corporation to ensure that appropriate governance processes, Board and Committee structures and information necessary for effective direction and oversight are in place.

Chair: Bill Rayburn

Members: Alf Chaiton, Keith Hobbs, Bev Hodgson, Dan Mathieson (Board Chair), David P. Settingington (Vice-Chair), Mary Smith

Quality Assurance Committee

The Quality Assurance Committee oversees MPAC's operations from a quality standpoint, to promote a quality culture in the organization. The committee advises the Board of Directors of any concerns or issues related to MPAC's core business of assessment, quality related risks and internal controls.

Chair: Bev Hodgson

Members: Alf Chaiton, Dan Mathieson (Board Chair), Don Redmond, Walter Sendzik, David P. Settingington (Vice-Chair)

Board of Directors

MPAC is directly accountable to the public through a 15-member Board of Directors. All Board Members are appointed by the Minister of Finance.

Municipal Representatives



Keith Hobbs
Mayor, City of Thunder Bay



Doug Nadorozny
*Chief Administrative Officer,
City of Greater Sudbury*



Walter Sendzik
Mayor, City of St. Catharines



Ken Hughes
*Auditor General, City of Ottawa;
Past President, the Ontario
Municipal Tax and Revenue
Association (OMTRA)*



Bill Rayburn
*Chief Administrative Officer,
Middlesex County*



John Skorobohacz
*Chief Administrative Officer,
Town of Innisfil*



Dan Mathieson (Chair)
Mayor, City of Stratford



Roberto Rossini
*Deputy City Manager & Chief
Financial Officer, City of Toronto*



Mary Smith
Mayor, Township of Selwyn

Board of Directors

MPAC is directly accountable to the public through a 15-member Board of Directors. All Board Members are appointed by the Minister of Finance.

Taxpayer Representatives



Navdeep Bains

*Distinguished Visiting Professor,
Ted Rogers School of Management,
Ryerson University*



Bev Hodgson

*Barrister and Solicitor; owner of
Bev Hodgson Law*



Alf Chaiton

*President, Tweedsmuir Green
Power Group*



Don Redmond

*Sales Representative, Royal LePage
In Touch Realty Inc.*

Provincial Representatives



Jack Prazeres

*President, Senso Group Building
Supplies*



David P. Settingington (Vice-Chair)

*Member of Chartered Professional
Accountants (CPA) Ontario and
CPA Canada*

The Board of Directors thanks the following members whose terms ended in 2015:

**Navdeep Bains, Doug Nadorozny and
John Skorobohacz.**

Our 2013–2016 Strategic Plan

MPAC’s 2013-2016 Strategic Plan is focused on transforming our operations and interactions with stakeholders.



Background

- ✓ MPAC's 2013-2016 Strategic Plan was developed in 2012 with input from a broad cross-section of MPAC stakeholders.
- ✓ It was formally reviewed and approved by MPAC's Board of Directors, whose members are municipal, taxpayer and provincial representatives.
- ✓ The plan is guided by the recommendations found in the Ombudsman's Report, Auditor General's Report and the report of the Drummond Commission on the Reform of Ontario's Public Services, which urge public sector agencies to do more with less.

Our 2013–2016 Strategic Plan

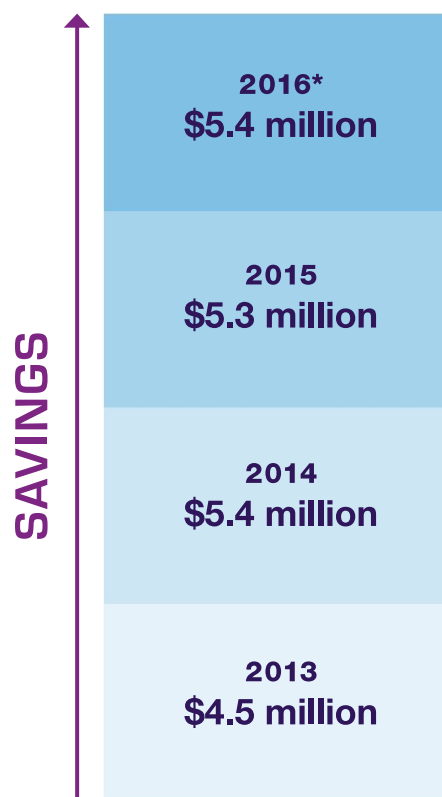
Strategic Plan Update

In 2015, the organization saw dramatic change as we prepared for delivery of the 2016 province-wide Assessment Update.

Three Year Progress Report

- ✓ MPAC actualized savings of \$15.2 million over three years toward our commitment of \$20.6 million in savings by 2016.
- ✓ Savings of \$9.7 million over the three-year period can be attributed to initiatives as part of MPAC's Strategic Plan.

We are committed to finding efficiencies and savings.



**projected*

\$20.6M
in savings by the end of 2016

TOP 3 COST IMPACTS & INVESTMENT DECISIONS

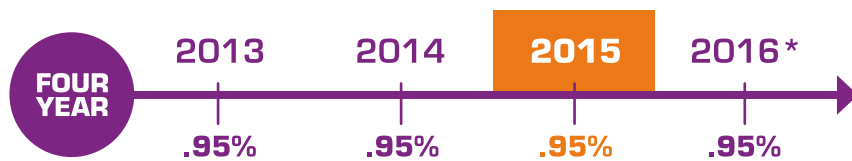
- 1 Strategic Investments**
Increased investment in capital to improve quality of data capture and delivery
- 2 Market-Driven Growth**
Increases in property counts due to new construction, condominium and subdivision plans
- 3 Legal Obligations**
Inflationary and long-term human resources legacy costs

Strategic Plan Budget

Funding Requirements

In 2012, MPAC’s Board of Directors approved a targeted four-year expenditure plan for the organization, with a commitment to increases in the funding requirement of less than 1% for 2013, 2014, 2015 and 2016.

Our commitment to increases of 0.95% for four years is only possible as a result of implementing our Strategic Plan, which continues to bring savings through innovations and improved products and services.



✓ **We kept our funding commitment.**
In 2015, we held the municipal funding increase to 0.95%.

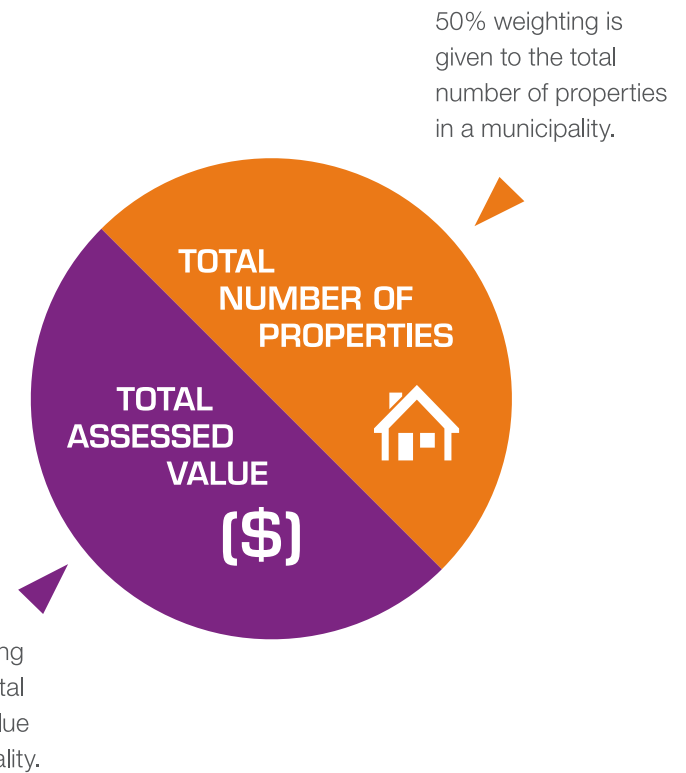
✓ **Benefits are passed on to municipalities.**
The efficiencies and effectiveness delivered through our Strategic Plan are being passed along to municipalities.

*This forecast is based on the status quo and may need to be revisited if there are unplanned changes to the organization’s workload responsibilities as a result of legislative or regulatory change.

Our Funding Formula

Under the *Municipal Property Assessment Corporation Act*, MPAC’s funding requirements are apportioned to each municipality using a formula that reflects the proportionate relationship of an individual municipality’s or taxing authority’s assessed values and total property counts as compared to all of Ontario.

These two indicators are averaged to determine each municipality’s/taxing authority’s levy:



Message from our President



“We have completed an unparalleled amount of work to ensure the quality and accuracy of our data ahead of updating values.”

Our 2015 Annual Report provides a comprehensive look at our operational and financial performance over the last year.

Our progress in delivering on the objectives outlined in our 2013-2016 Strategic Plan has been transformative and has truly set the stage for the successful delivery of the 2016 province-wide Assessment Update.

Assessing more than five million properties is a significant undertaking and absolutely critical to our success is the quality of our data. Stable and accurate assessments are our focus. We have completed an unparalleled amount of work to ensure the quality and accuracy of our data ahead of updating values (page 12).

Along with more than 2.9 million data checks to ensure value readiness and quality, we have also maintained our focus on operational performance. We improved our effectiveness in delivering our core business and added \$30 billion in new assessment to

municipal tax rolls (page 17). We also cut the backlog of appeals by 87% this year (page 21).

2015 also saw a number of partnerships with stakeholders affecting real change. This includes our efforts in the area of pre-roll consultation and disclosure (page 14) and a new residential notice mailing and Request for Reconsideration model (page 15) that further bolsters roll stability and encourages property owner and stakeholder understanding.

In large part, our successes in 2015 can be attributed to the professionalism and expertise of our employees who work for us across the province. Our Annual Report outlines the transformational change that MPAC has made over the course of the year and I trust that Ontarians will agree that MPAC is... *Ready to Roll* for next year's province-wide Assessment Update.

Antoni Wisniowski

Strategic Plan Update

2016 Assessment Update Readiness

MPAC has completed an unparalleled amount of work to ensure the quality and accuracy of data in preparation for the 2016 Assessment Update.

Staff have conducted 2.9 million+ data checks across the province through activities including:

- building permit investigations
- sales reviews
- data cleanse activities
- municipal/taxpayer requests
- MPAC-initiated reviews
- Requests for Reconsideration and appeals

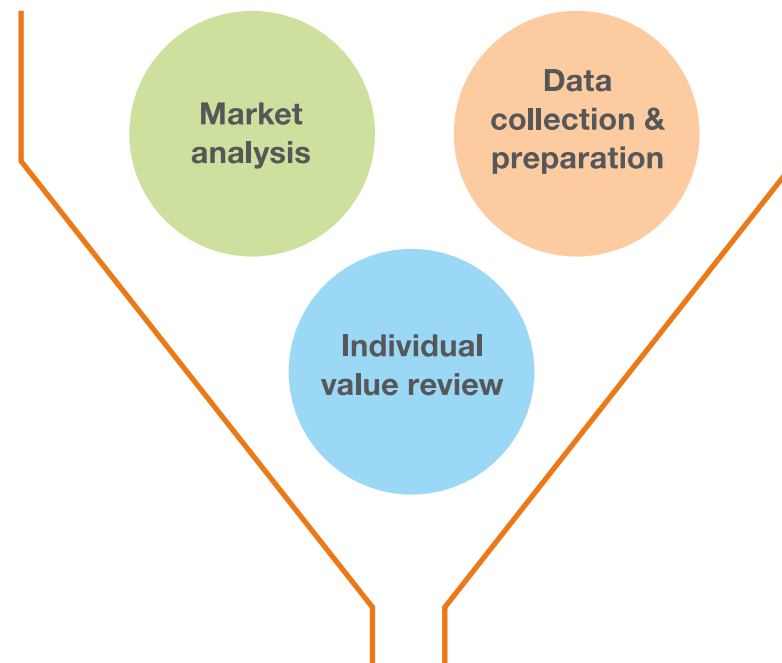
Preliminary values for the majority of properties were developed and market analysis completed for the majority of property types by the end of 2015.

2.9+M DATA CHECKS



“One of the greatest achievements for this reassessment is the number of sales investigations completed by MPAC staff. Good sales information leads to better market analytics, more accurate values and ultimately brings greater stability and predictability to the Assessment Roll.”

Rose McLean, Vice-President and Chief Operating Officer



2016 values

January 1, 2016 valuation date

190.6K SALES INVESTIGATIONS completed – more than double those completed in 2014



Strategic Plan Update

We are transforming stakeholder relationships into true partnerships.



“The newly aligned Municipal and Stakeholder Relations team is committed to building trust and transforming relationships into true partnerships. I look forward to working with municipalities and all our stakeholders as we prepare to deliver the 2016 province-wide Assessment Update.”

*Carla Nell, Vice-President,
Municipal and Stakeholder Relations*

In 2015, MPAC implemented a new Municipal and Stakeholder Relations service delivery model to strengthen our relationship with municipalities and provide better service to all of our stakeholders.

Under the leadership of Carla Nell, MPAC’s new Vice-President, Municipal and Stakeholder Relations, eight new regional teams have been established with a focus on outreach, education and engagement in these areas:

- Delivery of the 2016 province-wide Assessment Update
- Finalization of Service Level Agreements with municipal stakeholders
- Managing and mitigating high-impact Assessment Review Board appeals through stakeholder engagement
- Dedicated stakeholder support of valuation activities including the special purpose property reforms
- Active account management of municipal assessment bases
- Proactive management of stakeholder inquiries and requirements through innovations and improved products and services

Service Level Agreement

MPAC collaborated with municipalities and the Ministry of Finance to develop and finalize a two-way Service Level Agreement. The Service Level Agreement is a statement of our commitment to maintain high performance standards when providing services to each municipality, and each municipality’s commitment to perform the dependencies that MPAC requires in order to meet these standards.

- ✓ The Service Level Agreement sets out service parameters and responsibilities related to:
 - the accuracy of the Assessment Roll
 - property assessment in-year maintenance
 - appeals management
 - support services
- ✓ In 2015, the team extended its reach through focus groups, meetings with various municipal groups and MPAC departments. Feedback from these groups was very instructive and helped guide the team and provide validation.
- ✓ Their feedback will be reflected in the final Service Level Agreement, which will be presented to all municipalities throughout 2016 with the goal of full implementation by 2017.

Strategic Plan Update

Disclosure

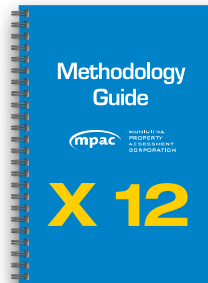
Disclosure is about transparency and shared understanding. It's about our commitment to share information with property owners and stakeholders and provide fair, consistent and accurate property valuations through a no-surprise approach.

Benefits of Disclosure

- ✓ Consistent and accurate values
- ✓ Improved Assessment Roll predictability and stability
- ✓ Improved risk analysis for municipalities
- ✓ Easy access to property information
- ✓ Increased transparency
- ✓ Increased satisfaction and confidence
- ✓ Improved relationships with stakeholders
- ✓ No surprises

MPAC is committed to providing better service through transparency, predictability and accuracy. Our disclosure activities in support of the 2016 Assessment Update include three levels of information that will be shared with taxpayers and municipalities.

1. Methodology Guides

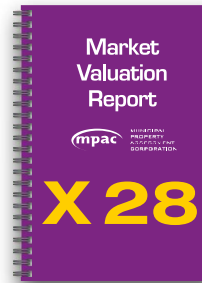


In 2015, we published 12 Methodology Guides. They reflect industry standards, best practices and feedback from consultation sessions held with property owners,

representatives and municipalities.

- ✓ In accordance with the directive issued by the Minister of Finance (subsection 10(1) of the MPAC Act), we published a Methodology Guide for each of these sectors: automotive assembly plants, automotive parts manufacturing plants, pulp and paper mills, sawmills, steel manufacturing plants, and value-added wood manufacturing plants.
- ✓ We went one step further and published six additional Methodology Guides for these sectors: aerospace, chemical manufacturing, food processing, mining, oil refineries, and pharmaceutical manufacturing.

2. Market Valuation Reports

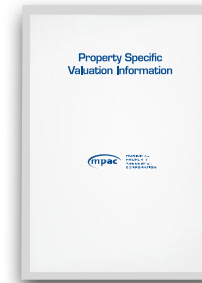


In early 2016, we will publish 28 Market Valuation Reports. These comprehensive reports explain how assessment methodology

was applied to value properties, at the sector level, for the 2016 Assessment Update.

- ✓ Beginning fall 2015, MPAC held level 2 disclosure consultations with 12 different sectors to discuss how assessment methodology is being applied to large and special purpose business properties for the 2016 Assessment Update.

3. Property Specific Valuation Information



Detailed information will be available through secure online access.

For more information, visit the Disclosure page at mpac.ca.

Strategic Plan Update

We are building understanding and trust in MPAC's role by improving the property taxpayer experience.

Property Assessment Notices will be delivered up to five months earlier.

As part of MPAC's commitment to bring greater stability and predictability to the property assessment and taxation system, a new mail-out schedule for the 2016 Assessment Update has been created.

The early mailing of Notices will:

- ✓ Enable MPAC to help resolve property owners' concerns with their assessments well ahead of the delivery of the Assessment Roll to municipalities, thereby improving roll predictability and stability.
- ✓ Enable municipalities to have a better understanding of the changes in values and how those changes impact their assessment base.

The Request for Reconsideration deadline has changed.

On December 10, 2015, Bill 144, *Budget Measures Act, 2015*, received Royal Assent, bringing into effect legislative change to move to a rolling 120-day Request for Reconsideration (RfR) filing window.

The early delivery of Notices and the 120-day RfR deadline will:

- ✓ Reduce the compressed processing time and standardize the RfR process so all property owners receive a fair and consistent review of their concerns.
- ✓ Improve Assessment Roll stability and accuracy by allowing some RfRs to be resolved before final Assessment Rolls are delivered to municipalities.

We've improved the Property Assessment Notice and AboutMyProperty™.

As part of our commitment to increase awareness, openness and transparency, MPAC has made significant changes to the Property Assessment Notice and AboutMyProperty™ website.

These changes are driven by research undertaken with Ontario residential property owners, in consultation with the Ministry of Finance and include:

- ✓ A new and improved Property Assessment Notice focused on clear language and design principles to improve property owners' understanding of their property assessment.
- ✓ A re-branded and simplified AboutMyProperty™ website with improved design and navigation.

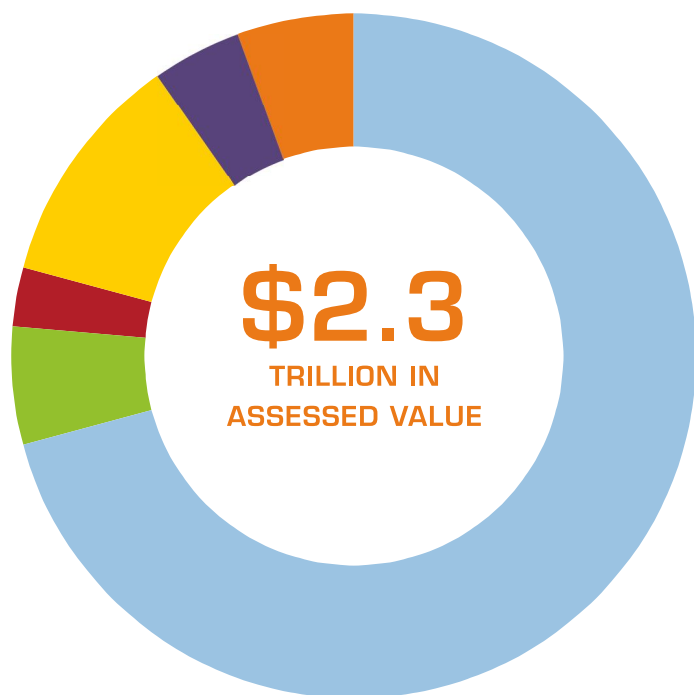


For more information,
visit aboutmyproperty.ca.

2015 Year in Review

Ontario's 2015 Assessment Roll

The total number of properties contained in the 2015 assessment roll returns to Ontario municipalities was 5,108,753 – an increase of 60,137 from 2014.



RESIDENTIAL
4,589,206 properties
\$1.6T in value



COMMERCIAL
156,161 properties
\$266B in value



FARM
223,082 properties
\$89.5B in value



INDUSTRIAL
79,131 properties
\$103.5B in value



MULTI-RESIDENTIAL
16,260 properties
\$82B in value



SPECIAL / EXEMPT
44,913 properties
\$110B in value

Assessment Roll Stability

Objective: No more than 15% of municipalities with Requests for Reconsideration (RfR) and appeal losses of greater than 0.5%

Progress

- ✓ **We exceeded our objective.**
In 2015, only 10.6% of municipalities had RfR/appeal losses greater than 0.5%.
- ✓ **RfR/appeal losses were <0.5% in 2015.**
59% of RfRs resulted in a change – a 0.1% reduction in the assessment base (\$1,455,316,683 in assessed value).

5M+ ASSESSED PROPERTIES

2015 Year in Review

Assessment Growth

In 2015, MPAC achieved record-breaking results by delivering more than \$30 billion in taxable assessment growth to municipalities, more than \$5 billion over target.

Timeliness of Assessment Growth

MPAC continues to streamline processes in order to capture growth early. This enabled MPAC to reduce backlog and improve throughput, resulting in 84% of new construction growth added within 12 months of occupancy, and moving us closer to our goal of capturing 100% of available assessment growth within 12 months of commencement of use.

Progress

- ✓ **Condominiums**
In 2015, we captured more than \$8.2 billion in condominium assessment growth.
- ✓ **Business properties**
In 2015, we captured almost \$4 billion in business properties growth.
- ✓ **We processed more than \$622 million in exempt growth.**
- ✓ **Payment in Lieu of Taxes (PILT)**
We processed more than \$578 million in PILT growth.

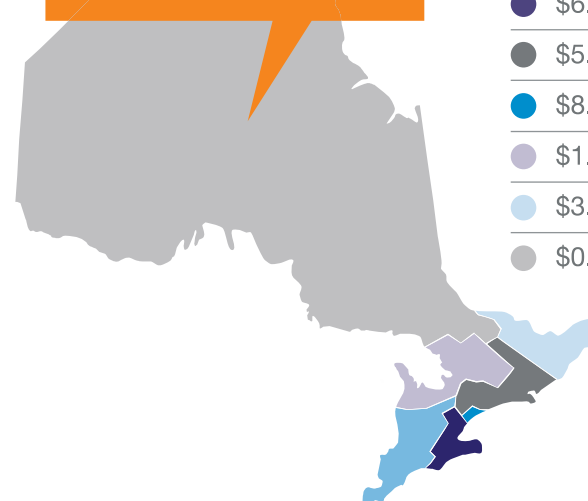


84%

of new construction growth added within 12 months of commencement of use

\$30B

added in new assessment to municipal tax rolls in 2015



Growth Added Within 12 Months



New construction growth added within 12 months of commencement of use

2015 Year in Review

Current Value Assessments of Properties

Property Group	2010 (\$)	2011 (\$)	2012 (\$)	Year 1 (current cycle)	Year 2 (current cycle)	Year 3 (current cycle)
				2013 (\$)	2014 (\$)	2015 (\$)
Residential	1,248,257,477,200	1,274,660,627,762	1,542,547,677,161	1,566,150,514,136	1,592,744,671,456	1,620,231,277,822
Farm	65,041,811,967	65,502,492,564	88,228,656,710	88,486,468,685	89,111,618,519	89,546,744,279
Multi-Residential	62,969,705,866	62,545,553,108	79,679,531,614	80,698,797,361	81,010,954,278	82,026,356,607
Commercial	221,717,018,286	223,770,657,579	258,469,491,493	261,921,422,404	264,311,931,623	266,121,331,480
Industrial	90,495,913,344	90,541,000,309	102,585,786,776	102,834,147,179	103,030,587,550	103,474,581,023
Special, Exempt	84,963,852,737	89,123,272,210	106,668,748,446	103,963,535,945	107,484,571,022	109,844,803,386
TOTAL	1,773,445,779,400	1,806,143,603,532	2,178,179,892,200	2,204,054,885,710	2,237,694,334,448	2,271,245,094,597

The total Current Value Assessment of all properties in Ontario for roll return rose from \$2.2 trillion in 2014 to \$2.3 trillion in 2015.

2015 Year in Review

Indicators of Assessment Quality

Requests for Reconsideration (RfR) and appeals filed with the Assessment Review Board (ARB) are key indicators of assessment quality and property owners' acceptance of their assessment. This chart shows the number of RfRs and appeals that were completed in each taxation year, regardless of the assessment roll(s) in question. In many cases when an appeal is completed it addresses multiple tax years.

Property Valuation Date	January 1, 2008						January 1, 2012					
	2010		2011		2012		2013*		2014		2015	
	Properties	Reduction	Properties	Reduction	Properties	Reduction	Properties	Reduction	Properties	Reduction	Properties	Reduction
Requests for Reconsideration	82,971	\$1.36B	29,804	\$1.27B	24,000	\$1.46B	122,136	\$5.56B	33,867	\$2.02B	29,331	\$1.4B
Assessment Review Board Appeals	25,981	\$3.92B	4,797	\$3.62B	18,867	\$10.88B	25,412	\$10.39B	23,038	\$6.97B	38,532	\$12.1B
TOTAL	108,952	\$5.28B	34,601	\$4.89B	42,867	\$12.34B	147,548	\$15.96B	56,905	\$8.99B	51,212	\$13.5B
Percentage of all Properties	2.30%		0.72%		0.88%		2.99%		1.14%		1.0%	
Percentage of Total Assessment		0.30%		0.28%		0.68%		0.73%		0.41%		0.60%

*Every property taxpayer in the province received a Property Assessment Notice from MPAC in fall 2008 and fall 2012. The subsequent RfRs and ARB appeals (i.e., in 2009 and 2013) were submitted based on these province-wide Assessment Updates of Ontario's more than five million properties. In between province-wide updates, MPAC sends Notices to property taxpayers to reflect in-cycle changes.

Balanced Scorecard



The Balanced Scorecard is a strategic planning and management tool that aligns MPAC's business goals and objectives with the 2013-2016 Strategic Plan and Vision, Mission and Values. It provides a clear picture of our Key Performance Indicators (KPIs) in a clear, easy-to-understand and easy-to-measure framework.

MPAC's Balanced Scorecard translates strategic intentions into measurable targets across four areas: Customer, Operations, People and Financial.

Customer

KPI Question: How satisfied are our customers?

38%

Percentage of residential property taxpayers who trust MPAC as an expert in property assessment and valuation – exceeding our 2015 goal of moving from 21% to 26%.

\$30B

Generated growth for the Assessment Roll, more than \$5 billion over target; 84% of this growth was captured within 12 months of occupancy.

10.6%

Percentage of municipalities that have Requests for Reconsideration/appeal losses greater than 0.5%—exceeding our target of no more than 15%.

People

KPI Question: How well are we managing and sustaining our workforce?

250+

Number of valuation staff that have achieved accreditation.

73%

Percentage of MPAC employees who have alternate work arrangements. Alternate work arrangements improve service delivery, drive down costs and improve work-life balance.

7

Number of offices in Ontario that have converted to Workplace 2.0; Hamilton and Durham offices recently converted. These modern office workplaces attract, retain and encourage employees to work smarter, greener and healthier to better serve Ontarians.

3.6

We achieved 3.6 out of 5 on the High Performance Organization index and 3.9 out of 5 on the Employee Engagement index.

Balanced Scorecard

Operations

KPI Question: What do we need to excel at? How reliable and stable are our Assessment Roll and property review cycle?

38,532

Number of appeals disposed of in 2015 (on over 13,499 properties), in support of the Assessment Review Board's commitment to clear the backlog of appeals.

87%

Percentage reduction in the backlog of appeals. Pre-2012 Assessment Update appeals were reduced from 80,608 in 2013 to 10,302 as of December 31, 2015.

2015 Milestones

↑ \$30B IN GROWTH ADDED to the Assessment Roll – more than \$5B over target. 84% of growth processed within one year of occupancy.

✓ 14.2K SEVERANCES completed

190.6K SALES INVESTIGATIONS completed – more than double those completed in 2014

115.4K PROACTIVE PROPERTY INSPECTIONS completed

133.5K BUILDING PERMITS processed

377 SUBDIVISION PLANS completed

327 CONDOMINIUM PLANS completed

29.3K REQUESTS FOR RECONSIDERATION received & completed

147K RENTAL VALIDATIONS completed

Financial

KPI Question: How efficiently, economically and effectively are we managing our financial resources?

\$5.3 Million

Actualized savings realized in 2015, as part of our overall commitment of \$20.6 million in savings by 2016.

0.95%

MPAC kept its commitment of a 0.95% annual municipal funding increase.

Financial Highlights



“MPAC executed on its commitment to maintain a 0.95% municipal levy increase for the third year in a row. Solid service level commitments to municipalities, while finding cost savings and efficiencies through strategic initiatives, continue to be a priority for us.”

*Nicole McNeill, Vice-President and
Chief Financial Officer*

Statement of Operations

(in thousands of dollars)

	2015	2014
Revenue		
Municipal	194,200	192,373
Interest	2,489	2,274
Other	17,699	14,661
Total revenue	214,388	209,308
Expenses		
Salaries and wages	123,177	120,460
Benefits	34,288	33,880
Information technology	10,584	11,551
Facilities	12,127	10,657
Legal and supplier services	16,545	16,175
Office and other	15,192	10,433
Amortization	5,006	5,258
Total expenses	216,919	208,414
Excess of revenue over expenses for the year before changes in fair value of investments	(2,531)	894
Changes in fair value of investments	(1,212)	3,874
Excess (deficiency) of revenue over expenses for the year	(3,743)	4,768

Financial Highlights

Statements of Financial Position

(in thousands of dollars)

	2015	2014
Assets		
Current assets	22,506	26,125
Non-current assets	86,992	87,322
Total assets	109,498	113,447
Liabilities		
Current liabilities	19,917	25,222
Non-current liabilities	67,498	63,728
Total liabilities	87,415	88,950
Net Assets		
Unrestricted funds	1,914	2,500
Reserve funds	7,426	6,837
Invested in capital and intangible assets	12,743	15,160
Total net assets	22,083	24,497
Total liabilities and net assets	109,498	113,447

Statement of Changes in Net Assets

(in thousands of dollars)

	2015	2014
Net assets – beginning of year	24,497	33,261
Excess of revenue over expenses for the year	(3,743)	4,768
Net actuarial gain (loss) on employee future benefits	1,329	(13,532)
Net assets – end of year	22,083	24,497

Notes for the Financial Summary

(in thousands of dollars)

It is suggested the financial highlights be reviewed along with the 2015 Audited Financial Statements and Notes to the Statements, which have received an unqualified opinion from MPAC's external auditors. The financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations.

Reserve Funds

The Reserve Funds consist of the Board Appropriated Working Fund, Reserve for Enumeration, and the Reserve for Assessment Update. The Board Appropriated Working Fund balance of \$5,400 is set aside by the Board of Directors of MPAC for contingency purposes to alleviate the need to increase municipal levies on a one-time basis.

The Reserve for Enumeration was established to fund costs associated with the preparation of preliminary lists of electors for municipal and school board elections. The Reserve for Assessment Update was established to fund the costs associated with the assessment update. The Corporation contributes amounts to these reserves annually. The Reserve for Enumeration balance of \$49 and the Reserve for Assessment Update balance of \$1,977 will be drawn down as expenses are incurred.

Building Better Communities, Together

Across the province, MPAC employees actively gave back to their communities through a variety of employee-driven initiatives.

Habitat for Humanity

MPAC and Habitat for Humanity Canada have been partners since 2012. During that time, MPAC employees have raised more than \$250,000 and donated countless volunteer hours toward building safe, decent and affordable homes for Canadian families in need.



100% EMPLOYEE-DRIVEN FUNDRAISING

29 BUILDS 300 EMPLOYEE VOLUNTEERS



RAISED MORE THAN
\$250,000

Community Involvement Committee

MPAC's Community Involvement Committee organizes and engages employees in fundraising events to support local charities. In 2015, employees showed their continued support for many worthy causes including food banks and Wounded Warriors Canada. Employees also reached out internationally to those in need through the Syrian Emergency Relief Fund and Nepal Relief Fund.

Environmental Responsibility

At MPAC, we actively integrate sustainability into our business practices as part of our commitment to building better communities, together.



MPAC received the Smart Commute Workplace 2016 – Silver designation, recognizing our efforts to provide greener commute options for employees in 2015.

Hundreds of employees participated in the Clean Air Commute, 20-Minute Makeover, Waste Reduction Week, Office Supplies Recycling, Spring Up to Clean Up program, and other events across the province.

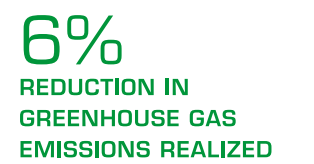
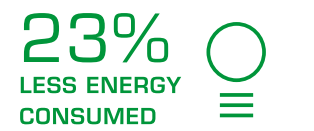
We're working smarter, cleaner and greener

MPAC began implementing its 2015-2017 Facilities Renewal Plan as part of our commitment to reducing our office footprint while continuing to improve service delivery to municipalities and property taxpayers. In 2015, office upgrades, relocations and amalgamations resulted in a 6% overall footprint reduction.

In addition, our Hamilton and Durham Assessment Offices adopted the Workplace 2.0 model, bringing the total to seven offices province-wide.

We're reducing our carbon footprint*

MPAC continues to transform its business processes to improve the organization's environmental performance.

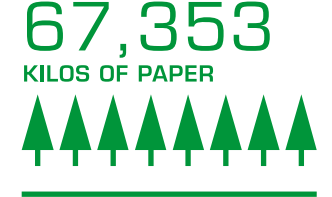


*Based on 2014 figures as per MPAC's reporting structure.

We're diverting waste from landfills

MPAC continues to partner with csr eco solutions toward environmentally responsible decommissioning.

- ✓ In 2015, furniture, equipment and office supplies were reused, recycled, resold or redistributed to non-profit organizations.



Executive Management Group

Antoni Wisniowski

President and Chief Administrative Officer

Rose McLean

Vice-President and Chief Operating Officer

Carla Nell

Vice-President, Municipal and Stakeholder Relations

Nicole McNeill

Vice-President and Chief Financial Officer

Don Leblond

Vice-President and Chief Strategy Officer

Zahir Manek

General Counsel

Sujit Jagdev

Chief Technology Officer

Lee Taylor

Executive Director, Business Development

Lucy Foster

Executive Director, Board Governance



Contact Us

Customer Contact Centre

Toll Free 1 877 296-MPAC (6722)
 TTY 1 877 889-MPAC (6722)
 Monday to Friday – 8 a.m. to 5 p.m.

Head Office

1340 Pickering Parkway, Suite 101
 Pickering ON L1V 0C4
 905 831-4433
 Toll Free 1 877 635-MPAC (6722)

If you have accessibility needs, please let our representatives know how we can assist you.



Online

mpac.ca
 aboutmyproperty.ca
 propertyline.ca

Follow us on Twitter
 @MPAC_Ontario



Zone	Assessment Offices	Regional Manager, Municipal and Stakeholder Relations	Director, Valuation and Customer Relations
1	London, Sarnia, Chatham, Kitchener, Goderich, Windsor	Amanda Maccougall	Karen Russell
2	Hamilton Hub, Mississauga	Nancy Huether	Greg Baxter
3	Richmond Hill, Durham, Trenton	Heather Colquhoun	Carmelo Lipsi
4	Toronto	Joe Regina	Greg Martino
5	Muskoka-Parry Sound, Peterborough, Barrie, Owen Sound	Rebecca Webb	Bob Buller
6	Kingston, Brockville, Cornwall, Ottawa, Pembroke	Scott Templeton	Andrew Loney
7	North Bay, Timmins, Sudbury, Sault Ste. Marie, Thunder Bay, Dryden, Kenora, Fort Frances	Darryl Bender	Walter Veneruzzo



About Ontario's Property Assessment System

Vibrant communities don't happen by accident. They're planned and built with purpose, and paid for with property taxes. And who provides the foundation on which municipalities across Ontario base those taxes? We do.

We're MPAC, and it's the accuracy of our assessments that helps ensure property owners, both residential and non-residential, pay their fair share nothing more and nothing less.

As a high performance organization we're committed to innovation in the products and services we provide. As a forward looking organization we know the work we do today will have a profound impact on how we all live tomorrow.



Building better communities, *Together.*

Karen Landry

From: FCM Communiqué <communiqué@fcm.ca>
Sent: May-05-16 3:46 PM
To: Karen Landry
Subject: Alberta Fire Appeal

May 5, 2016

[Change your language](#) | [View email in your browser](#)



Alberta Fire Appeal

Dear members,

Our colleagues in Fort McMurray, Alberta, are confronted with unimaginable risks, devastation and loss. An estimated 1,600 structures have been burned and more than 80,000 residents forced from their homes.

The municipal sector is banding together to [express support and offer help](#). In the spirit of true partnership, all orders of government are working to address the urgent needs of the community.

The federal and Alberta governments are matching individual donations made to the [Red Cross](#). Please consider making a donation to support Fort McMurray and the surrounding communities.

Sincerely,

Raymond Louie
Acting Mayor, Vancouver
FCM President

This is a publication of the Federation of Canadian Municipalities ©2014.
24 Clarence Street, Ottawa, Ontario K1N 5P3 • T. 613-241-5221 • F. 613-241-7440
This newsletter was sent to klandry@puslinch.ca. To opt-out, follow this link:

Karen Landry

From: AMO Communications <communicate@amo.on.ca>
Sent: May-05-16 12:51 PM
To: Karen Landry
Subject: AMO Support for Fort McMurray - Call to Action

May 5, 2016

Dear Colleagues,

Like you, I have been deeply affected by the disturbing images and the heartbreak we are seeing of those fleeing the wildfires around Fort McMurray. We appreciate the hard work of emergency services, civic employees and volunteers to assist in the multitude of efforts to tackle this situation. It is a situation that cries out for compassion and action.

AMO today challenged the 100 plus delegates at the Ontario Small Urban Conference to reach into their pockets and contribute personally. Delegates are meeting here in Goderich, the site of a devastating tornado that ripped through the community in 2011, learning more about being prepared for the unexpected, including natural disasters. In only 5 minutes, the challenge here raised \$1233.00. The OSUM delegates asked me to challenge all municipal governments to donate as well. Municipal governments can contribute through AMO and we'll ensure the funds are placed so that the Canadian government and Alberta government can match the dollars.

Donations can be made by cheque payable to Association of Municipalities of Ontario, with "Fort McMurray Disaster" in the description field. Let's grow today's \$1233.00 funds so that in several weeks, we can tell our colleagues in northern Alberta and across the country that Ontario's municipal governments care and are making a difference. Let's help their recovery!

Sincerely,
Gary McNamara
AMO President
amopresident@amo.on.ca

DISCLAIMER: Any documents attached are final versions. AMO assumes no responsibility for any discrepancies that may have been transmitted with this electronic version. The printed versions of the documents stand as the official record.

OPT-OUT: If you wish to opt-out of these email communications from AMO please [Click Here](#).





County of Wellington Solid Waste Services Division



I.G.#

4

MEMORANDUM

To: User Pay Garbage Bag Distributors
From: Cathy Wiebe, Administration Supervisor
Date: April 1, 2016
RE: Garbage Bag Fee Increase Effective July 1, 2016

RECEIVED
 APR 28 2016
 Township of Puslinch

Please be advised that at the meeting of Wellington County Council on March 31, 2016, Council approved two changes to the County's waste services that will affect your business as a distributor of user pay garbage bags.

1. Bag prices

- The price of both sizes of garbage bags will be increased, as shown in the following table. This price change will take effect July 1, 2016.
- This means that any cases delivered on or before June 30 will be at the current price (\$350 per case for large bags, \$200 per case for small bags) and any cases delivered on or after July 1 will be at the new price.

Bag Size	UPC Code	Price per Package		Price per Case	
		Current	1-Jul	Current	1-Jul
Large	1 84757 00001 5	\$17.50	\$20.00	\$350.00	\$400.00
Small	1 84757 00002 2	\$10.00	\$15.00	\$200.00	\$300.00

2. Expanded curbside collection to rural areas

- Curbside collection service will be expanded to provide collection to the rural households in the five member municipalities not currently receiving this service. This expanded service will start July 1, 2016.
- We expect there will be an increased demand for the user pay garbage bags at existing retail locations. We will continue with our bi-weekly delivery schedule,

County of Wellington, Engineering Services Department,
 Solid Waste Services Division
 Administration Centre, 74 Woolwich St., Guelph ON N1H 3T9
 T 519.837.2601 Toll-free 1.866.899.0248
 F 519.837.8138 W www.wellington.ca/sws



County of Wellington Solid Waste Services Division



however, we will work with retailers to help ensure sufficient inventory is available to meet demand.

- In addition, we anticipate there may be a need to bring on additional distributor locations to meet residents' needs, particularly in the new service areas.

Your business plays a very important role in providing this valuable service to the residents of the County of Wellington and we hope you will continue to work with us to provide this community service.

More information will be provided to you as we get closer to the July 1 launch date. We appreciate your understanding through this transition.

Should you have any questions regarding either of these changes, please do not hesitate to contact me at 519.837.2601 x2310.

County of Wellington, Engineering Services Department,
Solid Waste Services Division
Administration Centre, 74 Woolwich St., Guelph ON N1H 3T9
T 519.837.2601 Toll-free 1.866.899.0248
F 519.837.8138 W www.wellington.ca/sws

**Ministry of Tourism,
Culture and Sport**

Office of the Deputy Minister

9th Floor, Hearst Block
900 Bay Street
Toronto ON M7A 2E1
Tel. 416-326-9326
Fax: 416-314-7854

**Ministère du Tourisme,
de la Culture et du Sport**

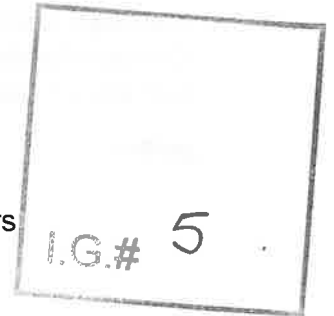
Bureau du sous-ministre

Édifice Hearst, 9^e étage
900, rue Bay
Toronto ON M7A 2E1
Tél. : 416 326-9326
Télééc. : 416 314-7854



April 22, 2016

MEMORANDUM TO: Municipal Clerks and Chief Administrative Officers
FROM: Maureen Adamson
Deputy Minister
SUBJECT: Update on Ontario's Culture Strategy



I would like to provide an update on Ontario's Culture Strategy. Last fall, the government launched Culture Talks to start a conversation with Ontarians about the value of culture in their lives and communities to help us develop the province's first Culture Strategy.

I'd like to thank those of you who helped us spread the word as well as those who participated in Culture Talks. We heard from thousands of participants and many municipalities who shared their ideas and thoughts on what culture means and the many ways they contribute to and take part in culture.

We now invite you to participate in the next stage of consultations by providing feedback on the key parts of the draft Culture Strategy, and to share the draft strategy with your contacts who may be interested.

The strategy sets out a new vision for culture and identifies three overarching goals to strengthen culture in communities, fuel the creative economy and promote cultural engagement and inclusion. These goals are supported by strategies and actions to guide Ontario's support for culture so that it continues to grow and flourish in the years to come. The consultation period on the key parts of the draft strategy closes on Friday, May 13, 2016.

We would also like to let you know that we have posted *A Summary of What We Heard from Ontarians*. This document is an overview of the first stage of consultations held from September 2015 to December 2015, in which we capture the key themes and ideas that emerged during the engagement process.

Our next step will be to review the feedback we receive on the draft strategy. We will then finalize the strategy and release it in June.

We look forward to receiving your feedback and continuing the conversation with Ontarians.

Sincerely,

original signed by

Maureen Adamson
Deputy Minister
Ministry of Tourism, Culture and Sport

Donna Tremblay

From: Premier of Ontario | Première ministre de l'Ontario <Premier@ontario.ca>
Sent: May-06-16 4:44 PM
Cc: Sandals, Liz (EDU); Pitre, Karen (CAB); McMeekin, Ted (MAH)
Subject: An email from Premier Kathleen Wynne / Un courriel de la première ministre Kathleen Wynne

[Version française après le texte anglais.]

I.G.#

6

Today, the Honourable Liz Sandals, Minister of Education, announced investments and regulatory changes to support the use of schools as community hubs.

In August 2015, the Community Hubs Framework Advisory Group, chaired by Special Advisor, Karen Pitre, released *Community Hubs in Ontario: A Strategic Framework and Action Plan* ("Action Plan"), a report with 27 recommendations on how our government can support community hub development. Today's announcement represents the latest in a series of many steps our government has taken towards implementing all of the recommendations.

In response to the Action Plan's recommended short-term strategy for school property and extensive stakeholder consultation, the Ministry of Education has made the following amendments to Ontario Regulation 444/98 – *Disposition of Surplus Real Property*:

- Extend the current surplus school circulation period from 90 days to 180 days, providing listed public entities with 90 days to express interest in the property and an additional 90 days to submit an offer
- Expand the list of public entities to receive notification of surplus school property disposition.

This means that school boards will begin circulating surplus school properties that they are seeking to sell or lease to an expanded list of public entities, including upper-tier and lower-tier municipalities, as well as Consolidated Municipal Service Managers and District Social Services Administration Boards and others.

These amendments will provide more opportunities for community organizations to purchase or lease surplus school properties in order to allow for continued community use.

The Ministry of Education is also supporting the use of schools as community hubs by investing \$90 million through new capital funding programs that will help schools better serve students, families and communities.

Information regarding the changes to Ontario Regulation 444/98 and the school board disposition process can be found on the following website:
<http://www.edu.gov.on.ca/eng/parents/properties.html>.

For guidance on how your organization can connect with community partners and explore community hub development, I encourage you to contact the Community Hubs Secretariat at Community.Hubs@Ontario.ca.

I believe this initiative represents an important step in supporting the government's objectives of removing barriers to community hub development, coordinating planning opportunities for public assets to serve as hubs, providing integrated service delivery to communities, and respecting the importance of local planning decisions.

I want to express my sincere appreciation to the many community organizations and other public sector entities for the feedback received to inform these changes and for their ongoing efforts to better serve Ontarians.

We are committed to continuing to engage collectively with our partners to build on the strengths of our partnerships. This will further improve community access to schools to support the communities they serve, as well as supporting our vision for Ontario as the best place to live, work and raise a family.

I look forward to continuing to work together.

Kathleen Wynne
Premier

c: The Honourable Liz Sandals
Karen Pitre, Special Advisor on Community Hubs

Aujourd'hui, l'honorable Liz Sandals, ministre de l'Éducation, a annoncé des investissements et des changements réglementaires pour favoriser l'utilisation des écoles en tant que carrefours communautaires.

En août 2015, le Groupe consultatif de la première ministre chargé du cadre pour les carrefours communautaires, présidé par la conseillère spéciale, Karen Pitre, a publié le rapport intitulé *Les carrefours communautaires en Ontario : un cadre stratégique et plan d'action* (le Plan d'action), un rapport assorti de 27 recommandations expliquant comment notre gouvernement peut favoriser la création de carrefours communautaires. L'annonce faite aujourd'hui représente la dernière d'une série de mesures que notre gouvernement a prises pour mettre en œuvre toutes les recommandations.

En réponse à la stratégie à court terme relative aux biens scolaires recommandée dans le Plan d'action et aux consultations exhaustives des intervenants, le ministère de l'Éducation a apporté les modifications suivantes au Règlement de l'Ontario 444/98 - Aliénation de biens immeubles excédentaires :

- Prolonger le délai de mise en circulation des biens excédentaires de 90 à 180 jours pour accorder aux entités publiques inscrites sur la liste 90 jours pour pouvoir exprimer un intérêt à l'égard du bien et 90 jours de plus pour faire une offre.
- Élargir la liste des entités publiques qui recevront un avis d'aliénation des biens excédentaires.

Ceci signifie que les conseils scolaires commenceront à mettre en circulation les biens scolaires excédentaires qu'ils souhaitent vendre ou louer à une liste élargie d'entités publiques, notamment les

municipalités de palier supérieur et de palier inférieur, ainsi que les gestionnaires des services municipaux regroupés et les conseils d'administration de district des services sociaux, parmi d'autres.

Ces modifications offriront davantage d'occasions aux organismes communautaires d'acheter ou de louer des biens excédentaires pour continuer à les utiliser à des fins communautaires

Le ministère de l'Éducation est également en faveur de l'utilisation des écoles en tant que carrefours communautaires. C'est la raison pour laquelle il investit 90 millions de dollars, par le biais de nouveaux programmes de financement des immobilisations, pour aider les écoles à mieux servir les élèves, les familles et les communautés.

Vous trouverez des renseignements concernant les modifications apportées au Règlement de l'Ontario 444/98 et le processus d'aliénation relatif aux conseils scolaires sur le site Web suivant : <http://www.edu.gov.on.ca/fre/parents/properties.html>.

Pour savoir comment votre organisme peut communiquer avec des partenaires communautaires et se renseigner sur la création de carrefours communautaires, je vous encourage à contacter le Secrétariat des politiques en matière de carrefours communautaires, en envoyant un courriel à Community.Hubs@Ontario.ca.

Je suis convaincue que cette initiative permettra d'appuyer les objectifs du gouvernement consistant à éliminer les obstacles à la création de carrefours communautaires, à coordonner les possibilités de planification des actifs publics pour les transformer en carrefours, à offrir aux communautés une prestation des services intégrée, et à tenir compte de l'importance des décisions locales en matière de planification.

Je tiens à exprimer toute ma gratitude aux nombreux organismes communautaires et aux autres entités publiques pour leur rétroaction sur laquelle ces changements reposent et pour les efforts constants qu'ils déploient pour mieux servir les Ontariennes et Ontariens.

Nous sommes déterminés à poursuivre notre collaboration avec nos partenaires pour renforcer les points forts des partenariats que nous avons noués. Ceci permettra de faciliter davantage l'accès communautaire aux écoles pour qu'elles puissent soutenir les communautés qu'elles servent, et de renforcer notre vision de l'Ontario comme étant le meilleur endroit où vivre, travailler et élever une famille.

J'attends avec impatience de poursuivre notre collaboration.

La première ministre de l'Ontario,

Kathleen Wynne

c. c. L'honorable Liz Sandals, ministre de l'Éducation
Karen Pitre, conseillère spéciale de la première ministre en matière de carrefours communautaires

Donna Tremblay

From: Land Use Planning Review <landuseplanningreview@ontario.ca>
Sent: May-10-16 2:17 PM
To: Admin
Subject: Announcing Proposed Changes to the Four Land Use Plans

I.G.#

7

La version française suit.

In the spring of 2015, the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry initiated a co-ordinated review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.

We are pleased to inform you of the release of changes to these four plans and invite you to provide input. These proposals were informed by the feedback we received from the public, municipalities, Indigenous communities, stakeholders and the Advisory Panel appointed to propose recommendations on how to make the plans better.

Please visit our website at www.ontario.ca/landuseplanningreview to find *Shaping Land Use in the Greater Golden Horseshoe*, a guide to proposed changes to the land use plans and the four proposed revised plans. Information on how to provide input, as well as the dates and locations of public open houses will also be available on our website.

The deadline to provide input on the four proposed revised plans is September 30, 2016.

We would like to sincerely thank all those who participated in the review so far. We look forward to receiving input on how to further improve the plans and continue to strengthen and support communities across the Greater Golden Horseshoe and Greenbelt.

The news release and backgrounder can be viewed [here](#).

Best regards,

Ted McMeekin
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, Ontario
M5G 2E5

Bill Mauro
Minister of Natural Resources and Forestry
Suite 6630, 6th Floor, 99 Wellesley Street West
Toronto, Ontario
M7A 1W3

Annnonce des modifications proposées aux quatre plans d'aménagement du territoire

Au printemps 2015, le ministère des Affaires municipales et du Logement et le ministère des Richesses naturelles et des Forêts ont lancé un examen coordonné du Plan de croissance de la région élargie du Golden Horseshoe, du Plan de la ceinture de verdure, du Plan de conservation de la moraine d'Oak Ridges et du Plan d'aménagement de l'escarpement du Niagara.

Nous avons le plaisir de vous informer de la publication des modifications que nous envisageons d'apporter à ces quatre plans, et nous vous invitons à nous dire ce que vous en pensez. Les modifications proposées tiennent compte aussi bien de la rétroaction du public, des municipalités, des communautés autochtones ainsi que d'autres intervenants que des recommandations du comité consultatif spécialement constitué à cet effet.

Nous vous invitons à visiter notre site Web, www.ontario.ca/examenamenagementduterritoire, est affiché le document *Construire l'aménagement du territoire dans la région élargie du Golden Horseshoe*, un guide des changements proposés aux quatre plans. Vous trouverez également sur ce site de l'information sur la manière de nous faire part de vos observations et commentaires, de même que les dates et les lieux des réunions publiques que nous organiserons à des fins de discussion.

La date limite pour nous donner votre avis et vos commentaires sur les quatre plans révisés proposés est le 30 septembre 2016.

Nous tenons à remercier très sincèrement tous ceux et celles qui ont participé jusqu'ici à l'Examen coordonné. Nous avons hâte de recevoir d'autres avis sur la manière d'améliorer les plans plus encore, tout en continuant de renforcer et d'appuyer les collectivités situées dans la région élargie du Golden Horseshoe et dans la ceinture de verdure.

Le communiqué de nouvelles et le document d'information peuvent être consultés [ici](#).

Meilleures salutations.

Ted McMeekin
Ministre des Affaires municipales et du Logement
777, rue Bay, 17^e étage
Toronto (Ontario) M5G 2E5

Bill Mauro
Ministre des Richesses naturelles et des Forêts
99, rue Wellesley Ouest, 6^e étage, bureau 6630
Toronto (Ontario) M7A 1W3

To unsubscribe from emails on the Co-ordinated Land Use Planning Review or Places to Grow, the Ontario government's program to plan for growth and development, please email landuseplanningreview@ontario.ca with the subject "unsubscribe".

Pour ne plus recevoir d'e-mails sur Examen coordonné des plans d'aménagement du territoire ou de Place à la croissance, le programme du gouvernement de l'Ontario pour planifier la croissance et le développement dans la province; veuillez écrire à examenamenagementduterritoire@ontario.ca avec le sujet "Désabonnement".

NOTICE

The Government of Ontario Process for Ministers' and Parliamentary Assistants' Delegations at the AMO Conference

**Sunday August 14 – Wednesday August 17, 2016
Windsor, Ontario**

Individual Ministers and Parliamentary Assistants are being asked to participate in municipal delegations. Please note that not all Ministers and Parliamentary Assistants will be taking delegations. If your municipality wishes to meet with a Minister or Parliamentary Assistant, we ask that you complete and submit the online form. Please note all request forms **must** include the name of a contact person who is knowledgeable about the issue and available to respond to ministry inquiries in a timely manner.

The Ministry of Municipal Affairs and Housing (MMAH) will respond to delegation requests for the Minister of Municipal Affairs and Housing. MMAH will advise other Ministers and Parliamentary Assistants of delegation requests. Decisions on delegation requests for other ministers will be made and given to you by the requested ministers. To assist in expediting your delegation request, we ask that you use the Municipal Delegation Request Form rather than going through your MPP or directly to the Ministers' Offices.

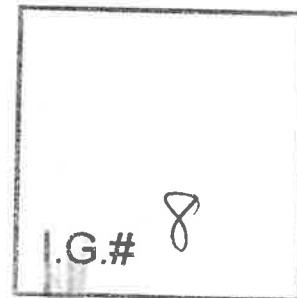
In order to facilitate municipalities in planning their delegation schedules we will advise municipalities of their delegation times prior to the conference. As a result, **no delegation requests will be accepted after the DEADLINE of WEDNESDAY, JUNE 29, 2016.**

Municipalities will be contacted by the respective ministries about their requests and, if applicable, the meeting time and location, approximately **one week** before the conference.

You can now submit one form to request delegation meetings with up to four ministries. To request delegation meetings with more than four ministries, please submit a new form. Please limit issues for discussion to a maximum of three per ministry. We ask that delegates not meet with more than one minister on a given issue. To make the most of the delegation time available (delegations usually run 15 minutes), please ask to discuss your issue only with the Minister or Parliamentary Assistant responsible for that issue.

Thank you.

Roji Seevachandran
Municipal Programs and Education Branch
Ministry of Municipal Affairs and Housing
Telephone: 416-585-6850
E-mail : roji.seevachandran@ontario.ca





6 May, 2016

Honourable Kathleen Wynne, Premier
Legislative Bldg, Rm. 281
Queen's Park
Toronto, ON M7A 1A1



Dear Premier Wynne:

Re: Ontario Imagery Strategy

Please be advised that the Council of the Corporation of the County of Huron passed the following motion at the Sixth Session of Council on 4 May, 2016:

MOTION: #115-16

Moved by: Councillor Frayne and Seconded by: Councillor Hessel

THAT:

The Council of the County of Huron supports the following motion from the Municipality of Bluewater:

Whereas Ontario's growing and aging population is putting an increasing strain on our publicly-funded health care system;

And Whereas since February 2015, the Ontario government has made an almost 7% unilateral cut to physician services expenditures which cover all the care doctors provide to patients – including cuts to programs which are specifically designed to act as incentives for physicians to practice in rural areas;

And Whereas the decisions Ontario makes today will impact patients' access to quality care in the years to come and these cuts will threaten access to the quality, patient-focused care Ontarians need and expect;

And Whereas Ontario is experiencing a growing rural population as retirees move to the countryside;

And Whereas many rural municipalities in Ontario have formed physician recruitment and retention committees and strategies to deal with the reality of physician retirements and shortages;

And Whereas rural areas in Ontario are already at a distinct disadvantage in recruiting family physicians due to a number of factors;

OFFICE OF THE WARDEN

Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

Tel: 519.524.8394 Fax: 519.524.2044 Toll Free: 1.888.524.8394 (519 area only)

www.huroncounty.ca



Now Therefore Be It Resolved that the Council of the Municipality of Bluewater hereby requests that the Minister of Health and Long Term Care reinstate incentives for physicians to practice in rural areas of Ontario, and that the minister return to the table with Ontario's doctors and work together through mediation-arbitration to reach a fair deal that protects the quality, patient-focused care Ontario families deserve;
And Be It Further Resolved that copies of this resolution be sent to the Premier of Ontario, the federal and provincial Ministers of Health, the Ontario College of Physicians and Surgeons, and all municipalities in Ontario.

CARRIED

Thank you for receiving our correspondence and considering this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Gowing".

Paul Gowing
Warden

Cc: Municipalities Ontario; Dr Eric Hoskins, Minister Health and Long-Term Care;
College of Physicians and Surgeons of Ontario; Honourable Jane Philpott, Minister of Health.

OFFICE OF THE WARDEN

Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

Tel: 519.524.8394 Fax: 519.524.2044 Toll Free: 1.888.524.8394 (519 area only)

www.huroncounty.ca



CITY OF WELLAND

Legislative Services
Office of the City Clerk
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 ext. 2159 Fax: 905-732-1919
E-mail: clerk@welland.ca
www.welland.ca

April 21, 2016

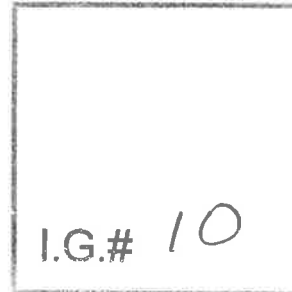
File No. 16-70

Region of Niagara
2201 St. David's Road
P.O. Box 1042
Thorold, ON L2V 4T7

Attention: Ralph Walton, Regional Clerk

Dear Mr. Walton:

RE: April 19, 2016 – WELLAND CITY COUNCIL



At its meeting of April 19, 2016, Welland City Council passed the following motion:

“THAT THE COUNCIL OF THE CITY OF WELLAND supports the development of Provincial Legislation requiring the registration, licensing and setting Provincial Standards, for Private Supportive Living Accommodations, where the operator provides accommodations and where the operator provides or arranges for services that relate to the health, safety and security of the residents; and further

THAT Welland City Council requests the support of the Region and our local MP and MPP and that a copy of this recommendation be forwarded to all Ontario Municipalities and their local MPP's, AMO and FCM for support.”

Yours truly,

Tara Stephens
Acting City Clerk

TS:cp

cc: - Vance Badawey, M.P.
- Cindy Forster, M.P.P
- Ontario Municipalities
- Association of Municipalities of Ontario
- Federation of Canadian Municipalities

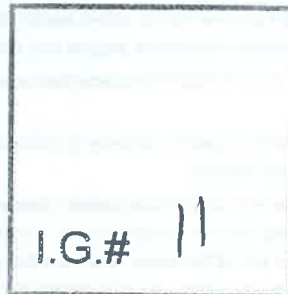


The Corporation of The Town of Amherstburg

April 29, 2016

VIA EMAIL

Percy Hatfield, MPP for Windsor-Tecumseh
Community Office
5452 Tecumseh Rd. E., Unit 1
Windsor, ON
N8T 1C7



Dear Mr. Hatfield,

Please be advised that at its meeting held on April 25th, 2016, Amherstburg Town Council passed the following motion:

Resolution # 20160425-183 - *That the Town SUPPORT Bill 180, Workers Day of Mourning Act, 2016, and send a letter of support to AMO and all municipalities.*

Regards,

Tammy Fowkes
Deputy Clerk

cc: Taras Natyshak, MPP for Essex
Tracey Ramsey, MP for Essex
Association of Municipalities of Ontario (AMO)
Ontario Municipalities

Attached: Bill 180 - Correspondence

Bill 180, Workers Day of Mourning Act, 2016



Hatfield, Percy

Current Status: First Reading Carried

View the Bill

Bill 180

2016

An Act to proclaim a Workers Day of Mourning

Preamble

Approximately 1,000 Canadian workers are killed on the job each year, while hundreds of thousands more are injured or diseased. It is estimated that over 90 per cent of workplace deaths are preventable. Raised awareness is necessary. But because risk remains an inherent part of many jobs, all workers, especially young workers, need to be aware of workplace dangers they could face.

It is important to designate a day of mourning to remember workers who have been killed, injured or suffered disease as a result of work-related incidents, and to honour their families.

A day of mourning also serves to protect the living by strengthening our commitment to health and safety in all workplaces in Ontario, helping to prevent additional deaths, injuries and diseases.

In 1988, the Legislative Assembly unanimously passed a resolution recognizing April 28 as a day of mourning for workers. In 1991, the Parliament of Canada passed the Workers Mourning Day Act (Canada). Today, a workers day of mourning is recognized in more than 100 countries around the world. However, not enough is being done within the "MUSH sector" (municipalities, universities, schools and hospitals) to recognize this day. It is appropriate that the Province of Ontario build on the provincial resolution and on the federal Act by recognizing in provincial law a workers day of mourning and requiring the lowering of flags to half-mast.

Therefore, Her Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

Workers Day of Mourning

1. April 28 in each year is proclaimed as Workers Day of Mourning.

Flags at half-mast

2. All Canadian and Ontario flags flown outside the following shall be flown at half-mast on April 28 in each year:

1. The Legislative Building.
2. Government of Ontario buildings.
3. Courthouses.
4. Buildings occupied by:
 - i. A Crown agency.
 - ii. A municipality within the meaning of the Municipal Act, 2001, including city and town halls.
 - iii. A local board, as defined in subsection 1 (1) of the Municipal Act, 2001.
 - iv. A board, as defined in subsection 1 (1) of the Education Act.
 - v. A school or private school, as defined in subsection 1 (1) of the Education Act.
 - vi. A university, college of applied arts and technology or other post-secondary institution in Ontario.
 - vii. A hospital within the meaning of the Public Hospitals Act.
 - viii. A board of health, as defined in subsection 1 (1) of the Health Protection and Promotion Act.
 - ix. The Ontario Provincial Police or a municipal police force.
 - x. A fire department or ambulance service.
 - xi. Any other person or organization prescribed by regulation.

Regulations

3. The Lieutenant Governor in Council may make regulations prescribing persons or organizations for the purposes of subparagraph 4 xi of section 2.

Commencement

4. This Act comes into force on the day it receives Royal Assent.

Short title

5. The short title of this Act is the Workers Day of Mourning Act, 2016.

EXPLANATORY NOTE



The Corporation of the Town of Tillsonburg

Date: May 10, 2016
From: Donna Wilson, Town Clerk
RE: Bill 180, Workers Day of Mourning Act

12
I.G.#

Please be advised that Tillsonburg Town Council at its meeting held on May 9, 2016, passed the following resolution:

THAT the Town of Tillsonburg supports Bill 180, Workers Day of Mourning Act, 2016;
AND THAT a copy of this support resolution be sent to MP, Dave MacKenzie, MPP, Ernie Hardeman, AMO, all Ontario Municipalities and the Oxford Regional Labour Council.
Carried

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Sincerely,

Donna Wilson
Town Clerk

Cc: The Honourable MP Dave MacKenzie *Sent via email:* dave.mackenzie.c1a@parl.gc.ca
The Honourable MPP Ernie Hardeman *Sent via email:* Hardeman@execulink.com
Association of Municipalities Ontario *Sent via email:* amo@amo.on.ca
Ontario Regional Labour Council *Sent via email:* oxfordlabourcouncil@gmail.com



6 May, 2016

All Members of the Provincial Parliament
Legislative Bldg, Rm 104
111 Wellesley St W
Toronto ON M7A 1A2



Attention of:
Deborah Deller
Legislative Clerk

Dear Members:

Please be advised that the Council of the Corporation of the County of Huron passed the following motion at the Sixth Session of Council on 4 May, 2016:

MOTION: #118-16

Moved by: Councillor Donnelly and Seconded by: Councillor Steffler

THAT:

The Council of the County of Huron supports the following resolution:

Whereas human trafficking is a heinous crime that has been referred to as modern day slavery; and

Whereas traffickers recruit, transport, harbour and control the girl next door for sexual exploitation or forced labour; and

Whereas it is one of the fastest growing crimes that starts and stays in Canada, targeting victims - 90 percent of which are Canadian-born and predominantly female, averaging the age of 14; and

Whereas Ontario is a major hub of human trafficking in Canada, and victims are lured, manipulated and coerced, often over the internet from every part of Ontario; and

Whereas human trafficking is in our neighbourhoods and our communities;

Therefore be it resolved that the Council of the Municipality of Trent Lakes support Bill 158, Saving the Girl Next Door Act, 2016, support MPP Laurie Scott's motion for a multi-jurisdictional and coordinated task force of law enforcement agencies, Crown prosecutors, judges, victims' services and frontline agencies; and

OFFICE OF THE WARDEN

Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

Tel: 519.524.8394 Fax: 519.524.2044 Toll Free: 1.888.524.8394 (519 area only)

www.huroncounty.ca



That a copy of this resolution be forwarded to all Members of Provincial Parliament and municipalities.

CARRIED

Thank you for receiving our correspondence and considering this request.

Sincerely,



Paul Gowing
Warden

cc Municipalities Ontario

OFFICE OF THE WARDEN

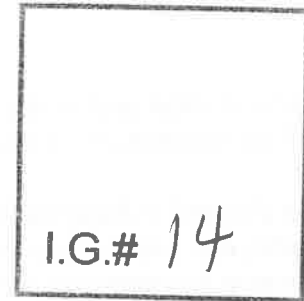
Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

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May 4, 2016

Mr. Grant Crack
MPP for Glengarry-Prescott-Russell
151 Main Street East
Hawkesbury, Ontario
K6A 1A1



SUBJECT: Saving the Girl Next Door Act, 2016

Sir:

Please find enclosed resolution R-191-16 supporting MPP for Haliburton-Kawartha Lakes-Brock Laurie Scott's motion.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Groulx". The signature is cursive and somewhat stylized.

Christine Groulx
Clerk

CG/sg

Encl.

cc Laurie Scott, MPP
Local municipalities

Extrait de la réunion ordinaire du 25 avril 2016
Extract of the minutes of the Regular meeting held on April 25, 2016

Demande d'appui – Assemblée législative de l'Ontario, réf. : anti-trafic humain et Loi de 2016 sur la sauvegarde des jeunes filles et Projet de loi 158

R-191-16

Proposé par Daniel Lalonde
avec l'appui Michel Thibodeau

Request for support – Ontario Legislative Assembly, Re : Anti-Human Trafficking Task Force and Saving the Girl Next Door Act 2016 and Bill 158

R-191-16

Moved by Daniel Lalonde
Seconded by Michel Thibodeau

Attendu que le trafic humain est un crime odieux qui est considéré comme de l'esclavage moderne, et;

Whereas human trafficking is a heinous crime that has been referred to as modern day slavery, and;

Attendu les trafiquants recrutent, transportent, hébergent et contrôlent les jeunes filles aux fins d'exploitation sexuelle ou de travail forcé, et;

Whereas traffickers recruit, transport, harbour and control the girl next door for sexual exploitation or forced labour, and;

Attendu qu'il est l'un des crimes le plus progressif qui a débuté au Canada et qui est toujours présent, ciblant les victimes – dont 90 pour cent sont d'origine canadienne et de prédominance féminine, avec une moyenne de 14 ans, et;

Whereas it is one of the fastest growing crimes that starts and stays in Canada, targeting victims – 90 percent of which are Canadian-born and predominantly female, averaging the age of 14, and;

Attendu l'Ontario est une plaque tournante pour le trafic humain au Canada et les victimes sont arnaquées, manipulées et contraintes, souvent par l'entremise de l'internet de toutes les régions de l'Ontario, et;

Whereas Ontario is a major hub of human trafficking in Canada, and victims are lured, manipulated and coerced, often over the internet from every part of Ontario, and;

Attendu le trafic humain est dans notre voisinage et dans notre communauté. **Whereas** human trafficking is in our neighbourhoods and our communities.

Qu'il soit résolu d'appuyer le projet de Loi 158, *Loi de 2016 sur la sauvegarde des jeunes filles*, de la députée provinciale Laurie Scott pour établir un groupe de travail multi-juridictionnel composé d'organismes responsables de l'application de la loi, de procureurs de la Couronne, de juges, d'agences offrant des services aux victimes et de premières lignes, et; **Be it resolved** to support Bill 158, *Saving the girl Next door Act, 2016* and MPP Laurie Scott's motion for a multi-jurisdictional and coordinated task force of law enforcement agencies, Crown prosecutors, judges, victims' services and frontline agencies, and;

Qu'il soit également résolu d'envoyer cette résolution à tous les députés provinciaux et aux municipalités. **Be it also resolved** that a copy of this resolution be forwarded to all Members of Provincial Parliament and municipalities.

Adoptée

Carried.


Christine Groulx
Greffière/Clerk



CLEARVIEW

April 26, 2016

File: C00.001

Laurie Scott, MPP
Haliburton-Kawartha Lakes-Brock
Rm. 434, Main Legislative Building
Queens Park
Toronto ON, M7A 1A8

I.G.# 15

Re: Support Resolution - Anti-Human Trafficking Task Force & Bill 158

Council of the Township of Clearview is in receipt of your letter dated April 7, 2016 regarding human trafficking. Please be advised that Council passed the following support resolution at their April 25, 2016 meeting:

Whereas human trafficking is a heinous crime that has been referred to as modern day slavery; and

Whereas traffickers recruit, transport, harbour and control the girl next door for sexual exploitation or forced labour; and

Whereas it is one of the fastest growing crimes that starts and stays in Canada, targeting victims – 90 percent of which are Canadian-born and predominantly female, averaging the age of 14; and

Whereas Ontario is a major hub of human trafficking in Canada, and victims are lured, manipulated and coerced, often over the internet from every part of Ontario; and

Whereas human trafficking is in our neighbourhoods and our communities;

Therefore Be It Resolved that Council of the Township of Clearview support Bill 158, Saving the Girl Next Door Act, 2016, support MPP Laurie Scott's motion for multi-jurisdictional and coordinated task force of law enforcement agencies, Crown prosecutors, judges, victims' services and frontline agencies; and

That a copy of this resolution be forwarded to all Members of Provincial Parliament and municipalities. Motion Carried.



CLEARVIEW

If you have any questions or concerns regarding the above resolution, please contact the undersigned.

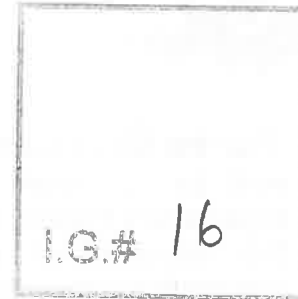
Regards,

TOWNSHIP OF CLEARVIEW

Pamela Fettes, B.A., CMO, Dipl. M.A.
Director, Legislative Services/Clerk



6 May, 2016



Minister Bob Chiarelli
Ministry of Energy
4, Hearst Block, 900 Bay St, Toronto,
ON M7A 2E1

Dear Minister Chiarelli:

Please be advised that the Council of the Corporation of the County of Huron passed the following motion at the Sixth Session of Council on 4 May, 2016:

MOTION: #117-16

Moved by: Councillor Watt and Seconded by: Councillor Vincent

THAT:

The Council of the County of Huron supports correspondence from the Township of North Frontenac:

WHEREAS the Independent Electrical System Operator has requested input on the RFP process used to award renewable energy contracts;

AND WHEREAS the government indicated that new contracts would be directed to willing host communities with the Minister of Energy indicating on March 7 that it would be 'almost impossible' for a contract to be granted under the current process without municipal agreement;

AND WHEREAS three of the five contracts announced on March 10 2016 did not have municipal support for the project;

AND WHEREAS the current process does not meet the government's standards for openness and transparency because municipal Councils are asked to support power projects based on little or no detail and further, the recipient municipalities are unable to determine the basis on which individual contracts were awarded;

AND WHEREAS the province has not demonstrated that renewable energy projects are of sufficient strategic importance in meeting Ontario's electricity generation requirements and/or carbon emission reduction targets to warrant the province taking action to override municipal decisions;

THEREFORE BE IT RESOLVED THAT the Council of the County of Huron requests:

1. That the Municipal Support Resolution become a mandatory requirement in the IESO process;

OFFICE OF THE WARDEN

Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

Tel: 519.524.8394 Fax: 519.524.2044 Toll Free: 1.888.524.8394 (519 area only)

www.huroncounty.ca



2. That the rules be amended to require that the resolution related to this support must be considered in an open Council meeting held after the community engagement meeting organized by the proponent;
3. That full details of the project, including siting of project elements and site consideration reports, are required to be made available at the community engagement meeting and to the Council before the resolution is considered;
4. That the terms of any municipal agreement related to the project also need be discussed in open Council and that such agreements cannot contain terms that limit the municipality's ability to exercise Municipal Act powers relative to the project;
5. That the process includes the requirement for the municipality to provide comments on the project directly to the IESO;
6. That any points for Aboriginal participation in a given power project be limited to the First Nation who has a comprehensive claim on the land where the project will be built;
7. That any announcement of the successful bidders includes an explanation of the points awarded to each bid.

AND THAT this Resolution be provided to the President of IESO; Minister of Energy; All Municipalities within the Province; MPP; and AMO.

CARRIED

Thank you for receiving our correspondence and considering this request.

Sincerely,



Paul Gowing
Warden

Cc; President IESO, Municipalities Ontario, MPP and AMO

OFFICE OF THE WARDEN

Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

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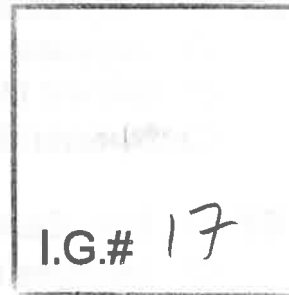
BUREAU ADMINISTRATIF / ADMINISTRATION OFFICE
945 est. chemin Pleasant Corner Road East
Vankeek H#, Ontario (K0B 1R0)

613-678-3003
(fax) 613-678-3363

April 29, 2016

The Honourable Kathleen O. Wynne
Premier of Ontario

The Honourable Bob Chiarelli
Minister of Energy



RE: Review of the Green Energy Act

At its meeting held on April 13, 2016, Council for Champlain Township passed resolution 2016-173a expressing its concern regarding the dramatically increasing cost of electricity in the Province of Ontario.

The *Green Energy Act* continues to promote the building of solar farms and wind turbines where the Province pays the producers much higher rates than it can charge per kilowatt. On many occasions the Province of Ontario is forced to sell surplus power to our neighbours at a loss.

The Township of Champlain requests that the Province of Ontario places a moratorium on further development of this type and completes an extensive review of the *Green Energy Act* in order to provide affordable electricity to our citizens.

A copy of Council's resolution 2016-173a, dated April 13, 2016, is attached for your consideration and a request for support is being emailed to all municipalities in Ontario.

Yours truly,

A handwritten signature in cursive script that reads "Alison Collard".

Alison Collard
Clerk

Attach.

TOWNSHIP OF CHAMPLAIN

ITEM NO.	10.1
DATE	April 13, 2016
RESOLUTION NO.	2016-173a

MOVED BY Troy Carkner Paul Emile Duval
 Jacques Lacelle Helen MacLeod
 Gérard Miner Pierre Perreault
 Normand Riopel Marc Séguin

SECONDED BY Troy Carkner Paul Emile Duval
 Jacques Lacelle Helen MacLeod
 Gérard Miner Pierre Perreault
 Normand Riopel Marc Séguin

WHEREAS the cost of electricity to individuals has increased by 50% since 2012 in the Province of Ontario;

AND WHEREAS senior citizens on fixed income, low income families and small businesses are finding it increasingly difficult to meet these rising costs;

AND WHEREAS the Provincial *Green Energy Act* continues to promote the building of solar farms and wind turbines where they pay the producers much higher rates than what they can charge per kilowatt;

AND WHEREAS on many occasions the Province of Ontario is forced to sell surplus power to our neighbours at a loss;

BE IT RESOLVED THAT the Township of Champlain request the Province of Ontario to place a moratorium on further development of this type and to complete an extensive review of the *Green Energy Act* in order to provide affordable electricity to our citizens; and

BE IT FURTHER RESOLVED THAT this Resolution be forwarded to our municipalities to seek their support.



Carried

**Carried
as amended**

Defeated

Gary J. Barton, Mayor

TOWNSHIP OF SOUTH STORMONT

RESOLUTION

MOVED BY [Signature]

RESOLUTION NO 117/2016

SECONDED BY [Signature]

DATE April 27, 2016

That Council of the Township of South Stormont supports the Township of North Stormont and encourages the Ontario Energy Board to make natural gas services available to all of Eastern Ontario.

CARRIED DEFEATED DEFERRED

[Signature]
Chairperson

Recorded Vote:	
Councillor Primeau	—
Councillor Smith	—
Councillor Waldroff	—
Deputy Mayor Hart	—
Mayor Bancroft	—

10.# 18



TOWNSHIP OF SOUTH FRONTENAC

P.O. Box 100
5862
4432 George Street
Sydenham, Ontario, K0H 2T0

Telephone 376-3027 / 1-800-559-

FAX (613) 376-6657
E-mail: worr@southfrontenac.net

April 21, 2016

Honourable Kathleen Wynne
Premier of Ontario
Room 281
111 Wellesley Street West
Toronto, Ontario
M7A 1A1



Dear Premier:

The Council of the Township of South Frontenac endorsed the following resolution at their regular meeting held April 19, 2016:

"Whereas the Province is moving forward with another round of large renewable procurement initiatives;

And whereas these projects can create economic opportunities for property owners and municipalities as well as job creation in both manufacturing, installation and site maintenance;

And whereas certain large renewable procurement projects may not be aligned with the priorities of residents and municipal councils, despite municipal government having been given enhanced power to negotiate with green energy proponents;

And whereas the installation of large renewable procurement projects can have a significant impact on municipal infrastructure and operating costs;

Now therefore be it resolved that the Council of South Frontenac calls upon the Provincial government to regulate that; where there is not a willing municipal host and subsequently no community benefit agreement in place and green energy projects are awarded anyway that; successful proponents would be responsible to pay to the municipality, according to an established formula, and over the lifespan of the project, the associated costs to both infrastructure and operations commonly known as a Community Vibrancy Fund.

And that this resolution be sent to the Premier, the Leaders of the Opposition, Local MPP's the IESO, Local Municipalities and AMO.

Carried.

We respectfully request to be notified of any action taken in this matter.

Yours truly


Wayne Orr
Chief Administrative Officer

WO:am

cc IESO
Association of Municipalities of Ontario
Patrick Brown, Leader of the Ontario PC Party
Andrea Horwath, Leader of the Ontario NDP
Randy Hillier, MPP, Lanark-Frontenac-Kingston
All Ontario Municipalities

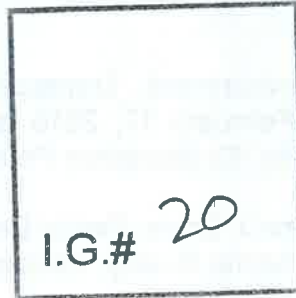


The Corporation of The Town of Amherstburg

April 29, 2016

VIA EMAIL

Taras Natyshak, MPP Essex
Community Office
316 Talbot St. N
Essex, ON
N8M 2E1



Dear Mr. Natyshak

Please be advised that at its meeting held on April 25th, 2016, Amherstburg Town Council passed the following motion:

Resolution # 20160425-182 - That the Town ADOPT the City of Windsor's resolution regarding proposed upgrades to the Marathon Petroleum Facility and send a letter of support to all municipalities, MP's, and MPP's.

Regards,

Tammy Fowkes
Deputy Clerk

cc: Tracey Ramsey, MP for Essex
Association of Municipalities of Ontario (AMO)
Ontario Municipalities

Attached: City of Windsor resolution re: Proposed Upgrades to the Marathon Petroleum Facility

NOTICE OF COUNCIL DECISION

Windsor City Council adopted the following resolution at its meeting held March 29, 2016

Moved by: Councillor Bortolin
Seconded by: Councillor Elliott

Decision Number: CR204/2016

That Report No. 352 of the Environment, Transportation & Public Safety Standing Committee of its meeting held February 17, 2016 regarding "Windsor-Essex County Environment Committee Report No. 93 (Marathon Petroleum)" **BE RECEIVED**; and further,

WHEREAS, the letter from Andrew J. Drury, Senior Environmental Engineer, Air Quality Division, Department of Environmental Quality, Lansing, Michigan dated November 28, 2015 **BE RECEIVED**; and

WHEREAS, Marathon Petroleum Company LP has applied for Permits to Install (PTI) applications respectively, Application No.118-15 for the proposed Tier 3 Fuels Project and Application No. 122-15 for the proposed LPG Storage and Transfer Project at 1300 South Fort Street, Detroit, Michigan; and

WHEREAS, this facility is identified as a major source of air pollution and due to its proximity to the Canadian border is a source of transboundary air pollution; and

WHEREAS, the upgrades to this facility may result in a further increase in air emissions, **THEREFORE BE IT RESOLVED**, that City/County Councils **BE REQUESTED** to send a letter to Catherine McKenna, Minister of Environment and Climate Change regarding the proposed upgrades to the Marathon Petroleum facility.

Carried.

Report Number: SCM 9/2016
Clerk's File: MB2016

Steve Vlachodimos

Deputy City Clerk/Senior Manager of Council Services

April 4, 2016

/jr

Jay vanKlinken, County of Lambton

jay.vanklinken@county-lambton.on.ca

WECEC membership

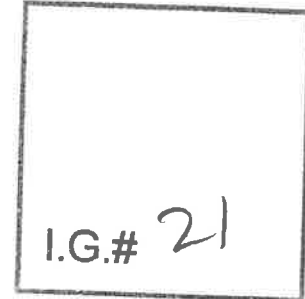


Clerk's Department

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 x 1227 / 1-800-567-GREY / Fax: 519-376-8998

May 4, 2016

The Honourable Michael Coteau
Minister of Tourism, Culture and Sport
Via email: mcoteau.mpp.co@liberal.ola.org



Honourable Minister Coteau:

At the May 3, 2016 session of Grey County Council, resolution PCD68-16 was endorsed as follows:

WHEREAS Bill 100, supporting the Ontario Trails Act has the following purposes:

- 1. To increase awareness about the encourage the use of trails**
- 2. To enhance trails and the trail experience**
- 3. To protect trails for today's generation and future generations**
- 4. To recognize the contribution that trails make to quality of life in Ontario**
- 5. To recognize the contribution of quality of place**

AND WHEREAS the Association of Municipalities of Ontario has had input into this Bill looking out for municipal interests;

AND WHEREAS the Bill includes stronger penalties for property damage and trespassing to discourage such actions;

AND WHEREAS the Bill will be asking for best practices to be created and will have participation in these practices be voluntary therefore not creating undue hardship on the municipality;

AND WHEREAS this is complementary to recommendations contained in the Recreational Trails Strategy;

NOW THEREFORE BE IT RESOLVED THAT the Council of the County of Grey supports the overall direction of Bill 100 Supporting the Ontario Trails Act;

AND FURTHER THAT the County of Grey encourages the

Page 2
May 4, 2016

**government to continue to work with stakeholders such as ROMA
and OFA to enhance the liability and trespass provisions of the Bill.**

Grey County Council respectfully requests consideration of this resolution.

A copy of the Township of Puslinch's resolution is attached.

Yours truly,



Sharon Vokes
Clerk/Director of Council Services
(519) 372-0219 x 1227
sharon.vokes@grey.ca
www.grey.ca

/kn

Attachment

cc. Donna Tremblay, Deputy Clerk Township of Puslinch by fax: 519 763-5846
Association of Municipalities of Ontario by email: amo@amo.on.ca
Rural Ontario Municipal Association (ROMA) by email: roma@roma.on.ca
Ontario Federation of Agriculture via fax: 519 821-8810
R. Scherzer, Director of Planning

Supported by PCD68-16

At the October 7, 2015 Township of Puslinch Council Meeting, the following resolution was made and is being circulated to your Council for consideration and support.

WHEREAS Bill 100, Supporting the Ontario Trails Act has the following purposes:

- 1. To increase awareness about and encourage the use of trails.**
- 2. To enhance trails and the trail experience.**
- 3. To protect trails for today's generation and future generations.**
- 4. To recognize the contribution that trails make to quality of life in Ontario.**
- 5. To recognize the contribution of quality of place.**

AND WHEREAS the Association of Municipalities of Ontario has had input into this Bill looking out for municipal interests

AND WHEREAS the Bill includes stronger penalties for property damage and trespassing to discourage such actions

AND WHEREAS the Bill will be asking for best practices to be created and will have participation in these practices be voluntary therefore not creating undue hardship on the municipality

AND WHEREAS this is complementary to recommendations contained in the Township of Puslinch Recreation and Parks Master Plan.

NOW THEREFORE LET IT BE RESOLVED THAT the Council of the Township of Puslinch supports the overall direction Bill 100 Supporting the Ontario Trails Act

AND FURTHER LET IT BE RESOLVED THAT the Council of the Township of Puslinch encourages the government to continue to work with stakeholders such as ROMA and OFA to enhance the liability and trespass provisions of the Bill

AND FURTHER LET IT BE RESOLVED THAT the Council of the Township of Puslinch forward this resolution for consideration by all other municipalities in the Province of Ontario.

Donna Tremblay
Deputy Clerk
Township of Puslinch
7404 Wellington Rd. 34, Guelph, ON N1H 6H9
P: 519-763-1226 ext. 207/Fax: 519-763-5846

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-685-4225 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

May 9, 2016

The Honourable Dr. Jane Philpotts
Health Canada
70 Colombine Driveway
Tunney's Pasture
Ottawa, ON K1A 0K9

Sent via email:

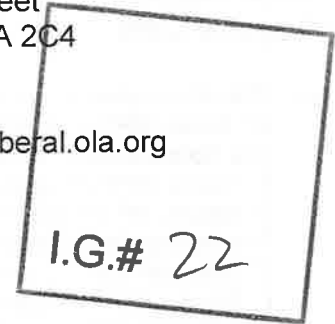
hon.jane.philpott@canada.ca

The Honourable Dr. Eric Hoskins
Ministry of Health and Long Term Care
10th Floor, Hepburn Block
80 Grosvenor Street
Toronto, ON M7A 2C4

Sent via email:

ehoskins.mpp@liberal.ola.org

**RE: Lyme Disease
Minute Item 9.3, CL 6-2016, April 28, 2016**



Dear Ministers:

Regional Council at its meeting held on April 28, 2016, passed the following resolution:

Whereas the number of cases of ticks positive for Lyme disease is increasing throughout Ontario and specifically in Niagara Region;

Whereas the laboratory testing for and diagnosis of Lyme disease is sub-optimal; and

Whereas there are chronic sufferers of long term consequences of this disease.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Region **REQUEST** the Province of Ontario to increase funding for research aimed to enhance the testing for Lyme disease;
2. That Niagara Region **REQUEST** the Government of Canada to increase funding for research aimed to enhance the testing for Lyme disease and determine better treatment for long term outcomes of Lyme disease;
3. That this resolution **BE FORWARDED** to all Municipalities in Ontario for their endorsement; and
4. That this resolution **BE FORWARDED** to the Premier of Ontario, the Minister of Health and local Members of Provincial Parliament.

Please do not hesitate to contact me should you have any questions.

Yours truly,



Ralph Walton
Regional Clerk

cc: The Honourable K. Wynne, Premier of Ontario *Sent via email: kwynne.mpp@liberal.ola.org*
W. Gates, MPP (Niagara Falls) *Sent via email: w gates-co@ndp.on.ca*
The Honourable R. Nicholson, MP (Niagara Falls) *Sent via email: rob.nicholson@parl.gc.ca*
T. Hudak, MPP (Niagara West) *Sent via email: tim.hudakco@pc.ola.org*
D. Allison, MP (Niagara West) *Sent via email: dean.allison@parl.gc.ca*
The Honourable J. Bradley, MPP (St. Catharines) *Sent via email: jbradley.mpp.co@liberal.ola.org*
C. Bittle, MP (St. Catharines) *Sent via email: chris.bittle@parl.gc.ca*
C. Forster, MPP (Welland) *Sent via email: cforster-op@ndp.on.ca*
V. Badawey, MP (Niagara Centre) *Sent via email: vance.badawey@parl.gc.ca*
All Ontario Municipalities *Sent via email*



Agenda Reference 5.f.1.

PLANNING COMMITTEE OF THE WHOLE

DATE: 17 Mar 2016

RESOLUTION NUMBER: PCOW - 5 - 17/03/16

MOVED BY:

J. Baranik

SECONDED BY:

J. Kruckel

Be it resolved that Planning Committee of the Whole recommend to Council that the Township of Muskoka Lakes supports the Resolution passed by the ~~Township of Muskoka~~ City of Markham with respect to the jurisdiction of the Ontario Municipal Board.

City of Markham

[Handwritten initials]

RECORDED VOTE:

- COUNCILLOR BARANIK (Deputy Mayor)
- COUNCILLOR BARRICK-SPEARN
- COUNCILLOR CURRIE
- COUNCILLOR EDWARDS
- COUNCILLOR HARDING
- COUNCILLOR KRUCKEL
- COUNCILLOR LEDGER
- COUNCILLOR McTAGGART
- COUNCILLOR NISHIKAWA
- MAYOR FURNISS

NAYS	YEAS
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_____	_____

TOTALS

MOTION DEFEATED

MOTION CARRIED

A. Edwards
CHAIR

I.G.# 23



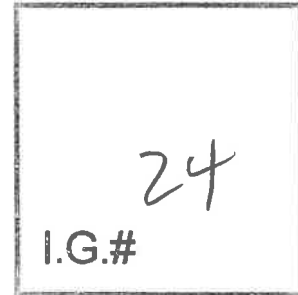
TOWNSHIP OF SOUTH FRONTENAC

P.O. Box 100
4432 George Street
Sydenham, Ontario, K0H 2T0

Telephone 376-3027 / 1-800-559-5862
FAX (613) 376-6657
E-mail: worr@southfrontenac.net

April 21, 2016

Honourable Marc Garneau
Minister of Transport
House of Commons
Ottawa, Ontario
K1A 0A6



Dear Minister:

The Council of the Township of South Frontenac endorsed the following resolution at their regular meeting held April 19, 2016:

"That Council endorses the resolution passed by the Township of Georgian Bay on March 14, 2016 requesting the implementation of legislation that would provide authorities with the ability to enforce the "No Wake" restriction on Ontario's navigable waters. Carried"

The erosion of shorelines, danger to swimmers and disruption of wetland habitat and interference of safe navigation are of concern to this Council.

We respectfully request to be notified of any action taken in this matter.

Yours truly

A handwritten signature in black ink, appearing to read "Wayne Orr".

Wayne Orr,
Chief Administrative Officer

WO:am

cc Township of Georgian Bay
Scott Reid, MP, Lanark-Frontenac-Kingston
All Ontario Municipalities



The Corporation of the Township of Perry

Box 70 1695 Emsdale Road Emsdale, Ontario P0A 1T0

Date: May 4, 2016

Resolution No.: 2016-169

Moved By: LB Rowley

Seconded By: J. Mall

WHEREAS the Office of Boating Safety, which administers the Vessel Operation Restriction Regulations (VORRS) pursuant to the Canada Shipping Act, 2001, has advised that the issue of "No Wake" is currently addressed by limiting the speed or power of a vessel;

AND WHEREAS the Office of Boating Safety has advised that "No Wake" is not a restriction found in the Canada Shipping Act, 2001, or its regulations and therefore is not enforceable restriction;

AND WHEREAS a boat's wake can do a great deal of damage, including:

- The erosion of shorelines
- The swamping of nests of loons and other waterfowls
- The damaging of docks and vessels moored at docks and at marina gas pumps
- The danger to swimmers
- The interference with safe navigation
- The disruption of wetland habitat
- The upsetting of canoes and small boats, especially in narrow channels

BE IT RESOLVED THAT the Council of the Township of Perry requests the Honourable Marc Garneau, Minister of Transport, to address this dangerous and harmful situation, by implementing legislation that would provide authorities with the ability to enforce a "No Wake" restriction in Ontario's navigable waters;

Carried:

Defeated:

Norm Hofstetter
Norm Hofstetter, Mayor

RECORDED VOTE		
Council	For	Against
Councillors Jim Cushman		
Margaret Ann MacPhail		
Jeff Marshall		
Les Rowley		
Mayor Norm Hofstetter		

Corporation of the Town of Essex

Municipal Resolution on Widening Highway 3 to Improve Public Safety

MOVED BY: Councilor Snively

RESOLUTION NO. R16-05-180

SECONDED BY: Deputy Mayor Meloche

DATE: May 2, 2016

WHEREAS the late Bruce Crozier, as Member of Provincial Parliament for Essex from 1993 to 2011, successfully advocated for the widening of Highway 3 (Bruce Crozier Way) from Windsor to Leamington to address public safety concerns with this stretch of Highway 3.

AND WHEREAS two phases of the three-phase Highway 3 Road Widening project were completed by the Ministry of Transportation but the third phase of the Project (covering the stretch of Highway 3 from the Town of Essex to the Town of Leamington) is, based on our understanding, not currently in their short term planning;

AND WHEREAS a number of traffic accidents have since occurred on the current two-lane stretch of Highway 3 between Essex and Leamington, with the most recent fatal accident having occurred on April 27, 2016 just east of County Road 23;

AND WHEREAS public safety concerns persist today as it relates to this heavily travelled section of Highway 3 which is a major transportation corridor for industrial, agricultural and commercial trade in Southwestern Ontario;

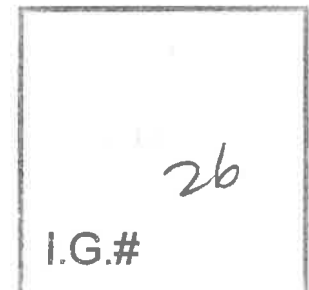
THEREFORE BE IT RESOLVED that the Government of Ontario be called upon to make it a top priority to complete the final phase of the Highway 3 Widening Project (between Essex and Leamington); and

That a copy of this resolution be forwarded to the Ministry of Transportation, the AMO and to all municipalities within the Province with a request for support.

"CARRIED"



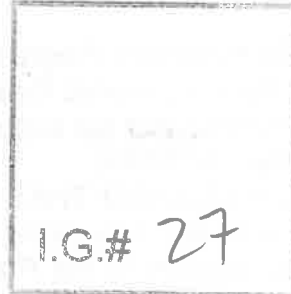
Mayor McDermott





6 May, 2016

Honourable Kathleen Wynne, Premier
Legislative Bldg, Rm. 281
Queen's Park
Toronto, ON M7A 1A1



Dear Premier Wynne:

Please be advised that the Council of the Corporation of the County of Huron passed the following motion at the Sixth Session of Council on 4 May, 2016:

MOTION: #116-16

Moved by: Councillor Fergusson and Seconded by: Councillor Hessel

THAT:

The Council of the County of Huron supports the correspondence from the Municipality of South Dundas:

WHEREAS in the 2016 Ontario Budget, the government of Ontario has suspended current intake of applications to the Rural Economic Development program and has indicated that it plans to integrate the program into the Jobs and Prosperity Fund;

WHEREAS the Jobs and Prosperity Fund is narrowly focused and is restricted to private sector organizations and industry partners, which prevents access to funding for rural municipalities and others who formerly benefitted from the Rural Economic Development Program. The emphasis on large projects that meet either of minimum \$5 million or \$10 million in eligible project costs thresholds, will significantly restrict benefits from this fund;

WHEREAS in contrast, the Rural Economic Development Program supported a number of capacity building projects including but not limited to Business Retention and Expansion' and 'Downtown Revitalization' projects and Economic Development Strategic Planning projects for small rural municipalities who were looking to improve their local economy. Also of note is that because the Jobs and Prosperity Fund is not specifically designated for rural areas, that funds from this program will likely favour more urban areas of the province.

NOW THEREFORE BE IT RESOLVED THAT THE Council of the County of Huron asks the government of Ontario to reconsider the suspension of and the integration of the

OFFICE OF THE WARDEN

Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

Tel: 519.524.8394 Fax: 519.524.2044 Toll Free: 1.888.524.8394 (519 area only)

www.huroncounty.ca



Rural Economic Development Program into the Jobs and Prosperity Fund with the view to ensuring that Rural Economic Development Program stays as an intricate funding program of the Province that will support capacity building and foster economic growth in rural municipalities in Ontario.

BE IT FURTHER RESOLVED THAT this resolution be circulated to all municipal and regional councils in Ontario requesting that they endorse and support this resolution and communicate their support to the Premier and the Minister of Agriculture, Food and Rural Affairs.

CARRIED

Thank you for receiving our correspondence and considering this request.

Sincerely,

Paul Gowing
Warden

Cc: Minister Jeff Leal, Ministry of Agriculture, Food and Rural Affairs, municipal and regional councils

OFFICE OF THE WARDEN

Corporation of the County of Huron, 1 Court house Square, Goderich, Ontario N7A 1M2 CANADA

Tel: 519.524.8394 Fax: 519.524.2044 Toll Free: 1.888.524.8394 (519 area only)

www.huroncounty.ca

GRCA Current

28



May, 2016 • Volume 21 Number 5

GRCA General Membership

Chair	Helen Jowett
Vice-Chair	Chris White
Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley	Guy Gardhouse
Townships of Mapleton and Wellington North	Pat Salter
Township of Centre Wellington	Kelly Linton
Town of Erin, Townships of Guelph/Eramosa and Puslinch	Chris White
City of Guelph	Bob Bell, Mike Salisbury
Region of Waterloo	Les Armstrong, Elizabeth Clarke, Sue Foxton, Helen Jowett, Geoff Lorentz, Jane Mitchell, Joe Nowak, Wayne Roth, Sandy Shantz, Warren Stauch
Municipality of North Perth and Township of Perth East	George Wicke
Halton Region	Cindy Lunau
City of Hamilton	George Stojanovic
Oxford County	Bruce Banbury
County of Brant	Brian Coleman, Shirley Simons
City of Brantford	Dave Neumann, Vic Prendergast
Haldimand and Norfolk Counties	Bernie Corbett, Fred Morison

Belwood Lake OspreyCam now live for second year

The Belwood Lake OspreyCam is operating between April and September at a nest near the entrance to Belwood Lake Park near Fergus. It captivated viewers in 2015.

Adult birds were back at this nest in early April, but not the same ones which occupied the nest in 2015. Neither of the parents were banded last year. The female now at the nest was banded at Luther Marsh on Canada Day in 2010.

The camera operates 24/7, although the broadcast signal may be disrupted from time to time due to technical difficulties. The camera setup allows people to review nest activities over the previous four hours. While this is fascinating to watch for many people, it may be difficult at times because osprey families face many dangers.

Visit www.grandriver.ca/osprey to find the link to the webcam.

The conference included a tour of the Grand River watershed to learn about the environmental significance of the Grand River and the Great Lakes.

The keynote speaker of the Brantford conference was Lieutenant Governor of Ontario Elizabeth Dowdeswell. The Minister of Education, Liz Sandals, also addressed the audience.

This conference was planned in partnership with the Ministry of Environment and Climate Change, the Ministry of Education, the GRCA, Grand Erie District School Board and the Wellington Catholic District School Board. It was funded by the ministry.

GRCA photo contest runs until October

The GRCA has launched a 2016 photo contest, which will continue until Oct. 28.

More than \$2,200 in prizes will be awarded. This includes a random monthly draw to give away a Grand River Parks membership that covers a year of visits to all parks. There will also be an overall grand prize of \$500 and first and second place winners in each of three categories. The three categories are recreation, nature and panoramic photos.

The photos submitted will be used by the GRCA in publications and online. This is the third time the GRCA has held a photo contest of this type.

More information, including contest rules and information on how to submit photos can be found on the GRCA website at www.grandriver.ca/photocontest.

Ice storm closures

Throughout April, forestry staff were busy cleaning up trees that were damaged during the ice storm that took place at the end of March.

They worked hard to have all the Grand River Parks open as scheduled on April 30. A few trails within the parks remained closed for safety reasons. Signage was posted in these areas and staff continued to assess damage and remove trees and branches.

Only two Grand River Parks — Byng Island and Brant Park — were unaffected by this ice storm. Several areas and portions of the Elora Cataract Trailway remained closed until early May.

Conference for high school teachers

About 100 high school teachers from across the province attended a two-day conference highlighting how the Great Lakes can be linked into the Specialist High Skills Major program.

Turning \$15 million into \$45 million

The GRCA's Rural Water Quality Program has become a model throughout the province.

So far, 5,500 projects have been completed thanks to \$16 million in grants that go to landowners. However, since the program started in 1988, a total of \$45 million has been invested



when the contributions of property owners are considered.

The grant money comes from municipalities within the Grand River watershed which contribute about \$800,000 a year to this program. These funds have resulted in the creation of 388 manure storage facilities, 414 nutrient management plans, fencing off more than 145 km of streams and wetlands from livestock and planting 250 kilometres of windbreaks.

The program has also seen thousands of trees planted along streams to reduce erosion and provide shade for fish habitat.

Most importantly, the GRCA has developed strong working relationships with a network of landowners across the watershed. Once a project is completed, landowners often undertake more projects.

April showers

Precipitation in April was close to the long-term average through most of the watershed.

About twice as much fell as rain, compared to snowfall, but there was also freezing rain and a mix of everything at times during the month.

Large temperature swings resulted in mostly winter-like temperatures during the first part of the month. By the middle of the month it warmed up and reached 20 C at times.

However, the average monthly temperature was 2.3 C, which is about 3.1 C below average. This was the first month since last June that was colder than average.

Lake Erie continued to be well above average. The groundwater level near Burford stabilized after the steady decline of last year.

Booms installed at dams

The GRCA installed warning booms or white buoys upstream of GRCA dams to warn paddlers, anglers and boaters to stay away from the dams.

This is one of many safety procedures developed by the GRCA to reduce the risk for people who enjoy water activities on rivers. The hazards around dams can cause serious trouble and sometimes death if warning signs are ignored. The booms and buoys were to be put in place May 2 to 11 at dams including Dunnville dam and weirs,



Photo by Lisa Stocco

Markers are placed by all GRCA-owned dams in order to warn recreational river users of the dam ahead. This is done each spring and they are removed in the fall before freeze up.

Caledonia, Wilkes Dam (Brantford), New Hamburg, Parkhill (Cambridge), Bissell and Drimmie (Elora), Conestogo, Woolwich, Wellington Street (Guelph), Shand (Belwood), Breslau, New Dundee and Baden.

The area around dams is much more dangerous than it appears. Water surges through gates or over the dam, creating strong undertows and backwash below the dam, where you can be pinned below the water. The buoys and booms are installed each spring and removed in the fall before winter freeze-up.

Communicating during major storms

The ice storm at the end of March resulted in downed powerlines and disrupted phone service at the Marsville and Nithburg river gauges.

This would normally prevent flood managers from receiving critical information that helps them to operate the dams to minimize flooding.

Fortunately the two gauges that were impacted were among those operated by Water Survey of Canada which has been working to install satellite communication at some of their gauges within the Grand River system. Even though the power and phone lines were not working, the river data from these gauges continued to work. The satellite

system provided access to flow and other information that is vitally important during storms.

Not only is this information available to key GRCA decision makers, but it is also available to the public online at www.grandriver.ca/riverdata.

This issue of *GRCA Current* was published in May 2016.

It is a summary of the April 2016 business conducted by the Grand River Conservation Authority board and committees, as well as other noteworthy happenings and topics of interest.

The Grand River Conservation Authority welcomes distribution, photocopying and forwarding of *GRCA Current*.

Next board meeting:

May 27 at 9:30 a.m.,
GRCA Administration Centre.

Subscribe to *GRCA Current*:

www.grandriver.ca/subscribe

View meeting reports:

www.grandriver.ca/directors

View coming events:

www.grandriver.ca/events

Grand Actions newsletter:

www.grandriver.ca/GrandActions

3RD NISKA ROAD COMMUNITY CLEAN UP

Once again, our community is coming together to steward our lovely country road, Niska.

Sunday, May 29th from 1 p.m. to 4 p.m.

Meet at the corner of Niska and Ptarmigan I.G.# 29

It is important for residents of our neighbourhood to come together to create awareness of the unique cultural heritage landscape that exists here. The importance of sharing our value of this area and the preservation of the heritage single lane Niska Road Bailey Bridge that is surrounded by 116 acres of beautiful Grand River Conservation lands where the Hanlon Creek meets with the Speed River.

**YOU COULD WIN GUELPH STORM tickets and other great gifts
generously donated by local businesses!**

The City of Guelph supports this initiative by supplying volunteers with safety vests, gloves and bags. We separate garbage & recyclables. In 2015, many volunteers participated and afterward, we gathered for pizza and good conversation about our appreciation of the natural beauty of the area.

**Please come out and help clean up our neighbourhood, meet your neighbours,
enjoy some treats, prizes, good conversation and fun!**

PLEASE BRING YOUR OWN WATER BOTTLES



Notice of Public Meeting for a Proposed Official Plan Amendment City Wide – Commercial Policies

In accordance with the provisions of the Planning Act, as amended, a Public Meeting will be held by the Planning and Development Committee of Cambridge Council for a proposed Official Plan Amendment for a proposed change to the commercial policies, in the City of Cambridge, Regional Municipality of Waterloo.

Date: June 7, 2016 **Time:** 7:00 p.m.

Place: Council Chambers, Historic City Hall, 46 Dickson Street, Cambridge

Subject: File No D08(2).04.06 – Official Plan Commercial Policies

Purpose and Effect:

The purpose and effect of the proposed Official Plan Amendment is to revise the commercial policies for the City. This will involve changing the definition and policies related to the various Official Plan commercial designations, which includes allowing mixed-use development in the Hespeler Road corridor. This amendment will also modify policies related to permitting commercial development within residential and employment areas.

Additional Information:

Further information regarding the proposed Official Plan Amendment can be obtained at the Cambridge Development and Infrastructure Department, 50 Dickson Street (third floor) between 8:30 a.m. & 4:30 p.m. Monday to Friday, or by contacting the person listed below.

Ward No.: All

File No: D08(2).04.06

Contact Person: Paul Smithson

Telephone: (519) 621-0740 ext. 4575

Email: smithsonp@cambridge.ca

TTY: (519) 623-6691 / Fax (519) 740-9545

Notification:

If you wish to be notified of any future Committee or Council meetings at which recommendations are to be considered, or if you wish to be notified of the approval or refusal of the proposed Official Plan Amendment, you must make a written request to the City of Cambridge Development and Infrastructure Department at P.O. Box 669, Cambridge Ontario, N1R 5W8. With the exception of this Public Meeting Notice, notice of future meetings on this proposal will only be sent to those persons who have requested to be notified.

RECEIVED
MAY 09 2016
CLERK'S DEPARTMENT
Township of Puslinch

Copy	
Please Handle	
For Your Information	
Council Agenda	

IG# 30

Additional Information:

The staff report is available online the Thursday afternoon prior to the Planning and Development Committee meeting at www.cambridge.ca. Agendas and reports can be found by following the path:

http://www.cambridge.ca/city_clerk/council_general_committee_and_planning_development_committee_meetings_general_information. If an accessible format or accommodation is required please contact accessibility@cambridge.ca.

Appeals:

If a person or public body does not make oral submission at a public meeting or make written submissions to the City of Cambridge before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the City of Cambridge with respect to the Official Plan Amendment to the Ontario Municipal Board.

If a person or public body does not make oral submission at a public meeting or make written submissions to the City of Cambridge before the Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Notice of the Decision
of a Draft Plan of Condominium Subdivision
by The Corporation of the City of Guelph

I.G.# 31

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Block 100, Registered plan 61M-200, (23CDM15509), municipally known as 39 Kay Crescent, in the City of Guelph, County of Wellington.

TAKE NOTICE that the General Manager of Planning, Urban Design and Building Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 25th day of April, 2016, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to Block 100, Registered plan 61M-200, (23CDM15509), municipally known as 39 Kay Crescent, in the City of Guelph, County of Wellington.

AND TAKE NOTICE that the applicant, or any person or public body that made a written submission before the Decision may, at any time before the approval of the final plan of condominium subdivision, appeal any of the conditions imposed by the General Manager of Planning Services, Urban Design and Building Services of the Corporation of the City of Guelph to the Ontario Municipal Board by filing a notice of appeal with the Clerk of The Corporation of the City of Guelph.

AND THAT any appeal to the Ontario Municipal Board in respect of the decision to approve the draft plan of condominium subdivision, or any of the conditions of the draft plan of condominium subdivision may be made by filing with the Clerk of The Corporation of the City of Guelph, not later than the 18th day of May, 2016, at 4:30 p.m., a notice of appeal setting out the objection and reasons in support of the objection. The applicable fee of \$125, **paid by certified cheque or money order**, made payable to the "Minister of Finance", must also be submitted with the appeal.

A copy of the Decision, including the conditions, is included. All of the related information for the draft plan of condominium subdivision is available for inspection at Planning Services, Urban Design and Building Services office, City Hall, 3rd Floor, 1 Carden Street, Guelph, Ontario, during business hours (8:30 a.m. to 4:30 p.m., Monday to Friday).

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of the appeal regarding any changes to the conditions of approval unless the person or public body, before the decision, made written submissions or a written request to be notified of changes to the conditions.

RECEIVED

MAY 02 2016

Township of Puslinch

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of condominium subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

If you wish to appeal to the Ontario Municipal Board, the requisite appeal forms are available from the Ontario Municipal Board on their website at www.omb.gov.on.ca, or you may obtain the appeal forms from the City Clerk's Department, c/o ServiceGuelph, 1st Floor, City Hall, 1 Carden Street, Guelph, Ontario.

DATED at the City of Guelph this 28th day of April, 2016.

Stephen O'Brien
City Clerk
Guelph City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

April 25, 2016

Benjamin Jones
1266304 Ontario Inc. (o/a Fusion Homes)
500 Hanlon Creek Boulevard
Guelph, ON N1C 0A1

Dear Mr. Jones:

**RE: 39 Kay Crescent Draft Plan of Condominium,
Condominium File No.: 23CDM15509**

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning, Urban Design and Building Services and as of the date of this letter, I have approved the condominium plan for 39 Kay Crescent under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.

By copy of this letter, I am requesting the City Clerk to initiate the Notice of Decision circulation which will be mailed in accordance with Section 51(37) of the *Planning Act*. This Notice of Decision of the approval of the plan including conditions will be circulated for a 20 day time period during which any person or public body may file a notice of appeal of the decision. Should no appeals be filed, the approval of the condominium plan of subdivision shall be deemed to have been made on the day after the last day for appealing the decision.

Once your condominium plan has received draft plan approval, when you wish to register your plan or any portion thereof, please contact Planning, Urban Design and Building Services and advise in writing how you have satisfied all of the conditions of draft plan approval.

If you have any questions on this file, please contact Michael Witmer, Development Planner II, Planning, Urban Design, and Building Services at (519) 837-5616, extension 2790.

Yours truly,



Todd Salter
General Manager
Planning, Urban Design and Building Services

Attach.

MW/ts

c: Gerry Armstrong, Victoria Wood (Dallan) GP Inc. (Owner)
Stephen O'Brien, City Clerk
Kealy Dedman, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca



**23CDM15509 – 39 Kay Crescent
Conditions**

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning, Urban Design, and Building Services.

- 1) That this approval applies to a Draft Plan of Condominium known as 23CDM15509 for the lands municipally known as 39 Kay Crescent, prepared by Van Harten Surveying Inc., Project No. 23269-15, dated November 11, 2015, illustrating a total of forty-seven (47) residential townhouse units, forty-three (43) off-street parking spaces (within the garages of select residential townhouse units), four (4) exclusive use off-street parking spaces, and common elements consisting of, but not limited to common amenity areas, ten (10) off-street parking spaces, and internal road/drive aisles.
- 2) That the Owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan(s), grading and drainage plan, landscape plan(s), photometrics plan, traffic geometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the *Planning Act*, to the satisfaction of the City, prior to the registration of the Plan of Condominium or any part thereof.
- 3) That the Owner acknowledges and agrees that the City can and shall make detailed site inspection(s) at 39 Kay Crescent to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium or any part thereof.
- 4) That the Owner agrees to phase the registration of the plan of condominium to the satisfaction of the City.
- 5) That the Owner shall pay any outstanding debts owed to the City, prior to the registration of the Plan of Condominium.
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- 8) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system, serving the site and also identifies the locations where easements are required prior to the registration of the Plan of Condominium or any part thereof.
 - 9) That prior to the registration of any phase of the condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system serving the condominium phase, which are located on private lands other than the lands included in the phase being registered.
 - 10) That the Owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly, prior to the registration of the Plan of Condominium or any part thereof.
 - 11) That prior to the registration of the Plan of Condominium or any part thereof, the applicant shall acknowledge in writing that the property owner and/or Condominium Corporation is aware of the Region of Waterloo International Airport Zoning Regulations Notice issued under the federal *Aeronautics Act* (Registration *SOR/2006-78* on April 28, 2006) and registered on title on the subject lands as instrument No. WC243602 on May 4, 2009, and that they understand their responsibility to make all users of the land aware of the restrictions under these Regulations which may include but not limited to height restrictions on buildings or structures, height of natural growth, interference with communications, and activities or uses that attract birds.
 - 12) That an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and, if necessary, the Purchase and Sale Agreements: *"Purchasers and tenants are advised that a transit route may be installed on Poppy Drive East at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."* prior to the registration of the Plan of Condominium or any part thereof.

- 13) That an independent lawyer shall certify and demonstrate that the following advisory clause has been incorporated into the Condominium Declaration: *"That private sidewalks, driveways and parking areas are to be maintained in a snow free condition and void of any obstructions twelve (12) months of the year."* prior to the registration of the Plan of Condominium or any part thereof.
- 14) Prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and, if necessary, the Purchase and Sale Agreements: *"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services, or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point"*.
- 15) That the Owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City prior to the registration of the Plan of Condominium or any part thereof.
- 16) That further to the requirements outlined in Condition 3, any works not completed as per the approved site plan(s) shall be completed prior to registration of the Plan of Condominium or any part thereof, and/or the Owner shall pay to the City a security amount representing the value of the outstanding items therein as agreed to by the Manager of Development Planning.
- 17) That the Owner agrees to provide the City's Planning, Urban Design and Building Services staff with a digital file of the Plan of Condominium in an AutoCAD (*.dwg) format prior to the registration of the Plan of Condominium or any part thereof.
- 18) Prior to the City's final approval of the plan of condominium or any part thereof, the City shall be advised in writing by the Owner how conditions 1 through 17 have been satisfied or acknowledged, whatever the case shall be.

NOTES:

- 1) The Developer is responsible for contacting Canada Post and arranging mailbox locations and mail delivery methods for the development.

- 2) Draft Plan of Condominium approval will expire five (5) years from the date draft plan approval is issued.
- 3) As this is proposed to be a phased condominium, please be reminded that as per By-law (2004)-17330, a fee of \$1137.00 will apply to each phase of condominium registration after the initial registration. This fee is current as of April 25, 2016; however please inquire as to the current fee at the time of the second and any subsequent registrations.

REPORT

TO General Manager of Planning, Urban Design and Building Services

SERVICE AREA Infrastructure, Development and Enterprise

DATE April 25, 2016

SUBJECT **Proposed Draft Plan of Residential Condominium Subdivision
39 Kay Crescent (23CDM15509) - 1266304 Ontario Limited
(o/a Fusion Homes)**

REPORT NUMBER 16-40

RECOMMENDATION

Draft Plan of Condominium Approval, subject to the conditions outlined in **Attachment 2**.

BACKGROUND

The City of Guelph is in receipt of an application for a Draft Plan of Condominium Subdivision from 1266304 Ontario Inc. (o/a Fusion Homes) on behalf of Victoria Wood (Dallan) GP Inc. The application pertains to lands municipally known as 39 Kay Crescent. The subject property has an area of approximately 1.27 hectares.

The applicant is requesting draft plan approval for a forty-seven (47) unit cluster townhouse residential condominium. The application is for a standard plan of condominium, and is proposed to be registered in six (6) phases. The applicant's proposed registration phasing plan is included as **Attachment 5** to this report.

Each of the residential condominium units is proposed contain the dwelling unit itself and the attached garage (note - four (4) units in the development do not have an attached garage). The driveways adjacent to the garage, terraces and balconies, front yard, rear yard (for units 1-11 only), and walkways leading to unit porches/front doors are proposed to be exclusive use to the respective townhouse dwelling unit. In addition, four (4) off-street parking spaces are proposed to be exclusive use to the select units that do not have a garage. The remaining components of the condominium will form part of the common elements, which includes but is not limited to the internal roads, common open and amenity spaces, and ten (10) visitor parking spaces.

In particular, the condominium is proposed to have a total of fifty-seven (57) off-street parking spaces. Of these fifty-seven (57) off-street parking spaces, forty-three (43) will be within the residential unit areas themselves (garages), four (4) will be exclusive use spaces situated off the private road, and ten (10) will be visitor parking spaces within the common elements of the

condominium, situated off the private roads. An additional forty-three (43) parking spaces can be accommodated in the driveways, being exclusive use to the respective townhouse units. The land and buildings would be subdivided in accordance with the attached proposed Draft Plan of Condominium (**Attachment 3**).

The subject property is designated 'General Residential' in the current Official Plan. The subject property is zoned R.3A (Residential – Cluster Townhouse). This application for Draft Plan of Condominium approval does not affect the site's present Official Plan designation or zoning.

Site plan approval (Site Plan File #: SP14A040) was issued by the City for this development on November 9, 2015 (**Attachment 4**). Building permits have been issued for select units and construction is currently started for select units.

Infrastructure, Development and Enterprise Comments

Planning, Urban Design and Building Services recommends approval of this application for Draft Plan of Condominium, subject to the conditions outlined in **Attachment 2**. The development has received the necessary site plan approval and select building permits have been issued. The draft plan approval conditions recommended in **Attachment 2** will ensure that site development is completed and maintained to the satisfaction of the City, prior to the registration of the plan of condominium, or any phase thereof.

Location

39 Kay Crescent (**Attachment 1**); legally described as BLOCK 100, REGISTERED PLAN 61M-200, CITY OF GUELPH.

Summary of Proposal

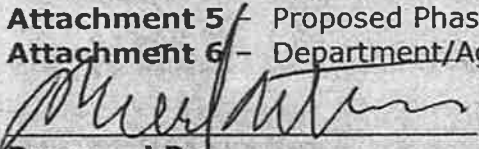
Request for draft plan approval of a forty-seven (47) unit standard condominium. Common element areas will comprise of the balance of the property that is not designated as units such as the drive aisles/internal roads, common open space, and ten (10) visitor parking spaces. The condominium is proposed to be registered in six (6) phases.

DEPARTMENTAL & AGENCY CONSULTATION

The summary of comments received in the review of the application is included in **Attachment 6**.

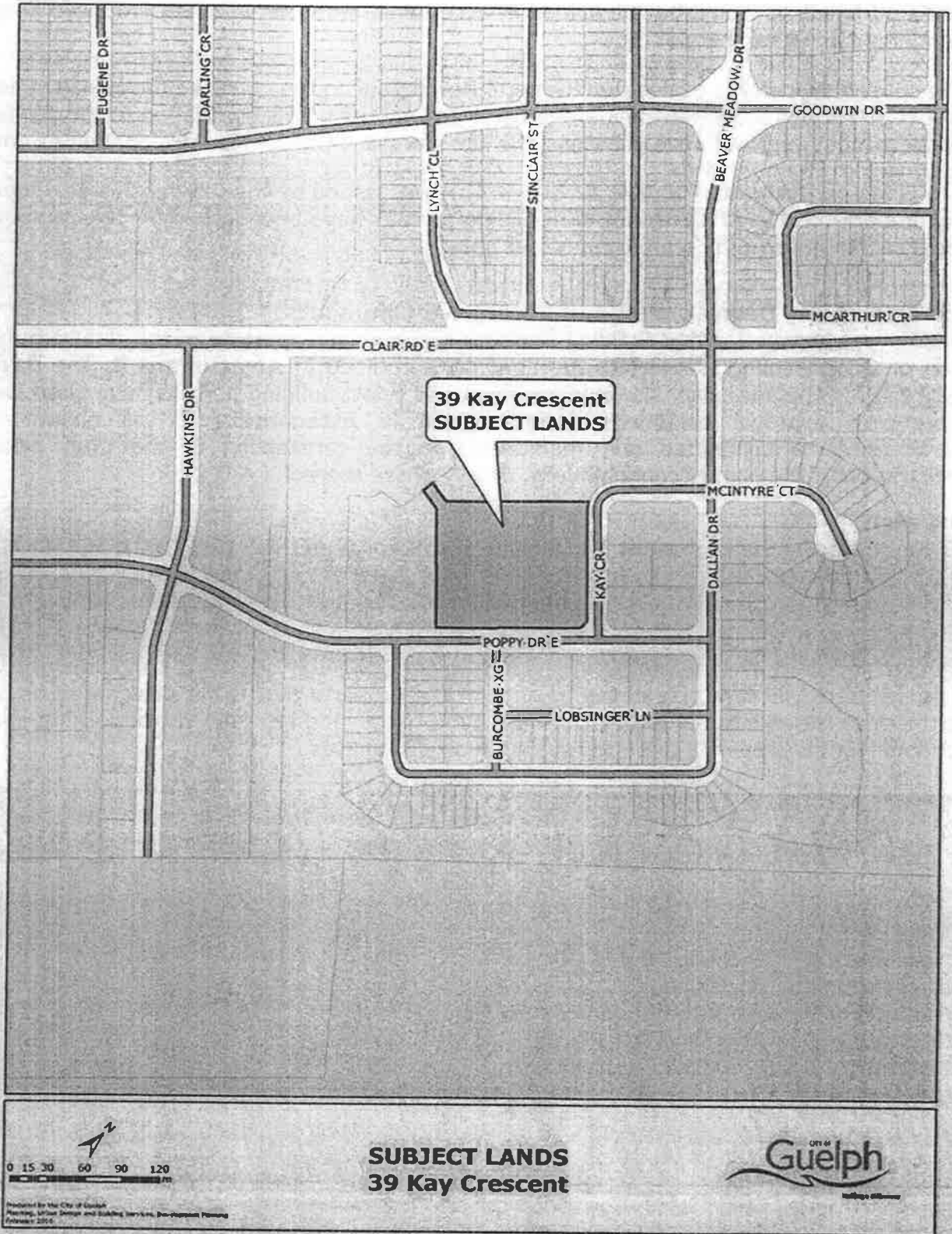
ATTACHMENTS

- Attachment 1** – Location Map
- Attachment 2** – Conditions
- Attachment 3** – Proposed Condominium Plan
- Attachment 4** – Approved Site Plan
- Attachment 5** – Proposed Phasing Plan
- Attachment 6** – Department/Agency Comment Checklist


Prepared By:
Michael Witmer
Development Planner II


Approved By:
Todd Salter
General Manager of Planning, Urban
Design and Building Services

**ATTACHMENT 1
Location Map**



ATTACHMENT 2 Conditions

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning, Urban Design, and Building Services.

- 1) That this approval applies to a Draft Plan of Condominium known as 23CDM15509 for the lands municipally known as 39 Kay Crescent, prepared by Van Harten Surveying Inc., Project No. 23269-15, dated November 11, 2015, illustrating a total of forty-seven (47) residential townhouse units, forty-three (43) off-street parking spaces (within the garages of select residential townhouse units), four (4) exclusive use off-street parking spaces, and common elements consisting of, but not limited to common amenity areas, ten (10) off-street parking spaces, and internal road/drive aisles.
- 2) That the Owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan(s), grading and drainage plan, landscape plan(s), photometrics plan, traffic geometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the *Planning Act*, to the satisfaction of the City, prior to the registration of the Plan of Condominium or any part thereof.
- 3) That the Owner acknowledges and agrees that the City can and shall make detailed site inspection(s) at 39 Kay Crescent to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium or any part thereof.
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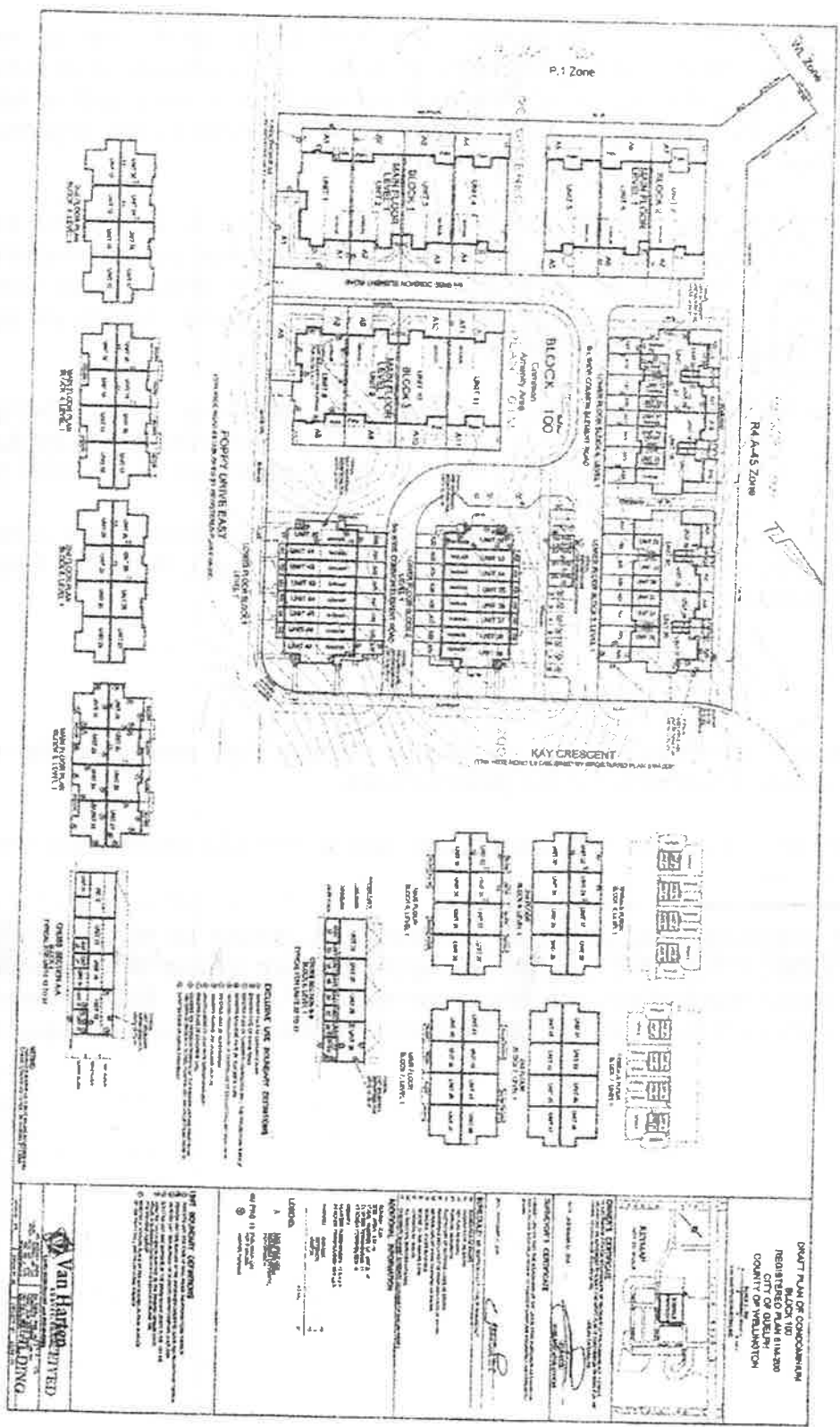
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- 15) That the Owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City prior to the registration of the Plan of Condominium or any part thereof.
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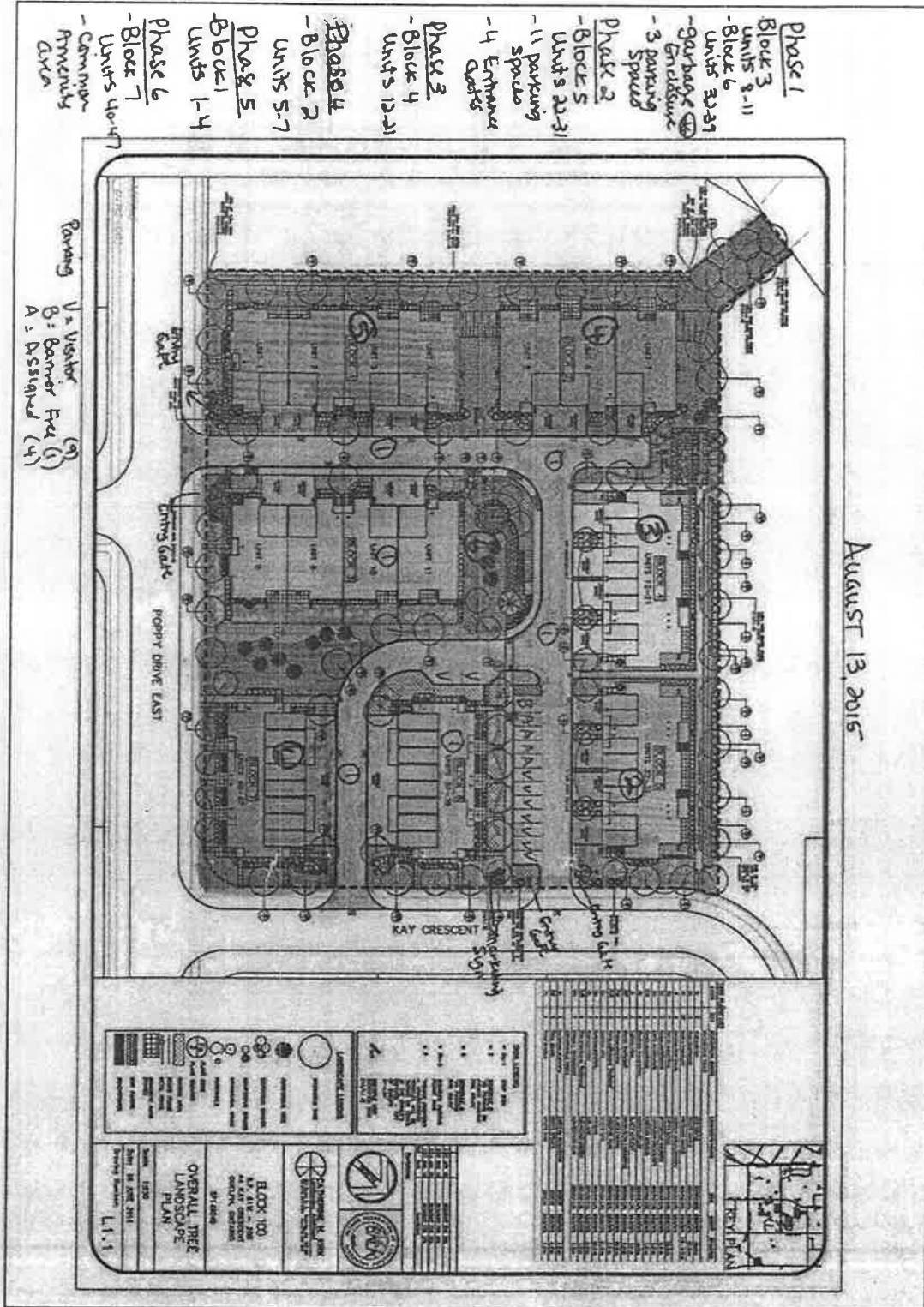
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Attachment 3 Proposed Condominium Plan



Attachment 5 Proposed Phasing Plan



August 13, 2015

Attachment 6
Department/Agency Comment Checklist

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Development Planning		✓	<ul style="list-style-type: none"> • Standard condominium conditions • Advisory clauses for transit route on Clair Road East
Engineering Services		✓	<ul style="list-style-type: none"> • Standard Engineering condominium conditions (certificates, etc.)
Park Planning	✓		
Economic Development	✓		
Fire Department	✓		
Zoning	✓		
Guelph Hydro	✓		
Building Services	✓		
Upper Grand District School Board		✓	<ul style="list-style-type: none"> • Advisory clause for school buses to not pick-up students on private roadways
Wellington Catholic District School Board	✓		
Union Gas	✓		
Canada Post		✓	<ul style="list-style-type: none"> • Mail delivery will be via Community Mail Boxes (CMBs), at a location to Canada Post's satisfaction
Guelph Police Services	✓		

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

I.G.# 32

An Application for Consent [Severance] has been filed with the Committee of Adjustment.

LOCATION: 1159 Victoria Road South

PROPOSAL: The applicant is proposing to sever a portion of 1159 Victoria Road South, as a lot addition to 1115 Victoria Road South. The severance is being requested because the natural features of the severed land make it unsuitable for development alongside the retained lands.

BY-LAW REQUIREMENTS: The property is located in the Township of Puslinch Agricultural (A) and Hazard (H) Zones.

REQUEST: The owner of 1159 Victoria Rd. S. has requested the severance of an irregular parcel in the north corner of the lot, with a depth of 82.9 meters and an area of 5483 square meters. The proposed severed parcel would be added to the abutting property known as 1115 Victoria Road South.

RECEIVED

APR 25 2016

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE:	<input type="text" value="TO"/>	Thursday, May 12, 2016
	<input type="text" value="Copy"/>	
TIME:	<input type="text" value="Please Handle"/>	4:00 p.m.
	<input type="text" value="or Your Information"/>	
LOCATION:	<input type="text" value="Council Agenda"/>	Council Chambers, City Hall, 1 Carden Street,
APPLICATION NUMBER:		B-15/16

PROVIDING COMMENTS
Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **May 5, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

ADDITIONAL INFORMATION
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

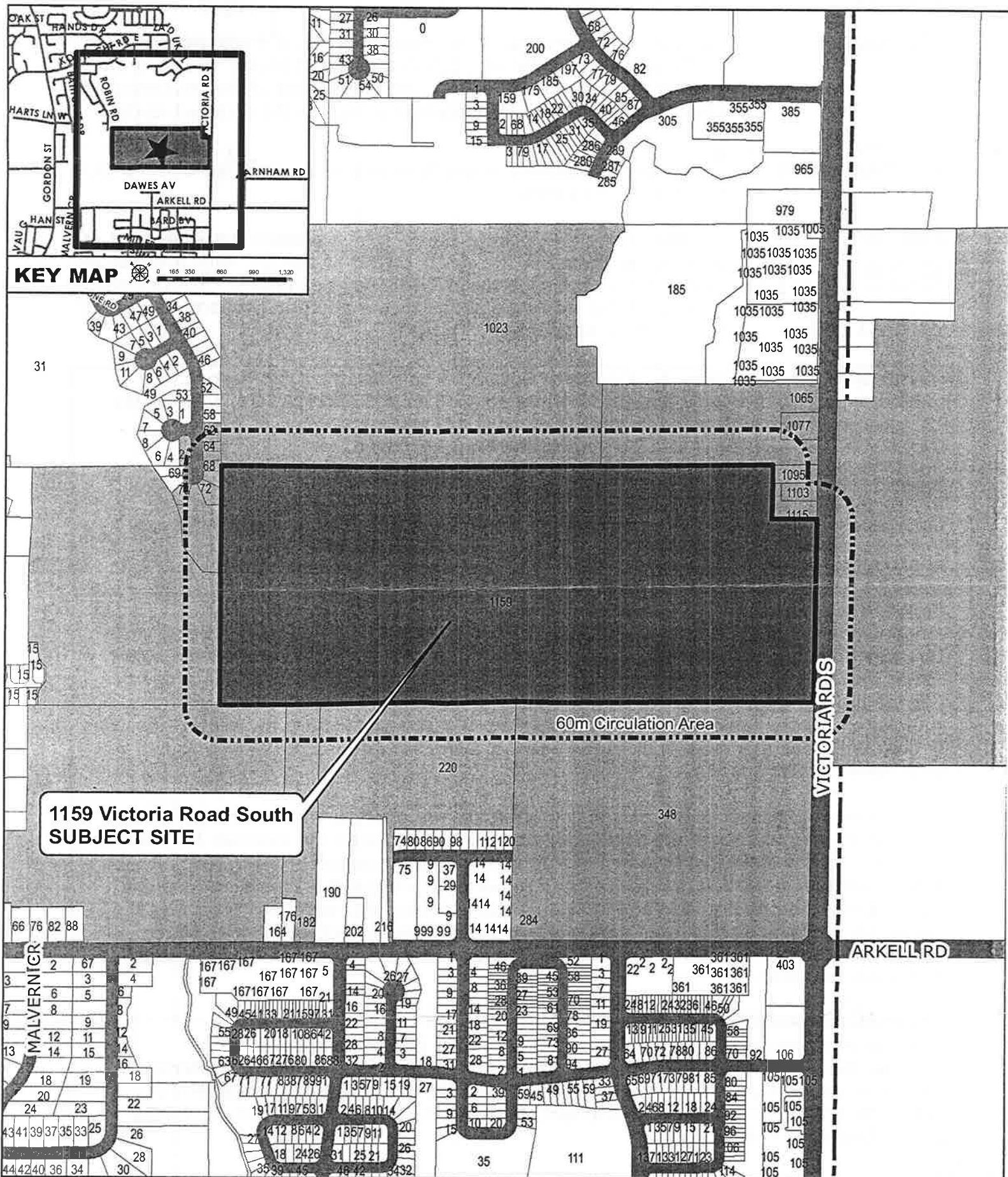
Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the

Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

Trista Di Lullo

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 22nd day of April, 2016.

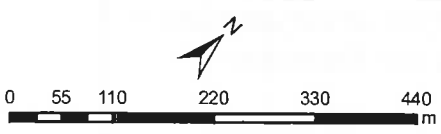


**1159 Victoria Road South
SUBJECT SITE**

60m Circulation Area

VICTORIA RD S

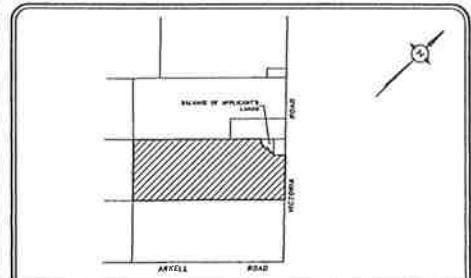
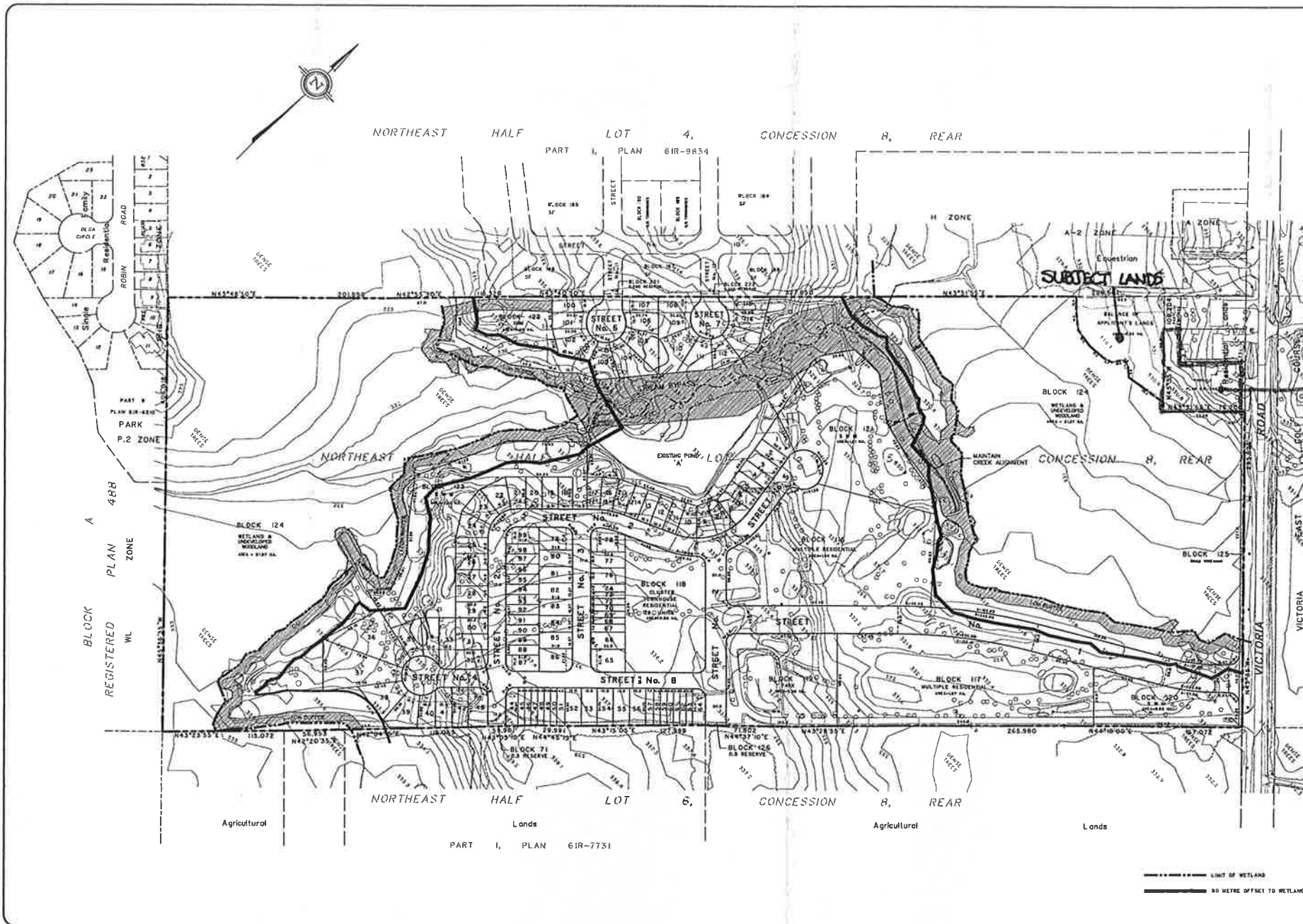
ARKELL RD



60m CIRCULATION AREA
1159 Victoria Road South
File No.: B-15/16



Produced by the City of Guelph
Committee of Adjustment
February 2016



KEY PLAN SCALE 1 : 15000 SUBJECT LANDS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

81 (17) (a) - (d) AS SHOWN
 (e) SEE SCHEDULE
 (f) - (h) AS SHOWN
 (i) MUNICIPAL WATER SUPPLY
 (j) PORT STANLEY TRL, WENTWORTH TRL, LACUSTRINE CRT, SAND, GRAVEL, PEAT
 (k) AS SHOWN
 (l) MUNICIPAL STORM AND SANITARY SEWER
 (m) NONE KNOWN

ZONING OF SUBJECT LANDS IS UNDER TOWNSHIP OF PUSLINCH BY-LAW 19/85-HAZARD, AGRICULTURE AND SPECIALIZED COMMERCIAL C4-2

OWNERS CERTIFICATE

WE HEREBY AUTHORIZE BLACK, SHOEMAKER, ROBINSON, AND DONALDSON LIMITED, ONTARIO LAND SURVEYORS, URBAN AND RURAL PLANNERS TO SUBMIT THIS DRAFT PLAN OF PROPOSED SUBDIVISION.

1115 VICTORIA RD. SOUTH

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

HENRY P. HALLIS
 ONTARIO LAND SURVEYOR

RELEVANT INFORMATION

LOT/BLOCK	LAND USE	AREA	UNITS
LOTS 1-63, 87-108	SINGLE DETACHED RESIDENTIAL	2.89 ha	72
LOTS 44-137-44, 87-143-71	ON-STREET TOWNHOUSES	0.53 ha	84
LOTS 10-14, 24-28, 38-43	SEMI-DETACHED RESIDENTIAL	0.88 ha	34
BLOCKS 108 & 117	MULTI-FAMILY RESIDENTIAL	3.71 ha	330
BLOCK 116	CLUSTER TOWNHOUSES	0.82 ha	30
BLOCK 118	PARK	0.40 ha	
BLOCKS 120 TO 123	STORM WATER MANAGEMENT	3.25 ha	
BLOCK 124	WETLAND & UNDEVELOPED WOODLAND	21.87 ha	
BLOCK 125	ROAD WIDENING	0.20 ha	
BLOCKS 126 & 131	2.50 REEFERS	3.60 ha	
STREETS	PUBLIC STREETS	3.29 ha	
TOTAL		39.30 ha	489

VICTORIA PARK VILLAGE
 DRAFT PLAN OF SUBDIVISION

OF PART OF
 NORTHEAST HALF OF LOT 5, CONCESSION 8, REAR
 (Geographic Township of Puslinch)
 CITY OF GUELPH
 COUNTY OF WELLINGTON

SCALE 1 : 1500

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
BSRD Ontario Land Surveyors
 Urban and Rural Planners

351 Spadina Avenue West
 Guelph, Ontario N1W 1C6
 TEL: (519) 862-4851
 FAX: (519) 763-8081

DATE: NOVEMBER 8, 2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 01-2007-24

2016 International Plowing Match & Rural Expo

The poster features a background image of a rural landscape with green fields and trees. In the center, a black tractor with a green plow is shown in profile, moving from left to right. The tractor and plow are enclosed within a blue arch that resembles a plow's furrow. The year '2016' is written in large blue font to the left of the tractor. Below the tractor, the text 'WELLINGTON COUNTY International Plowing Match & Rural Expo' is written in blue. To the right of the tractor, the dates 'SEPTEMBER 20-24' and the location 'HARRISTON, TOWN OF MINTO' are written in blue. A green banner at the bottom left contains the text 'SAVE THE DATE' in white. A dark blue banner at the bottom center contains the text 'JOIN US FOR "A FRESH TASTE OF FARMING"' in white. At the bottom left, there are icons for Instagram, Twitter, and Facebook. At the bottom right, the website address 'WWW.PLOWINGMATCH.ORG' is written in blue.

2016

WELLINGTON COUNTY
International Plowing Match & Rural Expo

SEPTEMBER
20-24
HARRISTON,
TOWN OF MINTO

SAVE THE DATE

JOIN US FOR "A FRESH TASTE OF FARMING"

   WWW.PLOWINGMATCH.ORG

Local Host



Wellington Plowmen's Association Bid

IPM 2016 the Non-Profit Organization set up to run this years match only

Wellington County key support and seed money to IPM 2016 through funding agreement

Town of Minto is host municipality (many staff and Council volunteer on all levels)

Parent Host



Ontario Plowmen's Association own the event

Board of Directors and staff members

Support a new volunteer Committee every year!

History of the IPM

The First match was held in 1913 at Sunnybrook Farm, which is now Sunnybrook Hospital, in Toronto

The First match outside of Toronto was at University of Guelph in 1915

The match has been held every year since, across Ontario, with the exceptions of 1918, and 1942-1945 due to the war

the 2013 match in Perth County marked the centennial of the IPM

The First Wellington County Match was held in 1937 at Beatty Bros. Farm located in Fergus

The Second was at Jack M. Gilchrist Farm in 1968 located in Guelph

In 1984 J.D. Ross & Neighbouring Farms hosted in Teviotdale

Lewis & Mae Day & Morris Day, Erwin G. Musselman and Neighbouring Farms hosted in 2000 in Elora

Background on the IPM

Since its inception, the match has attracted millions of competitors, exhibitors, and visitors from across Canada, the United States, and even Europe

It is the largest show of its kind in North America

Each Match is organized by a local Board of Directors, numerous committees, and supported by well over 1000 volunteers

Every match generates a Legacy fund to benefit the host County

What Happens at the IPM?

Plowing

Several types:

Modern Tractors

Vintage Tractors

Horse Drawn



What Happens at the IPM?

Queen of the Furrow

Contestants graded on agricultural knowledge and skill, plowing skill and ambassadorial skills

- **Ontario Queen of the Furrow**

Kathryn Chant of Grenville County

Before a packed crowd on Thursday, September 24, 2015, Kathryn Chant representing Grenville County, was crowned the 2015 - 2016 Ontario Queen of the Furrow. Kathryn faced competition from 23 other candidates from across Ontario.

Kathryn will spend the coming year travelling across Ontario representing the OPA and [IPM 2016](#).



What Happens at the IPM?

Banquets

Award banquet for plowing competitions, and Queen of the Furrow banquet



What Happens at the IPM?

Activities for Kids

Many children attend as part of class field trips, as well as coming with their families.



What Happens at the IPM?

Opportunities to Learn

Informative and historical displays are part of the Education Tent.



What Happens at the IPM?

Exhibitions

1000 acres of exhibitors, vendors, food stands, and entertainment



What Happens at the IPM?

Camping

The number of RV Park spaces booked each year averages 1500 trailers covering 100 acres..



What Happens at the IPM?

Quilting

The quilting committee starts to make the match blocks years in advance for the competitions.



What Happens at the IPM?

Antique Displays

Antique Tractors

Cars

Tools

Furniture

Signs

Local history

and more are put on display



Numbers - People

- Average number of Visitors varies between 75,000 to 100,000 per year
- All age groups represented
- 2015 IPM in Finch attracted 84,000 visitors

Numbers - Economic Impact

- The OPA Conducts Studies on a regular basis
- These studies have shown as high as \$20 million in local economic impact through tourism and event operations.
- 84% of past host community residents agreed that the IPM has increased the quality of life in their communities
- Buying power: for agri-business goods and services as well as farm equipment, visitors report annual expenditures of \$72 million

Numbers - Legacy Funds

- 2008 Bruce County Legacy Fund: \$900,000
- 2010 St. Thomas Legacy Fund: \$550,000
- 2011 Prescott - Russell Legacy Fund: \$225,000
- 2013 Perth - \$350,000

These funds were reinvested into the local community

A few of our Current Partners

BMO



Partners in Powerful Communities

GET #CAUGHTBLUEHANDED

Organizers of the 2016 IPM in Wellington County are using blue mittens and social media to help promote this years event.

Perth-Wellington MPP Randy Pettapiece and the Ontario PC Caucus got [#CaughtBlueHanded](#) in Queens Park. We thank them for their support!



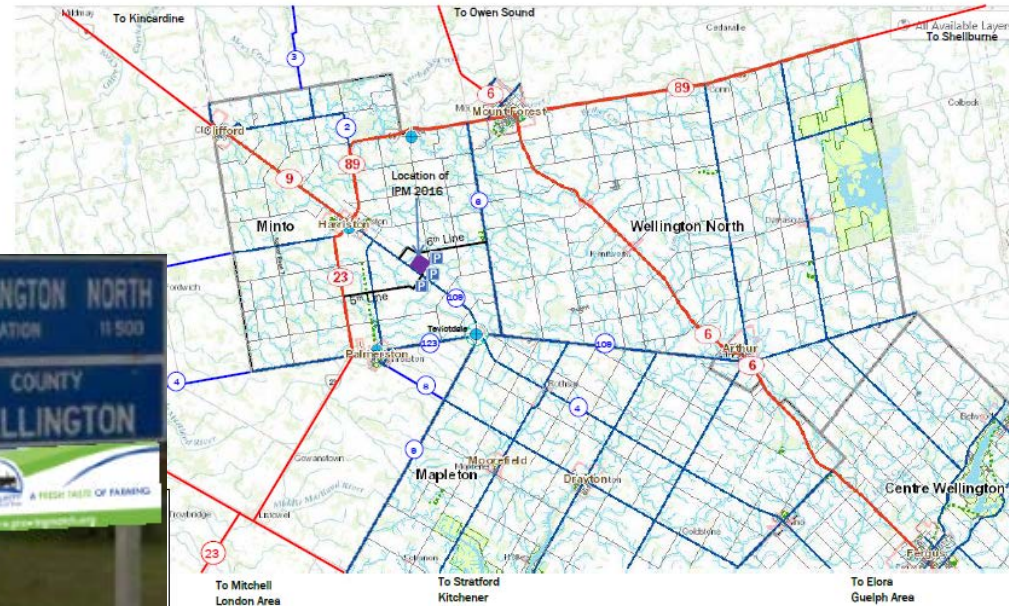
Great to see Perth - Wellington MP John Nater getting his colleagues in Ottawa excited about [#IPM2016](#). Thank you for your support!



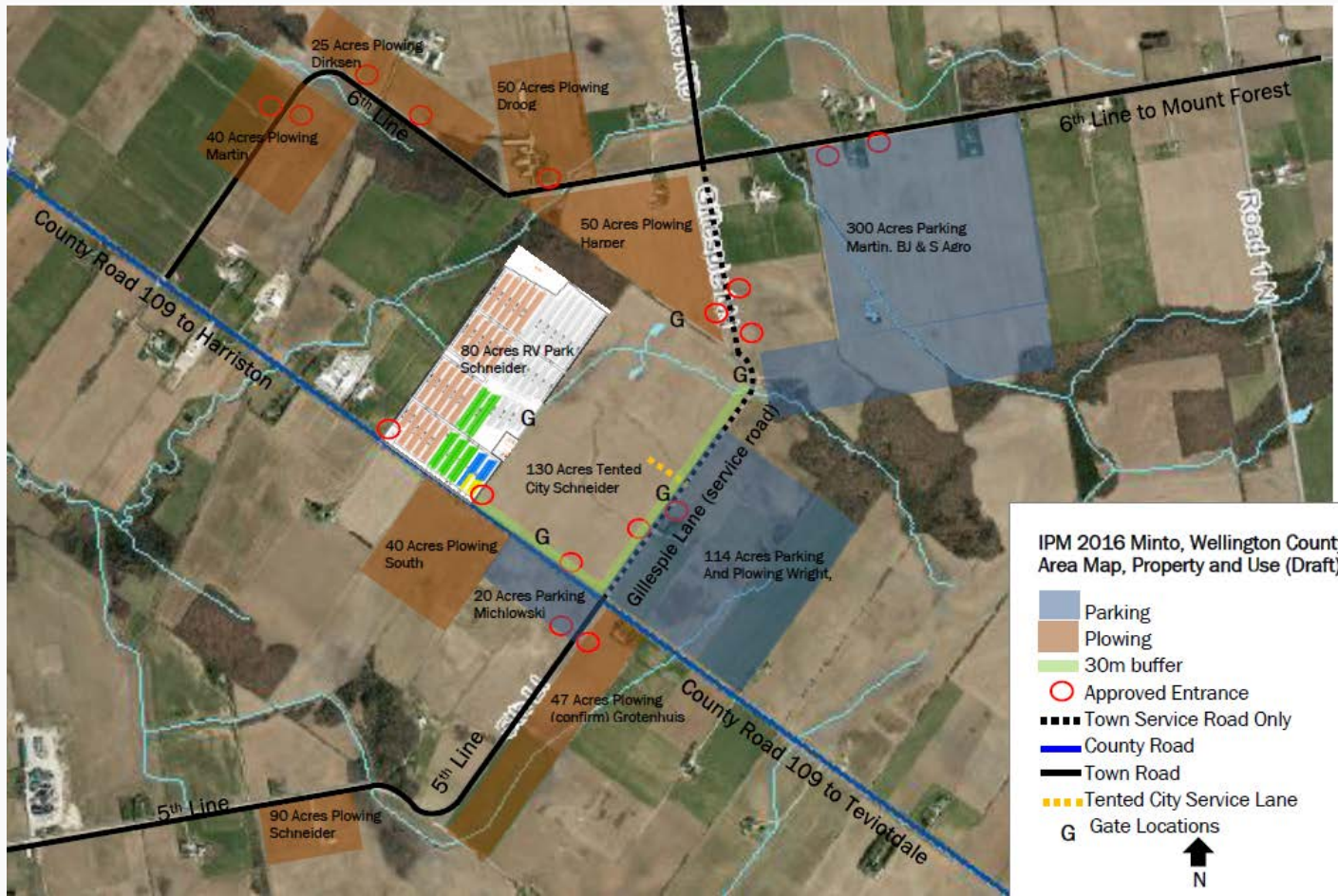
WHERE ARE WE RIGHT NOW!!



1. Half of 1200 RV Park Spots Sold
2. Quilt Show 135 entrants already
3. Kick-off Drayton Successful
4. Over 4,500 cook books sold
5. Nearly \$50,000 in souvenir sales
6. Tented City set up begins in July
7. RCMP Musical Ride; Jousting
8. Tickets on-line
9. Sponsorship Program
10. Signage on County Roads



The



MUNICIPAL SUPPORT FOR 2016!!



Your municipality is in the County Showcase Tent

- zip line, activities, County Hospitality and more!

Cash sponsorship opportunities exist; Ross Wilkie (wlikier@wightman.ca)

Also IPM 2016 would really appreciate:

1. Volunteers During the Match (volunteeripm2016@gmail.com)
2. Employee Crews for Setup or Labour (tentedcityrvpark@ipm2016.com)
3. Picnic Tables, Equipment, etc. (tentedcityrvpark@ipm2016.com)
4. Your support to potential sponsors and exhibitors (Cathy@plowingmatch.org)
5. Directional signs on municipal signs.
6. Attend! Buy Souvenirs! Have fun!



REPORT FIN-2016-011

TO: Mayor and Members of Council
FROM: Paul Creamer, Director of Finance/Treasurer
MEETING DATE: May 18, 2016
SUBJECT: 2016 Final Tax Levy and Rates
File No. F02 TAX

RECOMMENDATIONS

That Report FIN-2016-011 regarding the 2016 Final Tax Levy and Rates be received; and

That the final property tax rates as identified in Schedule A and Schedule B to Report FIN-2016-011 be approved; and

That the final property tax due dates be established as of Wednesday August 31, 2016 and Monday October 31, 2016; and

That a by-law be enacted for the levy and collection of property taxes for the 2016 taxation year as outlined in Schedule D to Report FIN-2016-011.

DISCUSSION

Purpose

The Municipal Act, 2001 requires a municipality to adopt its final tax levy, due dates and tax rates annually through the passing of a by-law.

Background

To enable the billing of final taxes for 2016, a by-law is required to establish the levy, due dates and other administrative needs regarding the final property tax amounts. The tax rates set out in the attached schedules for the Township and the County are based on 2016 budget requirements. The Education rates are set by the Province through

Regulation 400/98, as amended by Ontario Regulation 101/16 made under the Education Act.

Due Dates

The 2016 final tax levy will be payable in two (2) installments due August 31, 2016 and October 31, 2016. This bill will reflect the new assessed value of the property for 2016 as well as the 2016 tax rates. The amount of the 2016 interim tax bill will be deducted from the total levied with the balance being the 2016 final tax bill.

The properties enrolled in the Township's 11-month pre-authorized tax payment plan have their property tax payments withdrawn from their bank accounts in eleven (11) installments on the fifteenth (15th) (or next business day) of each month.

The 2016 Final tax bills will be produced and mailed by August 2, 2016.

FINANCIAL IMPLICATIONS

The tax rates indicated in Schedule A will generate a total 2016 levy of \$23,243,483 from all the various property classes, allocated as follows:

Township	\$3,496,624
County	\$13,492,396
Education	<u>\$6,254,463</u>
Total	<u>\$23,243,483</u>

The County of Wellington and School Board's final payment due dates by the Township are September 30, 2016 and December 15, 2016.

The tax rates indicated in Schedule B for the Special Area rates will generate the following levies:

Barber's Beach Street Lights	\$3,180
Cambridge Fire	<u>\$119,164</u>
Total	<u>\$122,344</u>

The calculations for the above figures have been outlined in Schedule C to Report FIN-2016-011.

The overall final tax billing will be approximately \$12,012,645.

APPLICABLE LEGISLATION AND REQUIREMENTS

Section 290 of the Municipal Act, 2001, as amended, states that a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality. On February 17, 2016 Council

approved the Township's 2016 Budget in accordance with By-law No. 010/16. Ontario Regulation 400/98, as amended by Ontario Regulation 101/16 under the Education Act established the education tax rates for all property classes in 2016.

The County of Wellington established upper and lower-tier property tax ratios and tax reductions for prescribed subclasses for the year 2016 as per the County By-law number 5465-16 dated April 28, 2016. The County of Wellington adopted a by-law to establish and levy tax rates for upper tier purposes as per the County By-law number 5466-16 dated April 28, 2016.

Once all required by-laws and regulations have been passed, the municipal Council may levy its taxes. The Township, as a lower-tier municipality, is required to collect the County and Education tax levies and forward it on to them regardless of a resident's payment of property taxes.

Section 342 of the Municipal Act, 2001 allows the ability to collect taxes in one payment or by installments. The Township has elected to collect its property taxes in four installments: February 29, April 29, August 31, and October 31, 2016.

ATTACHMENTS

Schedule A: 2016 Property Tax Rates

Schedule B: 2016 Barber's Beach Street Lights and Cambridge Fire Special Area Tax Rates

Schedule C: 2016 Special Area Tax Levy Calculation

Schedule D: A by-law to Provide for the Levy and Collection of Property Taxes for the 2016 Taxation Year

**Schedule A
2016 Property Tax Rates**

Description	2016 Assessment	Tax Ratio	Tax Reductions	Weighted Ratio	Tax Rate				Levy			
					Township	County	Education	Total	Township	County	Education	Total
res/farm (RT)	1,555,597,187	1.000000	0.00%	1.000000	0.00166580	0.00642780	0.00188000	0.00997360	2,591,311	9,999,073	2,924,523	15,514,908
multi-res (MT)	1,589,000	1.868000	0.00%	1.868000	0.00311171	0.01200714	0.00188000	0.01699885	4,945	19,079	2,987	27,011
farmlands (FT)	130,393,200	0.250000	0.00%	0.250000	0.00041645	0.00160695	0.00047000	0.00249340	54,302	209,535	61,285	325,122
commercial (CT)	78,336,711	1.479000	0.00%	1.479000	0.00246372	0.00950672	0.01026644	0.02223688	192,999	744,725	804,239	1,741,964
industrial (IT)	82,804,498	2.400000	0.00%	2.400000	0.00399792	0.01542673	0.01500000	0.03442465	331,045	1,277,403	1,242,067	2,850,515
large industrial (LT)	16,694,000	2.400000	0.00%	2.400000	0.00399792	0.01542673	0.01500000	0.03442465	66,741	257,534	250,410	574,685
pipeline (PT)	5,215,000	2.240000	0.00%	2.240000	0.00373139	0.01439828	0.01500000	0.03312967	19,459	75,087	78,225	172,771
shopping centre (ST)	0	1.479000	0.00%	1.479000	0.00246372	0.00950672	0.01026644	0.02223688	0	0	0	0
managed forests (TT)	10,253,400	0.250000	0.00%	0.250000	0.00041645	0.00160695	0.00047000	0.00249340	4,270	16,477	4,819	25,566
res/farm farmland class I (R1)	615,000	1.000000	25.00%	0.750000	0.00124935	0.00482085	0.00141000	0.00748020	768	2,965	867	4,600
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0.00166580	0.00642780	0.00188000	0.00997360	0	0	0	0
commercial excess/vacant unit (CU)	4,647,000	1.479000	30.00%	1.035300	0.00172460	0.00665471	0.00718651	0.01556581	8,014	30,924	33,396	72,334
commercial vacant land (CX)	871,900	1.479000	30.00%	1.035300	0.00172460	0.00665471	0.00718651	0.01556581	1,504	5,802	6,266	13,572
commercial farmland class I (C1)	0	0.750000	25.00%	0.562500	0.00093701	0.00361564	0.00141000	0.00596265	0	0	0	0
commercial taxable shared (CH)	0	1.479000	0.00%	1.479000	0.00246372	0.00950672	0.01026644	0.02223688	0	0	0	0
commercial vacant land taxable shared (CJ)	0	1.479000	30.00%	1.035300	0.00172460	0.00665471	0.00718651	0.01556581	0	0	0	0
parking lot (GT)	0	1.479000	0.00%	1.479000	0.00246372	0.00950672	0.01026644	0.02223688	0	0	0	0
industrial-hydro (IH)	538,000	2.400000	0.00%	2.400000	0.00399792	0.01542673	0.01500000	0.03442465	2,151	8,300	8,070	18,520
industrial excess land shared (IJ)	0	2.400000	35.00%	1.560000	0.00259865	0.01002737	0.00975000	0.02237602	0	0	0	0
industrial excess/vacant unit (IU)	2,177,199	2.400000	35.00%	1.560000	0.00259865	0.01002737	0.00975000	0.02237602	5,658	21,832	21,228	48,717
large ind excess land (LU)	0	2.400000	35.00%	1.560000	0.00259865	0.01002737	0.00975000	0.02237602	0	0	0	0
industrial vacant land (IX)	4,646,000	2.400000	35.00%	1.560000	0.00259865	0.01002737	0.00975000	0.02237602	12,073	46,587	45,299	103,959
industrial farmland class I (I1)	0	1.000000	25.00%	0.750000	0.00124935	0.00482085	0.00141000	0.00748020	0	0	0	0
industrial farmland class II (I4)	0	2.400000	0.00%	2.400000	0.00399792	0.01542673	0.01500000	0.03442465	0	0	0	0
shopping centre excess land (SU)	0	1.479000	30.00%	1.035300	0.00172460	0.00665471	0.00718651	0.01556581	0	0	0	0
new construction industrial (JT)	14,073,200	2.400000	0.00%	2.400000	0.00399792	0.01542673	0.01180000	0.03122465	56,263	217,103	166,064	439,431
new construction ind vacant land (JU)	0	2.400000	35.00%	1.560000	0.00259865	0.01002737	0.00767000	0.02029602	0	0	0	0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0.00399792	0.01542673	0.01180000	0.03122465	0	0	0	0
new constr large ind vacant land (KU)	0	2.400000	35.00%	1.560000	0.00259865	0.01002737	0.00767000	0.02029602	0	0	0	0
new construction commercial (XT)	57,174,126	1.479000	0.00%	1.479000	0.00246372	0.00950672	0.01026644	0.02223688	140,861	543,539	586,975	1,271,374
new constr comm vacant land (XU)	1,684,766	1.479000	30.00%	1.035300	0.00172460	0.00665471	0.00718651	0.01556581	2,906	11,212	12,108	26,225
new construction office bldg (YT)	549,000	1.479000	0.00%	1.479000	0.00246372	0.00950672	0.01026644	0.02223688	1,353	5,219	5,636	12,208
new constr office vacant land (YU)	0	1.479000	30.00%	1.035300	0.00172460	0.00665471	0.00718651	0.01556581	0	0	0	0
new constr shopping centre (ZT)	0	1.479000	0.00%	1.479000	0.00246372	0.00950672	0.01026644	0.02223688	0	0	0	0
new constr shop ctr vacant land (ZU)	0	1.479000	30.00%	1.035300	0.00172460	0.00665471	0.00718651	0.01556581	0	0	0	0
Total	1,967,859,187								\$3,496,624	\$13,492,396	\$6,254,463	\$23,243,483

Schedule B
2016 Barber's Beach Street Lights Special Area Tax Rates

Description	2016		Tax Rate	Levy
	Assessment	Tax Ratio		
res/farm (RT)	18,575,000	1.000000	0.00017119	3,180
multi-res (MT)	0	1.868000	0.00031978	0
farmlands (FT)	0	0.250000	0.00004280	0
commercial (CT)	0	1.479000	0.00025319	0
industrial (IT)	0	2.400000	0.00041085	0
large industrial (LT)	0	2.400000	0.00041085	0
pipeline (PT)	0	2.240000	0.00038346	0
shopping centre (ST)	0	1.479000	0.00025319	0
managed forests (TT)	0	0.250000	0.00004280	0
res/farm farmland class I (R1)	0	0.750000	0.00012839	0
residential taxable shared (RH)	0	1.000000	0.00017119	0
commercial excess/vacant unit (CU)	0	1.035300	0.00017723	0
commercial vacant land (CX)	0	1.035300	0.00017723	0
commercial farmland class I (C1)	0	0.562500	0.00009629	0
commercial taxable shared (CH)	0	1.479000	0.00025319	0
commercial vacant land taxable shared (CJ)	0	1.035300	0.00017723	0
parking lot (GT)	0	1.479000	0.00025319	0
industrial-hydro (IH)	0	2.400000	0.00041085	0
industrial excess land shared (IJ)	0	1.560000	0.00026705	0
industrial excess/vacant unit (IU)	0	1.560000	0.00026705	0
large ind excess land (LU)	0	1.560000	0.00026705	0
industrial vacant land (IX)	0	1.560000	0.00026705	0
industrial farmland class I (I1)	0	0.750000	0.00012839	0
industrial farmland class II (I4)	0	2.400000	0.00041085	0
shopping centre excess land (SU)	0	1.035300	0.00017723	0
new construction industrial (JT)	0	2.400000	0.00041085	0
new construction ind vacant land (JU)	0	1.560000	0.00026705	0
new construction large industrial (KT)	0	2.400000	0.00041085	0
new constr large ind vacant land (KU)	0	1.560000	0.00026705	0
new construction commercial (XT)	0	1.479000	0.00025319	0
new constr comm vacant land (XU)	0	1.035300	0.00017723	0
new construction office bldg (YT)	0	1.479000	0.00025319	0
new constr office vacant land (YU)	0	1.035300	0.00017723	0
new constr shopping centre (ZT)	0	1.479000	0.00025319	0
new constr shop ctr vacant land (ZU)	0	1.035300	0.00017723	0
Total	18,575,000			\$ 3,180

Rate	0.000171187
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2016 Cambridge Fire Special Area Tax Rates

Description	2016			Levy
	Assessment	Tax Ratio	Tax Rate	
res/farm (RT)	183,790,667	1.000000	0.00063551	116,801
multi-res (MT)		1.868000	0.00118714	0
farmlands (FT)	4,220,892	0.250000	0.00015888	671
commercial (CT)	1,277,735	1.479000	0.00093992	1,201
industrial (IT)	139,000	2.400000	0.00152523	212
large industrial (LT)		2.400000	0.00152523	0
pipeline (PT)		2.240000	0.00142355	0
shopping centre (ST)		1.479000	0.00093992	0
managed forests (TT)	1,755,794	0.250000	0.00015888	279
res/farm farmland class I (R1)	0	0.750000	0.00047663	0
residential taxable shared (RH)	0	1.000000	0.00063551	0
commercial excess/vacant unit (CU)	0	1.035300	0.00065795	0
commercial vacant land (CX)	0	1.035300	0.00065795	0
commercial farmland class I (C1)	0	0.562500	0.00035748	0
commercial taxable shared (CH)	0	1.479000	0.00093992	0
commercial vacant land taxable shared (CJ)	0	1.035300	0.00065795	0
parking lot (GT)	0	1.479000	0.00093992	0
industrial-hydro (IH)	0	2.400000	0.00152523	0
industrial excess land shared (IJ)	0	1.560000	0.00099140	0
industrial excess/vacant unit (IU)	0	1.560000	0.00099140	0
large ind excess land (LU)	0	1.560000	0.00099140	0
industrial vacant land (IX)	0	1.560000	0.00099140	0
industrial farmland class I (I1)	0	0.750000	0.00047663	0
industrial farmland class II (I4)	0	2.400000	0.00152523	0
shopping centre excess land (SU)	0	1.035300	0.00065795	0
new construction industrial (JT)	0	2.400000	0.00152523	0
new construction ind vacant land (JU)	0	1.560000	0.00099140	0
new construction large industrial (KT)	0	2.400000	0.00152523	0
new constr large ind vacant land (KU)	0	1.560000	0.00099140	0
new construction commercial (XT)	0	1.479000	0.00093992	0
new constr comm vacant land (XU)	0	1.035300	0.00065795	0
new construction office bldg (YT)	0	1.479000	0.00093992	0
new constr office vacant land (YU)	0	1.035300	0.00065795	0
new constr shopping centre (ZT)	0	1.479000	0.00093992	0
new constr shop ctr vacant land (ZU)	0	1.035300	0.00065795	0
Total	191,184,088			119,164

Rate	0.000635512
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**Schedule C to Report FIN-2016-011
2016 Special Area Tax Levy Calculation**

Barber's Beach Street Lights	
2015 Surplus	-\$829
2016 Hydro One Networks (Note 1)	\$1,700
2016 Street Light Repairs (Note 2)	\$1,800
2015 Audit	\$509
2016 Total Levy	\$3,180

Cambridge Fire	
2015 Surplus	-\$1,087
2016 Standby/Calls	\$123,500
2016 Payment in Lieu of Taxes Estimate	-\$3,758
2015 Audit	\$509
2016 Total Levy	\$119,164

Note 1 - Hydro One Networks Summary

<i>2015 Actual</i>	\$1,335
<i>2016 1st Qtr</i>	\$486
<i>2016 Total Est.</i>	\$1,700

Note 2 - Street Light Repairs Summary

<i>2014 Actual</i>	\$2,417
<i>2015 Actual</i>	\$1,166
<i>2016 1st Qtr</i>	\$174
<i>2016 Total Est.</i>	\$1,800

Schedule D to Report FIN-2016-011

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO XX/16

A by-law to provide for the levy and collection of property taxes for the 2016 taxation year.

WHEREAS Section 312 of the Municipal Act, S.O. 2001, c. 25 provides that for purposes of raising the general local municipality levy, a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes; and

WHEREAS Section 3 of the Assessment Act, R.S.O. 1990, c. A.31 as amended, provides that all real property, with specific exceptions, is subject to assessment and taxation; and

WHEREAS the property classes have been prescribed by the Minister of Finance under the Assessment Act, R.S.O. 1990, c. A.31 as amended, and the Regulations thereto; and

WHEREAS Ontario Regulation 400/98, as amended by Ontario Regulation 101/16 under the Education Act prescribes the tax rates for school purposes for all property classes ; and

WHEREAS the Council of the Corporation of the Township of Puslinch ("Township") adopted By-law Number 010/16 which established the Budget for the Township for the year 2016; and

WHEREAS pursuant to the County of Wellington ("County") By-law Number 5465-16, the County has established upper and lower-tier property tax ratios and tax reductions for prescribed subclasses for the year 2016 and By-law Number 5466-16, being a by-law to establish and levy tax rates for upper tier purposes; and

WHEREAS pursuant to the County By-law Number 5454-16, the County has adopted estimates of all sums required by the County during the year 2016 for all purposes of the County and has provided a general levy on area municipalities; and

WHEREAS it is required that the Council of the Township, pursuant to the Municipal Act, 2001, to levy upon the whole of the assessment for real property for the property classes according to the last revised assessment roll for the Township the sums set forth for various purposes in Schedule "A" attached hereto for the current year; and

WHEREAS the County's Tax Ratio by-law established the relative amount of taxation to be borne by each property class; and

WHEREAS the Municipal Act, 2001 authorizes a Council to pass by-laws for the payment of taxes by installments and the date or dates in the year for which the taxes are imposed on which the taxes or installments are due; and

WHEREAS the Municipal Act, 2001 authorizes a local municipality to pass by-laws to impose late payment charges for the non-payment of taxes or any installment by the due date; and

WHEREAS an interim levy was made by the Township before the adoption of the estimates for the current year as per By-law Number 003/16.

NOW THEREFORE the Council of the Corporation of the Township of Puslinch HEREBY ENACTS AS FOLLOWS:

1. For the year 2016, the Township shall levy upon all property assessments the rates of taxation per current value assessments for general purposes as set out in Schedule "A" attached to this by-law.

2. The levy provided for in Schedule "A" and Schedule "B" attached to this by-law shall be reduced by the amount raised by the 2016 interim levy imposed pursuant to By-law Number 003/16, where billed.
3. For the year 2016, pursuant to Section 312 (4) of the Municipal Act, 2001, the Township shall levy a special tax rate against rateable property in the Barber's Beach Street Lights and Cambridge Fire areas as set out in Schedule "B" attached to this by-law.
4. For payments-in-lieu of taxes, the actual amount due to the Township shall be based on the assessment roll and the tax rates for the applicable classes for the year 2016.
5. That all taxes levied according to the provisions of this by-law shall be collected and paid over to the Treasurer of the Township.
6. That the amounts imposed by the rates for Commercial, Industrial, and Multi-Residential classes become adjusted according to the provisions of Section 329.1 of the Municipal Act, 2001.
7. The final levy shall be due and payable in two installments as follows:
 - (1) The 31st day of August, 2016; and
 - (2) The 31st day of October, 2016.
8. The final levy for those properties subject to the Township's Pre-Authorized Tax Payment Plan shall be due and payable to the Township in 11 monthly installments, February through to December.
9. That realty taxes to be levied as a result of additions to the tax roll pursuant to the Assessment Act shall be due and payable in one installment not earlier than 21 days from the date of the mailing of the tax notice.
10.
 - (1) The Treasurer shall add a percentage as a penalty for default of payment of the installments in accordance with By-law No. 001/14, as amended;
 - (2) The Treasurer shall also add a percentage charge as interest for default of payment of the installments in accordance with By-law No. 001/14, as amended.
11. The Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such part payment, provided that acceptance of any such part payment does not affect the collection of any percentage charge imposed and collectable under the provision of By-law No. 001/14, as amended, in respect of non-payment of any taxes or any classes of taxes or of any installment thereof.
12. That the Treasurer is hereby authorized to mail every tax notice or cause the same to be mailed to the address of the residence or place of business of each person taxed unless the taxpayer directs the Treasurer in writing to send the bill to another address, in which case it shall be sent to that address, as provided by the Municipal Act, 2001, as amended.
13. There may be added to the tax roll all or any arrears of charges, fees, costs or other expenses as may be permitted by Provincial legislation and such arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, or dealt with in such fashion as may be specifically authorized by the applicable statute.

14. Nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the applicable statutes and by-laws governing the collection of taxes.
15. If any section or portion of this by-law is found by a court of competent jurisdiction to be invalid, it is the intent of the Council for the Township that all remaining sections and portions of this by-law continue in force and effect.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 18th DAY OF MAY, 2016.

Dennis Lever, Mayor

Karen Landry, CAO/Clerk

SCHEDULE 1

net levy = **\$3,496,624**

TOWNSHIP OF PUSLINCH

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2016 <small>2012-Current Value Based Assessment</small>	Transition Ratio <small>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</small>	Tax Reductions <small>(section 313.1 of the Municipal Act or as prescribed or set by by-law)</small>	Weighted Ratio <small>(col.3 X's (1 - col. 4))</small>	Weighted Assessment <small>(col. 2 X's col. 5)</small>	Tax Rate <small>Residential and farm tax rate (calculated below) X's Col. 5</small>	Proof of Tax <small>(col. 2 X's col. 8)</small>
res/farm (RT)	1,555,597,187	1.000000	0.00%	1.000000	1,555,597,187	0.00166580	\$2,591,311
multi-res (MT)	1,589,000	1.868000	0.00%	1.868000	2,968,252	0.00311171	\$4,945
farmlands (FT)	130,393,200	0.250000	0.00%	0.250000	32,598,300	0.00041645	\$54,302
commercial (CT)	78,336,711	1.479000	0.00%	1.479000	115,859,996	0.00246372	\$192,999
industrial (IT)	82,804,498	2.400000	0.00%	2.400000	198,730,795	0.00399792	\$331,045
large industrial (LT)	16,694,000	2.400000	0.00%	2.400000	40,065,600	0.00399792	\$66,741
pipeline (PT)	5,215,000	2.240000	0.00%	2.240000	11,681,600	0.00373139	\$19,459
shopping centre (ST)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
managed forests (TT)	10,253,400	0.250000	0.00%	0.250000	2,563,350	0.00041645	\$4,270
res/farm farmland class I (R1)	615,000	1.000000	25.00%	0.750000	461,250	0.00124935	\$768
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00166580	\$0
commercial excess/vacant unit (CU)	4,647,000	1.479000	30.00%	1.035300	4,811,039	0.00172460	\$8,014
commercial vacant land (CX)	871,900	1.479000	30.00%	1.035300	902,678	0.00172460	\$1,504
commercial farmland class I (C1)	0	0.750000	25.00%	0.562500	0	0.00093701	\$0
commercial taxable shared (CH)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
commercial vacant land taxable shared (CJ)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
parking lot (GT)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
industrial-hydro (IH)	538,000	2.400000	0.00%	2.400000	1,291,200	0.00399792	\$2,151
industrial excess land shared (IJ)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
industrial excess/vacant unit (IU)	2,177,199	2.400000	35.00%	1.560000	3,396,430	0.00259865	\$5,658
large ind excess land (LU)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
industrial vacant land (IX)	4,646,000	2.400000	35.00%	1.560000	7,247,760	0.00259865	\$12,073
industrial farmland class I (I1)	0	1.000000	25.00%	0.750000	0	0.00124935	\$0
industrial farmland class II (I4)	0	2.400000	0.00%	2.400000	0	0.00399792	\$0
shopping centre excess land (SU)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
new construction industrial (JT)	14,073,200	2.400000	0.00%	2.400000	33,775,680	0.00399792	\$56,263
new construction ind vacant land (JU)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.00399792	\$0
new constr large ind vacant land (KU)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
new construction commercial (XT)	57,174,126	1.479000	0.00%	1.479000	84,560,532	0.00246372	\$140,861
new constr comm vacant land (XU)	1,684,766	1.479000	30.00%	1.035300	1,744,238	0.00172460	\$2,906
new construction office bldg (YT)	549,000	1.479000	0.00%	1.479000	811,971	0.00246372	\$1,353
new constr office vacant land (YU)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
new constr shopping centre (ZT)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
new constr shop ctr vacant land (ZU)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
Total Returned Assess.	1,967,859,187				2,099,067,859		\$3,496,624

Levy Requirements							
net levy =	3,496,624						
TOTAL MUNICIPAL	3,496,624	divided by	2,099,067,859	equals	Res/Farm Tax Rate	0.00166580	

SCHEDULE 2

net levy = \$13,492,396

COUNTY OF WELLINGTON

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment 2016 <i>2012-Current Value Based Assessment</i>	Transition Ratio <i>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</i>	Tax Reductions <i>(section 368.1 of the Municipal Act or as prescribed or set by by-law)</i>	Weighted Ratio <i>(col. 3 X's (1 - col. 4))</i>	Weighted Assessment <i>(col. 2 X's col. 5)</i>	Tax Rate <i>Residential and farm tax rate (calculated below) X's Col. 5</i>	Proof of Tax <i>(col. 2 X's col. 7)</i>
res/farm (RT)	1,555,597,187	1.000000	0.00%	1.000000	1,555,597,187	0.00642780	\$9,999,073
multi-res (MT)	1,589,000	1.868000	0.00%	1.868000	2,968,252	0.01200714	\$19,079
farmlands (FT)	130,393,200	0.250000	0.00%	0.250000	32,598,300	0.00160695	\$209,535
commercial (CT)	78,336,711	1.479000	0.00%	1.479000	115,859,996	0.00950672	\$744,725
industrial (IT)	82,804,498	2.400000	0.00%	2.400000	198,730,795	0.01542673	\$1,277,403
large industrial (LT)	16,694,000	2.400000	0.00%	2.400000	40,065,600	0.01542673	\$257,534
pipeline (PT)	5,215,000	2.240000	0.00%	2.240000	11,681,600	0.01439828	\$75,087
shopping centre (ST)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
managed forests (TT)	10,253,400	0.250000	0.00%	0.250000	2,563,350	0.00160695	\$16,477
res/farm farmland class I (R1)	615,000	1.000000	25.00%	0.750000	461,250	0.00482085	\$2,965
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00642780	\$0
commercial excess/vacant unit (CU)	4,647,000	1.479000	30.00%	1.035300	4,811,039	0.00665471	\$30,924
commercial vacant land (CX)	871,900	1.479000	30.00%	1.035300	902,678	0.00665471	\$5,802
commercial farmland class I (C1)	0	0.750000	25.00%	0.562500	0	0.00361564	\$0
commercial taxable shared (CH)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
commercial vacant land taxable shared (CJ)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
parking lot (GT)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
industrial-hydro (IH)	538,000	2.400000	0.00%	2.400000	1,291,200	0.01542673	\$8,300
industrial excess land shared (IJ)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
industrial excess/vacant unit (IU)	2,177,199	2.400000	35.00%	1.560000	3,396,430	0.01002737	\$21,832
large ind excess land (LU)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
industrial vacant land (IX)	4,646,000	2.400000	35.00%	1.560000	7,247,760	0.01002737	\$46,587
industrial farmland class I (I1)	0	1.000000	25.00%	0.750000	0	0.00482085	\$0
industrial farmland class II (I4)	0	2.400000	0.00%	2.400000	0	0.01542673	\$0
shopping centre excess land (SU)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
new construction industrial (JT)	14,073,200	2.400000	0.00%	2.400000	33,775,680	0.01542673	\$217,103
new construction ind vacant land (JU)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.01542673	\$0
new constr large ind vacant land (KU)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
new construction commercial (XT)	57,174,126	1.479000	0.00%	1.479000	84,560,532	0.00950672	\$543,539
new constr comm vacant land (XU)	1,684,766	1.479000	30.00%	1.035300	1,744,238	0.00665471	\$11,212
new construction office bldg (YT)	549,000	1.479000	0.00%	1.479000	811,971	0.00950672	\$5,219
new constr office vacant land (YU)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
new constr shopping centre (ZT)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
new constr shop ctr vacant land (ZU)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
Total Returned Assess.	1,967,859,187				\$2,099,067,859		\$13,492,396

Levy Requirements							
net levy =	13,492,396		(col. 6 Total)				
TOTAL MUNICIPAL	13,492,396	divided by	2,099,067,859	equals	Res/Farm Tax Rate	0.00642780	

SCHEDULE 3

net levy =	\$6,254,463
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EDUCATION

(COLUMN 1)	(COLUMN 2)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2016 <small>2012-Current Value Based Assessment</small>	Tax Rate <small>Residential and farm tax rate (calculated below) X's Col. 5</small>	Proof of Tax <small>(col. 2 X's col. 7)</small>
res/farm (RT)	1,555,597,187	0.00188000	\$2,924,523
multi-res (MT)	1,589,000	0.00188000	\$2,987
farmlands (FT)	130,393,200	0.00047000	\$61,285
commercial (CT)	78,336,711	0.01026644	\$804,239
industrial (IT)	82,804,498	0.01500000	\$1,242,067
large industrial (LT)	16,694,000	0.01500000	\$250,410
pipeline (PT)	5,215,000	0.01500000	\$78,225
shopping centre (ST)	0	0.01026644	\$0
managed forests (TT)	10,253,400	0.00047000	\$4,819
res/farm farmland class I (R1)	615,000	0.00141000	\$867
residential taxable shared (RH)	0	0.00188000	\$0
commercial excess/vacant unit (CU)	4,647,000	0.00718651	\$33,396
commercial vacant land (CX)	871,900	0.00718651	\$6,266
commercial farmland class I (C1)	0	0.00141000	\$0
commercial taxable shared (CH)	0	0.01026644	\$0
commercial vacant land taxable shared (CJ)	0	0.00718651	\$0
parking lot (GT)	0	0.01026644	\$0
industrial-hydro (IH)	538,000	0.01500000	\$8,070
industrial excess land shared (IJ)	0	0.00975000	\$0
industrial excess/vacant unit (IU)	2,177,199	0.00975000	\$21,228
large ind excess land (LU)	0	0.00975000	\$0
industrial vacant land (IX)	4,646,000	0.00975000	\$45,299
industrial farmland class I (I1)	0	0.00141000	\$0
industrial farmland class II (I4)	0	0.01500000	\$0
shopping centre excess land (SU)	0	0.00718651	\$0
new construction industrial (JT)	14,073,200	0.01180000	\$166,064
new construction ind vacant land (JU)	0	0.00767000	\$0
new construction large industrial (KT)	0	0.01180000	\$0
new constr large ind vacant land (KU)	0	0.00767000	\$0
new construction commercial (XT)	57,174,126	0.01026644	\$586,975
new constr comm vacant land (XU)	1,684,766	0.00718651	\$12,108
new construction office bldg (YT)	549,000	0.01026644	\$5,636
new constr office vacant land (YU)	0	0.00718651	\$0
new constr shopping centre (ZT)	0	0.01026644	\$0
new constr shop ctr vacant land (ZU)	0	0.00718651	\$0
Total Returned Assess.	1,967,859,187		\$6,254,463

Levy Requirements	
net levy =	6,254,463

SCHEDULE 4

net levy =	\$3,180
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BARBER'S BEACH STREET LIGHTS

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2015 <i>2012-Current Value Based Assessment</i>	Transition Ratio <i>Published Transition Ratios by Class (excludes railways and hydra rights-of-ways)</i>	Tax Reductions <i>(section 368.1 of the Municipal Act or as prescribed or set by by-law)</i>	Weighted Ratio <i>(col.3 X's (1 - col. 4))</i>	Weighted Assessment <i>(col. 2 X's col. 5)</i>	Tax Rate <i>Residential and farm tax rate (calculated below) X's Col. 5</i>	Proof of Tax <i>(col. 2 X's col. 7)</i>
res/farm (RT)	18,575,000	1.000000	0.00%	1.000000	18,575,000	0.00017119	\$3,180
multi-res (MT)		1.868000	0.00%	1.868000	0	0.00031978	\$0
farmlands (FT)		0.250000	0.00%	0.250000	0	0.00004280	\$0
commercial (CT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
industrial (IT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
large industrial (LT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
pipeline (PT)		2.240000	0.00%	2.240000	0	0.00038346	\$0
shopping centre (ST)		1.479000	0.00%	1.479000	0	0.00025319	\$0
managed forests (TT)		0.250000	0.00%	0.250000	0	0.00004280	\$0
res/farm farmland class I (R1)		1.000000	25.00%	0.750000	0	0.00012839	\$0
residential taxable shared (RH)		1.000000	0.00%	1.000000	0	0.00017119	\$0
commercial excess/vacant unit (CU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
commercial vacant land (CX)		1.479000	30.00%	1.035300	0	0.00017723	\$0
commercial farmland class I (C1)		0.750000	25.00%	0.562500	0	0.00009629	\$0
commercial taxable shared (CH)		1.479000	0.00%	1.479000	0	0.00025319	\$0
mmercial vacant land taxable shared (CJ)		1.479000	30.00%	1.035300	0	0.00017723	\$0
parking lot (GT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
industrial-hydro (IH)		2.400000	0.00%	2.400000	0	0.00041085	\$0
industrial excess land shared (IJ)		2.400000	35.00%	1.560000	0	0.00026705	\$0
industrial excess/vacant unit (IU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
large ind excess land (LU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
industrial vacant land (IX)		2.400000	35.00%	1.560000	0	0.00026705	\$0
industrial farmland class I (I1)		1.000000	25.00%	0.750000	0	0.00012839	\$0
industrial farmland class II (I4)		2.400000	0.00%	2.400000	0	0.00041085	\$0
shopping centre excess land (SU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
new construction industrial (JT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
new construction ind vacant land (JU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
new construction large industrial (KT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
new constr large ind vacant land (KU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
new construction commercial (XT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
new constr comm vacant land (XU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
new construction office bldg (YT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
new constr office vacant land (YU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
new constr shopping centre (ZT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
new constr shop ctr vacant land (ZU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
Total Returned Assess.	18,575,000				18,575,000		3,180

Levy Requirements							
net levy =	3,180						
		<i>(col. 6 Total)</i>					
TOTAL MUNICIPAL	3,180	divided by	18,575,000	equals	Res/Farm Tax Rate	0.00017119	

SCHEDULE 5

Net Levy	\$119,164
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CAMBRIDGE FIRE

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2015 <i>2012-Current Value Based Assessment</i>	Transition Ratio <i>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</i>	Tax Reductions <i>(section 368.1 of the Municipal Act or as prescribed or set by by-law)</i>	Weighted Ratio <i>(col. 3 X's (1 - col. 4))</i>	Weighted Assessment <i>(col. 2 X's col. 5)</i>	Tax Rate <i>Residential and farm tax rate (calculated below) X's Col. 5</i>	Proof of Tax <i>(col. 2 X's col. 7)</i>
res/farm (RT)	183,790,667	1.000000	0.00%	1.000000	183,790,667	0.00063551	\$116,801
multi-res (MT)		1.868000	0.00%	1.868000	0	0.00118714	\$0
farmlands (FT)	4,220,892	0.250000	0.00%	0.250000	1,055,223	0.00015888	\$671
commercial (CT)	1,277,735	1.479000	0.00%	1.479000	1,889,770	0.00093992	\$1,201
industrial (IT)	139,000	2.400000	0.00%	2.400000	333,600	0.00152523	\$212
large industrial (LT)		2.400000	0.00%	2.400000	0	0.00152523	\$0
pipeline (PT)		2.240000	0.00%	2.240000	0	0.00142355	\$0
shopping centre (ST)		1.479000	0.00%	1.479000	0	0.00093992	\$0
managed forests (TT)	1,755,794	0.250000	0.00%	0.250000	438,949	0.00015888	\$279
res/farm farmland class I (R1)		1.000000	25.00%	0.750000	0	0.00047663	\$0
residential taxable shared (RH)		1.000000	0.00%	1.000000	0	0.00063551	\$0
commercial excess/vacant unit (CU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
commercial vacant land (CX)		1.479000	30.00%	1.035300	0	0.00065795	\$0
commercial farmland class I (C1)		0.750000	25.00%	0.562500	0	0.00035748	\$0
commercial taxable shared (CH)		1.479000	0.00%	1.479000	0	0.00093992	\$0
commercial vacant land taxable shared (CJ)		1.479000	30.00%	1.035300	0	0.00065795	\$0
parking lot (GT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
industrial-hydro (IH)		2.400000	0.00%	2.400000	0	0.00152523	\$0
industrial excess land shared (IJ)		2.400000	35.00%	1.560000	0	0.00099140	\$0
industrial excess/vacant unit (IU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
large ind excess land (LU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
industrial vacant land (IX)		2.400000	35.00%	1.560000	0	0.00099140	\$0
industrial farmland class I (I1)		1.000000	25.00%	0.750000	0	0.00047663	\$0
industrial farmland class II (I4)		2.400000	0.00%	2.400000	0	0.00152523	\$0
shopping centre excess land (SU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
new construction industrial (JT)		2.400000	0.00%	2.400000	0	0.00152523	\$0
new construction ind vacant land (JU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
new construction large industrial (KT)		2.400000	0.00%	2.400000	0	0.00152523	\$0
new constr large ind vacant land (KU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
new construction commercial (XT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
new constr comm vacant land (XU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
new construction office bldg (YT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
new constr office vacant land (YU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
new constr shopping centre (ZT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
new constr shop ctr vacant land (ZU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
Total Returned Assess.	191,184,088				187,508,209		119,164
Levy Requirements							
Net Levy	119,164						
TOTAL MUNICIPAL	119,164	divided by	187,508,209	equals	Res/Farm Tax Rate	0.00063551	

SCHEDULE 6

net levy = \$23,243,483

TOTAL TAX RATE - (MUNICIPAL + COUNTY + EDUCATION)

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2015 <small>2012-Current Value Based Assessment</small>	Transition Ratio <small>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</small>	Tax Reductions <small>(section 368.1 of the Municipal Act or as prescribed or set by by-law)</small>	Weighted Ratio <small>(col. 3 X's (1 - col. 4))</small>	Weighted Assessment <small>(col. 2 X's col. 5)</small>	Tax Rate <small>Residential and farm tax rate (calculated below) X's Col. 5</small>	Proof of Tax <small>(col. 2 X's col. 7)</small>
res/farm (RT)	1,555,597,187	1.000000	0.00%	1.000000	1,555,597,187	0.00997360	\$15,514,908
multi-res (MT)	1,589,000	1.868000	0.00%	1.868000	2,968,252	0.01699885	\$27,011
farmlands (FT)	130,393,200	0.250000	0.00%	0.250000	32,598,300	0.00249340	\$325,122
commercial (CT)	78,336,711	1.479000	0.00%	1.479000	115,859,996	0.02223688	\$1,741,964
industrial (IT)	82,804,498	2.400000	0.00%	2.400000	198,730,795	0.03442465	\$2,850,515
large industrial (LT)	16,694,000	2.400000	0.00%	2.400000	40,065,600	0.03442465	\$574,685
pipeline (PT)	5,215,000	2.240000	0.00%	2.240000	11,681,600	0.03312967	\$172,771
shopping centre (ST)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
managed forests (TT)	10,253,400	0.250000	0.00%	0.250000	2,563,350	0.00249340	\$25,566
res/farm farmland class I (R1)	615,000	1.000000	25.00%	0.750000	461,250	0.00748020	\$4,600
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00997360	\$0
commercial excess/vacant unit (CU)	4,647,000	1.479000	30.00%	1.035300	4,811,039	0.01556581	\$72,334
commercial vacant land (CX)	871,900	1.479000	30.00%	1.035300	902,678	0.01556581	\$13,572
commercial farmland class I (C1)	0	0.750000	25.00%	0.562500	0	0.00596265	\$0
commercial taxable shared (CH)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
commercial vacant land taxable shared (CJ)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
parking lot (GT)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
industrial-hydro (IH)	538,000	2.400000	0.00%	2.400000	1,291,200	0.03442465	\$18,520
industrial excess land shared (IJ)	0	2.400000	35.00%	1.560000	0	0.02237602	\$0
industrial excess/vacant unit (IU)	2,177,199	2.400000	35.00%	1.560000	3,396,430	0.02237602	\$48,717
large ind excess land (LU)	0	2.400000	35.00%	1.560000	0	0.02237602	\$0
industrial vacant land (IX)	4,646,000	2.400000	35.00%	1.560000	7,247,760	0.02237602	\$103,959
industrial farmland class I (I1)	0	1.000000	25.00%	0.750000	0	0.00748020	\$0
industrial farmland class II (I4)	0	2.400000	0.00%	2.400000	0	0.03442465	\$0
shopping centre excess land (SU)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
new construction industrial (JT)	14,073,200	2.400000	0.00%	2.400000	33,775,680	0.03122465	\$439,431
new construction ind vacant land (JU)	0	2.400000	35.00%	1.560000	0	0.02029602	\$0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.03122465	\$0
new constr large ind vacant land (KU)	0	2.400000	35.00%	1.560000	0	0.02029602	\$0
new construction commercial (XT)	57,174,126	1.479000	0.00%	1.479000	84,560,532	0.02223688	\$1,271,374
new constr comm vacant land (XU)	1,684,766	1.479000	30.00%	1.035300	1,744,238	0.01556581	\$26,225
new construction office bldg (YT)	549,000	1.479000	0.00%	1.479000	811,971	0.02223688	\$12,208
new constr office vacant land (YU)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
new constr shopping centre (ZT)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
new constr shop ctr vacant land (ZU)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
Total Returned Assess.	1,967,859,187				2,099,067,859		\$23,243,483

Levy Requirements	
net levy =	23,243,483



REPORT FIN-2016-014

TO: Mayor and Members of Council

FROM: Paul Creamer, Director of Finance/Treasurer

DATE: May 18, 2016

SUBJECT: Treasurer's Investment Report for 2015
File No. F12 INV

RECOMMENDATIONS

That Report FIN-2016-014 regarding the Treasurer's Investment Report for 2015 be received.

DISCUSSION

Purpose

The purpose of this report is to provide Council with the Treasurer's Investment Report for 2015.

Background

This report provides information to Council on the investment and cash management of the Township as required under the provision regulating municipal investments (Ontario Regulation 438/97).

Reporting Requirements of the Treasurer

Schedule A to Report FIN-2016-014 sets out the reporting requirements of the Treasurer under Ontario Regulation 438/97.

Investment Income

A comparison of the investment income allocated to the Operating Fund and Reserve Fund in 2015 and 2014 is below:

Description of Fund	2015	2014
Operating Fund	\$72,822	\$72,199
Reserve Funds	\$8,325	\$15,211
Total	\$88,033	\$87,410

The total investment income of \$88,033 provided an average rate of return of 1.70% (2014 – 1.83%). The average rate of return was calculated based on the amount of investment income obtained in 2015 divided by the average book value of the Township’s cash and investment position at December 31, 2015 and December 31, 2014.

Investment income earned is relatively consistent in 2015 compared to 2014.

Investment Portfolio

The cash portfolio as of December 31, 2015 and December 31, 2014 at book value consisted of the following:

Type	2015 (\$)	2014(%)	2014 (\$)	2014 (%)
Cash	\$3,473,845	63%	\$4,861,071	100%
Temporary Investment	\$2,008,537	37%		
Total	\$5,482,382	100%	\$4,861,071	100%

Overall the Township’s available cash has increased by 12.8%. In 2015 the Township invested in a Temporary Investment through TD Bank. The Investment is a 90 day investment that is highly liquid as it can be converted back to cash without penalty.

Investment Policy

The Township’s investment policy was approved by Council in their meeting on August 13, 2014 through Council Resolution No. 2014-292. The investment policy is attached as Schedule B to Report FIN-2016-014 and it sets out the investment policy of the Township. It is recommended that the policy be reviewed annually to ensure the guidelines imposed by the policy reflect the objectives of the Township.

FINANCIAL IMPLICATIONS

There is no financial impact directly associated with this report.

APPLICABLE LEGISLATION AND REQUIREMENTS

Section 418 of the Municipal Act permits the municipality to invest money that it does not require immediately in accordance with certain rules as set out in Ontario Regulation 438/97, as amended, made under the Municipal Act.

Regulation 438/97 as amended, sets out the prescribed securities that a municipality can invest in, the annual reporting requirements of the Treasurer for the municipality’s investments, and the requirement of adopting a statement of the municipality’s investment policies and goals.

ATTACHMENTS

Schedule A: Investment Reporting Requirements Highlights

Schedule B: Investment Policy

Schedule A: Investment Reporting Requirements Highlights


These reporting requirements are in accordance with Ontario Regulation 438/97.

Statement of Performance

The Township of Puslinch earned an annual total rate of return of 1.70% for the year 2015.

Treasurer's Statement

In my opinion and based on information supplied to me by Toronto Dominion Commercial Bank, the cash and equivalents held by the Township of Puslinch during the calendar year 2015 were all prescribed in accordance with Section 418 of the Municipal Act, 2001 and were all eligible as outlined in Ontario Regulation 438/97. In my opinion, all cash transactions in 2015 comply with the investment policies and goals adopted by the Township of Puslinch on August 13, 2014.



Paul Creamer, CPA, CMA
Director of Finance/Treasurer

May 18/16

Date



Schedule B to Report FIN-2016-014.

TITLE: INVESTMENT POLICY

DATE: May 21, 2014

SUBJECT: INVESTMENTS OF SURPLUS FUNDS
File No. A09 INV

Purpose:

To govern and ensure the prudent management of the Township of Puslinch's surplus funds and investment portfolio in accordance with the authority for investments provided under Section 418 of the Municipal Act, 2001 and Ontario Regulation 438/97.

Scope:

This policy includes all funds that are the responsibility of the Township of Puslinch (Township).

Objectives:

Under Ontario Regulation 438/97, Council shall adopt a statement of the municipality's investment policies and goals. The goals and objectives for the investing of surplus funds are as follows, in priority order:

a. Adherence to Statutory Requirements:

All investment activities shall be governed by the Municipal Act, 2001. Investments will be those deemed eligible under Ontario Regulation 438/97 or as authorized by subsequent provincial regulations, and as further defined in this policy.

b. Preservation of Capital:

Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

c. Maintenance of Liquidity:

The investment portfolio shall remain sufficiently liquid to meet all cash flow requirements and to minimize temporary borrowing requirements. To the greatest extent possible, the portfolio will be structured such that securities

mature concurrent with anticipated cash demands. Furthermore, since all possible cash demands cannot be anticipated, the portfolio shall consist largely of securities with active secondary or resale markets. A portion of the portfolio may also be placed in local government investment pools (eg. One Investment Program) that offer liquidity for short-term funds.

d. Yield:

Without compromising other objectives, the Township shall maximize the rate of return earned on its portfolio. Investments are generally limited to relatively low risk securities in anticipation of earning a fair return relative to the assumed risk.

Standards of Care:

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

Authorized Township staff acting in accordance with the Act and regulations thereto and this investment policy, and exercising due diligence, shall be relieved of personal responsibility for the credit risk, interest rate risk, or market risk of any particular security, provided deviations from expectations are reported promptly to Council and the liquidation or the sale of securities is carried out in accordance with the terms of this policy.

Ethics and Conflict of Interest:

Authorized Township staff involved in the investment process shall:

- Refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions; and
- Not undertake personal investment transactions with the same individual with whom business is conducted on behalf of the Township.

Delegation of Authority:

The Director of Finance/Treasurer will have overall responsibility for the prudent investment of the Township's portfolio including authorization to:

- Invest surplus funds of the Township in accordance with the Municipal Act, 2001, Ontario Regulation 438/97, and this policy;

- Enter into arrangements with banks, investment dealers and brokers, and other financial institutions for the purchase, sale redemption, issuance, transfer and safekeeping of securities;
- Execute and sign documents on behalf of the Township (safekeeping agreements must also be signed by the Chief Administrative Officer);
- Designate certain Township staff to carry out the day to day management of the investment program; and
- Perform all other related acts in the day to day management of the investment program.

Safekeeping & Custody:

All securities shall be held for safekeeping by a financial institution or institutions approved by the Township. Individual accounts shall be maintained for each portfolio. All securities shall be held in the name of the Township. The Township may consolidate all holdings with one institution.

The depository shall issue a safekeeping receipt to the Township listing the specific instrument, rate, maturity and other pertinent information. The depository will also provide reports which list all securities held for the Township, the book value of holdings and the market value thereof.

Authorized Investments:

The Township may invest in certain securities as set out by Ontario Regulation 438/97 to the Municipal Act.

The portfolio aims for both diversification and near risk-free investments to ensure security of capital. Emphasis is placed on securities offered by or unconditionally guaranteed by the Government of Canada, a Province of Canada or the six major chartered banks.

The Township shall invest only in securities that are expressed or payable in Canadian dollars.

Investment in a municipal investment pool as allowed by Ontario Regulation 438/97, such as the One Investment Program is an appropriate investment.

Diversification:

The Township shall diversify its investments to the best of its ability based on the type of funds invested and the cash flow needs of those funds. Diversification can be by type of investment, number of institutions invested in and length of maturity. Investment in a municipal investment pool as allowed by Ontario Regulation 438/97, such as the One Investment Program, should be considered an appropriate method of investment diversification.

Maximum Maturity:

The Township shall hold sufficient funds in short-term investment instruments in order to maintain adequate liquidity and meet the day to day cash flow requirements.

To the extent possible, the Township shall match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the Township will not directly invest in securities maturing more than ten (10) years from the date of purchase. Reserve funds and other funds with longer-term investment horizons may be invested in securities exceeding ten (10) years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of funds.

Performance Benchmarks:

The investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should obtain a market average rate of return through budgetary and economic cycles that is commensurate with the investment risk constraints and cash flow needs of the Township. The market value of the portfolio shall be calculated at the end of each fiscal year by the Director of Finance/Treasurer. This is a requirement for financial statement purposes and ensures that a review of the investment portfolio, in terms of value and price volatility, has been performed. The investment portfolio will be designed to obtain, at a minimum, market rates of return taking into account the Township's investment risk tolerance, constraints and cash flow needs.

Reporting:

The Director of Finance/Treasurer, in accordance with legislative requirements, shall submit an annual investment report to Council. The investment report will include the following:

- a.) A statement about the performance of the investment portfolio during the period covered by the report;
- b.) A description of the estimated proportion of the total investments of a municipality that are invested in its own long-term and short-term securities to the total

investment of the municipality and a description of the change, if any, in that estimated proportion since the previous year's report;

- c.) A statement by the Director of Finance/Treasurer as to whether or not, in his or her opinion, all investments were made in accordance with the investment policies and goals adopted by the Township;
- d.) A record of the date of each portfolio transaction of the Township's securities, including a statement of the purchase and sale price of each security; and
- e.) Such other information that the Council may require or that, in the opinion of the Director of Finance/Treasurer, should be included.

Definitions:

Credit Risk: the risk to an investor that an issuer will default in the payment of interest and/or principal on a security.

Diversification: a process of investing assets among a range of security types by sector, maturity, and quality rating.

Interest Rate Risk: the risk associated with declines or rises in interest rates which cause an investment in a fixed-income security to increase or decrease in value.

Liquidity: a measure of an asset's convertibility to cash.

Long-Term Securities: investments with duration of greater than 365 days at the time of acquisition.

Major Chartered Banks: the following are the six major chartered banks referred to in this policy:

- Royal Bank of Canada
- Canadian Imperial Bank of Commerce
- Bank of Montreal
- Bank of Nova Scotia
- Toronto Dominion Bank
- National Bank of Canada

Market Risk: the risk that the value of a security will increase or decrease as a result of changes in market conditions.

Market Value: current market price of a security.

Maturity: the date on which payment of a financial obligation is due.

ONE Investment Program: a professionally managed group of investment funds composed of pooled investments that meet eligibility criteria as defined by regulations

under the Municipal Act. The Local Authority Services Limited (LAS) and CHUMS Financing Corporation (CHUMS) operate this program.

Prudent Person Rule: an investment standard outlining the fiduciary responsibilities relating to the investment practices of public fund investors.

Safekeeping: holding of assets (e.g., securities) by a financial institution.

Short-Term Securities: investments with duration of 365 days or less at the time of acquisition.

Township: The Corporation of the Township of Puslinch



REPORT FIN-2016-015

TO: Mayor and Members of Council

FROM: Paul Creamer, Director of Finance/Treasurer

MEETING DATE: May 18, 2016

SUBJECT: 2015 Lease Financing Agreement Summary Report
File No. A09 LEA

RECOMMENDATIONS

That Report FIN-2016-015 regarding 2015 Lease Financing Agreement Summary Report be received;

DISCUSSION

Purpose

The purpose of this report is to comply with the Treasurer's reporting requirements as set out by Ontario Regulation 653/05.

Background

Lease financing agreements represent long-term commitments of the municipality beyond the term of Council. It is a requirement pursuant to Section 11 of Ontario Regulation 653/05, as amended, at least once a year, the Treasurer report to Council to ensure all lease financing agreements have been made in accordance with the Township's approved policy (the policy has been attached as Schedule B).

The intent of the Act and regulation is to impose a higher level of due diligence on lease financing agreements for municipal capital facilities.

A list of the Township's active lease financing agreements as of December 31, 2015 are outlined in Schedule A. Each of the leases on the attached Schedule A represent a non-material lease in accordance with the Township's Lease Financing Agreement Policy.

FINANCIAL IMPLICATIONS

The annual cost of lease financing agreements in 2015 at the Township is \$13,927 (see Schedule A). The leases consist of 1 property lease, a photocopier and a postage meter equipment leases. The expiry dates for current agreements range from 2015 to 2017 and the remaining balance of the payments in future years is \$13,927 as of December 31, 2015.

It is the opinion of the Director of Finance/Treasurer that the lease financing agreements listed on Schedule A to Report FIN-2016-015 are non-material to the Corporation and have been made in accordance with the Township's leasing policies and goals as outlined in Schedule B. to Report FIN-2016-015.

APPLICABLE LEGISLATION AND REQUIREMENTS

Ontario Regulation 653/05, as amended of the Municipal Act, 2001

ATTACHMENTS

Schedule A – Treasurer's 2015 Lease Financing Agreements Summary Report

Schedule B – Lease Financing Agreement Policy

**Township of Puslinch
Treasurer's 2015 Lease Financing Agreements Summary Report**

Schedule A

Department Lessor		Description of Lease	Lease Term	# of Units	Annual Cost	Full Term Cost	Dec. 31, 2014 Balance Remaining	2015 Cost	Dec. 31, 2015 Balance Remaining	
Corporate	Pitney Bowes	Postage Meter	Nov. 1, 2012 to Nov. 1, 2015	1	\$ 652	\$ 1,957	\$ 544	\$ 544	\$ -	
Corporate	Pitney Bowes	Postage Meter	Nov. 1, 2015 to Nov. 1, 2018	1	\$ 652	\$ 1,957		\$ 109	\$ 1,849	
Corporate	CIT Financial Limited	Photocopier	Apr. 20, 2012 to April 20, 2017	1	\$ 9,059	\$ 45,294	\$ 21,137	\$ 9,059	\$ 12,078	
Parks	Somerville National Leasing and Rentals Ltd.	Vehicle - Parks staff	May 6, 2014 to Nov. 6, 2014	1	\$ 5,282	\$ 5,282	\$ -	\$ -	\$ -	
Historical Society	County of Wellington	Lease for Library Space	Sept. 15, 2010 to Dec. 31, 2015	1	\$ 5,000	\$ 25,000	\$ 3,750	\$ 5,000	\$ -	
Totals					\$ 20,645	\$ 79,490	\$ 25,431	\$ 14,711	\$ 13,927	-45%
Total of all other long-term debt (includes both principal and interest)							\$ 496,446	\$ 372,960	-25%	
							Percentage	4.9%	3.6%	

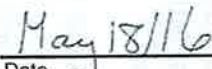
The remaining commitment to the expiry of all existing leases is \$13,927 as at December 31, 2015. The total financing arrangements of the Township undertaken through lease financing agreements represents 4.9% as of December 31, 2014 and 3.6% as of December 31, 2015 of the Township's combined long-term debt including leases. The decrease reflects the combined effect of the reduction in the lease commitments compared to 2014 and the reduction in the long-term debt resulting from repayments during '2015.

TREASURER'S STATEMENT:

In my opinion, all lease financing agreements are non-material and have been made in accordance with the Township's Lease Financing Agreement Policy.



 Paul Creamer, CPA, CMA
 Director of Finance/Treasurer



 Date



TITLE: LEASE FINANCING AGREEMENT POLICY
DATE: May 6, 2015
SUBJECT: LEASE FINANCING AGREEMENT POLICY
File No. A09 LEA

Purpose:

1. To adopt a statement of the Township's lease financing agreement policies and goals. Ontario Regulation 653/05, as amended, requires the adoption of such a statement before a municipality may enter into a lease financing agreement.
2. To provide guidance to staff when contemplating lease arrangements for the provision of Municipal Capital Facilities as defined in Ontario Regulation 603/06, as amended.
3. To ensure that both staff and Council are aware of the entire cost of the financial lease, of any special risks to the Township that are attached to the lease agreement and that alternative sources of financing have been considered.

Definitions

Financing Lease: a lease allowing for the provision of Municipal Capital Facilities and the lease may or will require payment by the municipality beyond the term of Council;

Municipal Capital Facilities: includes land, as defined in the Assessment Act, works, equipment, machinery and related systems and infrastructures.

Material Lease: a Financing Lease that would result in a Material Impact for the Township.

Material Impact: means costs or risks that significantly affect, or would reasonably be expected to have a significant effect on, the debt and financial obligation limit prescribed under Ontario Regulation 403/02, as amended.

Statement of Lease Financing Agreement Policies and Goals:

1. The Township's objective is to preserve and improve the long-term financial health of the Corporation and to ensure that prices paid for goods and services

**Township of Puslinch
Corporate Policy
Schedule B to Report FIN-2016-015**

make optimum use of Township resources. When staff consider the option of a lease financing arrangement, the evaluation of the option must strictly adhere to this goal.

2. Prior to entering into a Material Lease the following considerations will be taken into account:
 - a. The financial risks and benefits of the lease transaction, such as a comparison between the fixed and estimated costs and the risks associated with the proposed agreement and those associated with other methods of financing, the effective rate(s) of interest, a sensitivity analysis for leases with variable lease payments, a schedule of all fixed amounts of payment and that which may be required by any extension or renewal of the agreement, and a statement of any contingent payment options associated with termination, replacement, loss, guarantees and indemnities;
 - b. The non-financial risks and benefits of the lease transaction;
 - c. County of Wellington feedback after written notification to the County is provided regarding the lease financing agreement being considered;
 - d. The independent legal and financial opinions of the transaction, including the legality of the terms and provisions of any proposed agreement or agreements, and any other legal considerations affecting the lease transaction;
 - e. An assessment regarding whether the financial and non-financial risks associated with the agreement are reasonable; and
 - f. An assessment regarding whether the cost of financing in the proposed financing agreement is lower than other methods of financing available to the Township such as debt, reserves, operating funds.
 - g. The costs and risks associated with a proposed lease financing agreement in the report shall be assessed as of the date the report is made. The summary of information in the report shall include all information required for the entire term of the proposed lease financing agreement, including any possible extensions or renewals.
 - h. At any time after a report regarding a potential lease financing agreement has been made, but before the proposed lease financing agreement is entered into, if the Director of Finance/Treasurer becomes of the opinion that a changed circumstance with respect to the proposed agreement may result in a Material Impact for the Township, the Director of

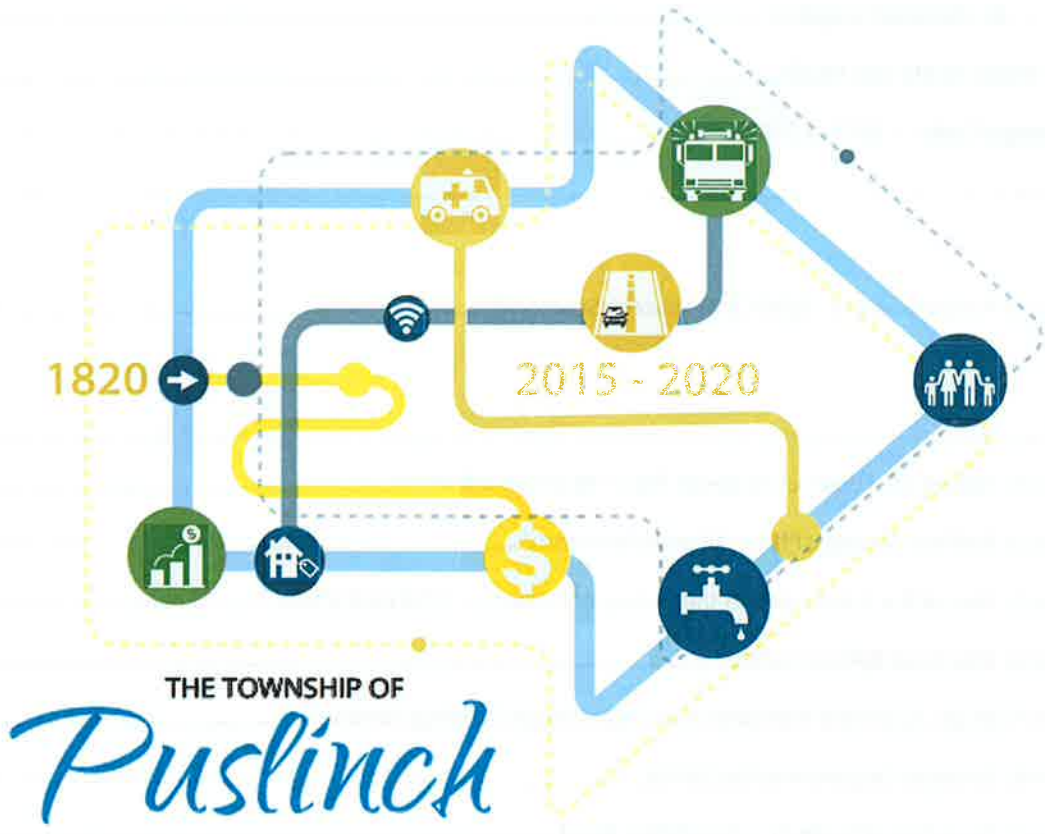
**Township of Puslinch
Corporate Policy
Schedule B to Report FIN-2016-015**

Finance/Treasurer shall as soon as reasonably possible update the report and present the updated report to Council.

3. The Director of Finance/Treasurer, in accordance with legislative requirements, shall submit an annual report on lease financing agreements to Council. The report shall include the following:
 - a. A description of the estimated proportion of the total financing arrangements of the Township that is undertaken through lease financing agreements to the total long-term debt of the Township and a description of the change, if any, in that estimated proportion since the previous year's report;
 - b. A statement by the Director of Finance/Treasurer as to whether, in his or her opinion, all lease financing agreements were made in accordance with the statement of leasing policies and goals adopted by the Township; and
 - c. Any other information that Council may require or that, in the opinion of the Director of Finance/Treasurer, should be recorded.

Non-Material Lease Financing Agreements:

1. It is recognized that certain categories of financing leases will not involve costs or risks that will significantly affect, or would reasonably be expected to have effect on the financial debt repayment and financial limits prescribed for the Township. The following leases are considered non-material leases:
 - a. Leases for office equipment including photocopiers, multi-functional printers, postage meters, etc. which have been entered into in accordance with the Township's Purchasing and Procurement Policy; and
 - b. Leases of real property where the lease is nominal, token consideration or consideration that does not exceed the materiality level of the audited financial statements.



THE TOWNSHIP OF
Puslinch
Corporation of the Township of Puslinch

**Community Based Strategic Plan
2015 - 2020**

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EXECUTIVE SUMMARY

The initiative to develop the first *Community Based Strategic Plan (CBSP)* for the Township of Puslinch began in late June 2015 and concluded in February 2016. During the 8-month period, the consultants engaged the community in three public consultations to inform residents about the progress of the project while asking for their participation in the creation of a shared vision for the Township. Over 30 extensive emails were sent to the consultants following the public consultations offering suggestions about how the Township should approach the future.

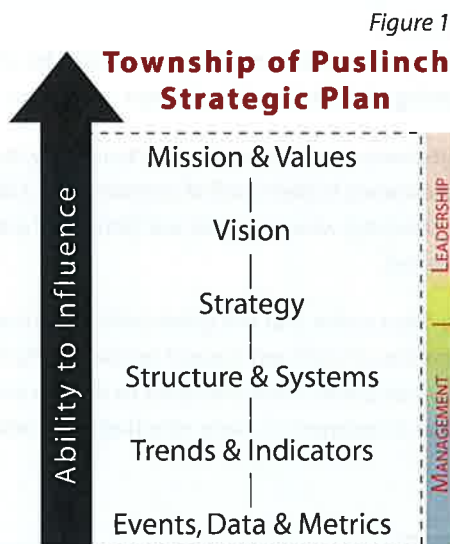
The consultants also conducted extensive background research and personal interviews with over 60 people, including residents, businesspeople, managers, staff, County of Wellington staff, Council members and other key stakeholders. The process included four half-day strategic planning sessions with participation from the CAO, senior managers and Council members.

There were three major plans in various stages of completion during the development of the CBSP, including: the Community Improvement Plan, the Fire Master Plan and the Recreation and Parks Master Plan. These plans have been integrated into the CBSP and the Goals, Objectives and Actions can be found in the CBSP Strategy Scorecard on page 8.

The CBSP has a combined Vision and Mission with a horizon set in the year 2025. *Figure 1* illustrates the “hierarchy” of mission, vision and strategy and reinforces the fact that leadership and management intersect at the strategic level. The strategic plan has a 5-year timeframe of 2015-2020 with strategic goals and objectives over the short, medium and long range of the plan. The Values of the Township that were affirmed by the strategic planning process could be summarized by the word, *Community*, as well as the phrase that is emblazoned on the Puslinch Coat of Arms, *Progressing Together*.¹ The “core values” that were expressed by the strategy planning team included the following:

- **Stewardship:** the Township takes responsibility for the community’s fiscal, natural and cultural resources.
- **Accountability & Engagement:** the Township accepts responsibility for decisions and actions related to the business of the Township and will engage and be transparent with the community.
- **Employee Competency & Commitment:** the Township recognizes that the managers and staff of Puslinch are critical assets and the Township is dedicated to attracting, developing and supporting people to excel in their roles.

The Puslinch Mission & Shared Vision is a collective, community-based expression of a deeper sense of purpose or *raison d’être* combined with a clear direction for the future. The following declaration emerged from the coherent and authentic process of reflection and conversation and was approved by Council on December 16, 2015:



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PUSLINCH MISSION & SHARED VISION

Progressing together to provide reliable and sustainable services to our residents, businesses and visitors. We will protect our resources while respectfully building upon our heritage as a safe, fun and prosperous rural community.

¹ The final public presentation was conducted on January 14, 2016 at the Puslinch Community Centre. The Classy Lane Training Centre fire that killed 43 racehorses occurred nine days earlier. The consultant presented a slide from the crowdfunding website that had a target of \$500,000 and at the time of the public presentation, over \$314,000 had been raised. A testament to the community spirit that exists in the Township.

Figure 2 is an illustration that was used during the CBSP process to help focus the attention of the participants on the fact that the Township can direct future outcomes by aligning resources and stakeholders in support of a singularity of purpose. One of the critical issues facing Puslinch is developing a municipal water system. However, developing an independent municipal sewage system is a very costly issue that is complicated by the Township not having a natural “outflow” body of water. If Puslinch does not take control over its water, the control will default to another municipality in the region.

Figure 2



There were several distinct themes that resulted from the CBSP interviews, strategy sessions and community consultations, including:

- the Township needs to remain financially stable and sustainable;
- Puslinch must balance commercial and residential growth;
- protecting the “special” geographical features of Puslinch will be essential to the future;
- the Township has done enough water studies that should provide enough evidence for implementing municipal water services (Puslinch was one of the first municipalities to conduct underground water monitoring);
- Puslinch must remain environmentally secure;
- monetize the gravel pits, create space for cyclists and make the Township an “oasis” for recreational purposes;
- maintain and emphasize the values upon which Puslinch was built;
- aging in place and affordable housing for all stages of life is an important consideration;
- we can be progressive versus the status quo if we work together for the changes that are needed;
- residents need to get more involved in community service and local government;

- we have the ability to be much more sustainable by emphasizing our agricultural and locally grown food;
- Puslinch “identity” is fragmented;
- let’s make Puslinch a place where our children and youth want to stay, and,
- Township staff need more exposure to other progressive municipalities — rural and urban — to identify best practices and exchange ideas.

The overwhelming majority of people who contributed their thoughts and feedback during the strategic planning process were positive and encouraging. If there was one dominant theme it would be that the Township of Puslinch must take charge of its future so that it can create the kind of future that people want.

The CBSP will be a ‘living’ plan that will be updated annually to reflect changing circumstances and new information and/or technologies.² The Township is using a Strategy Scorecard to track progress towards the completion of Goals and Objectives with specific Actions delineated over the 5-year strategy.³

The critical characteristics that define a balanced scorecard are its focus on the strategic agenda of Puslinch accompanied by data points to monitor a mix of financial and non-financial activities. Definitions provide clarity and differentiating between goals and objectives is critical when tracking performance:

- a. Goals are long-term aims that the Township wants to accomplish.
- b. Objectives are concrete attainments that can be achieved by following a certain number of steps — Actions.

Goals and objectives are often used interchangeably, but the main difference comes in their level of concreteness. Objectives are very concrete, whereas goals are “aims” and are therefore less structured.

The Township has a vision that will guide both the current and the next generation of staff and Council by making Puslinch a viable entity with public funds allocated to the top strategic priorities so that investment is made effectively and efficiently.

² The strategic planning approach that was applied in the Township of Puslinch was tailored by Whitesell & Company to optimize the time and resources allocated to this project.

³ The 2015-2020 Strategy Scorecard is included in this document and annual updates will be posted on the Township website.

MUNICIPAL RESPONSIBILITIES

Canada's Constitution clearly spells out the responsibilities of the provinces and those of Ottawa. Typical federal duties include borders, immigration, defense and international relations. The provinces control and administer programs related to health, housing, education, environment and transportation. Personal and corporate incomes are taxed and split between each province and Ottawa with complicated formulas that have resulted in an almost impenetrable tax code. The top two tiers of Canadian governments are mandated to redistribute income and they have the legislative and financial tools to make that happen.

Municipalities were created by the Province to provide local services such as roads, water, sewers, fire service, garbage pickup and any other services that residents were prepared to fund, such as public transportation, parks and libraries. In theory, the charge for the variations in the services should be based on user fees. Other municipal costs are funded with license fees, levies and property taxes. Puslinch has been proactive about increasing current funding streams such as their participation in the Top Aggregate Producing Municipalities of Ontario (TAPMO).⁴

There have been council motions over the years in other municipal jurisdictions that support nuclear disarmament, the end of wars, pure air and water, and, recently, comprehensive poverty reduction. We are all glad to know that our councillors' hearts are in the right place but that should not be taken as a promise to duplicate any other government's responsibilities. Let each level of government focus on its own complicated duties. Duplication or triplication will only be slower and costlier in the long run. That is why Puslinch has taken advantage of the recent strategic planning process to focus on those services and issues that it can control and influence to provide the best possible services to its ratepayers at a reasonable cost.

PUSLINCH — AN HISTORICAL SNAPSHOT⁵

The first European settlers arrived in Puslinch in 1827 and the first census was conducted in 1851. The census reported that

⁴ See Strategy Scorecard: III Strong Governance, Objective (c)

⁵ The primary sources for these brief historical excerpts were from *Puslinch in the Papers: The Newspaper Clipping Collection of Mildred Mary Clark* as compiled by Marjorie Clark and *Our Home and Native Land: Community in Puslinch Township and Wellington County Ontario* by Marjorie Clark.

there was a population of 3,798 people. Residents of Scottish descent were the largest sub-group comprising 26% of the total with 48% of the total population citing European origins. There was a plethora of Christian denominations represented and 22 people said that they did not have a religion.

The "homeplace" was a concept that referred to a farm on which the residents' ancestors settled in Puslinch Township and its usage was prevalent until around 1960. The homeplace was symbolic of the hardships that were overcome when families left their small farms or leased land in Europe to sail to the New World. Many landed in Dundas after enduring weeks of ocean travel in cramped, unsanitary quarters. On arrival in Dundas, loved ones were lost to cholera and after being subjected to quarantine, the survivors walked north along the Aboukir Trail to locate land in Puslinch.⁶

The first post office in Puslinch was opened in 1850 by William Leslie and promised daily delivery at 4 p.m. "...which will prove useful to businessmen and useful to all". Mail arrived by stagecoach for Aberfoyle, Morriston and Puslinch. Mail would later arrive by train as well as stagecoach and rural mail delivery was announced on October 8, 1905. Residents were soon complaining about receiving flyers advertising subscriptions for magazines. Another anomaly of early rural mail delivery was that some addresses were changed to Puslinch from Aberfoyle thus causing a delay in delivery. Brock Road was formerly No. 2 and it became No. 3 as new routes were added and that change further complicated mail delivery.



Figure 3
1914 Ford Model T

Automobiles have played a significant role in the history of Puslinch and vehicles of all types continue to positively influence the local economy. The appearance of the first vehicle in Puslinch was cited as 1905, two years after Ford opened its

⁶ The distance between Dundas and Arkell is 40.3 kilometers and early settlers followed markings on tree trunks made by previous travellers to find their way along the trail — this is called a "blazed trail".

plant in Windsor, Ontario. Nine years later, William Heater of Morriston drove his new 1914 “Model Car” filled with smiling children in the Puslinch Parade that marked 100 years as an organized township.



Figure 4

The notorious sinkhole at Puslinch Lake trapped more than a few motorists and some enterprising residents charged a fee to extract the vehicles — usually visitors from Toronto — with their horse teams. That

business was put out to pasture permanently in 1947 when Township Council authorized a feasibility study to secure the adjoining land and divert the roadway between the 1st and 2nd concessions to avoid the sinkhole.

Although many people in the early 1900s doubted that cars were here to stay, 80 years later, a Morriston resident, Marleene Percy, reported that crossing Highway 6 between speeding vehicles was “...like playing chicken” and that it took some people 25 minutes to cross the highway because traffic was so heavy.

The commitment to restore the beauty of Morriston and Aberfoyle and other locations in the Township is embedded in the 2015 Community Improvement and Parks and Recreation Plans. Puslinch is heavily invested in the Morriston Bypass Coalition that is focused on alleviating traffic congestion in the Township while encouraging additional economic development in the region.

Figure 5



Note:

This “word cloud” was created from interviews and emails assembled by Whitesell & Company.

The algorithm measures the frequency of word usage and the level of frequency is reflected in the size of the fonts.

STRATEGIC OPPORTUNITY GRID (SOG)

The strategic priorities for Puslinch were identified through a facilitated discussion and debate process with the CAO, senior managers and Council during three strategy sessions followed by the same number of planning meetings with the CAO and department heads. During these sessions, the consultants presented information captured through the community consultations, key informant interviews, strategic planning theory and multiple planning models to stimulate and focus the discussions.

A total of 13 priority issues were defined and ranked using a technique called the *Strategic Opportunity Grid (SOG)* that was designed by Whitesell & Company based on item response theory.⁷ These issues — both positive and negative — were defined as anything at the strategic level that could directly impact the Township during the next five years. One issue was cited as “Government Regulation and Legislation” and was defined as including such elements as the Clean Water Act, the Aggregates Act, the Planning Act and the County of Wellington Official Plan.

At first glance, it would seem that most of the decision making concerning the future is beyond the scope of the Puslinch Council but the Township can influence decisions and every effort is being made to do so. An example is the Township’s participation in a coalition of Ontario municipalities that is proposing to increase the remuneration of \$.06 per tonne that Puslinch currently receives from aggregates that are mined from Township lands.

Figure 6 is an illustration of the 13 issues that have been plotted on a 4-quadrant grid based on each issue’s value or importance to the future of the Township as well as the current performance of that issue using a scale of 1 to 9 — low to high performance, respectively. The vertical “value” scale of 0-143 was the product of the 13 issues multiplied by the 11 participants attending the strategy session. Performance on the hori-

⁷ The concept of the item response function was around before 1950. The pioneering work of IRT as a theory occurred during the 1950s and 1960s. Three of the pioneers were the Educational Testing Service psychometrician Frederic M. Lord, the Danish mathematician Georg Rasch, and Austrian sociologist Paul Lazarsfeld. Key figures who furthered the progress of IRT include Benjamin Drake Wright and David Andrich. IRT did not become widely used until the late 1970s and 1980s, when practitioners were convinced of the “usefulness” and “advantages” of IRT while personal computers gave many researchers access to the computing power required for IRT.

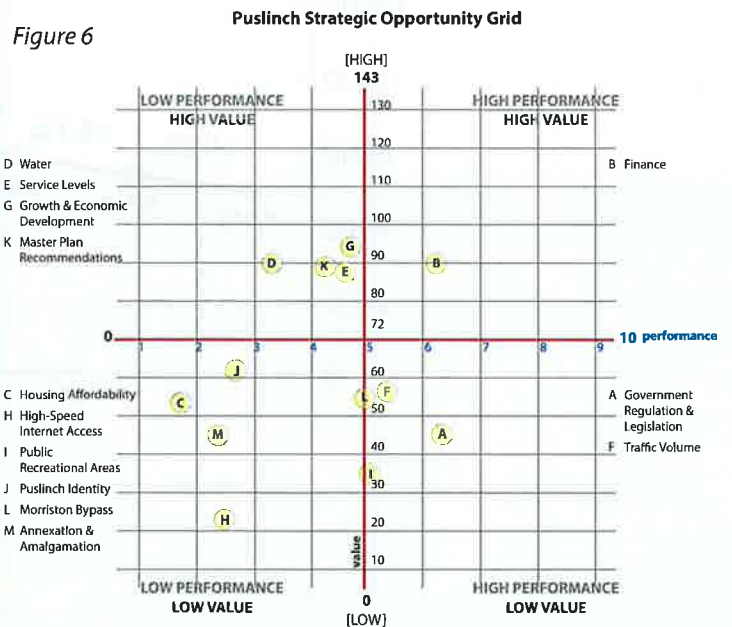
zontal scale captured the participants’ perceptions of current performance relative to each issue from 1-low to 9-high.

Appendix A details the original 13 issues as well as the definitions for each one. The forced choice methodology that was used to determine the relative value of the 13 issues combined with the performance dimension resulted in five high value issues, including:

1. Growth & Economic Development
2. Water
3. Finance
4. Master Plan Recommendations
5. Service Levels

The remaining eight issues represent less *relative* importance to the future of Puslinch but that does not mean that they are unimportant. Therefore, all of the 13 issues have been formatted into four strategic goals with accompanying short, medium and long-term objectives and actions.

Strategic goals are aims that the Township wants to accomplish during the short, medium and long-term duration of the 5-year plan. Objectives are concrete targets that can be achieved by following a certain number of steps that will be outlined in a subsequent *Implementation Plan* that will be developed by the CAO and department heads in consultation with their staff.



FOUR STRATEGIC GOALS — 2015 TO 2020

The Township will develop and undertake a methodical plan to intentionally stimulate managed growth. The evidence that was reviewed during the Puslinch strategic planning process revealed a Township that has been fiscally responsible on all fronts and has been operated in a very lean fashion compared to similar sized municipalities and much larger jurisdictions for that matter. However, the Township is surrounded by growing urban centres on all four sides with increasing needs for resources and land. To retain the characteristics expressed in the Vision of "...a safe, fun and prosperous rural community", Puslinch will need to take control of a key resource — water — and actively engage in focused economic development.

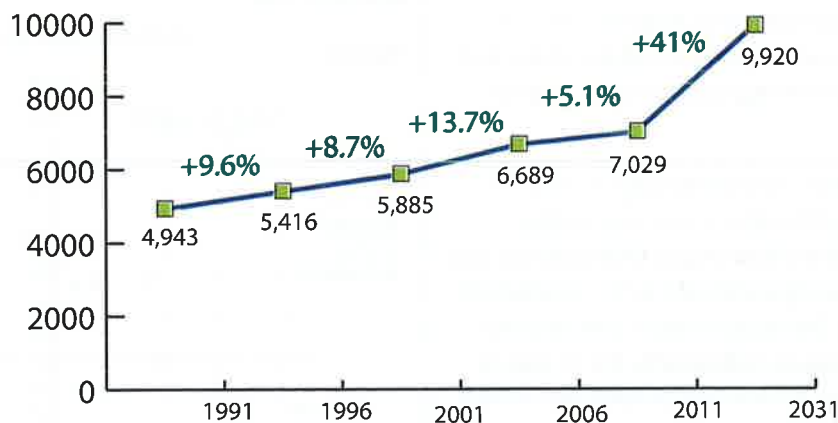
The recommendations from the three master plans related to Fire, Parks & Recreation and Community Improvement span this five-year plan and will need to be implemented in conjunction with the direction of this strategic plan. The recommendations have been translated into Objectives and Actions in the CBSP Strategy Scorecard.

Figure 7 illustrates the population growth that is anticipated for Puslinch by 2031 based on the provincial document, *Places to Grow*. The increase in residential population combined with focused economic development will require the Township to investigate additional financial tools and accept increased but acceptable risk to prepare for the future.

The four strategic goals and their accompanying objectives on page 7 are not assembled in order of importance. Indeed, the four goals are inextricably intertwined and will need to guide the actions that are delineated in the CBSP Strategy Scorecard with an additional level of detail provided by the future Implementation Plan.⁸

⁸ Implementation Plans are usually based on a traditional GANTT chart that outlines who is responsible for completion of tasks, the exact dates for completion, status of task completion, issues, obstacles, interdependencies, etc. These planning systems have improved dramatically in the past five years with online, organization wide access versus static, desktop programs for single users.

Figure 7
Township of Puslinch — Population Trend



Strategic Goal I

Create a Puslinch Identity

- a. Implement Community Improvement Plan (CIP)– 2016-2031
- b. Morriston Streetscaping
- c. Destination Marketing/Branding
- d. Gateway Signage
- e. Accessory Dwelling Units
- f. Municipal Address - Canada Post
- g. Promote Public Recreation Opportunities

Strategic Goal II

Intentional, Managed Growth

- a. Township Water Resources
- b. City of Guelph Tier Three
- c. Comprehensive Zoning By-law Review

Strategic Goal III

Strong Governance

- a. Highway 6 By-Pass
- b. Support of Top Aggregate Producing Municipalities for Ontario (TAPMO)

Strategic Goal IV

Maintain Financial Strengths & Define Service Levels

- a. Long Term Financial Planning
- b. Fire Master Plan Service Levels and Recommendations
- c. Recreation and Parks Master Plan Service Levels and Recommendations
- d. Service Delivery Review - Other Departments
- e. Facility Needs Study
- f. Rural Garbage Collection

CONCLUSION

The first *Community Based Strategic Plan* that the Township of Puslinch created was thorough to a fault in its inclusion of the community as well as applying the most robust techniques available during a strategic planning process. The plan was born from an extended, in-depth discovery phase to isolate evidence-based information that helped propel the second phase — presentation of evidence, debate and discussion. Those two steps led to the documentation of the work that is contained in this report. Now, it is time to bring the plan to life through the fourth or implementation phase that can be simply described as “doing”.

Strategic plans have been in use by royalty and generals for millennia but their use was accelerated through the first industrial revolution that began with the invention of a practical version of the steam engine by James Watt in 1769 while he was at the University of Glasgow.⁹ Less than five decades later, Scottish settlers would make Puslinch home. Now, we are well into the fourth industrial revolution and governance at the local level is being challenged by rising taxpayer expectations amid relatively static financial resources.¹⁰ We need to work smarter by leveraging our knowledge and by having the courage to engage with the other tiers of government and with the types of industry and economic endeavours that are well suited for the Township. Puslinch has won praise for its financial management and the Township is committed to being both frugal and farsighted with the implementation of the CBSP.

The CBSP Strategy Scorecard is detailed in the next section of this document.

⁹ Thomas Savery patented the first crude steam engine in 1698 and Thomas Newcomen improved on this design.

¹⁰ The fourth industrial revolution as illustrated by figure 8 is characterized by what some have called the “internet of things” that draws together the cyber and physical realms.

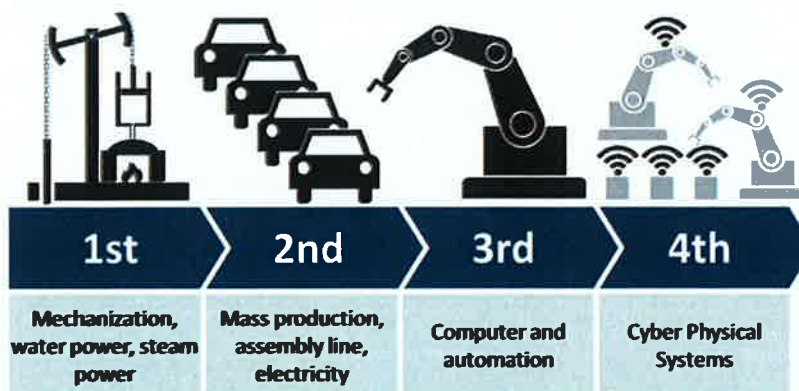


Figure 8



Township of Puslinch 2015 - 2020 CBSP Strategy Scorecard





Township of Puslinch

2015 - 2020 CBSP Strategy Scorecard

Performance Legend	
✓	On or above target
◇	Caution
✗	Below target
—	Not applicable or not available



Strategic Goal	Objective	Actions	PERFORMANCE <i>at a Glance</i>	Timeline	Short	Medium	Long
					2016 - 2017	2018 - 2019	2020+
I Create a Puslinch Identity							
a Implement Community Improvement Plan (CIP) – 2016-2031							
	i	Appoint a Community Improvement Implementation Committee	Short	—	—	—	
	ii	Determine which of the Financial Incentive Programs and Municipal Strategies will be put into effect	Short	—	—	—	
	iii	Apply to the County of Wellington for funding under the Economic Development Grant Program	Short	—	—	—	
	iv	Identify a Community Improvement Budget	Short	—	—	—	
	v	Develop a section on the Township's website devoted to the "Our Corridor" CIP including information on financial incentives application process	Short	—	—	—	
	vi	Send an information package regarding the program to property owners and tenant businesses in the CIPA	Short	—	—	—	
	vii	Place ads to introduce the "Our Corridor" CIP to business owners/managers and the general public to the CIP, and direct interested parties to the website containing information	Short	—	—	—	
	viii	Annual progress report to outline the success of the "Our Corridor" CIP	Short	—	—	—	
b Morriston Streetscaping							
	i	Issue Tender to complete Phase I landscaping works for the Morriston Streetscaping Project	Short	—	—	—	
	ii	Complete the Phase I landscaping works	Short	—	—	—	
	iii	Include funds in the 2017 Operating Budget for maintenance of the Phase I landscaping works	Short	—	—	—	
	iv	Evaluate and consider whether Phase II landscaping works are to be included in the Township's Capital Forecast	Short	—	—	—	
c Destination Marketing/Branding							
	i	Issue Request for Proposal for the development of a Communications Branding Strategy	Short	—	—	—	
	ii	Evaluate recommendations and funding opportunities for the implementation of communications branding strategy which considers Facility Signage	Short Medium	—	—	—	
d Gateway Signage							
	i	Support the initiatives of the Wellington County Signage Plan	Short	—	—	—	
	ii	Consider the Wellington County Signage Plan during the development of the Township's Communications Branding Strategy	Short	—	—	—	
	iii	Review if County Signage is sufficient or explore opportunities to expand on County Signage Plan	Short	—	—	—	
e Accessory Dwelling Units							
	i	Amend the Township's Zoning By-law to permit accessory dwelling units – 2016	Short	—	—	—	
f Municipal Address - Canada Post							
	i	Work with Canada Post to identify and propose changes to the mailing address of those properties that fall within the municipal boundary of Puslinch but have a different municipality in their mailing address	Medium	—	—	—	
g Promote Public Recreation Opportunities							
	i	Enhance Awareness about the recreational resources available in the Township of Puslinch through the Township's website	Short	—	—	—	



Township of Puslinch

2015 - 2020 CBSP Strategy Scorecard

Performance Legend	
✓	On or above target
⚠	Caution
✗	Below target
—	Not applicable or not available

Strategic Goal	Objective	Actions	 PERFORMANCE at a Glance	 Timeline	Short	Medium	Long
					2016 - 2017	2018 - 2019	2020+
II Intentional, Managed Growth							
a	Township Water Resources						
	i	Allocate in the 2017 Capital Budget preparation of a water feasibility study including an economic impact report	Short	—	—	—	
	ii	Complete a water feasibility study including an economic impact report – optimize as a resource the Township's long history of water monitoring	Short	—	—	—	
	iii	Consider the recommendations contained in the water feasibility study and economic impact report	Short	—	—	—	
	iv	Incorporate decisions made regarding the recommendations contained in the water feasibility study and economic impact report into the Township's Capital Budget – 2018 – 2026	Ongoing	—	—	—	
	v	Explore funding and partnership opportunities to support the defined actions adopted as a result of the water feasibility study and economic impact report – 2019-2026	Ongoing	—	—	—	
b	City of Guelph Tier Three						
	i	Evaluate and consider impacts of Tier 3 Risk Assessment Results	Short	—	—	—	
	ii	Review, comment and consider potential constraints and financial impacts regarding the Risk Management Measures Evaluation Process Project and Water Quantity Policy Development	Short Medium	—	—	—	
c	Comprehensive Zoning By-law Review						
	i	Issue request for proposal for completion of a comprehensive zoning by-law review which considers constraints with current designated industrial lands in the County Official Plan, alternative or additional industrial/commercial land opportunities and maximum lot coverage areas for accessory buildings	Short	—	—	—	
	ii	Complete Comprehensive zoning by-law review	Short	—	—	—	
	iii	Communicate any recommendations for amendments to the County Official Plan to the County of Wellington for its consideration	Short	—	—	—	
III Strong Governance							
a	Highway 6 By-Pass						
	i	Continue to monitor progress made on the construction of the Highway 6 By-pass	Ongoing	—	—	—	
b	Support of Top Aggregate Producing Municipalities for Ontario (TAPMO)						
	i	Continue to support TAPMO initiatives e.g. increase in aggregate levy	Ongoing	—	—	—	
IV Maintain Financial Strengths and Define Service Levels.							
a	Long-term Financial Planning						
	i	Incorporate service level decisions into 10 year capital plan – 2016 - 2026	Ongoing	—	—	—	
	ii	Develop a long term funding strategy for capital program	Short	—	—	—	
	iii	Update Pavement Condition Index for Township Roads	Short	—	—	—	
	iv	Review and update the Township's Financial Administration and Budget Management Policy	Short	—	—	—	



Township of Puslinch 2015 - 2020 CBSP Strategy Scorecard

Performance Legend	
✓	On or above target
⚠	Caution
✗	Below target
-	Not applicable or not available

Strategic Goal	Objective	Actions	 PERFORMANCE <i>at a Glance</i>	 Timeline	Short	Medium	Long
					2016 - 2017	2018 - 2019	2020+
		v	Review and update the Township's procurement by-law	Short	-	-	-
		vi	Update Asset Management Plan through identification and inspection of the Township's Storm Water Management Facilities	Short	-	-	-
		vii	Review and update the Township's Reserve and Reserve Fund Policy which considers the establishment of a Tax Stabilization Reserve	Short	-	-	-
		viii	Develop a Debt Policy	Medium	-	-	-
		ix	Review and update the Township's Investment Policy	Medium	-	-	-
		x	Complete a comprehensive update to the Township's Asset Management Plan	Medium	-	-	-
		xi	Review and update the Development Charges By-law	Medium	-	-	-
		xii	Work with MPAC and the aggregate industry on the development of a model for assessing aggregate properties	Short	-	-	-
		b	Fire Master Plan Service Levels and Recommendations				
		i	Report to Council with an action plan to define and outline the order of consideration of the recommendations of the Fire Master Plan	Short	-	-	-
		ii	Incorporate and implement the outcomes of the decisions made on the Fire Master Plan recommendations into the Township's service delivery standards and budget – 2016 – 2024	Ongoing	-	-	-
		c	Recreation and Parks Master Plan Service Levels and Recommendations				
		i	Report to Council with an action plan to define and outline the order of consideration of the recommendations of the Parks and Recreation Master Plan	Short	-	-	-
		ii	Report to Council on recommendations from the ORCP Ad-hoc Committee	Short	-	-	-
		iii	Incorporate and implement the outcomes of the decisions made on the Recreation and Parks Master Plan and the ORCP Ad-hoc Committee into the Township's service delivery standards and budget – 2016 – 2024	Ongoing	-	-	-
		d	Service Delivery Review - Other Departments				
		i	Identify other areas for review e.g. Public Works, Governance	Short	-	-	-
		ii	Report to Council with an action plan to define and outline the departmental service delivery items	Short	-	-	-
		iii	Report to Council with a proposed schedule for review of other Departments	Short	-	-	-
		iv	Incorporate and implement the outcomes of the decisions made into the Township's service delivery standards – 2018 - 2024	Ongoing	-	-	-
		e	Facility Needs Study				
		i	Evaluate options for municipal facility/office space	Short	-	-	-
		ii	Incorporate and implement the outcomes of the preferred option into Capital Budget	Short	-	-	-
		f	Rural Garbage Collection				
		i	Continue to monitor proposed changes to the County's waste collection program	Short	-	-	-

APPENDIX A
STRATEGIC ISSUES & DEFINITIONS

PUSLINCH STRATEGIC ISSUES—2016

PUSLINCH ISSUE	DESCRIPTION	VALUE	PERFORMANCE
A. GOVERNMENT REGULATION & LEGISLATION	<ol style="list-style-type: none"> 1. Greenbelt Act constraints 2. Planning Act: Urban boundary constraints 3. Places to Grow: water, sewer and transportation corridor 4. Aggregates Act 5. Clean Water Act 6. MPAC 	41	6.3
B. FINANCE	<ol style="list-style-type: none"> 1. Resourcing, e.g., grants, staff 2. Small Tax Base 3. Debt (what you incur debt for) 4. Asset Management & Capital Planning 5. Fiscal Responsibility 	89	6.2
C. HOUSING AFFORDABILITY	<ol style="list-style-type: none"> 1. Residential assessments 2. Youth and elderly housing — housing continuum 3. First time homebuyers 4. Garden suites 5. Cost of land and residential lots 	51	1.9
D. WATER	<ol style="list-style-type: none"> 1. Municipal Services — priority 2. Allocation to other municipalities 3. Permits for industrial properties 4. Optimize long history of monitoring 	89	3.8
E. SERVICE LEVELS	<ol style="list-style-type: none"> 1. Define service levels 2. Resident expectations & value 3. Garbage pickup 4. Lack of accessibility for natural gas 	85	4.8
F. TRAFFIC VOLUME	<ol style="list-style-type: none"> 1. Traffic coming from out of Township 2. Access 3. Cambridge to Guelph: Township roads have become commuter conduits 4. Infrastructure upgrades 	57	5.2

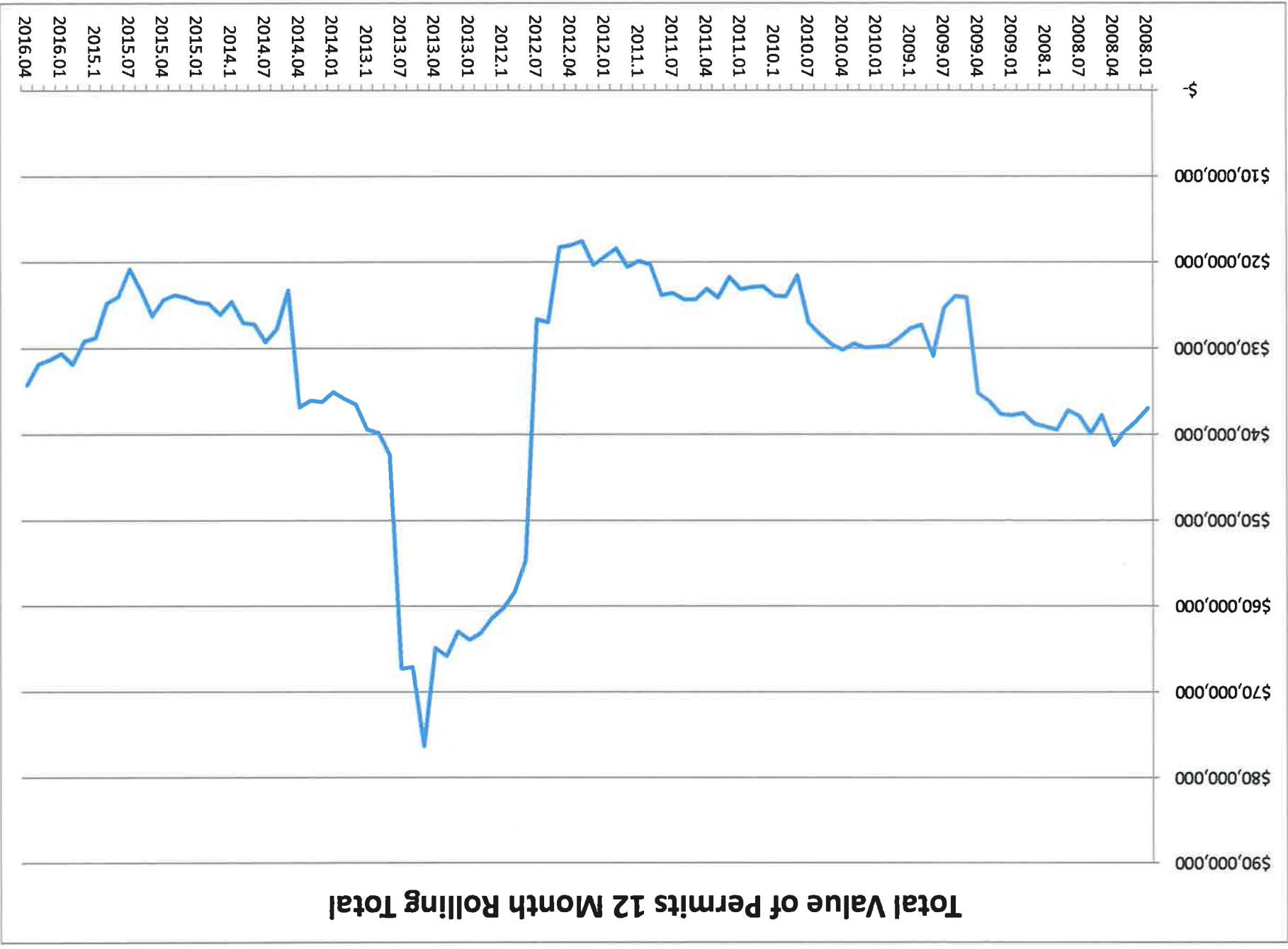
PUSLINCH ISSUE	DESCRIPTION	VALUE	PERFORMANCE
G. GROWTH & ECONOMIC DEVELOPMENT	<ol style="list-style-type: none"> 1. Residential & non-residential 2. Location, location, location 3. Problems developing future industrial areas 4. Bylaws, enforcement, Planning, e.g., home-based businesses that grow (landscapers) 5. Ability to compete with urban centres 6. Ability to work with universities and other urban centres to locate resources here 7. Note: water and sewer intersects with this issue 	91	4.6
H. HIGH SPEED INTERNET ACCESS	<ol style="list-style-type: none"> 1. Lack of availability 2. Terrain challenges 	23	2.6
I. PUBLIC RECREATIONAL AREAS	<ol style="list-style-type: none"> 1. 1200 acres of natural land tracts 2. Puslinch Lake 3. GRCA 	34	5
J. PUSLINCH IDENTITY	<ol style="list-style-type: none"> 1. People don't know where they live! 2. Gateway signage, post office 3. Branding 4. Volunteers declining; core group is shrinking 5. CIP 	62	2.9
K. MASTER PLAN RECOMMENDATIONS	<ol style="list-style-type: none"> 1. Fire, Recs, CIP 2. Political Will & Commitment 	86	4.2
L. MORRISTON BYPASS	<ol style="list-style-type: none"> 1. Highway 6 	54	5
M. ANNEXATION & AMALGAMATION	<ol style="list-style-type: none"> 1. Guelph, Cambridge expanding boundaries 	43	2.5

8.4(a).

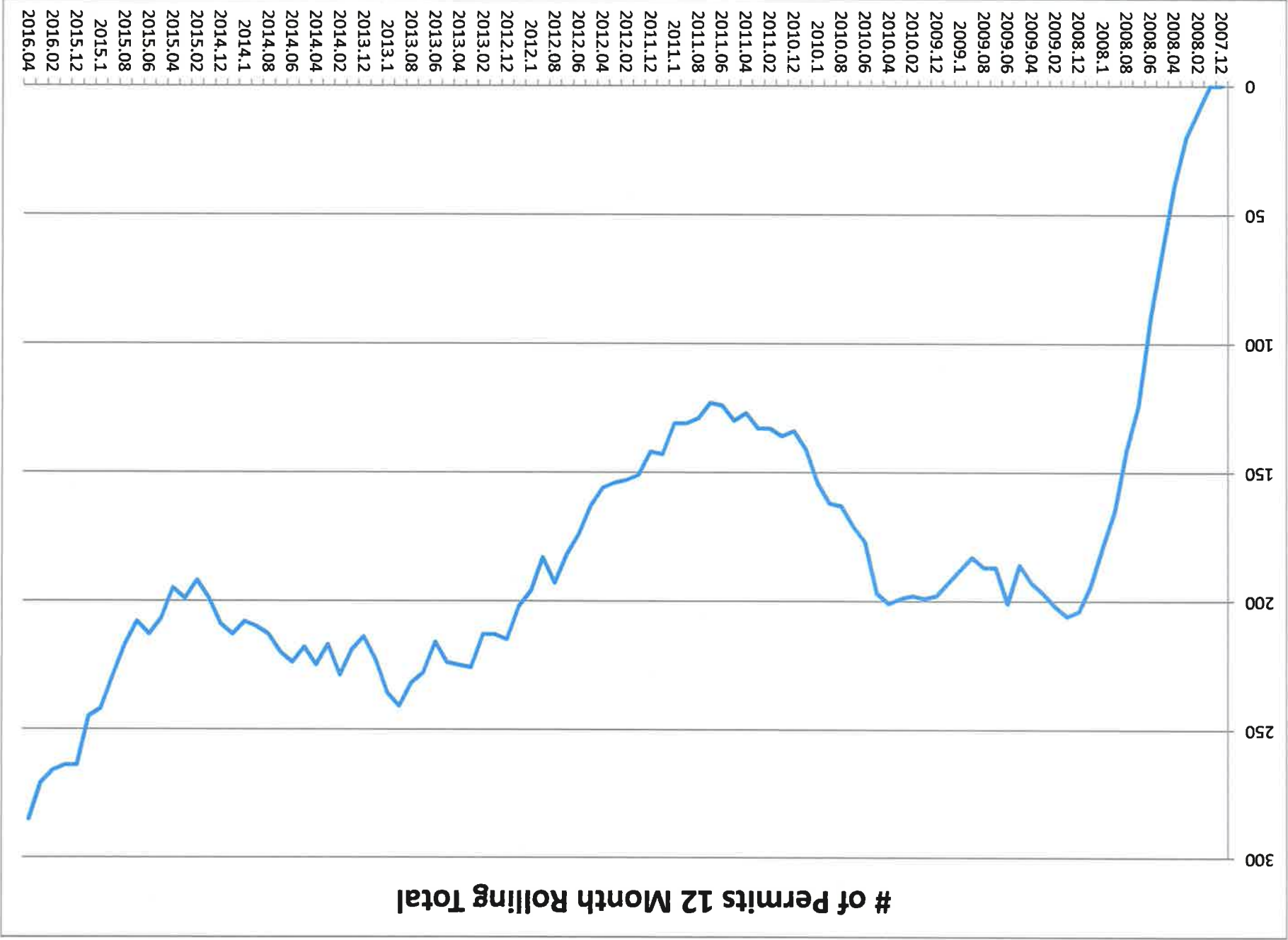
2016 BUILDING REPORT

	<u>VALUE OF CONSTRUCTION</u>		<u>PERMIT FEES COLLECTED</u>		<u>%</u>	<u>PERMITS</u>
	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>CHANGE</u>	<u>ISSUED</u>
January	\$1,355,000.00	\$112,500.00	\$13,967.00	\$1,967.00	8%	7
February	\$1,069,000.00	\$1,775,000.00	\$12,381.00	\$23,927.64	166%	9
March	\$2,436,000.00	\$2,953,000.00	\$23,235.95	\$30,677.78	121%	20
April	\$2,188,000.00	\$4,590,000.00	\$31,680.20	\$52,316.00	210%	30
May	\$0.00	\$0.00	\$0.00	\$0.00	0%	
June	\$0.00	\$0.00	\$0.00	\$0.00	0%	
July	\$0.00	\$0.00	\$0.00	\$0.00	0%	
August	\$0.00	\$0.00	\$0.00	\$0.00	0%	
September	\$0.00	\$0.00	\$0.00	\$0.00	0%	
October	\$0.00	\$0.00	\$0.00	\$0.00	0%	
November	\$0.00	\$0.00	\$0.00	\$0.00	0%	
December	\$0.00	\$0.00	\$0.00	\$0.00	0%	
TOTALS TO DATE		\$9,430,500.00		\$108,888.42		66
2015 COMPARISON		\$7,048,000.00		\$81,264.15		45
Total % CHANGE		134%		134%		147%

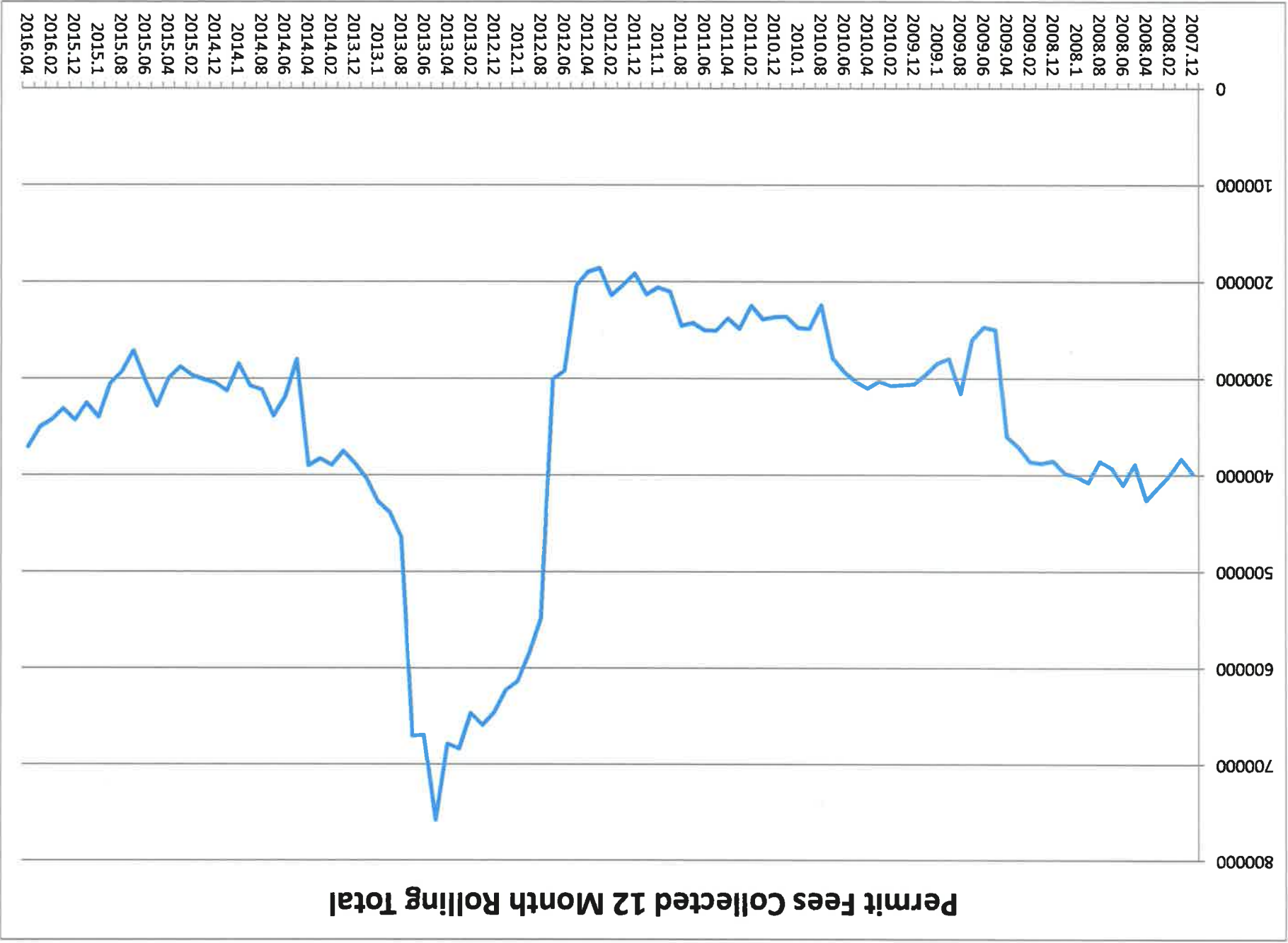
Note: The Graphs Below only include Septic Permits in 2012 and beyond



Note: The Graphs Below only Include Septic Permits in 2012 and beyond



Note: The Graphs Below only Include Septic Permits in 2012 and beyond





REPORT PD-2016-012

TO: Mayor and Members of Council

FROM: Kelly Patzer, Development Coordinator

DATE: May 18, 2016

SUBJECT: Public Meeting – Rezoning Application File D14/ONT – 2435953 Ontario Inc (ASR Transportation), Concession 7, Rear Part Lot 25, municipally known as 7456 McLean Road W.

RECOMMENDATIONS

That Report PD-2016-012 regarding Notice of Public Meeting – Rezoning Application file D14/ONT – 2435953 Ontario Inc. (ASR Transportation), Concession 7, Rear Part Lot 25, municipally known as 7456 McLean Road W, be received; and

That Council authorize the holding of a Statutory Public Meeting on Thursday June 23rd, at 7:00 pm in the Council Chambers, Municipal Complex.

DISCUSSION

Purpose

The purpose of this report is to obtain direction from Council to schedule the Statutory Public Meeting for 2435953 Ontario Inc. (ASR Transportation) – Rezoning Application D14/ONT.

Application

The application is to change the existing Agricultural (A) Zone on the east portion of the property to the Industrial (IND) Zone and to include a new definition of “Truck Repair Shop” to the uses permitted in the IND zone for the subject property, to permit a truck repair shop and industrial office building.

The application package has been circulated to the required agencies for comments and will be on the June 14th Planning and Development Advisory Committee agenda.

Notice

Notice regarding the Public Meeting will be given in accordance with the Planning Act.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act



REPORT PD-2016-013

TO: Mayor and Members of Council

FROM: Kelly Patzer, Development Coordinator

DATE: May 18, 2016

SUBJECT: Public Meeting – Rezoning Application File D14/HAY – Gerry Hayden, Concession 3, Part Lots 24 & 25, municipally known as 7128 Smith Road.

RECOMMENDATIONS

That Report PD-2016-013 regarding Notice of Public Meeting – Rezoning Application file D14/HAY – Gerry Hayden, Concession 3, Part Lots 24 & 25, municipally known as 7128 Smith Road, be received; and

That Council authorize the holding of a Statutory Public Meeting on Thursday June 23rd, at 7:00 pm in the Council Chambers, Municipal Complex.

DISCUSSION

Purpose

The purpose of this report is to obtain direction from Council to schedule the Statutory Public Meeting for Gerry Hayden – Rezoning Application D14/HAY.

Application

The application is to change the existing Agricultural (A) Zone on a portion of the property to permit a landscape contractor's yard with an office, external storage of equipment and landscaping materials and limited agricultural uses.

The application package has been circulated to the required agencies for comments and was on the April 12th Planning and Development Advisory Committee agenda.

Notice

Notice regarding the Public Meeting will be given in accordance with the Planning Act.

Financial Implications

None

Applicable Legislation and Requirements

Planning Act



REPORT PD-2016-015

TO: Mayor and Members of Council

FROM: Kelly Patzer, Development Coordinator

MEETING DATE: May 18, 2016

SUBJECT: Site Plan Agreement – G S Bunny Investments Inc., property described as Part Lot 27, Concession 7, Part 3, RP 61R20589 municipally known as 315 Brock Road, Township of Puslinch.

RECOMMENDATIONS

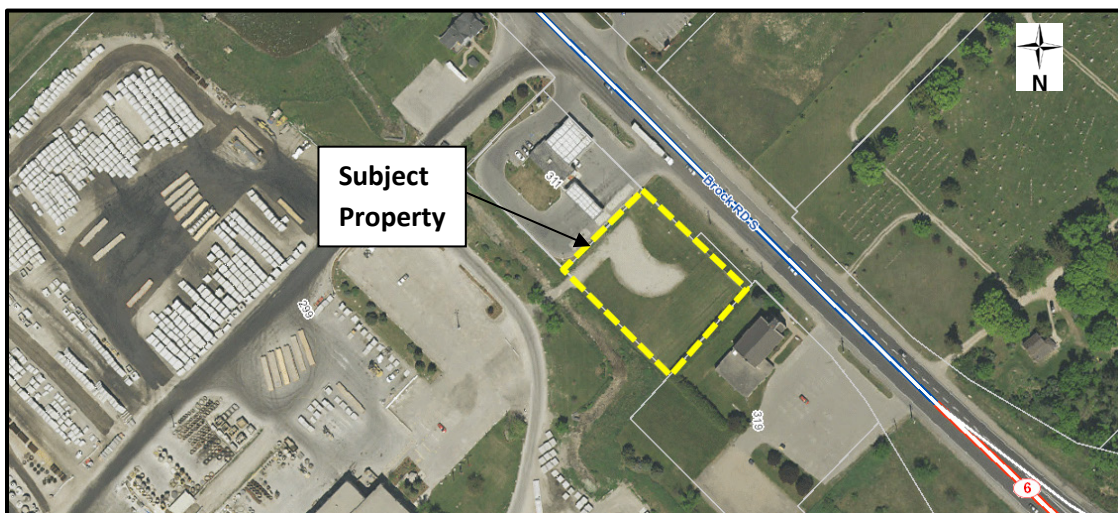
That Report PD-2016-015 regarding the G S Bunny Investments Inc., property described as Part Lot 27, Concession 7, Part 3, RP 61R20589 municipally known as 315 Brock Road, Township of Puslinch, be received; and

That Council pass a by-law to authorize the entering into and the execution of a Site Plan Agreement with G S Bunny Investments Inc.

DISCUSSION

Purpose:

The review of the site plan is satisfactorily completed and the owner is proceeding with the development under this Site Plan Agreement to construct a gas bar with convenience store and food service. The vacant subject property is located at 315 Brock Road South, north of Duff's Presbyterian Church and south of the Ultra Mar Gas Station. It has a lot area of approximately 0.3 hectares (0.8 acres) with approximately 61 metres (200 feet) of frontage on Brock Road.



Background:

The property is located in a site plan control area. The site plan control process was initiated in September 2015, with Township file number D11/ONT (now known as G S Bunny Investments Inc.).

The owner has completed all of the required submissions for approval. The owner has provided the required securities for the project in the amount of \$114,727. Cash in lieu of parkland is required for the development in the amount of \$3,580.00.

Site Plan Control:

The Township has received satisfactory comments and approvals from the peer review team of consultants and does not have any concerns entering into a Site Plan Agreement with the owner.

Function	Body	Approval
Township Hydro-geologist	Harden Environmental	Approval Received
Township Engineers	GM BluePlan	Approval Received
Township Fire Department	Puslinch Fire and Rescue	Approval Received
Township Ecologist	GWS Ecology	Approval Received
Planners	Wellington County	Approval Received
Road Authority (Brock Rd.)	Wellington County	No Objections
Conservation Authority	Grand River CA	No Comment
Township Committee	Planning & Development Advisory Committee	Urban Design comments satisfied

Applicable Legislation and Requirements:

Township of Puslinch Site Plan Control By-law 16/08

Township of Puslinch Zoning By-law 19/85

Attachments:

Site Plan Agreement – Schedule A

(complete and insert Document General Page as Page 1)

**TOWNSHIP OF PUSLINCH
SITE PLAN AGREEMENT**

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
- and -
G S BUNNY INVESTMENTS INC.

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**TOWNSHIP OF PUSLINCH
SITE PLAN AGREEMENT**

THIS AGREEMENT made this _____ day of _____, 2016, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH.
(hereinafter called the "Township")

PARTY OF THE FIRST PART

- and -

G S BUNNY INVESTMENTS INC.
(hereinafter called the "Developer")

PARTY OF THE SECOND PART

W H E R E A S:

- A. Developer is the owner of the property described in Schedule "A" to this Agreement which is the subject matter of an application for Site Plan Approval pursuant to section 41 of the Planning Act;
- B. The property is within a designated site plan control area and the Township requires that the Developer enter into a written agreement to identify approved plans, drawings and specifications and to require that the property be developed and maintained in accordance with the approved documents.

NOW THEREFORE this Agreement witnesseth that in consideration of the premises, other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto (the receipt whereof is hereby acknowledged), the parties agree as follows:

ARTICLE 1 - IDENTIFICATION OF LANDS APPROVED FOR DEVELOPMENT

1.1 Legal description

The Developer's property which is the subject matter of this agreement is described in Schedule "A" attached (herein called "the Lands").

ARTICLE 2 - IDENTIFICATION OF PLAN(S)

2.1 Approved plan(s)

The Developer in making application for site plan approval has agreed to provide to the satisfaction of the Township, plan or plans showing the location of all buildings, structures, facilities, works and site elevations and services existing and proposed and, where required, drawings showing plan, elevation and cross-section views for each building or structure and to include all matters as contemplated by section 41 of the Planning Act. The plan(s) and drawings described in Schedule "B" [hereinafter called the "Approved Plan(s)] shall be deemed to have been approved by the Township upon execution and registration of this Agreement.

2.2 Filing of plan(s)

Ten (or such greater number as shall be requested by the Township) copies of the Approved Plan(s) shall be filed with the Township's Clerk.

ARTICLE 3 - SPECIAL REQUIREMENTS

3.1 Additional requirements and provisions

Notwithstanding the approval by the Township of the plans and drawings described in Schedule "B" the parties agree that the additional requirements referred to in Schedule "C" (if any) shall apply to the development of the Lands in addition to the information shown on the Approved Plan(s) and in the event of a conflict between the provisions of the Approved Plans and Schedule "C" then the provisions of the latter shall prevail.

ARTICLE 4 - IMPLEMENTATION OF PLAN(S)**4.1 Developer's covenant to implement plan(s)**

The Developer covenants and agrees that the buildings, structures and all of the facilities, works and features illustrated on the Approved Plan(s) and the additional requirements set out in Schedule "C", if any, shall be constructed, installed, performed or provided as the case may be at the Developer's sole risk and expense and to the satisfaction of the Township.

4.2 Township's right of entry

The Township shall have a right of entry upon the Lands, through employees, agents or contractors to ensure that the provisions of this agreement are complied with at all times.

4.3 Stop work orders

The Township's Chief Building Official shall treat a breach of the terms of this Agreement or covenants contained herein in a manner similar to a breach of the Township's Building By-law or the Ontario Building Code and shall issue a stop work order until such breach is rectified. The Developer acknowledges that the requirements of this Agreement constitute applicable law for purposes of the Building Code Act.

4.4 Notice to comply

In the event that the Township gives written notice to the Developer or the then-registered owner of the Lands that it has failed to construct, provide or maintain any matter or thing illustrated on the Approved Plan(s) or required by this Agreement, and if the Developer or then-registered owner fails to construct, provide or maintain such required matter or thing within thirty (30) days of the date that such notice is mailed by prepaid registered mail to such person at the address for such person set out in Article 13.1 or as shown on the most-recently revised assessment roll then the Township may enter upon the Lands, through employees, agents or contractors and construct, provide or maintain such matter or thing which had been specified in the notice at the expense of then-registered owner of the Land.

4.5 Plan revisions during construction

The Township's Chief Building Official shall have the authority to approve minor amendments to the Approved Site Plan due to site-specific conditions discovered during construction. The Developer shall submit any additional information required to support amendments to the Approved Site Plan as required by the Chief Building Official or the Township's Engineer. Any amendments shall conform to applicable Township of Puslinch standards. Should amendments be approved by the Chief Building Official during construction, the Developer shall submit an As-Built Plan including all approved changes.

ARTICLE 5 - FINANCIAL ASSURANCES**5.1 Security requirement - public lands**

In the event any works are to be performed on municipally or publicly-owned property of any kind which may service the subject lands, the Developer shall, at the time of signing this Agreement and prior to the commencement of work, supply the Township with an unconditional irrevocable Letter of Credit from a chartered Canadian bank, in a form and an amount satisfactory to the Township sufficient to guarantee the satisfactory completion of the works to be constructed or performed by the Developer on municipally or publicly-owned lands and further guaranteeing the workmanship and materials of all such works and matters. The unconditional irrevocable Letter of Credit shall further guarantee payment to the Township of all inspection or other costs that the Township may incur in connection with such works or the preparation and implementation of this Agreement.

5.2 Security requirement - subject lands

In addition to the security to be provided to the Township pursuant to Article 5.1, the Developer shall at the time of signing this Agreement and prior to the commencement of work, unless such requirement is specifically waived in writing by the Township, supply the Township with an unconditional irrevocable Letter of Credit from a chartered Canadian bank, in a form and an amount satisfactory to the Township sufficient to guarantee the satisfactory completion of the work and facilities to be provided on the Lands pursuant to the Approved Plan(s) and this Agreement and further guaranteeing the workmanship and materials of all such works and matters. The unconditional irrevocable Letter of Credit shall further guarantee payment to the Township of all inspection or other costs that the Township may incur in connection with such works or the preparation and implementation of this Agreement.

5.3 Township's right to draw upon security

In the event that the Developer fails to comply with a notice given to him pursuant to Article 4.4 hereof the Township shall be at liberty to draw upon the security provided to it pursuant to this Article to pay for the cost of any work undertaken by it or on its behalf pursuant to such notice and to pay the costs incurred by the Township in the administration and implementation of this Agreement.

5.4 Release of Security

The security provided under this Article, or the amount thereof remaining after draws referred to in Article 5.3, shall be delivered or repaid to the Developer after all of the works have been completed in each stage to the satisfaction of the Township's authorized personnel.

5.5 Township's Expenses

The Developer agrees to pay to the Township all reasonable costs incurred by the Township in connection with the development of this site which, without limiting the generality of the foregoing, shall include all expenses of the Township heretofore and hereinafter incurred for legal, engineering, surveying, planning and inspection services, extra Council meetings, if any, and employees' extra time, if any, and shall pay such costs from time to time forthwith upon demand, provided, if such costs be not paid forthwith same shall bear interest from the date which is 10 days following the date of demand to the date of payment at two (2) percentage points in excess of prime rate of interest charged by the Canadian Imperial Bank of Commerce during such period.

ARTICLE 6 - INDEMNIFICATION

6.1 Developer's agreement to indemnify

The Developer agrees on behalf of himself, its heirs, executors, administrators and assigns to save harmless and indemnify the Township, and, if applicable, the County of Wellington, and their respective officials employees and agents, from all losses, damages, costs, charges and expenses which may be claimed or recovered against the Township or the County of Wellington, as the case may be, by any person or persons arising either directly or indirectly as a result of any action taken by the Developer pursuant to or implementing the terms of this Agreement.

ARTICLE 7 - LIABILITY INSURANCE

7.1 When liability insurance required

In the event that work is to be performed by the Developer, its servants, agents or contractors on lands owned by the Township, or the County of Wellington, the Developer shall supply the Township with written evidence of a current comprehensive liability insurance policy in form satisfactory to the Township, holding the Township (and if applicable the County of Wellington) harmless for any and all claims for damages, injuries or losses in connection with the work done by or on behalf of the Developer, its servants, agents or contractors on or adjacent to the Lands in an amount of not less than Two Million (\$2,000,000.00) Dollars inclusive. The Township (and if applicable the County of Wellington) are to be named as insured parties in the said policy.

ARTICLE 8 - TIME LIMITS FOR COMPLETION

8.1 Consequences of delay

In the event that a building permit is not issued and construction commenced within one year from the date of this Agreement, or if the works and facilities contemplated in the Approved Plan(s) are not fully completed within two (2) years from the date of this Agreement, the conditions of approval and provisions of this Agreement will be reviewed and may be subject to revision by the Township by notice in writing to the Developer which revisions shall be accepted and implemented by the Developer.

8.2 Phasing of Site Development

The Developer agrees that all buildings, structures, works and features illustrated on the Approved Plan(s) shall represent the total development on the property. The Developer also agrees that any future development beyond the approved plans will be subject to any additional site plan agreements and provisions as required by the Township.

ARTICLE 9 - MAINTENANCE OBLIGATIONS

9.1 General covenant to maintain and repair

The Developer agrees that the buildings, structures and all of the facilities, works and features illustrated on the Approved Plan(s) shall be maintained and kept in good repair at the Developer's sole risk and expense and to the satisfaction of the Township. In the event that the Township gives written notice to the Developer or the then-registered owner of the Lands that maintenance or repair of any matter required to be provided by this Agreement is to be undertaken, and if the Developer or then registered owner fails to undertake such required maintenance or repair within thirty (30) days of the date that such notice is mailed by prepaid registered mail to such person at the address for such person set out in Article 13.1 or as shown on the most-recently revised assessment roll then the Township may enter upon the Lands, through employees, agents or contractors and perform such maintenance or repairs which had been specified in the notice at the expense of then-registered owner of the Land.

9.2 Specific maintenance obligations

The Developer covenants with the Township as follows:

- (a) that it shall at all times maintain the installations, structures and facilities illustrated on the Approved Plan(s) and described in Schedule "C", if applicable, in good condition and repair;

(b) that at any time or times that the building(s) on the Lands are occupied or are in use it shall ensure that all driveways, parking spaces more specifically for staff and visitors as well as required access points are cleared of snow within twelve (12) hours of any major snow storm (which shall be deemed to be an accumulation in excess of 5cm of snow in any twenty-four hour period) and that if snow is stored on the Lands it shall ensure that it is stored in a location which does not reduce the number of staff and visitor parking spaces illustrated on the Approved Plan(s); alternatively it shall arrange for the removal of such snow at its sole expense.

(c) that it shall ensure that all required signs, parking spaces and lane markings identified on the Approved Plan(s) are properly painted and maintained and that it shall ensure that each such sign and parking space or lane is clearly delineated at all times.

In the event that the Developer, or then registered owner of the Lands, is in breach of any of the covenants in this Article then the provisions of Article 13.2 hereof shall apply.

ARTICLE 10 - CONVEYANCES AND EASEMENTS

10.1 Developer's obligation to provide

The Owner shall within a period of two (2) years from the date of execution of this agreement convey without charge to the Township or the County of Wellington, as the case may be, the lands and/or easements, if any, described in Schedule "D". The Developer shall pay all legal and survey costs associated with such conveyances and easements. The title to any land or easement so conveyed shall be certified to the applicable Transferee by Developer's solicitor as being good and marketable and free from any restriction or encumbrance at Developer's expense.

The Township or the County of Wellington shall provide written notice to the Owner of the requirement to provide such conveyance or easement within the two (2) year period following execution of this agreement.

ARTICLE 11 - ENCUMBRANCERS' CONSENT AND ACKNOWLEDGMENT

11.1 All encumbrancers to consent prior to permit issuance

The Developer shall at its cost have any person (herein called an "encumbrancer") having a mortgage, lien, right or encumbrance affecting the Lands execute this Agreement to consent to its terms or shall provide a registered postponement agreement wherein each such encumbrancer postpones his, her, or its interest in the said lands in favour of the Township's interest under this Agreement. No building permit will be issued for the Lands until this Article has been complied with. Wherever this Agreement is executed by an encumbrancer such person agrees that his, her or its interest in the Lands shall be subject to all terms of this Agreement.

ARTICLE 12 - REGISTRATION OF AGREEMENT

12.1 Registration prior to permit issuance

This Agreement will be registered against the title to the Lands and the Developer will pay for the cost of registration.

ARTICLE 13 - GENERAL PROVISIONS

13.1 Notices

Any notice, invoice or other writing required or permitted to be given pursuant to this agreement (including notice of a change of address) shall be deemed to have been given if delivered personally to the party or to an officer of the applicable corporation or if delivered by prepaid first class mail, on the third (3rd) day after mailing. The address for service of each of the parties is as follows:

Developer: G S Bunny Investments Inc.
2 Heathbrook Avenue
Brampton, ON L6P 2N1

Township: The Corporation of the Township of Puslinch
RR 3 7404 Wellington Road 34
Guelph, ON N1H 6H9

To any other person: at the address shown for such person in the last revised assessment roll or the latest address for such person as shown in the Township's records.

13.2 Township costs recoverable like taxes

Notwithstanding any other remedy available to the Township, the Developer acknowledges and agrees that any expense incurred by the Township in connection with the approval of the Approved Plans or the preparation, registration, administration, implementation and enforcement of this Agreement, and specifically the maintenance obligations in Article 9, may be recovered by the Township in like manner as municipal taxes pursuant to the provisions of Section 326 of the Municipal Act.

13.3 Waiver

It is expressly understood and agreed that the remedies of the Township under this Agreement are cumulative and the exercise by the Township of any right or remedy for the default or breach of any term, covenant, condition or agreement herein contained shall not be deemed to be a waiver or alter, affect or prejudice any other right or remedy or other rights or remedies, to which the Township may be lawfully entitled for the same default or breach; and any waiver by the Township of the strict observance, performance or compliance by the Developer or with any term, covenant, condition or agreement herein contained, or any indulgence granted by the Township to the Developer shall not be deemed to be a waiver of any subsequent default or breach by the Developer, nor entitle the Developer to any similar indulgence heretofore granted.

13.4 Covenants as restrictive covenants

So far as may be, the covenants of the Developer herein shall be restrictive covenants running with the land for the benefit of the adjoining lands of the Township or such of them as may be benefited thereby and shall be binding on the Developer, its heirs, executors, administrators, successors and assigns as owner and occupier of the said land from time to time.

13.5 No permit if money owed to Township

The Developer hereby agrees to pay all municipal taxes on the Lands which may be in arrears at the time of signing this Agreement and shall ensure that all taxes are paid up to date with respect to the Lands. Additionally, the Developer shall ensure that all taxes owing by him to the municipality on all other properties owned by the Developer elsewhere in the Township and any other accounts owing by him to the Township are also paid up to date. No building permit will be issued with respect to the Lands until this Article has been complied with.

13.6 Number and Gender

It is agreed between the parties hereto that the appropriate changes in the number and gender shall be implied where the context of this Agreement and any schedules hereto so require in order that the Agreement and any part thereof shall be construed to have its proper and reasonable meaning.

13.7 Headings and Index

All headings and sub-headings and the Index within this agreement are incorporated for ease of reference purposes only and do not form an integral part of the Agreement.

13.8 No assignment without consent

The Developer shall not assign this Agreement until all works and facilities required by this Agreement have been completed without the prior written consent of the Township, which consent will not be unreasonably withheld.

13.9 Ultra vires terms

If any term of this Agreement shall be found to be Ultra Vires of the Township, or otherwise unlawful, such term shall conclusively be deemed severable and the remainder of this Agreement mutatis mutandis shall be and remain in full force and effect.

13.10 Developer's acceptance of agreement

The Developer shall not call into question, directly or indirectly, in any proceedings whatsoever in law or in equity or before any administrative tribunal the right of the Township to enter into this Agreement and to enforce each and every term of this Agreement and this Agreement may be pleaded as an estoppel against the Developer in any such proceedings.

13.11 Enurement

This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seals or where applicable have caused to be affixed their corporate seals under the hands of their duly authorized officers in that behalf.

**THE CORPORATION OF THE TOWNSHIP OF
PUSLINCH**

per:

Dennis Lever, Mayor

per:

Karen Landry, CAO/ Clerk

I/We have authority to bind the Corporation

SIGNED, SEALED AND DELIVERED
in the presence of:

G S BUNNY INVESTMENTS INC.

per:

Gurlabh Singh Sidhu, Owner

I/We have authority to bind the Corporation

SCHEDULE "A"

DESCRIPTION OF LANDS

Part of Lot 27, Concession 7, Part 1, 61R-5287 and Part of Lots 27 and 28, Concession 7, Part 1, 61R-3968, Township of Puslinch

SCHEDULE "B"**DESCRIPTION OF APPROVED PLANS**

DWG. NO.	REV. NO.	DATE	DESCRIPTION	PREPARED BY
SP-1	2	January 25, 2016	Site Plan	Professional Development Consultants Inc.
SG-1	2	January 15, 2016	Site Servicing and Grading Plan	Professional Development Consultants Inc.
BE-1	-	July 10, 2015	Building Elevations	Professional Development Consultants Inc.
PP-1	3	November 17, 2015	Site Plan Lighting Photometric Layout	Alcona Engineering Inc.
LP-1	0	November 23, 2015	Tree Protection & Landscape Plan	Aboud & Associates Inc.

SCHEDULE "C"**ADDITIONAL REQUIREMENTS (in addition to matters shown on Approved Plan(s))****1. Covenants and Restrictions to be Registered**

The Developer shall ensure that the covenants and restrictions set forth below shall be incorporated into every Agreement of Purchase and Sale and each Transfer [Deed] for a part of or an interest in the Lands:

The purchaser/transferee covenants as follows:

- (i) the purchaser/transferee covenants and agrees that the grading and drainage including all swales and stormwater management system for the within-described land shall at all times conform to the Approved Site Plan for the Lands referred to in the Site Plan Agreement with the municipality and shall not be altered without the written approval of the municipality;
- (ii) the purchaser/transferee covenants and agrees under no circumstances shall roof water, surface water or ground water drains be connected to the sewage treatment and tile field systems;
- (iii) the purchaser/transferee covenants and agrees that the construction of any accessory buildings or structures (including swimming pools if permitted) shall require the approval of the Township;
- (iv) the purchaser/transferee covenants and agrees to maintain any fencing or retaining wall on the within-described lands in good condition if such fencing or wall was erected as a requirement of the original site plan agreement affecting the lands and, when necessary, replace same from time to time with a fence or wall made of the same or similar materials and of the same standard as specified in the site plan agreement; and further covenants that it shall not construct any additional fences on the within described lands;
- (v) the purchaser/transferee acknowledges and agrees that the soils which are used to backfill around the foundation of the building(s) on the subject lands may subside after the date upon which a certificate has been issued indicating that the lands have been graded in accordance with the approved lot grading plan and the purchaser/transferee covenants that in such event he/she/they or it shall provide and place additional soils to ensure that the lot continues to be graded in accordance with the approved lot grading plan;
- (vi) the purchaser/transferee covenants and agrees to maintain all trees, shrubs and vegetation illustrated on the site plan affecting the lands in healthy condition and where such have died to replace same with plant materials of the same type as originally approved.

Each of the above covenants and restrictions shall run with the title to the lands and are declared to be for the benefit of the Transferor's remaining lands, the lands conveyed to the Township by the Transferor herein and for the benefit of the roads and streets abutting the within-described lands.

2. Parkland Dedication

The Developer is required to pay cash in lieu of parkland dedication for the project. The amount payable to the Township of Puslinch is **\$3,580.00**

3. Stormwater Management

If it is determined that the scope of the project impacts the stormwater drainage from the property, the Developer shall prepare a stormwater drainage plan and report for the approval of the Township of Puslinch, Grand River Conservation Authority, and the Ministry of the Environment (if applicable).

The final stormwater drainage plan shall include:

- the means by which potential contaminants from the site will be controlled and contained on-site to prevent any impact to the surface or groundwater regimes, and
- an operation, maintenance, ground and surface water monitoring and contingency plan to ensure the proposed stormwater drainage system function in accordance with the approved design.
-

The stormwater monitoring program shall consist of the following:

- a) a continuous water level monitoring device(s) situated within the stormwater management pond capable of recording hourly events and variations at atmosphere pressure levels.
- b) submission of an annual report to the Township outlining the estimated water discharged from the stormwater management pond as well as estimated recharge from within the infiltration gallery and the stormwater management pond.
- c) monitoring will occur for a period of five (5) years following completion of the site works.

A Professional Engineer shall be retained by the Developer to perform site review for the construction of the stormwater drainage system and upon completion shall provide a letter of certification to the Township certifying that the stormwater drainage system has been constructed in accordance with the approved plans.

4. Landscaping

All grassed areas shall include a minimum of 100mm of topsoil.

Planting of trees and shrubs shall be provided by the developer in accordance with the approved site plan. All plantings shall be located on the site in areas that do not obstruct sight visibility at entrances and shall not be located within a sight triangle area.

5. Fencing

Where applicable chainlink fencing (1.8 m high) shall be provided around the site and any stormwater management pond area. The fence shall have a lockable gate(s) of sufficient size (minimum 4 m) to provide for access and maintenance equipment access to the stormwater management pond.

A solid privacy fence shall be installed to screen the outdoor storage area from all public roads. The privacy fencing shall be in addition to the natural material landscape screening.

6. Garbage Enclosures

Where an outdoor garbage storage area is proposed, the garbage container, receptacle, etc. shall be enclosed by a board fence, or similar solid construction, of sufficient height to provide a barrier to animals and a visual screen to the neighbouring properties and adjacent roads. The Township, prior to the construction of the enclosure, shall approve the exterior treatment materials, detailed design and standards of construction.

7. Exterior Lighting

Where exterior building lighting or area lighting is proposed, the lighting envelope shall be confined to the site and shall not spill over or cast a glare onto adjacent properties or abutting roads.

8. Signs

All signs shall be in accordance with the regulations of the Township and/or County of Wellington sign bylaw and setback requirements. Sign location and setback shall be approved prior to construction of the sign by the authority having jurisdiction.

9. Certification of Works

Prior to the final building inspection, the Developer's consultant shall provide a letter of compliance to the Township Clerk certifying that:

- the site grading and drainage,
- the stormwater management facility
- the sewage treatment system upgrades (if required), and
- the fire protection system

have been constructed in accordance with the approved plans.

10. Storm Water Drainage Maintenance

The Developer shall maintain the storm water drainage system in accordance with the approved site plan drawings.

11. Exterior Storage

The property shall be maintained in a tidy condition at all times. Abandoned vehicle parts, equipment, and other materials are not permitted onsite, unless placed within the refuse/garbage enclosures or within waste/recycling bins to the rear of the building in accordance with the approved site plan.

12. Financial Security Deposit

The Developer, at the time of signing the Site Plan Agreement, shall deposit an unconditional irrevocable Letter of Credit with the Township of Puslinch, to guarantee the construction of the on-site grading and drainage, services, landscaping, and stormwater management system.

The letter of credit values shall be the sum of the following:

a) 50% of site servicing costs.	50% of	<u>\$192,140</u>	=	<u>\$96,070</u>
b) 50% of landscaping costs	50% of	<u>\$12,812</u>	=	<u>\$6,406</u>
c) 5% of construction costs of items (a) and (b) for Township engineering review	5% of	<u>\$204,952</u>	=	<u>\$10,248</u>
d) Site grading and drainage deposit = \$2,000.00 per ha. (1 ha. minimum)	0.317 ha.	<u>\$2,000</u>	=	<u>\$2,000</u>

Total Deposit \$114,724

The estimated value of the construction costs shall be determined by the Developer's engineers and approved by the Township's consulting engineers.

SCHEDULE "D"

CONVEYANCES AND EASEMENTS REQUIRED

Convey to the Township of Puslinch:

No conveyances and easements are required.

Convey to the County of Wellington

No conveyances and easement are required.

Convey to Con-Cast

An easement for the Con-Cast gas main shall be in place prior to the release of any development securities.

SCHEDULE "E"**SPILL MANAGEMENT AND CONTINGENCY PLAN****2349506 ONTARIO INC.**

2 Heathbrook Ave., Brampton, ON L6P2N1
Phone: (416) 662 7076, gurlabh@ymail.com

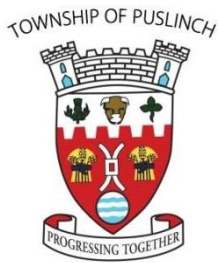
311 Brock Rd. S – Guelph- ON**Spill Management and Containment plan**

In the event of any FUEL, OIL and CHEMICAL spill on the site, the following steps shall be taken:

1. Locate the Origin of the Spill
2. Evaluate the Risks for Health and Safety
3. Neutralize the Spill
4. Advise/Mobilize Spill Response Team
5. Advise without Delay (any volume of spill)
 - a. the Project Environmental Coordinator (**Mr. Gurlabh Singh at (416) 662 7076**):
 - b. If you cannot reach the Project Environmental Coordinator:
 - c. Major Spill (more than 100 litres or impacting the water or sewage system)
CONTACT WITHOUT DELAY MOE Spill Action Center (24 hours) - 1-800-268-6060
6. Mobilize the Equipment Available on the Spot. Use a Spill Kit.
7. Confine the Contaminant.
8. Cleaning (call assistance if required).
9. Disposal in Adequate Place.
10. Give Information to the Project Environmental Coordinator (**Mr. Gurlabh Singh at (416) 662 7076**)
11. Complete the Report Form, Send a Copy to the District Environmental Manager and Keep a Copy.

By The Owner:


Mr. Gurlabh Singh Sandhu
(Environmental Site Coordinator)
315 Brock Rd. (South)
Guelph, Ontario
Phone: (416) 662 7076



Heritage Committee
Monday, February 1, 2016
7:00 p.m.
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Mary Tivy – Chair
Cameron Tuck
Barb Jefferson
John Levak

MEMBERS ABSENT

John Arnold

TOWNSHIP STAFF

Karen Landry – CAO/Clerk
Meghan Yzerman – Legislative Assistant

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

None stated.

3. APPROVAL/ADOPTION OF MINUTES (November 16, 2015)

Moved by: Cameron Tuck Seconded by: John Levak

That the minutes of the Heritage Committee meeting dated November 16, 2015 be adopted, as amended by replacing on Page 3 “Halligan’s Farm” with “Halligan’s Pond”.

CARRIED

With respect to Cameron’s role in communications for the committee, he believes the Puslinch Pioneer will be the best communication resource.

Mary Tivy presented a matter arising from the minutes and wanted an update from Cameron Tuck on the communications topic. The Puslinch Pioneer agreed to take submissions from the committee permitting same are kept to a quarter of a page. Mary Tivy suggested promoting the committee. All communications are to be reviewed by Mary Tivy and the Township.

Karen Landry suggested that the committee invite the public to the next meeting where Lynn Crow will make a presentation regarding a community in Puslinch. Notice regarding this presentation can also be placed on the Township’s website. Karen Landry requested the committee to submit a draft notification to Meghan Yzerman for review and posting.

4. MATTERS ARISING FROM MINUTES

4.1 Niska Bridge Cultural Heritage Landscape

Mary Tivy updated the committee on the status of the Niska Bridge and advised the committee that the City of Guelph has approved the demolition of the bridge. The City is planning to build a two-lane bridge and remains in discussions with Grand River Conservation Authority with respect to the future of the surrounding lands.

Mary Tivy indicated that the City of Guelph is not pursuing the designation of a Cultural Heritage Landscape in the area.

Cameron Tuck also provided information to the committee about the Niska Bridge and indicated that Cam Guthrie, the Mayor of the City of Guelph indicated two options for the bridge in that one was to close the road or second to build a two-lane bridge. Repairs were needed 1-2 times a year continually on the bridge and also caused liability concerns for the City of Guelph. Mayor Cam Guthrie reported that a covered bridge was also proposed to decrease tractor-trailer traffic however residents believe that the bridge would attract sight-seers and this would cause increased pedestrian traffic.

4.2 Black Bridge Cultural Heritage Landscape

Mary Tivy advised the final draft of the Black Bridge Cultural Heritage Landscape is being prepared. Mary Tivy will update the committee once more information is received.

4.3 Heritage plaques and property research at the Wellington County Museum and Archives

Mary Tivy proposed multiple dates for the committee to attend the Wellington County archives located at the Wellington County Museum.

Mary Tivy advised the committee that the tour will be approximately 2.5 hours in length including a 30 minute power point presentation.

Mary Tivy requested the committee members to provide days of the week they would be available for a tour at the archives. The committee noted that Thursday is a preferred day.

4.4 Puslinch Historical Society workshop

Mary Tivy advised the committee that Lynn Crow is willing to attend a committee meeting and give a presentation on behalf of the Puslinch Historical Society. Mary Tivy advised the committee that she will contact Lynn Crow tomorrow to secure her for the next meeting.

4.5 Ontario Heritage conference

Karen Landry advised the committee that funding has been set aside in the budget for the committee members to attend the Heritage Conference. Karen Landry advised the committee to register for the conference through Meghan Yzerman at the Township office.

Mary Tivy spoke of some interesting program items upcoming at the conference.

4.6 City of Guelph – Clair/Maltby Secondary Plan

In addition to advising the City of Guelph that Halligan's Pond is a natural heritage feature, Mary Tivy requested that a letter be forwarded to the City of Guelph also advising that 381 Maltby Road is a plaqued property.

5. HERITAGE LISTING DOCUMENT UPDATE

Karen Landry spoke to the committee regarding the listing of properties and establishing notification requirements. It was recommended that notification standards be developed. It was noted the properties that have been added to the listing since 2012 need to be identified.

Committee members offered input and questions with respect to listings and designations. Karen Landry explained the difference between the listing and designation of a property.

Karen Landry explained that the listing of a property enables a review of the property by the Heritage Committee and Council prior to a demolition permit being issued.

6. ZONING BY-LAW AMENDMENT APPLICATIONS

6.1 6691 Ellis Road Puslinch. –Stantec Consulting Ltd.- Application for zoning By-Law Amendment –Application package, dated October 23, 2015

Mary Tivy gave the committee context on the application. She also presented a picture to the committee on the proposed driveway. Mary Tivy sought comments from the committee.

Cameron Tuck proposed a different location for the driveway as it may hinder activity at the Ellis Chapel.

The committee would like to see an increase in a landscape buffer between the subject property and Ellis Chapel.

Karen Landry advised the committee that the public meeting for this proposed zoning by-law has been scheduled for Thursday March 3, 2016 at 7:15 p.m. Karen Landry explained the process for public meetings to the committee.

6.2 Amendment to Zoning By-Law 19/85, 40 Brock Road South – Boom Boom Beauty Bar – Black Shoemaker, Robinson & Donaldson Limited – Planning Justification Report.

The public meeting for this zoning By-Law amendment is scheduled for February 18, 2016 at 7:00 p.m. The committee had no concerns or comments with respect to this matter.

7. CORRESPONDENCE

7.1 Celebrating 150 years – Canadian Treasure Tour.

Discussion regarding “the doors of Puslinch” program occurred. John Levak is going to follow up with this matter and locate the original art piece.

7.2 University of British Columbia – Online heritage workshops – 2016 – Email.

The committee reviewed the correspondence.

7.3 Lighthouse Press – Heritage Research Letter.

The committee reviewed the correspondence.

8. PUSLINCH HERITAGE COMMITTEE GOALS AND OBJECTIVES FOR 2016

8.1 Adoption of Guidelines for Assessing Heritage Value

Mary Tivy opened a discussion on the topic of setting goals and objectives for the committee for 2016. Mary Tivy suggested objectives of a communication strategy and learning to complete research. Mary Tivy discussed the criteria for plugging as posted on the Township website. Mary Tivy suggested to the committee alignment with the guidelines and standardize the listing procedure.

The committee discussed Regulation 9/06 in the package titled Heritage Value Guidelines.

Karen Landry recommended as a first step that the committee review the existing list and develop criteria for evaluating properties and include reasons why a property qualifies or does not qualify to be a listed property.

Heritage designations

Mary Tivy would like the committee to establish a short-list for designation. Karen Landry recommended that the committee, establish and present to Council a notification procedure, eligibility criteria and an up-to-date property listing register as a first step.

The committee discussed incentives and grant programs for heritage properties.

9. ADJOURNMENT

Moved by: Cameron Tuck Seconded by: John Levak

That the meeting adjourn at 8:55 p.m.

CARRIED

10. NEXT MEETING

Monday, May 2, 2016 at 7:00 p.m.



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dianne Paron
Dennis O'Connor

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Allen Nagel
Rob Stovel
Jeff Buisman

1. - 5. COMMITTEE OF ADJUSTMENT

- See April 12, 2016 Committee of Adjustment Minutes

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on planning development applications.

7. DISCLOSURE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

- Moved by Dennis O'Connor, Seconded by Ken Roth
- That the minutes of the Tuesday April 12, 2016 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

10(a) Zoning Amendment Application D14/HAY – Chad & Gerry Hayden, 7128 Smith Road and legally known as Part Lots 24 & 25, Concession 3, 61R11766, Township of Puslinch

The Purpose is to rezone the lands from Agricultural (A) to an Agricultural (A-_) Site Specific Zone to permit a landscape contractor's yard with an office and outdoor storage of equipment and materials.

- Rob Stovel, agent, summarized the application, stating that a portion of the property is proposed to be rezoned to permit a landscaping and property maintenance business.
- Rob Stovel indicated that the owner had previously lived in the house and constructed the building with a sewage system and oil-grit separator, and is now proposing a rezoning as the business has now expanded beyond a home occupation.
- Dennis O'Connor asked if there would be salt storage on the property.

- Rob Stovel stated fertilizer will be stored in the building, but is unsure of salt or sand storage.
- Ken Roth asked if retail sales would be conducted from the business, and questioned why the applicant did not apply for a rezoning if the intent was for the building to be a business
- Rob Stovel stated that there would not be any retail sales and that the owner was unaware that there was a limit to employees for a home occupation and that the owner had to live on the property.
- Ken Roth noted his concern for outdoor storage and wants assurances that there will be appropriate buffering of outdoor storage.
- Dianne Paron acknowledged that Site Plan will address outdoor storage and encourages businesses but the development should be appropriate and should be small scale in the rural area.
- Rob Stovel indicated the zoning needs to capture what the business really is and not a true contractor's yard. There would be approximately 5 tonnes of mulch stored on the property and the fertilizer gets delivered on a skid and stored inside.
- Dianne Paron asked if there were any plans for the existing dwelling on the property
- Rob Stovel stated the intent was to sever the residential property from the landscaping business.
- John Sepulis requested clarification of the size of the building and asked how many employees the business has.
- Rob Stovel stated that the existing building is 486 square metres and will want the zoning to recognize an additional 200 square metres of floor area for expansion. Currently there are 7 part-time employees in the summer months and 2 full-time employees (owners) year round

Moved by Dennis O'Connor, Seconded by Dianne Paron that the Planning & Development Advisory Committee recommends the following comments be received by staff for Zoning By-law Amendment application D14/HAY:

- Maximum of 10% lot coverage on the rezoned lands
- Staff to ensure there is adequate screening and landscaping of outdoor storage and along residential property lines

CARRIED

11. LAND DIVISION

11(a) Severance Application B15/16(D10/BEA) – John & Sharon Beaupre, Part Lot 12, Concession 2, municipally known as 6786 Concession 2.

Proposed severance is 1.9 acres with 135 m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 31.4 hectares with 269 m frontage existing and proposed agricultural and rural residential use with existing dwelling, barn, 2 drive sheds and shed.

Moved by Ken Roth, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Ensure MDS is calculated for the barn across the road.

CARRIED

12. OTHER MATTERS

- The requirements for minor variances for a reduced setback from the Natural Environment were discussed and it was identified that the Zoning By-law Housekeeping Amendment would clarify that when the Conservation Authority approves a development permit for a specific setback, a variance would not be required
- Contractor's Yards are not defined in the by-law and Sarah Wilhelm stated they were evaluated on a case by case basis when a planning application was submitted and could be defined in the future in a comprehensive zoning by-law review.

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting May 10, 2016 @ 7:00 p.m.

15. ADJOURNMENT

Moved by Ken Roth and Seconded by Dennis O'Connor,

- That the Planning & Development Advisory Committee adjourns at 7:48 p.m.

CARRIED



MINUTES

MEMBERS PRESENT:

John Sepulis, Chair
Councillor Ken Roth
Dianne Paron
Dennis O'Connor

MEMBERS ABSENT:

Deep Basi

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Sarah Wilhelm – County of Wellington
Allen Nagel
Rob Stovel
Jeff Buisman

1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to speak to present the purpose and details of the application and any provide any further relevant information. Following this the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by Dennis O'Connor and Seconded by Ken Roth,

That the minutes of the Committee of Adjustment meeting held Tuesday March 8, 2016 be adopted.

CARRIED

4. COMMITTEE OF ADJUSTMENT – Applications for Minor Variance

4(a) Minor Variance Application D13/NAG – Arthur & Lena Nagel – Property described as Part Lot 21, Concession 1, 4247 Sideroad 20 S, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to allow a 15 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems.

- Kelly Patzer summarized the application and circulation for the minor variance as submitted and noted the requested setback had been amended to permit a 22 metre buffer from the limit of the NE Zone. One objection was received today and has been circulated to planning staff and committee member. The objection is a concern for a reduced setback to a an environmental sensitive wetland.

- Jeff Buisman of Van Harten Surveying, agent, indicated that a naturalized buffer will be created to reduce impact on the wetland. Only one corner of the house will have the closest setback of 22 metres to the wetland.
- Dianne Paron asked if the minor variance was a condition of the severance
- Jeff Buisman stated it was not because the house could have been placed in an alternate location on the property that met the 30 metre setback.
- There were no further questions or comments.

Moved by Dennis O'Connor and Seconded by Ken Roth,

In the matter of Section 45 (1) of the Planning Act, as amended, and Comprehensive Zoning By-law 19/85 as amended, and an application for a minor variance requesting permission to allow:

1. A 22 metre buffer from the limit of the Natural Environment Zone for buildings, structures and septic systems; whereas, Section 3.25(a) of the by-law, General Provisions, Setbacks from the Natural Environment Zone requires a 30 metre setback from the limit of the Natural Environment Zone for all buildings or structures including a private sewage treatment system and associated weeping tile bed.

The request is hereby Approved.

CARRIED

5. ADJOURNMENT

Moved by Dianne Paron and Seconded by Dennis O'Connor,

The Committee of Adjustment meeting adjourned at 7:08 p.m.

CARRIED

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**BY-LAW NO XX/16**

A by-law to provide for the levy and collection of property taxes for the 2016 taxation year.

WHEREAS Section 312 of the Municipal Act, S.O. 2001, c. 25 provides that for purposes of raising the general local municipality levy, a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes; and

WHEREAS Section 3 of the Assessment Act, R.S.O. 1990, c. A.31 as amended, provides that all real property, with specific exceptions, is subject to assessment and taxation; and

WHEREAS the property classes have been prescribed by the Minister of Finance under the Assessment Act, R.S.O. 1990, c. A.31 as amended, and the Regulations thereto; and

WHEREAS Ontario Regulation 400/98, as amended by Ontario Regulation 101/16 under the Education Act prescribes the tax rates for school purposes for all property classes ; and

WHEREAS the Council of the Corporation of the Township of Puslinch ("Township") adopted By-law Number 010/16 which established the Budget for the Township for the year 2016; and

WHEREAS pursuant to the County of Wellington ("County") By-law Number 5465-16, the County has established upper and lower-tier property tax ratios and tax reductions for prescribed subclasses for the year 2016 and By-law Number 5466-16, being a by-law to establish and levy tax rates for upper tier purposes; and

WHEREAS pursuant to the County By-law Number 5454-16, the County has adopted estimates of all sums required by the County during the year 2016 for all purposes of the County and has provided a general levy on area municipalities; and

WHEREAS it is required that the Council of the Township, pursuant to the Municipal Act, 2001, to levy upon the whole of the assessment for real property for the property classes according to the last revised assessment roll for the Township the sums set forth for various purposes in Schedule "A" attached hereto for the current year; and

WHEREAS the County's Tax Ratio by-law established the relative amount of taxation to be borne by each property class; and

WHEREAS the Municipal Act, 2001 authorizes a Council to pass by-laws for the payment of taxes by installments and the date or dates in the year for which the taxes are imposed on which the taxes or installments are due; and

WHEREAS the Municipal Act, 2001 authorizes a local municipality to pass by-laws to impose late payment charges for the non-payment of taxes or any installment by the due date; and

WHEREAS an interim levy was made by the Township before the adoption of the estimates for the current year as per By-law Number 003/16.

NOW THEREFORE the Council of the Corporation of the Township of Puslinch HEREBY ENACTS AS FOLLOWS:

1. For the year 2016, the Township shall levy upon all property assessments the rates of taxation per current value assessments for general purposes as set out in Schedule "A" attached to this by-law.

2. The levy provided for in Schedule "A" and Schedule "B" attached to this by-law shall be reduced by the amount raised by the 2016 interim levy imposed pursuant to By-law Number 003/16, where billed.
3. For the year 2016, pursuant to Section 312 (4) of the Municipal Act, 2001, the Township shall levy a special tax rate against rateable property in the Barber's Beach Street Lights and Cambridge Fire areas as set out in Schedule "B" attached to this by-law.
4. For payments-in-lieu of taxes, the actual amount due to the Township shall be based on the assessment roll and the tax rates for the applicable classes for the year 2016.
5. That all taxes levied according to the provisions of this by-law shall be collected and paid over to the Treasurer of the Township.
6. That the amounts imposed by the rates for Commercial, Industrial, and Multi-Residential classes become adjusted according to the provisions of Section 329.1 of the Municipal Act, 2001.
7. The final levy shall be due and payable in two installments as follows:
 - (1) The 31st day of August, 2016; and
 - (2) The 31st day of October, 2016.
8. The final levy for those properties subject to the Township's Pre-Authorized Tax Payment Plan shall be due and payable to the Township in 11 monthly installments, February through to December.
9. That realty taxes to be levied as a result of additions to the tax roll pursuant to the Assessment Act shall be due and payable in one installment not earlier than 21 days from the date of the mailing of the tax notice.
10.
 - (1) The Treasurer shall add a percentage as a penalty for default of payment of the installments in accordance with By-law No. 001/14, as amended;
 - (2) The Treasurer shall also add a percentage charge as interest for default of payment of the installments in accordance with By-law No. 001/14, as amended.
11. The Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such part payment, provided that acceptance of any such part payment does not affect the collection of any percentage charge imposed and collectable under the provision of By-law No. 001/14, as amended, in respect of non-payment of any taxes or any classes of taxes or of any installment thereof.
12. That the Treasurer is hereby authorized to mail every tax notice or cause the same to be mailed to the address of the residence or place of business of each person taxed unless the taxpayer directs the Treasurer in writing to send the bill to another address, in which case it shall be sent to that address, as provided by the Municipal Act, 2001, as amended.
13. There may be added to the tax roll all or any arrears of charges, fees, costs or other expenses as may be permitted by Provincial legislation and such arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, or dealt with in such fashion as may be specifically authorized by the applicable statute.

14. Nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the applicable statutes and by-laws governing the collection of taxes.

15. If any section or portion of this by-law is found by a court of competent jurisdiction to be invalid, it is the intent of the Council for the Township that all remaining sections and portions of this by-law continue in force and effect.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 18th DAY OF MAY, 2016.

Dennis Lever, Mayor

Karen Landry, CAO/Clerk

SCHEDULE 1

net levy = **\$3,496,624**

TOWNSHIP OF PUSLINCH

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2016 <small>2012-Current Value Based Assessment</small>	Transition Ratio <small>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</small>	Tax Reductions <small>(section 313.1 of the Municipal Act or as prescribed or set by by-law)</small>	Weighted Ratio <small>(col. 3 X's (1 - col. 4))</small>	Weighted Assessment <small>(col. 2 X's col. 5)</small>	Tax Rate <small>Residential and farm tax rate (calculated below) X's Col. 5</small>	Proof of Tax <small>(col. 2 X's col. 7)</small>
res/farm (RT)	1,555,597,187	1.000000	0.00%	1.000000	1,555,597,187	0.00166580	\$2,591,311
multi-res (MT)	1,589,000	1.868000	0.00%	1.868000	2,968,252	0.00311171	\$4,945
farmlands (FT)	130,393,200	0.250000	0.00%	0.250000	32,598,300	0.00041645	\$54,302
commercial (CT)	78,336,711	1.479000	0.00%	1.479000	115,859,996	0.00246372	\$192,999
industrial (IT)	82,804,498	2.400000	0.00%	2.400000	198,730,795	0.00399792	\$331,045
large industrial (LT)	16,694,000	2.400000	0.00%	2.400000	40,065,600	0.00399792	\$66,741
pipeline (PT)	5,215,000	2.240000	0.00%	2.240000	11,681,600	0.00373139	\$19,459
shopping centre (ST)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
managed forests (TT)	10,253,400	0.250000	0.00%	0.250000	2,563,350	0.00041645	\$4,270
res/farm farmland class I (R1)	615,000	1.000000	25.00%	0.750000	461,250	0.00124935	\$768
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00166580	\$0
commercial excess/vacant unit (CU)	4,647,000	1.479000	30.00%	1.035300	4,811,039	0.00172460	\$8,014
commercial vacant land (CX)	871,900	1.479000	30.00%	1.035300	902,678	0.00172460	\$1,504
commercial farmland class I (C1)	0	0.750000	25.00%	0.562500	0	0.00093701	\$0
commercial taxable shared (CH)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
commercial vacant land taxable shared (CJ)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
parking lot (GT)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
industrial-hydro (IH)	538,000	2.400000	0.00%	2.400000	1,291,200	0.00399792	\$2,151
industrial excess land shared (IJ)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
industrial excess/vacant unit (IU)	2,177,199	2.400000	35.00%	1.560000	3,396,430	0.00259865	\$5,658
large ind excess land (LU)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
industrial vacant land (IX)	4,646,000	2.400000	35.00%	1.560000	7,247,760	0.00259865	\$12,073
industrial farmland class I (I1)	0	1.000000	25.00%	0.750000	0	0.00124935	\$0
industrial farmland class II (I4)	0	2.400000	0.00%	2.400000	0	0.00399792	\$0
shopping centre excess land (SU)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
new construction industrial (JT)	14,073,200	2.400000	0.00%	2.400000	33,775,680	0.00399792	\$56,263
new construction ind vacant land (JU)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.00399792	\$0
new constr large ind vacant land (KU)	0	2.400000	35.00%	1.560000	0	0.00259865	\$0
new construction commercial (XT)	57,174,126	1.479000	0.00%	1.479000	84,560,532	0.00246372	\$140,861
new constr comm vacant land (XU)	1,684,766	1.479000	30.00%	1.035300	1,744,238	0.00172460	\$2,906
new construction office bldg (YT)	549,000	1.479000	0.00%	1.479000	811,971	0.00246372	\$1,353
new constr office vacant land (YU)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
new constr shopping centre (ZT)	0	1.479000	0.00%	1.479000	0	0.00246372	\$0
new constr shop ctr vacant land (ZU)	0	1.479000	30.00%	1.035300	0	0.00172460	\$0
Total Returned Assess.	1,967,859,187				2,099,067,859		\$3,496,624
Levy Requirements							
net levy =	3,496,624						
TOTAL MUNICIPAL	3,496,624	divided by	2,099,067,859	equals	Res/Farm Tax Rate	0.00166580	

SCHEDULE 2

net levy = \$13,492,396

COUNTY OF WELLINGTON

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned	Transition	Tax	Weighted	Weighted	Tax Rate	Proof of
	Assessment	Ratio	Reductions	Ratio	Assessment	Residential and farm tax rate (calculated below) X's Col 5	Tax
	2012-Current Value Based Assessment	Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)	(section 368 1 of the Municipal Act or as prescribed or set by by-law)	(col. 3 X's (1 - col. 4))	(col. 2 X's col. 5)		(col. 2 X's col. 7)
res/farm (RT)	1,555,597,187	1.000000	0.00%	1.000000	1,555,597,187	0.00642780	\$9,999,073
multi-res (MT)	1,589,000	1.868000	0.00%	1.868000	2,968,252	0.01200714	\$19,079
farmlands (FT)	130,393,200	0.250000	0.00%	0.250000	32,598,300	0.00160695	\$209,535
commercial (CT)	78,336,711	1.479000	0.00%	1.479000	115,859,996	0.00950672	\$744,725
industrial (IT)	82,804,498	2.400000	0.00%	2.400000	198,730,795	0.01542673	\$1,277,403
large industrial (LT)	16,694,000	2.400000	0.00%	2.400000	40,065,600	0.01542673	\$257,534
pipeline (PT)	5,215,000	2.240000	0.00%	2.240000	11,681,600	0.01439828	\$75,087
shopping centre (ST)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
managed forests (TT)	10,253,400	0.250000	0.00%	0.250000	2,563,350	0.00160695	\$16,477
res/farm farmland class I (R1)	615,000	1.000000	25.00%	0.750000	461,250	0.00482085	\$2,965
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00642780	\$0
commercial excess/vacant unit (CU)	4,647,000	1.479000	30.00%	1.035300	4,811,039	0.00665471	\$30,924
commercial vacant land (CX)	871,900	1.479000	30.00%	1.035300	902,678	0.00665471	\$5,802
commercial farmland class I (C1)	0	0.750000	25.00%	0.562500	0	0.00361564	\$0
commercial taxable shared (CH)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
commercial vacant land taxable shared (CJ)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
parking lot (GT)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
industrial-hydro (IH)	538,000	2.400000	0.00%	2.400000	1,291,200	0.01542673	\$8,300
industrial excess land shared (IJ)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
industrial excess/vacant unit (IU)	2,177,199	2.400000	35.00%	1.560000	3,396,430	0.01002737	\$21,832
large ind excess land (LU)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
industrial vacant land (IX)	4,646,000	2.400000	35.00%	1.560000	7,247,760	0.01002737	\$46,587
industrial farmland class I (I1)	0	1.000000	25.00%	0.750000	0	0.00482085	\$0
industrial farmland class II (I4)	0	2.400000	0.00%	2.400000	0	0.01542673	\$0
shopping centre excess land (SU)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
new construction industrial (JT)	14,073,200	2.400000	0.00%	2.400000	33,775,680	0.01542673	\$217,103
new construction ind vacant land (JU)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.01542673	\$0
new constr large ind vacant land (KU)	0	2.400000	35.00%	1.560000	0	0.01002737	\$0
new construction commercial (XT)	57,174,126	1.479000	0.00%	1.479000	84,560,532	0.00950672	\$543,539
new constr comm vacant land (XU)	1,684,766	1.479000	30.00%	1.035300	1,744,238	0.00665471	\$11,212
new construction office bldg (YT)	549,000	1.479000	0.00%	1.479000	811,971	0.00950672	\$5,219
new constr office vacant land (YU)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
new constr shopping centre (ZT)	0	1.479000	0.00%	1.479000	0	0.00950672	\$0
new constr shop ctr vacant land (ZU)	0	1.479000	30.00%	1.035300	0	0.00665471	\$0
Total Returned Assess.	1,967,859,187				\$2,099,067,859		\$13,492,396

Levy Requirements						
net levy =	13,492,396		(col. 6 Total)			
TOTAL MUNICIPAL	13,492,396	divided by	2,099,067,859	equals	Res/Farm Tax Rate	0.00642780

SCHEDULE 3

net levy =	\$6,254,463
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EDUCATION

(COLUMN 1) Description	(COLUMN 2) Returned Assessment for 2016 <small>2012-Current Value Based Assessment</small>	(COLUMN 7) Tax Rate <small>Residential and farm tax rate (calculated below) X's Col. 5</small>	(COLUMN 8) Proof of Tax <small>(col. 2 X's col. 7)</small>
res/farm (RT)	1,555,597,187	0.00188000	\$2,924,523
multi-res (MT)	1,589,000	0.00188000	\$2,987
farmlands (FT)	130,393,200	0.00047000	\$61,285
commercial (CT)	78,336,711	0.01026644	\$804,239
industrial (IT)	82,804,498	0.01500000	\$1,242,067
large industrial (LT)	16,694,000	0.01500000	\$250,410
pipeline (PT)	5,215,000	0.01500000	\$78,225
shopping centre (ST)	0	0.01026644	\$0
managed forests (TT)	10,253,400	0.00047000	\$4,819
res/farm farmland class I (RI)	615,000	0.00141000	\$867
residential taxable shared (RH)	0	0.00188000	\$0
commercial excess/vacant unit (CU)	4,647,000	0.00718651	\$33,396
commercial vacant land (CX)	871,900	0.00718651	\$6,266
commercial farmland class I (CI)	0	0.00141000	\$0
commercial taxable shared (CH)	0	0.01026644	\$0
commercial vacant land taxable shared (CJ)	0	0.00718651	\$0
parking lot (GT)	0	0.01026644	\$0
industrial-hydro (IH)	538,000	0.01500000	\$8,070
industrial excess land shared (IJ)	0	0.00975000	\$0
industrial excess/vacant unit (IU)	2,177,199	0.00975000	\$21,228
large ind excess land (LU)	0	0.00975000	\$0
industrial vacant land (IX)	4,646,000	0.00975000	\$45,299
industrial farmland class I (II)	0	0.00141000	\$0
industrial farmland class II (I4)	0	0.01500000	\$0
shopping centre excess land (SU)	0	0.00718651	\$0
new construction industrial (JT)	14,073,200	0.01180000	\$166,064
new construction ind vacant land (JU)	0	0.00767000	\$0
new construction large industrial (KT)	0	0.01180000	\$0
new constr large ind vacant land (KU)	0	0.00767000	\$0
new construction commercial (XT)	57,174,126	0.01026644	\$586,975
new constr comm vacant land (XU)	1,684,766	0.00718651	\$12,108
new construction office bldg (YT)	549,000	0.01026644	\$5,636
new constr office vacant land (YU)	0	0.00718651	\$0
new constr shopping centre (ZT)	0	0.01026644	\$0
new constr shop ctr vacant land (ZU)	0	0.00718651	\$0
Total Returned Assess.	1,967,859,187		\$6,254,463

Levy Requirements	
net levy =	6,254,463

SCHEDULE 4

net levy = **\$3,180**

BARBER'S BEACH STREET LIGHTS

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2015 <small>2012-Current Value Based Assessment</small>	Transition Ratio <small>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</small>	Tax Reductions <small>(section 368.1 of the Municipal Act or as prescribed or set by by-law)</small>	Weighted Ratio <small>(col. 3 X's (1 - col. 4))</small>	Weighted Assessment <small>(col. 2 X's col. 5)</small>	Tax Rate <small>Residential and farm tax rate (calculated below) X's Col. 5</small>	Proof of Tax <small>(col. 2 X's col. 7)</small>
res/farm (RT)	18,575,000	1.000000	0.00%	1.000000	18,575,000	0.00017119	\$3,180
multi-res (MT)		1.868000	0.00%	1.868000	0	0.00031978	\$0
farmlands (FT)		0.250000	0.00%	0.250000	0	0.00004280	\$0
commercial (CT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
industrial (IT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
large industrial (LT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
pipeline (PT)		2.240000	0.00%	2.240000	0	0.00038346	\$0
shopping centre (ST)		1.479000	0.00%	1.479000	0	0.00025319	\$0
managed forests (TT)		0.250000	0.00%	0.250000	0	0.00004280	\$0
res/farm farmland class I (R1)		1.000000	25.00%	0.750000	0	0.00012839	\$0
residential taxable shared (RH)		1.000000	0.00%	1.000000	0	0.00017119	\$0
commercial excess/vacant unit (CU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
commercial vacant land (CX)		1.479000	30.00%	1.035300	0	0.00017723	\$0
commercial farmland class I (C1)		0.750000	25.00%	0.562500	0	0.00009629	\$0
commercial taxable shared (CH)		1.479000	0.00%	1.479000	0	0.00025319	\$0
commercial vacant land taxable shared (CJ)		1.479000	30.00%	1.035300	0	0.00017723	\$0
parking lot (GT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
industrial-hydro (IH)		2.400000	0.00%	2.400000	0	0.00041085	\$0
industrial excess land shared (IJ)		2.400000	35.00%	1.560000	0	0.00026705	\$0
industrial excess/vacant unit (IU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
large ind excess land (LU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
industrial vacant land (IX)		2.400000	35.00%	1.560000	0	0.00026705	\$0
industrial farmland class I (I1)		1.000000	25.00%	0.750000	0	0.00012839	\$0
industrial farmland class II (I4)		2.400000	0.00%	2.400000	0	0.00041085	\$0
shopping centre excess land (SU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
new construction industrial (JT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
new construction ind vacant land (JU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
new construction large industrial (KT)		2.400000	0.00%	2.400000	0	0.00041085	\$0
new constr large ind vacant land (KU)		2.400000	35.00%	1.560000	0	0.00026705	\$0
new construction commercial (XT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
new constr comm vacant land (XU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
new construction office bldg (YT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
new constr office vacant land (YU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
new constr shopping centre (ZT)		1.479000	0.00%	1.479000	0	0.00025319	\$0
new constr shop ctr vacant land (ZU)		1.479000	30.00%	1.035300	0	0.00017723	\$0
Total Returned Assess.	18,575,000				18,575,000		3,180

Levy Requirements						
net levy =	3,180					
		<small>(col. 6 Total)</small>				
TOTAL MUNICIPAL	3,180	divided by	18,575,000	equals	Res/FarmTax Rate	0.00017119

SCHEDULE 5

Net Levy \$119,164

CAMBRIDGE FIRE

(COLUMN 1) Description	(COLUMN 2) Returned Assessment for 2015 <i>2012-Current Value Based Assessment</i>	(COLUMN 3) Transition Ratio <i>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</i>	(COLUMN 4) Tax Reductions <i>(section 368.1 of the Municipal Act or as prescribed or set by-law)</i>	(COLUMN 5) Weighted Ratio <i>(col. 3 X's (1 - col. 4))</i>	(COLUMN 6) Weighted Assessment <i>(col. 2 X's col. 5)</i>	(COLUMN 7) Tax Rate <i>Residential and farm tax rate (calculated below) X's Col. 5</i>	(COLUMN 8) Proof of Tax <i>(col. 2 X's col. 7)</i>
res/farm (RT)	183,790,667	1.000000	0.00%	1.000000	183,790,667	0.00063551	\$116,801
multi-res (MT)		1.868000	0.00%	1.868000	0	0.00118714	\$0
farmlands (FT)	4,220,892	0.250000	0.00%	0.250000	1,055,223	0.00015888	\$671
commercial (CT)	1,277,735	1.479000	0.00%	1.479000	1,889,770	0.00093992	\$1,201
industrial (IT)	139,000	2.400000	0.00%	2.400000	333,600	0.00152523	\$212
large industrial (LT)		2.400000	0.00%	2.400000	0	0.00152523	\$0
pipeline (PT)		2.240000	0.00%	2.240000	0	0.00142355	\$0
shopping centre (ST)		1.479000	0.00%	1.479000	0	0.00093992	\$0
managed forests (TT)	1,755,794	0.250000	0.00%	0.250000	438,949	0.00015888	\$279
res/farm farmland class I (R1)		1.000000	25.00%	0.750000	0	0.00047663	\$0
residential taxable shared (RH)		1.000000	0.00%	1.000000	0	0.00063551	\$0
commercial excess/vacant unit (CU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
commercial vacant land (CX)		1.479000	30.00%	1.035300	0	0.00065795	\$0
commercial farmland class I (C1)		0.750000	25.00%	0.562500	0	0.00035748	\$0
commercial taxable shared (CH)		1.479000	0.00%	1.479000	0	0.00093992	\$0
commercial vacant land taxable shared (CJ)		1.479000	30.00%	1.035300	0	0.00065795	\$0
parking lot (GT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
industrial-hydro (IH)		2.400000	0.00%	2.400000	0	0.00152523	\$0
industrial excess land shared (IJ)		2.400000	35.00%	1.560000	0	0.00099140	\$0
industrial excess/vacant unit (IU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
large ind excess land (LU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
industrial vacant land (IX)		2.400000	35.00%	1.560000	0	0.00099140	\$0
industrial farmland class I (I1)		1.000000	25.00%	0.750000	0	0.00047663	\$0
industrial farmland class II (I4)		2.400000	0.00%	2.400000	0	0.00152523	\$0
shopping centre excess land (SU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
new construction industrial (JT)		2.400000	0.00%	2.400000	0	0.00152523	\$0
new construction ind vacant land (JU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
new construction large industrial (KT)		2.400000	0.00%	2.400000	0	0.00152523	\$0
new constr large ind vacant land (KU)		2.400000	35.00%	1.560000	0	0.00099140	\$0
new construction commercial (XT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
new constr comm vacant land (XU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
new construction office bldg (YT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
new constr office vacant land (YU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
new constr shopping centre (ZT)		1.479000	0.00%	1.479000	0	0.00093992	\$0
new constr shop ctr vacant land (ZU)		1.479000	30.00%	1.035300	0	0.00065795	\$0
Total Returned Assess.	191,184,088				187,508,209		119,164

Levy Requirements							
Net Levy	119,164						
TOTAL MUNICIPAL	119,164	divided by	187,508,209	equals	Res/Farm Tax Rate	0.00063551	

(col. 6 Total)

SCHEDULE 6

net levy = \$23,243,483

TOTAL TAX RATE - (MUNICIPAL + COUNTY + EDUCATION)

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 7)	(COLUMN 8)
Description	Returned Assessment for 2015 <small>2012-Current Value Based Assessment</small>	Transition Ratio <small>Published Transition Ratios by Class (excludes railways and hydro rights-of-ways)</small>	Tax Reductions <small>(section 368.1 of the Municipal Act or as prescribed or set by by-law)</small>	Weighted Ratio <small>(col. 3 X's (1 - col. 4))</small>	Weighted Assessment <small>(col. 2 X's col. 5)</small>	Tax Rate <small>Residential and farm tax rate (calculated below) X's Col. 5</small>	Proof of Tax <small>(col. 2 X's col. 7)</small>
res/farm (RT)	1,555,597,187	1.000000	0.00%	1.000000	1,555,597,187	0.00997360	\$15,514,908
multi-res (MT)	1,589,000	1.868000	0.00%	1.868000	2,968,252	0.01699885	\$27,011
farmlands (FI)	130,393,200	0.250000	0.00%	0.250000	32,598,300	0.00249340	\$325,122
commercial (CT)	78,336,711	1.479000	0.00%	1.479000	115,859,996	0.02223688	\$1,741,964
industrial (IT)	82,804,498	2.400000	0.00%	2.400000	198,730,795	0.03442465	\$2,850,515
large industrial (LT)	16,694,000	2.400000	0.00%	2.400000	40,065,600	0.03442465	\$574,685
pipeline (PT)	5,215,000	2.240000	0.00%	2.240000	11,681,600	0.03312967	\$172,771
shopping centre (ST)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
managed forests (TT)	10,253,400	0.250000	0.00%	0.250000	2,563,350	0.00249340	\$25,566
res/farm farmland class I (R1)	615,000	1.000000	25.00%	0.750000	461,250	0.00748020	\$4,600
residential taxable shared (RH)	0	1.000000	0.00%	1.000000	0	0.00997360	\$0
commercial excess/vacant unit (CU)	4,647,000	1.479000	30.00%	1.035300	4,811,039	0.01556581	\$72,334
commercial vacant land (CX)	871,900	1.479000	30.00%	1.035300	902,678	0.01556581	\$13,572
commercial farmland class I (C1)	0	0.750000	25.00%	0.562500	0	0.00596265	\$0
commercial taxable shared (CH)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
commercial vacant land taxable shared (CJ)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
parking lot (GT)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
industrial-hydro (IH)	538,000	2.400000	0.00%	2.400000	1,291,200	0.03442465	\$18,520
industrial excess land shared (IJ)	0	2.400000	35.00%	1.560000	0	0.02237602	\$0
industrial excess/vacant unit (IU)	2,177,199	2.400000	35.00%	1.560000	3,396,430	0.02237602	\$48,717
large ind excess land (LU)	0	2.400000	35.00%	1.560000	0	0.02237602	\$0
industrial vacant land (IX)	4,646,000	2.400000	35.00%	1.560000	7,247,760	0.02237602	\$103,959
industrial farmland class I (I1)	0	1.000000	25.00%	0.750000	0	0.00748020	\$0
industrial farmland class II (I4)	0	2.400000	0.00%	2.400000	0	0.03442465	\$0
shopping centre excess land (SU)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
new construction industrial (JT)	14,073,200	2.400000	0.00%	2.400000	33,775,680	0.03122465	\$439,431
new construction ind vacant land (JU)	0	2.400000	35.00%	1.560000	0	0.02029602	\$0
new construction large industrial (KT)	0	2.400000	0.00%	2.400000	0	0.03122465	\$0
new constr large ind vacant land (KU)	0	2.400000	35.00%	1.560000	0	0.02029602	\$0
new construction commercial (XT)	57,174,126	1.479000	0.00%	1.479000	84,560,532	0.02223688	\$1,271,374
new constr comm vacant land (XU)	1,684,766	1.479000	30.00%	1.035300	1,744,238	0.01556581	\$26,225
new construction office bldg (YT)	549,000	1.479000	0.00%	1.479000	811,971	0.02223688	\$12,208
new constr office vacant land (YU)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
new constr shopping centre (ZT)	0	1.479000	0.00%	1.479000	0	0.02223688	\$0
new constr shop ctr vacant land (ZU)	0	1.479000	30.00%	1.035300	0	0.01556581	\$0
Total Returned Assess.	1,967,859,187				2,099,067,859		\$23,243,483

Levy Requirements	
net levy =	23,243,483