



LEGISLATIVE ASSEMBLY OF ONTARIO

Queen's Park  
Toronto, Ontario

October 3, 2013

Donna Tremblay  
Deputy Clerk  
Township of Puslinch  
7404 Wellington Rd. 34  
RR 3, Guelph, ON  
N1H 6H9



Dear Donna:

Thank you for sending me a copy of the Resolution passed by Township Council concerning Municipal Insurance Liability Reform. I have written to the Minister of Municipal Affairs and Housing, Linda Jeffrey, in order to bring the Resolution to her attention. A copy of my letter to the Minister is enclosed.

I would appreciate it if you could bring this to the attention of Council.

Sincerely,

Ted Arnott, MPP  
Wellington-Halton Hills

TA:dr

Encl:





LEGISLATIVE ASSEMBLY OF ONTARIO

Queen's Park  
Toronto, Ontario

October 2, 2013

The Hon. Linda Jeffrey  
Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay St.  
Toronto, ON  
M5G 2E5

Dear Minister:

On September 18, the Township of Puslinch Council adopted a Resolution concerning Municipal Insurance Liability Reform, which I have enclosed.

The Township of Puslinch notes that in recent years, the cost of liability insurance for municipalities has skyrocketed and that unless changes are made insurance costs will only continue to rise.

Township Council endorses a number of specific recommendations which they believe can help resolve this problem. These include: capping awards, developing a Provincial Fund to assist with paying large claims, utilizing tribunals to streamline the Court system, structured settlements that provide awards over time, and immunities for municipalities.

What are you prepared to do to support Ontario municipalities as they deal with rising insurance costs? Will your Ministry consider implementing any of the ideas brought forward by Township Council?

Please respond to the Township of Puslinch Council and send a copy of your response to my Queen's Park office.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted Arnott'.

Ted Arnott, MPP  
Wellington-Halton Hills

TA:dr

Encl:

Cc: Donna Tremblay, Deputy Clerk, Township of Puslinch  
The Hon. Charles Sousa, Minister of Finance

TED ARNOTT, MPP • WELLINGTON - HALTON HILLS

Room 420 • Queen's Park • Toronto • Ontario M7A 1A8 • Tel. (416) 325-3880 • Fax (416) 325-6649  
E-mail: ted.arnott@pc.ola.org • Website: www.tedarnottmpp.com



October 14, 2013

Karen Landry  
CAO/ Clerk  
Township of Puslinch  
RR 3 7404 Wellington Rd 34 W  
Guelph, ON N1H 6H9

RECEIVED

OCT 22 2013

Township of Puslinch

2	
CLERK'S DEPARTMENT	
TO	LG.#
Copy	
Please Handle	
For Your Information	
Council Agenda	Nov 6/13
File	

Dear Ms. Landry:

**Re: The future of Canada Post**

Next year, the federal government will look at how it handles public postal service with a review of the Canadian Postal Service Charter. This review is important because the government could reduce Canada Post's obligation to provide service or even lay the groundwork for privatizing or deregulating our public post office.

Canada Post has been holding consultations on the future of our public postal service to prepare for the upcoming charter review. The corporation has been clear. It wants to dramatically cut service to improve its financial situation.

Cutting might help Canada Post with its money problems in the short-term but it is not a good long-term strategy and it certainly won't improve the future of postal service in our country. Fortunately, the corporation has other options according to a new study by the Canadian Centre for Policy Alternatives (CCPA).

**CCPA study: Why Canada Needs Postal Banking**

The CCPA study is entitled *Why Canada Needs Postal Banking*. It makes a powerful case for preserving postal services and improving Canada Post's financial picture through the addition of financial and banking services.

The study looks at the changing banking environment in our country as well as our post office's experience with banking. In addition, it reviews the status of postal banking around the world, highlighting five successful models in the United Kingdom, France, Italy, Switzerland and New Zealand. Having established that there is a need for improved financial services in our country and viable models in other countries, the study concludes by suggesting possible models for postal banking in Canada. It recommends that the federal government and Canada Post immediately establish a task force to determine how to deliver new financial services, and establish priorities for delivering new products.



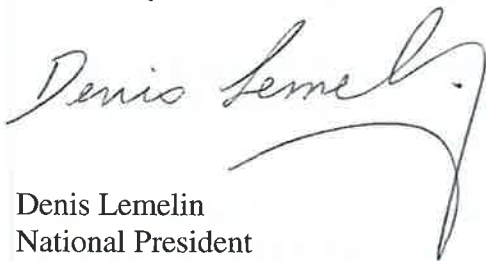
CUPW has enclosed an executive summary of the CCPA study. You can get the full report by going to <http://www.policyalternatives.ca/publications/reports/why-canada-needs-postal-banking>

The union has also enclosed two resolutions that it would like you to consider passing. These resolutions request that you ask the Minister Responsible for Canada Post:

1. To use the upcoming review of the Canadian Postal Service Charter to focus on revenue-generating services, not cuts, including financial services such as bill payments, insurance and banking.
2. To improve the Canadian Postal Service Charter and make the upcoming review of the Charter open to public input.

Thank you very much for considering our request. If you have any questions or concerns, please do not hesitate to contact me.

Yours truly,



Denis Lemelin  
National President

Encl.

cc. National Executive Committee, Regional Executive Committees, National Union Representatives, Regional Union Representatives, Specialists

/bk cope 225

## **CANADIAN POSTAL SERVICE CHARTER REVIEW SHOULD FOCUS ON REVENUE-GENERATION, NOT ADDITIONAL CUTS**

**WHEREAS** the federal government will look at how it handles public postal services with a review of the Canadian Postal Service Charter in 2014.

**WHEREAS** Canada Post is preparing for the review by campaigning for major service cuts.

**WHEREAS** Canada Post has already dramatically cut service by closing or downsizing public post offices, eliminating rural mailbox delivery and removing street letter collection boxes.

**WHEREAS** Canada Post and the federal government should do everything in its power to prevent additional cuts during the upcoming review, and instead deal with financial issues by adding revenue-generating services like many other post offices around the world, including lucrative financial services like bill payments, insurance and banking.

**BE IT RESOLVED THAT** the (name of municipality, business or organization) write a letter to the Minister responsible for Canada Post to request that the government consider innovative ways to generate postal revenue during the Charter review, including financial services like bill payments, insurance and banking.

### **MAILING INFORMATION**

Please send your resolution to: Lisa Raitt, Minister of Transport, Place de Ville, Tower C, 29th Floor, 330 Sparks Street, Ottawa, Ontario, K1A 0N5.

Please send copies of your resolution to:

1. Denis Lemelin, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
2. Your Member of Parliament. You can get your MP's name, phone number and address by calling 1-800 463-6868 (at no charge) or going to the Parliament of Canada website: <http://www.parl.gc.ca/common/index.asp?Language=E>
3. Claude Dauphin, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario K1N 5P3

### **FOR FURTHER INFORMATION**

Contact us at "Charter Review" 377 Bank Street, Ottawa Ontario, K2P 1Y3 or [feedback@cupw-sttp.org](mailto:feedback@cupw-sttp.org)

## IMPROVE THE CANADIAN POSTAL SERVICE CHARTER

**WHEREAS** the federal government will look at how it handles public postal services with a review of the Canadian Postal Service Charter in 2014.

**WHEREAS** the public has a right to have input on matters involving its publicly owned post office.

**WHEREAS** the current Charter has a number of serious problems that need fixing.

**WHEREAS** the government could use the Charter review to reduce our public post office's obligation to provide service (instead of improving the Charter) and even lay the groundwork for privatizing or deregulating Canada Post.

**BE IT RESOLVED THAT** the (name of municipality, business or organization) write a letter to the Minister responsible for Canada Post to request 1) that the upcoming review of the Canadian Postal Service Charter be open to public input and 2) that the Charter be improved by:

- Ensuring that the moratorium on post office closures in small and rural communities protects the public nature of post offices
- Eliminating the exceptions to the moratorium
- Extending the consultation process over possible closures and making the process and moratorium more transparent
- Establishing an independent Canada Post ombudsperson to report on Canada Post's performance in meeting Charter expectations
- Establishing a reasonable, uniform and democratic process for making changes to the postal and delivery network (closures, downsizing, removal of rural mailboxes, etc), but only after consultation with the public and other stakeholders.

### MAILING INFORMATION

Please send your resolution to: Lisa Raitt, Minister of Transport, Place de Ville, Tower C, 29th Floor, 330 Sparks Street, Ottawa, Ontario, K1A 0N5.

Please send copies of your resolution to:

1. Denis Lemelin, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
2. Your Member of Parliament. You can get your MP's name, phone number and address by calling 1-800 463-6868 (at no charge) or going to the Parliament of Canada website: <http://www.parl.gc.ca/common/index.asp?Language=E>
3. Claude Dauphin, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario K1N 5P3

### FOR FURTHER INFORMATION

Contact us at "Charter Review" 377 Bank Street, Ottawa Ontario, K2P 1Y3 or [feedback@cupw-sttp.org](mailto:feedback@cupw-sttp.org)

Canadian Centre for Policy Alternatives  
October 2013

SUMMARY

# Why Canada Needs Postal Banking

John Anderson

[www.policyalternatives.ca](http://www.policyalternatives.ca)

RESEARCH

ANALYSIS

SOLUTIONS



**CCPA**  
CANADIAN CENTRE  
for POLICY ALTERNATIVES  
CENTRE CANADIEN  
de POLITIQUES ALTERNATIVES



CCPA

CANADIAN CENTRE  
for POLICY ALTERNATIVES  
CENTRE CANADIEN  
de POLITIQUES ALTERNATIVES

This report is available free of charge at [www.policyalternatives.ca](http://www.policyalternatives.ca). Printed copies may be ordered through the CCPA National Office for \$10.

**PLEASE MAKE A DONATION...**

**Help us to continue to offer our publications free online.**

With your support we can continue to produce high quality research—and make sure it gets into the hands of citizens, journalists, policy makers and progressive organizations. Visit [www.policyalternatives.ca](http://www.policyalternatives.ca) or call 613-563-1341 for more information.

*The opinions and recommendations in this report, and any errors, are those of the authors, and do not necessarily reflect the views of the publishers or funders of this report.*



**ABOUT THE AUTHOR**

*John Anderson* is an independent researcher and consultant. He is the former Director of Parliamentary Affairs for the Official Opposition, and, before that was Director of Government Affairs and Public Policy for the Canadian Co-operative Association. He has also been a Senior Policy Analyst at the National Council of Welfare and the Vice-President of Strategic Partnerships and of Research for the Canadian Council on Social Development. In the nineties, he was Co-ordinator of the Technology Adjustment Research Program of the Ontario Federation of Labour. He is the author of and researcher on numerous studies and briefs on the economy, poverty, technology and the workforce, co-operatives and Aboriginal issues. He received his education at McGill University, University of Sussex and the London School of Economics. He has taught at McMaster, Western and York Universities. He has been a long time supporter of and participant in the CCPA Alternative Budget process.

**ACKNOWLEDGEMENTS**

The author would like to thank the Canadian Union of Postal Workers (CUPW) for their generous support of this research. The views are the author's own and do not necessarily reflect those of CUPW. He would like to especially thank Katherine Steinhoff and Geoff Bickerton of CUPW for their help and for their own groundbreaking research on this topic. He would also like to thank all those who agreed to be interviewed for this project and all those who helped review the manuscript. Thanks are due to the dedicated staff at CCPA especially Bruce Campbell, David Macdonald, Kerri-Anne Finn, and Tim Scarth for his work on layout. Also a very special thanks to the translation team at CUPW, including Guy Laflamme, Manon Parrot, Anne Boulet, Charles Drouin and Maryse Prévost for all their excellent work and suggestions.



# Summary

## Why Canada Needs Postal Banking

OVER THE LAST two decades, we have seen a major decline in the number of branches and locations for banks and credit unions. In 1990, there were almost 8,000 branches (7,964) and, by 2002, the number had fallen to 5,908, a decline of 26%.

The Canadian Bankers' Association reports that, between 2006 and 2012, there was a small increase in the number of bank branches in Canada: from 5,902 to 6,205. But since 1990, there has been a decline of more than 1,700 branches, a 22% drop, and the number of branches increased by only 5.1% from 2002 to 2012, with most of the new branches added in Ontario (195), Alberta (98), and British Columbia (37).

In many communities today, credit unions or caisses populaires are the only financial institution. In 2012, the Credit Union Central of Canada reported that credit unions were the only financial in-

stitution in 380 communities. The Desjardins Group noted in 2013 that caisses populaires are the only financial institution in 388 towns and villages in Quebec. But the total number of credit union and caisse locations has also dropped from 3,603 in 2002 to 3,117 in 2012, a decline of 13.5%.

---

### The Rise of Banking Fees and High Credit Card Rates

In 2010, a study by Vision Critical (commissioned by ING Direct bank before it was taken over by the Bank of Nova Scotia) found that banking fees in Canada were among the highest in the world. More than half of Canadians (55%) have fee-based chequing accounts and, on average, pay \$185 per year in fees for these accounts. Credit card rates remain high in spite of

low Bank of Canada prime rates. Typical bank card interest rate hover around 20% annually and department store cards are closer to 30%.

---

### **ATM, Internet, Telephone Banking**

The decline of branch banking is not only linked to banks rationalizing their bricks-and-mortar locations. It is also linked to the rise of ATMs, Internet and telephone banking. Today there are more than 58,000 ATMs across Canada, 61% of them so-called white machines owned by non-bank companies. Online banking has grown at a tremendous rate in recent years, with 67% of Canadians now using this form of banking, according to a CBA study. The study also noted that 47% of Canadians “now use the Internet as their main means of banking, up from 8 % 12 years ago.”

---

### **Retail Store Banking**

Canadian Tire, WalMart, and PC Financial (to name only the largest) are all major challengers to the traditional banks. Clients of these institutions are not using traditional bank branches. There has also been a rise of branchless banking. ING Direct Canada, a branchless bank, which was originally a subsidiary of a major Dutch bank, now has some 1.8 million clients and almost \$40 billion in assets. It was absorbed by the Bank of Nova Scotia in 2012, but still maintains autonomous activity.

---

### **Fringe Financial Institutions**

Another major change in the banking environment that shows there is an opening for new financial services is the rise of Fringe Financial Institutions. These FFIS provide short-term loans and cheque cashing services, as well as money transfers and prepaid credit cards.

While offering services customers want, the interest rate charges for their services on an annual basis can only be considered usurious. A study of FFIS in Prince George, B.C., for example, concluded: “Given that the average pay-day loan in Canada is \$280 for a 10-day period, a pay-day lender in B.C. can now legally charge \$64.40 for this transaction. This computes to a nominal annual percentage rate of interest (APR) of 839.5%.”

These are extremely profitable operations. DFC, the owner of Money Mart, the largest Canadian pay-day loan firm, made global profits before tax of \$387 million on revenues of \$1.062 billion in 2012, and 28.7% of their total global revenues for the fiscal third quarter 2013 came from Canada.

A new group of Internet branchless companies, such as Zippy Cash and Wonga, have also started up in Canada in the last few years. In Canada, on the Wonga website, the cost for a \$200 loan for 30 days is \$40.10, or a rate of over 240% per year.

The rise of this kind of institution is linked in a chicken-and-egg fashion to the increase in the number of “unbanked” or “underbanked.” It is estimated that between 3% and 15% of the population do not

have a bank account. If we take the lowest figure of 3% that was estimated to be 842,000 people in 2005. Today, the number of unbanked, using the same method of calculation, would approach 910,000.

Aboriginal communities remain largely without banks or credit unions. Over the past decade, the Aboriginal population has increased dramatically, growing by 20.1% between 2006 and 2011. Some 1.4 million people now identify as Aboriginal, or 4.3% of the Canadian population. But banks and credit unions lag behind in providing services. While the major banks all have Aboriginal services, there are very few branches on reserves. There are 615 First Nations communities in Canada today and many other Métis and non-status communities. A quick tally of branches of banks and credit unions on reserve shows only 54.

All these trends in financial services have opened up the potential for the entry of new banking and financial services in Canada. They show there is a market demand that is not being met by the existing major banks and credit unions.

---

## **Postal Banking: The Canadian Debate**

Postal banking is not something new to Canada. For over 100 years after Confederation, Canada had a postal savings system.

The high point of deposits for the Post Office Savings Bank was \$47.5 million total in 1908. This would be around \$1 billion in today's money. The total shrank to \$17.2

million in 1968. In 1968, the Postal Savings Bank was closed down, although the legislation still remains on the books.

Today, over 45 years later, the debate around the need to revive or relaunch a Post Office Bank has begun to grow again.

In 2005, a study from Library of Parliament research services supported the extension of financial services as an important means of preserving the post office across Canada, and particularly in rural areas. "At present, the idea of establishing a postal bank underpinned by Canada Post's network is not based primarily on a need to change the banking landscape. Rather, it stems from the growing need to breathe new life into Canada Post so that it can both cope with globalization and guarantee universal postal service, which is a real, if not official, part of its social mandate, particularly in rural areas."

A recent study by the Conference Board of Canada, commissioned Canada Post, provided a positive analysis of the effects of financial services in post offices around the world, but failed to recommend financial services or even to examine their possible application in Canada, on the grounds that a highly developed banking system in Canada left no room for a postal banking option.

Public support has been confirmed in a recent survey by Strategic Communications of 1,514 Canadians from May 24–26, 2013, commissioned by the Canadian Union of Postal Workers. The survey showed that nearly two-thirds (63%) of Canadians "supported Canada Post expanding revenue-generating services, including financial

services like bill payments, insurance and banking.” Politically the New Democratic Party has supported the expansion of financial services in Canada Post.

---

## Postal Banking Around the World

Postal banking has deep roots internationally and is entering a period of expansion of services. This has been shown in a major global study of postal banking recently carried out in 2012 by researchers of the Universal Postal Union, of which Canada is a member.

The UPU report shows that, “After banks, postal operators and their postal financial subsidiaries are the second biggest world-wide contributor to financial inclusion, far ahead of microfinance institutions, money-transfer organizations, co-operatives, insurance companies, mobile money operators, and all other providers of financial services.”

There are many large and important postal banking operations around the world, from Japan Post Bank, the world’s largest deposit holder with ¥203 trillion (c\$2.15 trillion) in assets, to the Postal Savings Bank of China, the fifth-largest commercial bank in China with over 400 million customers, to the Deutsche Post Bank, which is now owned by Deutsche Bank but remains one of the largest in Germany with its own network of over 100 branches and 4,500 postal outlets.

Our study does not examine these banks, but rather looks at five successful

models in industrialized countries — the United Kingdom, France, Italy, Switzerland, and New Zealand — which have all maintained an important relationship between the financial services offered through post office outlets and the post office. These countries have been chosen because of their relevance to Canadian options. In all five countries, the Post Office is publicly owned, although the UK is in the process of privatizing its delivery services, the Royal Mail, while keeping the Post Office public.

The United Kingdom’s Post Office’s financial services, in their present form, offer a model which is based on a major partnership with a private sector financial institution, some new products, as well as access for customers of most existing banking services.

France’s Banque Postale is a chartered bank owned by the Post Office that offers a wide range of products, including insurance, and is particularly concerned with offering products to the NGO and mutual sector, as well as to low-income citizens. The bank makes the list of the world’s top 50 safest banks.

Italy’s BancoPosta presents the model of a non-chartered bank that offers a wide range of services and excels in offering them through mobile phones as well as banking cards.

Switzerland’s PostFinance, wholly owned by the Swiss Post Office, is the leader in money transfers and one of the largest banks in a country famous for its private sector banking. It has just this year become a chartered bank. It also offers

**FIGURE 1** Summary of Postal Banking Models and Services in the United Kingdom, France, Italy, Switzerland and New Zealand

Postal Financial Services	Name of Financial Services Institution(s)	Structure of ownership of Financial Services	Services Offered	Bank Charter	% of Post Office sales or profits for latest year	Rank of Services
United Kingdom	Post Office	Main partnership with Bank of Ireland and agreements with other banks	All financial services, including new chequing accounts	No	25% of sales	No ranking
France	La Banque Postale	La Poste	All services	Yes	36% of before-tax earnings	44 <sup>th</sup> Safest Bank in World
Italy	BancoPosta and insurance companies	Poste Italiane	All services; savings in partnership with the CDP (Cassa Depositi e Prestiti)	No	67% of total profits	Largest retail bank in Italy
Switzerland	PostFinance	Swiss Post, with partnership on all loan and insurance products	All services	Yes	71% of total Swiss Post operating profits	Number 1 in payment services and number 3 in customers
New Zealand	Kiwibank	NZ Post	All services	Yes	70% of profits	Largest NZ-owned bank

mortgages and loans in partnership with major private sector financial institutions.

Finally, Kiwibank, owned by New Zealand Post, is a relatively new entrant in the world postal banking sector and has been able to offer a wide range of services, including special mortgage products to low-income earners and to the Maori community.

### Postal Banking for Canada

When we examined these five national postal banking systems in detail, we found that they were all successful in their own way. However, success did not seem to be

linked to the particular form of structuring of the financial services (which ranged from full ownership by the Post Office to various kinds of partnership with the private sector), or to the kind of products offered, as some offered all major financial products and some fewer. The diversity in successful models shows that the key component for success seems to be characteristics of the Post Office itself, including widespread locations, trust in the institution, and the staff.

---

## Why Postal Banking?

Our study shows clearly that postal banking would succeed in Canada and would help improve and stabilize Canada Post's services and revenues. The five post offices we studied in other countries are all publicly owned, and receive a substantial percentage of their sales and profits from financial services while other sources of revenue declined.

The rise of virtual and new retail banking and the growth of Fringe Financial Institutions in Canada show that the traditional financial banking sector is not meeting all the needs of Canadians. Millions of Canadians have opened accounts in or are using the services of these new institutions; but, although they operate in a similar fashion to traditional banks, they tend to be concentrated in urban areas and are not available in many parts of the country.

A new Canada-wide financial institution could offer products and services that challenge the existing patterns. The ability to offer competition for existing fees would be helped by the fact that banking services would be delivered through existing premises and staff. Use of the e-post system, as well as existing Canada Post delivery services, could help keep costs low.

Clearly, offering postal financial services would allow the millions of Canadians without local bank branches or easy access to banking the access they need.

First, there are many Canadians living in large parts of Canada who lack physical access to banks or credit unions. The

number of bank and credit union branches has shrunk over the last two decades. In rural Canada, many bank branches have closed in small towns and, while credit unions have purchased some of these branches, this process has slowed markedly in recent years.

Because postal outlets are present in both rural communities and inner city neighbourhoods, new postal banking could offer to citizens and businesses in many communities banking services where they do not currently exist. In Northern and rural Canada, on Aboriginal reserves, and in the three Northern territories, there have always been fewer banks and credit unions than are needed. (There are no credit unions in the territories.)

Second, it is estimated that some 3% to 8% of Canadians do not have a bank account. This represents a potential of more than a million new customers for postal financial services. Many Canadians use fringe financial services at a high personal cost. New postal banking services could also be combined with legislation requiring the immediate roll-back of FFI interest rates to bring them in line with existing banking rates.

The Kiwibank and Banque Postale are both excellent examples of how a postal bank can offer special services to low-income people, such as home mortgages, rent-to-buy, and even social housing loans. In the case of Kiwibank, a special mortgage program for Aboriginal peoples has been developed that could be replicated in Canada.

---

## Canada Post's Banking Advantages

- Canada Post has the largest network of retail outlets already in place across Canada.
- Canada Post had a total of almost 6,400 postal outlets in 2012.
- 3,800 Canada Post outlets (60%) are in rural areas where there are fewer banks and credit unions. The post offices in these locations could provide key services for individuals, but also for local businesses.
- Some communities in Canada have a postal outlet, but no other (or limited) banking services, especially since the closure of 1,700 bank branches and hundreds of credit unions over the last two decades.
- Canada Post has a high trust factor among Canadians, and an already existing skilled and stable workforce of 68,000 employees, some of whom could easily be trained to handle financial services. Thus it would not mean starting from scratch, but rather building on what already exists.
- Many Canada Post outlets are already open 6 or 7 days a week and could operate longer daily hours if necessary. Many of them are located in drug stores or small convenience stores with long weekday and weekend opening hours.
- Since Canada Post is owned 100% by the federal government, it could use

the expertise developed at the Bank of Canada, the Business Development Bank of Canada, Farm Credit Canada, Canada Mortgage and Housing Corporation, Export Development Canada, and Canada Savings Bonds.

The financial services Canada Post could provide would be tested regionally first; would be fair and transparent; be delivered from bricks-and-mortar branches as well as through the telephone and Internet; expand existing services; and contribute to financial literacy. All services, of course, would be profitable for Canada Post to provide.

Canada Post already provides some financial services, such as postal money orders, domestic and international money transfers, bill payment and financial transaction and payment notices, and prepaid Visa cards.

Brand new services could consist of:

- access by all banks and credit union customers to their accounts to deposit or withdraw cash, as is the case in the UK;
- savings accounts and low-fee chequing accounts;
- low-interest credit cards; and
- prepaid debit cards.

In the future, services could be extended to:

- mortgages;
- small-business loans and agricultural loans;

- insurance products;
- mutual funds and stocks; and
- special new products for low-income and Aboriginal peoples.

Canada Post financial services should offer new competitive products to all Canadians, but they could also make sure that there were special services offered to low-income and Aboriginal Canadians, similar to services offered by both the French and New Zealand post office financial systems.

The postal bank could also provide special services for NGOs and social economy organizations. The Banque Postale in France has become a banker for NGOs, social economy and mutual organizations in fields such as social housing. For a while it looked as though Citizen's Bank would take on this role in Canada, but its retreat from the sector means that once again there is no bank specializing in the needs of this kind of business.

---

## Delivering Financial Services

Canada Post Corporation could examine the optimum method of delivering these services. This could be done by establishing a task force of experts from the financial and postal services to examine how they are delivered in other jurisdictions, the best method for Canada Post (in terms of profit and sales), and the best method for users of these services.

---

## Who Should Own the Services?

There are several possibilities:

- Create a non-chartered bank — a Canada Post-owned subsidiary — to deliver financial services. This is the route taken in Italy
- Create a chartered bank wholly owned by Canada Post. This is the route taken by France, Switzerland, and New Zealand
- Create a bank to deliver some of the services and partner with banks and others to deliver the rest. This is the route taken by Switzerland.
- Create a national credit union or mutual to deliver the financial services in partnership with Canada Post. A national credit union is one such possibility, as it would allow for widespread ownership by Canada Post employees as well as the public.
- Partner directly with one or more financial institutions to deliver the services. This is the route taken in the U.K.

---

## What Mix of Financial Services Should Be Offered? Who Should Deliver Them?

Canada Post already has partnerships with a number of different institutions that could be approached to assist with these services. Once the first question is answered, the second one could be exam-



ined and the experience of other countries taken into account.

All potential partnerships, if that is a route taken, should be determined by open tender on delivering a service for a specific period of time. With its 6,400 outlets, which often serve populations with no competition in financial services and sometimes no services at all, Canada Post would undoubtedly be courted by many financial institutions anxious to supply services. There is also no reason to necessarily have all services provided by the same stakeholder or stakeholders across the country.

Whatever the ownership mechanisms, some services could be completely owned by Canada Post and others delivered by a partnership with existing credit unions or banks. Partnerships could be made nationally or developed on a regional basis. This would also allow Canada Post to partner with regionally-based credit unions and *caisse populaires* in different provinces.

The question of delivery has become easier with the uptake in Internet and mobile phone technology. For example, the UK Post Office Ltd. delivers its services with a core of 300 financial specialists, as well as trained Post Office staff for 11,500 outlets. Internet and telephone technologies allow people in remote areas to connect with financial specialists.

---

## Conclusion

- Canada's existing financial and banking system is not providing competitive services to Canadians, nor adequate service to many of the under- or unbanked.
- Canada's postal system has a long history of delivering financial services. Currently delivering some products, it could develop a full banking system.
- Postal banking systems are proliferating around the world and are prominent in most of the developed countries. They have shown themselves capable of generating the additional income needed to preserve the postal system as traditional letter volumes decline.
- Analysis of the postal banking systems in the five developed countries we have selected has demonstrated that there are many ways of creating a successful system. We can use the experience of these countries to create our own model in Canada.
- Our study concludes that the idea of Canada Post expanding into financial services is a sound one. Other studies, as well as opinions of past Canada Post presidents and experts around the world, have reached the same conclusion.
- We recommend that the federal government and Canada Post immediately establish a task force to determine how to deliver new financial services, and determine priorities for delivering new products.



**CCPA**  
CANADIAN CENTRE  
for POLICY ALTERNATIVES  
CENTRE CANADIEN  
de POLITIQUES ALTERNATIVES

# GRCA Current



October 2013 • Volume 18, Number 10

I.G.# 5

## GRCA General Membership

<b>Chair</b>	Jane Mitchell
<b>1st Vice-Chair</b>	Vic Prendergast
<b>2nd Vice-Chair</b>	Jan d'Ailly
<b>Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley</b>	Tom Nevills
<b>Townships of Mapleton and Wellington North</b>	Pat Salter
<b>Township of Centre Wellington</b>	Joanne Ross-Zuj
<b>Town of Erin, Townships of Guelph/Eramosa and Puslinch</b>	John Brennan
<b>City of Guelph</b>	Bob Bell, Maggie Laidlaw
<b>Region of Waterloo</b>	Les Armstrong, Todd Cowan, Jan d'Ailly, Rob Deutschmann, Jean Haalboom, Ross Kelterborn, Geoff Lorentz, Claudette Miller, Jane Mitchell, Warren Stauch
<b>Municipality of North Perth and Township of Perth East</b>	George Wicke
<b>Halton Region</b>	J. Barry Lee
<b>City of Hamilton</b>	Jeanette Jamieson
<b>Oxford County</b>	Bruce Banbury
<b>County of Brant</b>	Brian Coleman, Steve Schmitt
<b>City of Brantford</b>	Robert Hillier, Vic Prendergast
<b>Haldimand and Norfolk Counties</b>	Lorne Boyko, Fred Morison

## Flood spillway proposed for Grand Valley

Thomasfield Homes has asked the GRCA for support in advancing a possible new flood spillway at Grand Valley.

Grand Valley is along the Grand River upstream of Shand Dam. The spillway would help minimize flooding in Grand Valley where about 75 residences and businesses are within the floodplain.

Thomasfield owns a former gravel pit along the Grand River and is thinking of incorporating the spillway as a water feature on the property. Extraction in the pit is complete and the spillway would be included as part of the pit rehabilitation. The company intends to build housing within five or 10 years. The spillway would only pass flows during periods of flooding.

The GRCA board agreed to support investigation of the spillway diversion channel as part of the Ministry of Natural Resources site rehabilitation plan. If study concludes that the spillway is feasible, further steps would include an Environmental Assessment. The public will be invited to provide input at that time.

Thomasfield will carry out and fund the necessary studies.

## GRCA reviews green energy projects

Since the approval of the Green Energy Act in 2009, the GRCA has been reviewing aspects of some renewable energy projects.

Proponents of these projects need to consult conservation authorities to find out the type and scope of technical studies that may be needed when applying for a green energy project. Those projects that are on regulated areas such as floodplains and wetlands may need a permit from the GRCA.

GRCA staff visit sites, provide comments on technical studies and notify the applicant if a permit is required from GRCA. Upon the completion of the green energy project, staff include a summary of the project in the Environmental Assessment report that goes to the GRCA board.

Staff from resource planning, terrestrial resources, aquatic resources and engineering participate in the review of Green Energy proposals, while operations staff may also provide input on applications that may affect GRCA lands.

## Architect selected for new nature centre

A new Guelph Lake Nature Centre is a step closer to reality as the Ventin Group has been selected as the architect.

The new nature centre site will be located in the conservation area, just north of the day use beach. Ventin will design a 7,000 square foot building with three classrooms, park administration space and a large area to be used for visitor service programs and teaching.

The conceptual and schematic design gets underway immediately. The majority of the funding for this project will be raised through public donations. The GRCA will cover the portion of the costs related to the new park administration offices. The Grand River Conservation Foundation has already raised approximately one-third of the funds required to build the new centre. The second phase of the project — detailed design and

## Honorarium reduced

At the Sept. 12 special board meeting, the GRCA board passed a resolution to reduce the honorarium paid to the chair from \$41,000 to \$25,000 per year.

At the same meeting, the board approved a new by-law which will eliminate one vice-chair, resulting in a savings of the \$2,500 honorarium. These changes will come into effect following the January 2014 elections of officers.

Last year the GRCA reduced the number of monthly board meetings from two to one, which saved the per diems paid to board members and travel costs.





Photo by Kevin Tupman

The GRCA's administration Centre in Cambridge on the first day of October. The building official opened 40 years ago on Nov. 6, 1973.

construction — will take place once most of the funding is in place.

Ventin will be paid \$124,000 for the design and concept. The GRCA received 11 bids on the project that ranged up to \$213,000.

## GRCA staff looking into Line 9 pipeline issue

A delegation representing the Waterloo Region Coalition Against Line 9 asked the GRCA to sign a statement of concern to be submitted to the Energy Board of Canada hearing.

Dan Keller spoke before the GRCA board on behalf of the coalition which represents 25 local organizations. The coalition opposes plans by Enbridge Energy Inc. to pump bitumen from Alberta through the line which runs under the Grand River. They are worried about the danger of a potential spill in the river.

GRCA staff are looking into the matter in more detail, and will report back to the board.

## Wet September

September was on track for average rainfall until a month's worth of rain fell overnight Sept. 20, when 40 to 100 mm of rain came down during that one event.

Rain has been fairly evenly distributed across the watershed during the month, with the exception of Woolwich, where there was

not much rain until near record rainfall on Sept. 21.

Reservoir levels were above the upper rule curves due to the heavy rains. As a result, water was released into the rivers to ensure there would be enough storage capacity to accommodate more water. The rain combined with water release from the dams resulted in higher flows towards the end of the month.

A watershed conditions statement was issued after the rainfall due to the high flows. In fact, 13 water safety statements have been issued so far this year, along with one flood watch and eight flood warning messages. This is unusually high.

## GRCA tree orders start Oct. 1 for spring 2014

The GRCA has an inventory of 300,000 native trees available to watershed landowners with a property that is greater than one hectare (2.5 acres) exclusive of buildings, within the Grand River watershed.

Trees may be ordered online starting Oct. 1 from [www.grandriver.ca/treesales](http://www.grandriver.ca/treesales) by landowners who would like to do their own planting, where the full details of this program are listed. Orders are accepted until March 1. The GRCA also will plant trees on private land and these orders must be placed by Dec. 1. Funding for up to 90 per cent of the cost may be available.

GRCA staff do site visits with landowners to create planting plans. Sites may have to be

prepared this fall to be ready to plant in the spring. A phone call to the GRCA now means your name will be added to the list for site visits. Demand for this service is high, so the sooner you call, the greater the likelihood that you will have trees on your property next spring. Call the GRCA office at 519-621-2761 and ask for the forestry specialist for your area.

This issue of GRCA Minutes was published in October 2013.

It is a summary of the September 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 the photocopying, forwarding and distribution of GRCA Minutes.

**Next board meeting:** Oct. 25 at 9:30 a.m., GRCA Administration Centre.

Reports mentioned in GRCA Current are at [www.grandriver.ca/MeetingReports](http://www.grandriver.ca/MeetingReports).

For coming events, please see [www.grandriver.ca/Calendar](http://www.grandriver.ca/Calendar).

Grand Actions newsletter available at: [www.grandriver.ca/GrandActions](http://www.grandriver.ca/GrandActions)



Hamilton

RECEIVED

OCT 23 2013

CLERK'S DEPARTMENT	
TO	TOWNSHIP OF DUNDAS
Copy	
Please Handle	
For Your Information	✓✓
Council Agenda	Nov 6/13
File -	



Hamilton Conservation Authority

Healthy Streams...Healthy Communities!



LOWER SPENCER CREEK  
 INTEGRATED SUBWATERSHED STUDY  
 CLASS ENVIRONMENTAL ASSESSMENT  
 COMMUNITY OF DUNDAS  
 CITY OF HAMILTON

**THE PROJECT**

The City of Hamilton in partnership with the Hamilton Conservation Authority (HCA) has commenced the Lower Spencer Creek Integrated Subwatershed Study in the Community of Dundas, in the City of Hamilton.

This project is being undertaken in order to assess the overall health of the creek system and will incorporate considerations for flooding, erosion, surface and groundwater flow patterns, fish habitat and migration, the terrestrial environment, and water quality as well as how these aspects interact with each other. It will also examine future stresses and opportunities to the Lower Spencer Creek system and develop an adaptive management approach to improve the health of the watershed and the residents that live within.

The study is being undertaken in three phases:

- Phase 1 of the study investigated and inventoried the natural resources of the study area to identify environmental constraints and opportunities.
- Phase 2 of the study evaluated future landuse impacts, and developed a management strategy comprised of recommended works and measures to address stormwater management and the maintenance, protection and enhancement of the study area's significant natural heritage features and ecological functions.
- Phase 3 of the study developed an implementation plan to guide future work.

## **PUBLIC INFORMATION CENTRE**

A key component of the study is to continue to engage the community at this second Public Open House which will provide an opportunity to meet the Project Team, share findings of the Phase 2 Impact Assessment work and obtain feedback on alternative solutions for flooding, erosion and water quality concerns for the area.

## **THE PROCESS**

The study is being undertaken in accordance with **Conservation Ontario Class Environmental Assessment** for Remedial Flood and Erosion Control Projects and **Municipal Engineers Association Class Environmental Assessment** (October 2000, as amended in 2007 & 2011) and satisfies Phases 1 and 2 of the Municipal Class EA process. Stakeholder consultation is an important part of the EA process, and a key component of the study.

**DATE: Tuesday, October 29, 2013**

**TIME: 6:00p.m. to 8:30 p.m.**

**PRESENTATION: 7:00 pm**

**LOCATION: Dundas Lions Memorial Community Centre, 10 Market Street South,  
Dundas Ontario L9H 5G3**

## **PUBLIC COMMENTS INVITED**

Questions or comments about the study can be directed to the attention of the Project Managers:

Hazel Breton, P. Eng.  
Manager Water Resources Engineering  
Hamilton Conservation Authority  
838 Mineral Springs Road  
Ancaster, Ontario  
L9C 4X1  
Tel: (905) 525-2181 Ext 137  
Fax: (905) 648-4622  
Email: [hazel.breton@conservationhamilton.ca](mailto:hazel.breton@conservationhamilton.ca)

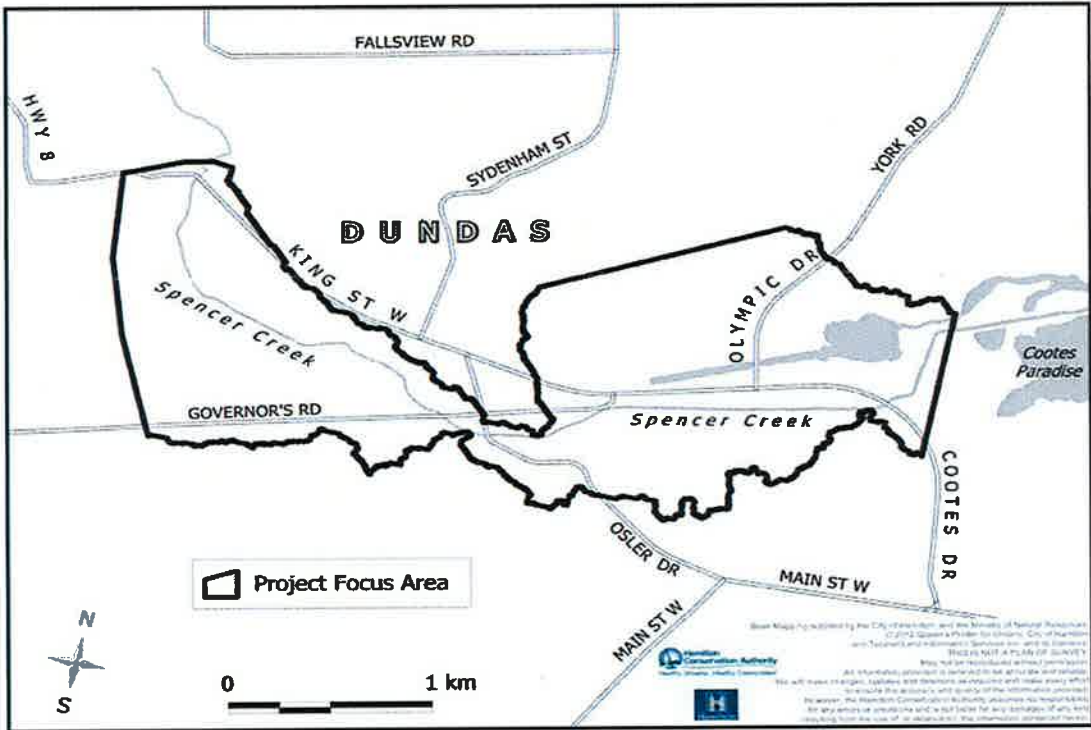
Nahed Ghbn  
Senior Project Manager  
Hamilton Water Division  
Public Works Department  
City of Hamilton  
77 James St. N. Suite 320  
Hamilton, ON L8R 2K3  
Tel: (905) 546-2424 Ext. 6413  
Fax: (905) 546-4435  
E-mail: [Nahed.Ghbn@hamilton.ca](mailto:Nahed.Ghbn@hamilton.ca)

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

**If you have any accessibility requirements in order to participate in this event, please contact us as soon as possible to enable us to meet your needs adequately.**

This Notice issued 18 and 25 October, 2013

**STUDY AREA**



**THE CORPORATION OF THE COUNTY OF WELLINGTON**

File No: OP-2009-06  
Municipality: County of Wellington

Date of Adoption: Sept. 26, 2013  
Date of Notice: October 9, 2013

CLERK'S DEPARTMENT	
TO	J.B. [Signature]
Copy	
Please Handle	
For Your Information	
Council Agenda	NOV 6/13
File	

**NOTICE OF ADOPTION**

With Respect to an Official Plan Amendment  
to the County of Wellington Official Plan  
Subsection 17(23) and Section 21 of the Planning Act  
(Re: OPA 81 - County of Wellington)

RECEIVED  
OCT 15 2013  
Township of Puslinch

Take Notice that on **September 26, 2013** the Corporation of the County of Wellington passed **By-law No. 5363-13** to adopt **Official Plan Amendment No. 81** to the County of Wellington Official Plan.

**Purpose and Effect of the Official Plan Amendment**

Official Plan Amendment No. 81 revises the Wellington County Official Plan to ensure that it addresses provincial policy and plans, and areas of concern or interest identified through the 5-Year Review.

**Public Access to Information**

Copies of the adopted Official Plan Amendment No. 81, and additional information about the amendment, are available for public inspection during regular office hours (8:30 – 4:30) at the following location:

County of Wellington  
Planning and Development Department  
74 Woolwich Street, 3<sup>rd</sup> Floor  
Guelph ON

Public access to the adopted Official Plan Amendment No. 81 is also available on the Wellington County website at: <http://www.wellington.ca/en/business/fiveyearreview.asp> Click on 'OPA 81 Council Adopted Sept. 26, 2013'.

**Provincial Approval Process**

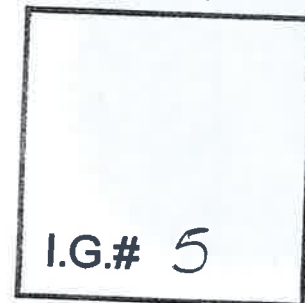
Official Plan Amendment No. 81 has been forwarded to the Ministry of Municipal Affairs and Housing for final approval. If you wish to be notified of the Ministry's decision in respect of the proposed amendment, you must make a written request to the Ministry at the following address:

Ministry of Municipal Affairs and Housing  
Attention: Mr. Scott Oliver, MCIP, RPP Planner  
Municipal Services Office – Western  
659 Exteter Road, 2<sup>nd</sup> Floor  
London, ON N6E 1L3  
Tel. (519) 873-4033  
Toll Free 1-800-265-4736  
Fax (519) 873-4018

Any person or public body will be entitled to receive notice of the Ministry's decision if a written request to be notified of the decision is made directly to the Ministry as noted above.

Dated October 9, 2013

Clerk, County of Wellington  
Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9  
tel: (519) 837-2600 fax: (519) 837-1901







**THE CORPORATION OF THE COUNTY OF WELLINGTON**

**BY-LAW NUMBER 5363-13**

A By-law to adopt Amendment No. 81 to the  
Wellington County Official Plan

**WHEREAS** The Council of The Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O., 1990, as amended, does hereby enact as follows:

1. **THAT** Amendment Number 81 to the Official Plan for the County of Wellington, consisting of text and the attached maps and explanatory text, is hereby adopted.
2. **THAT** this By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED SEPTEMBER 26, 2013**



A handwritten signature in black ink, appearing to read "Chris White".

**CHRIS WHITE, WARDEN**

A handwritten signature in black ink, appearing to read "Donna Bryce".

**DONNA BRYCE, COUNTY CLERK**

County of Wellington Planning & Land Division Committee  
 Deborah Turchet, Secretary-Treasurer  
 Wellington County Administration Centre  
 74 Woolwich Street Guelph, Ontario N1H 3T9

RECEIVED

OCT 18 2013

Township of Puslinch

October 16, 2013

I.G.# 6

**EXPLANATION OF APPEAL PROCEDURES**

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B103/13** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Municipal Board may dismiss the appeal.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

**ADDITIONAL INFORMATION** regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

**MAILED TO:**

APPLICANT – Audrey Meadows Ltd.      AGENT – Rob Stovel      MUNICIPALITY - Puslinch  
 COUNTY PLANNING DEPARTMENT      COUNTY PROPERTY TAX ANALYST      BELL CANADA  
 GRAND RIVER CONSERVATION AUTHORITY      REGIONAL ASSESSMENT OFFICE      CITY OF GUELPH

CLERK'S DEPARTMENT	
TO	J. B. (PAC) <i>[initials]</i>
Copy	
Please Handle	
For Your Information	
Council Agenda	NOV 6/13
File	

**COUNTY of WELLINGTON PLANNING & LAND DIVISION COMMITTEE**  
**Wellington County Administration Centre**  
**74 Woolwich Street Guelph, Ontario N1H 3T9**

**ONTARIO PLANNING ACT, Section 53(14)**

**NOTICE of DECISION**

On Application B103/13

**APPLICANT:**

Audrey Meadows Ltd.  
80 Old Ruby Lane  
RR#1  
Puslinch ON N0B 2J0

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 31  
Reg Plan 61M-153

**The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:**

In the matter of an application by Audrey Meadows Ltd. pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 31, Registered Plan 61M-153, Township of Puslinch to effect an addition to the abutting Part Lot 32, Reg. Plan 61M-153 – Audrey Meadows Ltd., **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF SIX CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the official plan; and, further, that the proposal represents compatible development, good planning and does not offend the public interest for lot line adjustments. Section 50, subsection (3) of the Planning Act, R.S.O. 1990 as amended shall apply to the severed parcel.

**FINAL CONSENT IS DEEMED TO BE GIVEN** when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

**THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT** that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order or date of the notice of the Ontario Municipal Board issued in respect of the appeal.

**CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. OCTOBER 17, 2014:**

- 1) THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) THAT** the solicitor for the Owner give and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate and Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B103/13.
- 3) THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6) THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.

---

..... **End of Conditions of Approval; see page two for signatures, dates and other information** .....

NOTICE OF DECISION ON APPLICATION B 103/13, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



Shawn Watters



John Green



Lou Materon



Bruce Whale

absent

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON October 10, 2013

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON NOVEMBER 5, 2013

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: October 16, 2013

SIGNED: 

County of Wellington Planning & Land Division Committee  
 Deborah Turchet, Secretary-Treasurer  
 Wellington County Administration Centre  
 74 Woolwich Street Guelph, Ontario N1H 3T9

RECEIVED

OCT 18 2013

Township of Puslinch

October 16, 2013

I.G.# 7
---------

**EXPLANATION OF APPEAL PROCEDURES**

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B102/13** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Municipal Board may dismiss the appeal.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

**ADDITIONAL INFORMATION** regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

**MAILED TO:**

APPLICANT – Audrey Meadows Ltd.      AGENT – Rob Stovel      MUNICIPALITY - Puslinch  
 COUNTY PLANNING DEPARTMENT      COUNTY PROPERTY TAX ANALYST      BELL CANADA  
 GRAND RIVER CONSERVATION AUTHORITY      REGIONAL ASSESSMENT OFFICE      CITY OF GUELPH

CLERK'S DEPARTMENT	
TO	J.B (PAC) or
	Copy
Please Handle	
For Your Information	
Council Agenda	NOV 6/13
File	

COUNTY of WELLINGTON PLANNING & LAND DIVISION COMMITTEE  
Wellington County Administration Centre  
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

On Application B102/13

**APPLICANT:**

Audrey Meadows Ltd.  
80 Old Ruby Lane  
RR#1  
Puslinch ON N0B 2J0

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 32  
Reg Plan 61M-153

**The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:**

In the matter of an application by Audrey Meadows Ltd. pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 32, Registered Plan 61M-153, Township of Puslinch to effect an addition to the abutting Lot 31, Reg. Plan 61M-153 Audrey Meadows Ltd,  
**PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF SIX CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the official plan; and, further, that the proposal represents compatible development, good planning and does not offend the public interest for lot line adjustments. Section 50, subsection (3) of the Planning Act, R.S.O. 1990 as amended shall apply to the severed parcel.

**FINAL CONSENT IS DEEMED TO BE GIVEN** when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

**THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT** that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order or date of the notice of the Ontario Municipal Board issued in respect of the appeal.

**CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. OCTOBER 17, 2014:**

- 1) THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) THAT** the solicitor for the Owner give and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate and Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B102/13.
- 3) THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6) THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.

NOTICE OF DECISION ON APPLICATION B 102/13, continued:

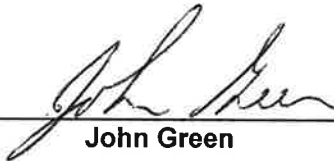
PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



Shawn Watters



John Green



Lou Maieron



Bruce Whale

absent

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON October 10, 2013

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON NOVEMBER 5, 2013

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: October 16, 2013

SIGNED: 

RECEIVED

OCT 18 2013

Township of Puslinch

October 16, 2013

I.G.# 8

County of Wellington Planning & Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street Guelph, Ontario N1H 3T9

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B101/13** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Municipal Board may dismiss the appeal.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused,** pursuant to Subsection 53(41) of the Ontario Planning Act.

**ADDITIONAL INFORMATION** regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

**MAILED TO:**

APPLICANT – Audrey Meadows      AGENT – Rob Stovel      MUNICIPALITY - Puslinch  
COUNTY PLANNING DEPARTMENT      COUNTY PROPERTY TAX ANALYST      BELL CANADA  
GRAND RIVER CONSERVATION AUTHORITY      REGIONAL ASSESSMENT OFFICE      CITY OF GUELPH

CLERK'S DEPARTMENT	
TO	J.B (PAC)
Copy	
Please Handle	
For Your Information	
Council Agenda	Nov 6 113
File	



**COUNTY of WELLINGTON PLANNING & LAND DIVISION COMMITTEE**  
**Wellington County Administration Centre**  
**74 Woolwich Street Guelph, Ontario N1H 3T9**

**ONTARIO PLANNING ACT, Section 53(14)**

**NOTICE of DECISION**

On Application B101/13

**APPLICANT:**

Audrey Meadows Ltd.  
80 Old Ruby Lane  
RR#1  
Puslinch ON N0B 2J0

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 18  
Reg Plan 61M-153

**The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:**

In the matter of an application by Audrey Meadows Ltd. pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for residential use, being Part of Lot 18, Registered Plan 61M-153, Township of Puslinch, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF EIGHT CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development, good planning and does not offend the public interest.

**FINAL CONSENT IS DEEMED TO BE GIVEN** when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

**THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT** that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order or date of the notice of the Ontario Municipal Board issued in respect of the appeal.

**CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. OCTOBER 17, 2014:**

- 1) THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) THAT** the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document for Consent B101/13.
- 3) THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT** the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
- 6) THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality on severed and retained; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

---





..... **End of Conditions of Approval; see page two for signatures, dates and other information** .....

NOTICE OF DECISION ON APPLICATION B 101/13, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned

 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>Shawn Watters</p>	 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>John Green</p>
 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>Lou Maieron</p>	 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>Bruce Whale</p>
<p>absent</p> <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p>Chris White</p>	

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON October 10, 2013

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON NOVEMBER

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: October 16, 2013

SIGNED: Deborah Turlet

RECEIVED

OCT 18 2013

Township of Puslinch

October 16, 2013

I.G.# 9

Wellington County Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street Guelph, Ontario N1H 3T9

**EXPLANATION OF APPEAL PROCEDURES**

DEAR SIR or MADAM:

Attached is a **Notice of Decision for a Change of Condition on Application for Consent B117/12** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act.** Certified cheques, or money orders should be made payable to the **Minister of Finance of Ontario.**

If a person or public body that files an appeal of a decision of the County of Wellington Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Municipal Board may dismiss the appeal.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Land Division Committee.**

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

**ADDITIONAL INFORMATION** regarding this application for consent and this decision of the County of Wellington Land Division Committee is available for inspection at the County of Wellington Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.

**MAILED TO:**

APPLICANT – Barry & Jane Lee

MUNICIPALITY - Township of Puslinch

GRAND RIVER CONSERVATION AUTHORITY

WELLINGTON COUNTY PLANNING DEPARTMENT

CLERK'S DEPARTMENT	
TO	J.B. (P.W. C) 2
Copy	
Please Handle	
For Your Information	
Council Agenda	Nov 6/13
File	

**COUNTY of WELLINGTON LAND DIVISION COMMITTEE**  
**Wellington County Administration Centre**  
**74 Woolwich Street Guelph, Ontario N1H 3T9**

**ONTARIO PLANNING ACT, Subsections 53 (23, 24)**

**NOTICE of DECISION re REQUEST FOR CHANGE of CONDITION**

On Application B117/12

**APPLICANT:**

Barry & Jane Lee  
 13719 First Line, RR#1  
 Moffat ON L0P 1J0

**LOCATION of LAND:**

TOWNSHIP OF PUSLINCH  
 Part Lot 16  
 Concession 10

**The Land Division Committee, having regard to the provisions in the Ontario Planning Act R.S.O. 1990, as amended and having regard also to the Provincial Policy Statement conclude that:**

In the matter of an application by Barry & Jane Lee, pursuant to Subsections 53 (23, 24 & 26) of the Planning Act, R. S. O. 1990 as amended for consent to change a condition of approval which was imposed on Provisional Consent B117/12 (to sever 50m fr x 81m = 0.4 ha for rural residential lot), being Part of Lot 16, Concession 10, Township of Puslinch and specifically Condition No. 4 regarding the number of deposited reference plans **PROVISIONAL CONSENT IS GRANTED SUBJECT NOW TO THE FULFILMENT OF TEN CHANGED CONDITIONS OF APPROVAL.** The Land Division Committee has the opinion that Condition No. 4 may be changed to require the Owner's solicitor to provide two (2) copies of a full print of that deposited reference plan after receipt of the owner's letter for this request. Notice of this change of condition will be provided to the applicants, the Township of Centre Wellington, Grand River Conservation Authority and Wellington County Planning Department.

**FINAL CONSENT IS DEEMED TO BE GIVEN** when the Secretary-Treasurer of the Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

**THE LAND DIVISION COMMITTEE ADVISES THE APPLICANT** that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order of the Ontario Municipal Board issued in respect of the appeal.

**The LAND DIVISION COMMITTEE ALSO ADVISES THE APPLICANT THAT WRITTEN NOTICE of this DECISION WAS GIVEN by the Land Division Committee's Secretary-Treasurer on OCTOBER 10, 2013. All conditions of approval must be fulfilled NO LATER THAN 4:00 p.m. on OCTOBER 17, 2014.**

**CHANGED CONDITIONS OF APPROVAL TO BE FULFILLED:**

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document for Consent B117/12.
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a two (2) full print copies of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfilment of this condition.
- 6) **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality regarding removing A-45 zoning from the severed parcel; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** Farm Data Sheets are provided to the satisfaction of the County of Wellington Planning and Development Department demonstrating compliance with Minimum Distance Separation 1 related to the barn on the retained parcel; and further that the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.
- 10) **THAT** the Owner submit an Environmental Impact Study (EIS) in the form of a detailed site plan demonstrating how development may be accommodated on the severed parcel to the satisfaction of the Grand River Conservation Authority and further that the Grand River Conservation Authority file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition

..... End of Conditions of Approval; see page two for signatures and dates .....

NOTICE OF DECISION ON CHANGE OF CONDITION, APPLICATION B 117/12, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



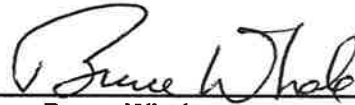
Shawn Watters



John Green



Lou Maceron



Bruce Whale

absent

Chris White

CONCURRED TO GRANT A CHANGE OF CONDITIONS FOR PROVISIONAL CONSENT B117/12 ON OCTOBER 10, 2013

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON NOVEMBER 5, 2013

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this request for a change of condition on provisional consent B117/12.

DATED: October 16, 2013

SIGNED: Darrel Turlet

County of Wellington Planning and Land Division Committee  
 Deborah Turchet, Secretary-Treasurer  
 Wellington County Administration Centre  
 74 Woolwich Street  
 Guelph, Ontario N1H 3T9

RECEIVED

I.G.# 10

OCT 15 2013

Township of Puslinch

October 9, 2013

**NOTICE**

On Application No. B87/13

CLERK'S DEPARTMENT	
TO	J. BVO
Copy	
Please Handle	<input checked="" type="checkbox"/>
For Your Information	
Council Agenda	Nov 6/13
File	

**APPLICANT**

John & Lilly Gotthartsleitner  
 4059 Sideroad 20 S  
 RR#2  
 Puslinch ON N0B 2J0

**LOCATION OF SUBJECT LANDS**

TOWNSHIP OF PUSLINCH  
 Part Lot 21  
 Gore Concession

Please be advised that no appeal under Section 53, subsections (14) or (16), subject to subsection (23) of the Ontario Planning Act has been lodged on this Application.

THE DECISION OF THE PLANNING AND LAND DIVISION COMMITTEE and the CONDITIONS FOR APPROVAL, SUBJECT TO SECTION 53, SUBSECTION (23), ARE NOW FINAL.

The CERTIFICATE/STAMP of OFFICIAL FOR CONSENT will be issued when the Secretary-Treasurer of the Planning and Land Division Committee has been furnished with written proof that all the conditions of approval for consent have been fulfilled; and has received the following:

**A LEGAL DESCRIPTION OF THE LAND OR INTEREST IN LAND TO BE CONVEYED OR OTHERWISE DEALT WITH; AND THE FULL NAMES OF THE PARTIES TO THE TRANSACTION.**

**A DEPOSITED REFERENCE PLAN WHICH INDICATES THE BOUNDARIES OF THE LAND OR INTEREST IN LAND WHICH IS THE SUBJECT OF CONSENT** [or where the Planning and Land Division Committee in its decision has stated, the legal description of the land or interest in land]

**A MINIMUM OF TWO DAYS** IS REQUIRED FOR THE REVIEW OF THE DOCUMENTS AND THE ISSUANCE OF THE CERTIFICATE OF CONSENT. INCOMPLETE DOCUMENTS/INFORMATION WILL BE RETURNED FOR CORRECTION AND COMPLETION BY THE PREPARER OF THE DOCUMENTS/INFORMATION.

**REMINDER!!! - ALL CONDITIONS MUST BE FULFILLED BEFORE THE FINAL CONSENT IS GIVEN and THE CONSENT CERTIFICATE IS ISSUED.**

Yours truly,

*Deborah Turchet*

Deborah Turchet  
 Secretary-Treasurer  
 Planning and Land Division Committee

cc: Marita & Stephen Bishop  
 Jeff Buisman



# BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

October 16, 2013

**Via: Mail**

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

CLERK'S DEPARTMENT	
TO	G.O. - Cow/98m - F.Y.I.
Copy	
Please Handle	
For Your Information	
Council Agenda	NOV 6/13
File	

RECEIVED  
OCT 18 2013  
Township of Puslinch

I.G.# 11

Dear Ms Landry:

**Re: Notice of Study Commencement  
Niska Road Improvements from Downey Road to the City Limits  
Schedule C Municipal Class Environmental Assessment Study  
File No.: 300032275.0000**

The City of Guelph (City) has initiated a Class Environmental Assessment (EA) study to investigate opportunities for improvements to Niska Road from the City limits to Downey Road. R.J. Burnside & Associates Limited (Burnside) has been retained by the City to undertake the EA.

The EA commenced earlier this year as a Schedule B Project with a study area extending from the City limits to Ptarmigan Drive. However, after receiving input from the community through initial consultations, in conjunction with initial examination of the corridor challenges, the City has decided to elevate the level of Class EA to a Schedule C Project and extend the study area to Downey Road. Therefore, the City is reissuing the Notice of Commencement for the Schedule C Class EA.

Segments of the roadway and the bridge over the Speed River are nearing the end of their useful life and require a solution to address their deterioration and increasing maintenance costs. In addition to reviewing a variety of road cross-sections; improvements to the Downey Road intersection, impacts to the environment and community road safety issues; a range of bridge solutions will also be examined which includes bridge closure, bridge rehabilitation and bridge replacement as part of the Class EA study process.

The Environmental Assessment will be conducted as a Schedule C project in accordance with the "Municipal Class Environmental Assessment" (Municipal Engineers Association, October 2000, as amended in 2007 and 2011) which is an approved process under the *Ontario Environmental Assessment Act*. A key component of the study will be consultation with stakeholders (public and agencies). Input and comments received from public and agencies will be incorporated into the planning and design of this project. Upon completion of the study, an Environmental Study Report (ESR) will be

prepared for public review and comment for a period of 30 days. Subject to comments received and the receipt of necessary approvals, the City of Guelph intends to proceed with the planning, design and construction of this project.

It is essential to the success of this project that the concerns of your agency and other stakeholders are identified early in the planning process, such that the appropriate environmental protection measures are incorporated into the overall project design. Your input and questions are encouraged. Your agency may have provided comments following the issuance of the initial Notice of Commencement for the Schedule B Project in April 2013; however, we invite you to review the expanded study area to identify if you have any further comments at this time. To provide the study team with your comments or for further information please contact Leonard Rach from Burnside at 1-800-265-9662 x 302 or by email at [leonard.rach@rjburnside.com](mailto:leonard.rach@rjburnside.com).

All interested stakeholders will be kept up-to-date on project status by means of future mailings, or inclusion in project meeting, as deemed appropriate.

For more information about the EA visit [guelph.ca](http://guelph.ca).

Yours truly,

**R.J. Burnside & Associates Limited**



Leonard Rach, P.Eng.  
Project Manager  
LR/sd

Enc. Notice of Commencement - Schedule C

Cc: Brad Hamilton, City of Guelph



## NOTICE OF STUDY COMMENCEMENT MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT SCHEDULE C ENVIRONMENTAL STUDY

### Niska Road Improvements From the City Limits at the Speed River to the Downey Road Intersection

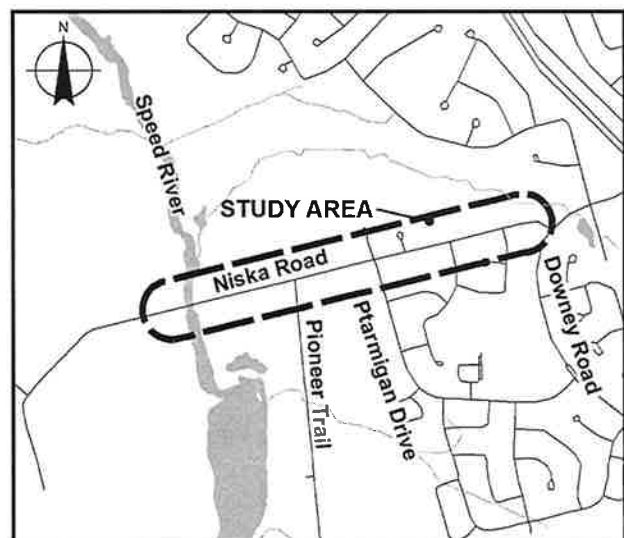
#### The study

The City of Guelph (City) has initiated a Class Environmental Assessment (EA) study to investigate opportunities for improvements to Niska Road from the City limits to Downey Road. The EA commenced earlier this year as a Schedule B Project with a study area extending from the City limits to Ptarmigan Drive. However, after receiving input from the community through initial consultations, in conjunction with initial examination of the corridor challenges, the City has decided to elevate the level of Class EA to a Schedule C Project and extend the study area to Downey Road. Therefore, the City is reissuing the Notice of Commencement for the Schedule C Class EA.

Segments of the roadway and the bridge over the Speed River are nearing the end of their useful life and require a solution to address their deterioration and increasing maintenance costs. In addition to reviewing a variety of road cross-sections, improvements to the Downey Road intersection, impacts to the environment and community road safety issues, a range of bridge solutions will also be examined including but not limited to bridge closure, rehabilitation or replacement. The approximate extent of the Study Area is shown on the map.

#### The process

The Environmental Assessment will be conducted as a Schedule C Project in accordance with the "Municipal Class Environmental Assessment" (Municipal Engineers Association, October 2000, as amended in 2007 and 2011) which is an approved process under the Ontario Environmental Assessment Act. The Class EA process includes public, stakeholder and review agency consultation; an evaluation of alternative solutions to address the problem; alternative design concepts for the preferred solution; an assessment of potential environmental effects of the proposed improvements, and identification of reasonable measures to mitigate any potential adverse impacts.



#### How to participate

As part of the study process, we are inviting members of the public to participate in a Community Working Group (CWG). The City intends to convene a group consisting of up to 12 members from the community. The CWG will work with members of City Staff and the Consultant Project Team and will participate in discussions regarding all aspects of this project including but not limited to the natural environment, community safety, community heritage, transportation and traffic, fiscal responsibility, impacts and mitigation measures of alternative solutions and their design concepts. The City anticipates conducting up to 6 evening meetings with the CWG. The Terms of Reference for the CWG are available on the City's project web page at [guelph.ca](http://guelph.ca). If you are interested in participating on the CWG please contact either of the project team members listed below before November 1, 2013.

In addition to the activities of the Community Working Group, there will be two Public Information Centres (PICs) held to learn about the project and provide input to the EA study. These PICs will be an opportunity for City Staff, the Consultant Project Team and the CWG to receive comments and feedback from the general public, neighbourhood residents, community members, stakeholders, Agencies and interested parties. The dates and details of these public meetings will be advertised and posted in the meeting and event calendar at [guelph.ca](http://guelph.ca). Meeting notices will also be circulated.

#### For more information

Please contact either one of our project team members if you have questions, comments or would like to be added to the project mailing list.

**Brad Hamilton, P. Eng.**  
City Project Engineer  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1  
**T 519-822-1260 x 2319**  
**E [brad.hamilton@guelph.ca](mailto:brad.hamilton@guelph.ca)**

**Leonard Rach, P. Eng.**  
Consultant Project Manager  
R. J. Burnside & Associates Limited  
15 Townline  
Orangeville, ON L9W 3R4  
**T 1-800-265-9662 x 302**  
**E [leonard.rach@rjburnside.com](mailto:leonard.rach@rjburnside.com)**

Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record and published with the final Environmental Study Report.

(This notice first issued October 17, 2013)

RECEIVED

OCT 18 2013

Township of Puslinch



Making a Difference

**Certificate with respect to approval of  
a draft plan of condominium subdivision  
by The Corporation of the City of Guelph**

I.G.# 12

I, Blair Labelle, City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Decision of a Draft Plan of Condominium Subdivision, (23CDM13505) for Part of Part 1, Plan 61R-11983, municipally known as 45 and 67 Kingsbury Square, in the City of Guelph, County of Wellington, was sent to the persons and public bodies prescribed under subsection 51 (37) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. I also certify that the 20 day objection period expired on the 19<sup>th</sup> day of August, 2013, and to that date, no notice of objection or request for a change in the provisions of the decision of the draft plan of condominium subdivision has been filed by any person with the City Clerk's Department. A declaration to this effect is on file.

In accordance with subsection 51 (41) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Draft Plan of Condominium Subdivision is deemed to have been approved on the 22nd day of July, 2013.

Dated this 10<sup>th</sup> day of October, 2013.

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	Nov 6 13
File	

Deputy City Clerk

**Certified copy to:**

Randy Harris, City of Guelph  
Assessment Commissioner, Municipal Property Assessment Corporation  
Reid's Heritage Home Ltd., owner

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

**Copies to:**

List attached hereto

T 519-822-1260  
TTY 519-826-9771

RECEIVED  
MAY 17 2017

**Distribution list with respect to the approval of draft plan of  
condominium subdivision by The Corporation of the City of Guelph for  
23CDM13505**

Brad Boulton, Bell Canada  
Theresa Yu, Canada Post  
Development Review Co-ordinator, Canadian Nation Railway Properties  
Clerk, Township of Guelph-Eramosa  
Clerk, Township of Puslinch  
CAO, County of Wellington  
Guelph Hydro Electric Systems Inc.  
Planning & Design Section, Corridor Control Office, Ministry of Transportation  
Sarah Liuba, Rogers Cable TV Ltd.  
Gwen Keep, Union Gas Limited  
Jennifer Passy, Upper Grand District School Board  
Dan Duszczyszyn, Wellington Catholic District School Board  
Chief Building Official, City of Guelph  
City Solicitor, City of Guelph  
Director of Finance, City of Guelph  
General Manager of Planning Services, City of Guelph  
Paul Harding, Guelph Police Services  
City Engineer, City of Guelph  
Karen Sabzali, Manager of Parks and Open Spaces, City of Guelph  
Fire Chief, City of Guelph  
Economic Development, City of Guelph

RECEIVED

OCT 18 2013

Township of Puslinch



**Certificate with respect to approval of  
a draft plan of condominium subdivision  
by The Corporation of the City of Guelph**


I.G.# 13

I, Tina Agnello, Deputy City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Decision of a Draft Plan of Condominium Subdivision, (23CDM13504) for Part of Part 1, Plan 61R-11983, municipally known as 28 Samuel Drive, in the City of Guelph, County of Wellington, was sent to the persons and public bodies prescribed under subsection 51 (37) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. I also certify that the 20 day objection period expired on the 19<sup>th</sup> day of August, 2013, and to that date, no notice of objection or request for a change in the provisions of the decision of the draft plan of condominium subdivision has been filed by any person with the City Clerk's Department. A declaration to this effect is on file.

In accordance with subsection 51 (41) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Draft Plan of Condominium Subdivision is deemed to have been approved on the 22<sup>nd</sup> day of July, 2013.

Dated this 10<sup>th</sup> day of October, 2013.

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	Nov 6/13
File	

  
\_\_\_\_\_  
Deputy City Clerk

**Certified copy to:**

Randy, Planning, City of Guelph  
Assessment Commissioner, Municipal Property Assessment Corporation  
Reid's Heritage Homes Ltd., Owner

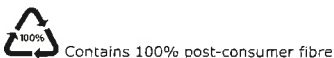
**Copies to:**

List attached hereto

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

T 519-822-1260  
TTY 519-826-9771

guelph.ca



RECEIVED  
CITY OF GUELPH

**Distribution list with respect to the approval of draft plan of  
condominium subdivision by The Corporation of the City of Guelph for  
23CDM13504**

Brad Boulton, Bell Canada  
Theresa Yu, Canada Post  
Development Review Co-ordinator, Canadian Nation Railway Properties  
Clerk, Township of Guelph-Eramosa  
Clerk, Township of Puslinch  
CAO, County of Wellington  
Guelph Hydro Electric Systems Inc.  
Planning & Design Section, Corridor Control Office, Ministry of Transportation  
Sarah Liuba, Rogers Cable TV Ltd.  
Gwen Keep, Union Gas Limited  
Jennifer Passy, Upper Grand District School Board  
Dan Duszczyzyn, Wellington Catholic District School Board  
Chief Building Official, City of Guelph  
City Solicitor, City of Guelph  
Director of Finance, City of Guelph  
General Manager of Planning Services, City of Guelph  
Paul Harding, Guelph Police Services  
City Engineer, City of Guelph  
Karen Sabzali, Manager of Parks and Open Spaces, City of Guelph  
Fire Chief, City of Guelph  
Economic Development, City of Guelph

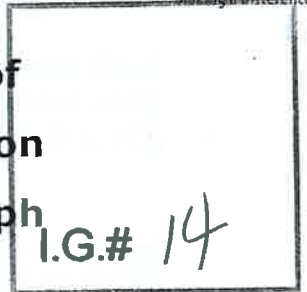
RECEIVED

OCT 18 2013

Township of Puslinch



**Certificate with respect to approval of  
a draft plan of condominium subdivision  
by The Corporation of the City of Guelph**




I, Tina Agnello, Deputy City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Decision of a Draft Plan of Condominium Subdivision, (23CDM13503) for Part of Part 1, Plan 61R-11983, municipally known as 65 & 101 Frederick Drive, in the City of Guelph, County of Wellington, was sent to the persons and public bodies prescribed under subsection 51 (37) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. I also certify that the 20 day objection period expired on the 19<sup>th</sup> day of August, 2013, and to that date, no notice of objection or request for a change in the provisions of the decision of the draft plan of condominium subdivision has been filed by any person with the City Clerk's Department. A declaration to this effect is on file.

In accordance with subsection 51 (41) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Draft Plan of Condominium Subdivision is deemed to have been approved on the 22<sup>nd</sup> day of July, 2013.

Dated this 10<sup>th</sup> day of October, 2013.

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	Nov @ 13
File	

  
\_\_\_\_\_  
Deputy City Clerk

**Certified copy to:**

Randy Harris, Planning, City of Guelph  
Assessment Commissioner, Municipal Property Assessment Corporation  
Reid's Heritage Homes Ltd., Owner

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

**Copies to:**

List attached hereto

T 519-822-1260  
TTY 519-826-9771

RECEIVED  
OCT 1 2010  
CITY OF GUELPH

**Distribution list with respect to the approval of draft plan of  
condominium subdivision by The Corporation of the City of Guelph for  
23CDM13503**

Brad Boulton, Bell Canada  
Theresa Yu, Canada Post  
Development Review Co-ordinator, Canadian Nation Railway Properties  
Clerk, Township of Guelph-Eramosa  
Clerk, Township of Puslinch  
CAO, County of Wellington  
Guelph Hydro Electric Systems Inc.  
Planning & Design Section, Corridor Control Office, Ministry of Transportation  
Sarah Liuba, Rogers Cable TV Ltd.  
Gwen Keep, Union Gas Limited  
Jennifer Passy, Upper Grand District School Board  
Dan Duszczyszyn, Wellington Catholic District School Board  
Chief Building Official, City of Guelph  
City Solicitor, City of Guelph  
Director of Finance, City of Guelph  
General Manager of Planning Services, City of Guelph  
Paul Harding, Guelph Police Services  
City Engineer, City of Guelph  
Karen Sabzali, Manager of Parks and Open Spaces, City of Guelph  
Fire Chief, City of Guelph  
Economic Development, City of Guelph

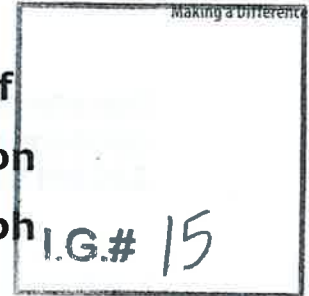
RECEIVED

OCT 18 2013



Township of Puslinch

**Certificate with respect to approval of  
a draft plan of condominium subdivision  
by The Corporation of the City of Guelph**



I, Tina Agnello, Deputy City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Decision of a Draft Plan of Condominium Subdivision, (23CDM13502) for Part of Part 1, Plan 61R-11873, municipally known as 25 Hodgson Drive, in the City of Guelph, County of Wellington, was sent to the persons and public bodies prescribed under subsection 51 (37) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. I also certify that the 20 day objection period expired on the 21<sup>st</sup> day of August, 2013, and to that date, no notice of objection or request for a change in the provisions of the decision of the draft plan of condominium subdivision has been filed by any person with the City Clerk's Department. A declaration to this effect is on file.

In accordance with subsection 51 (41) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Draft Plan of Condominium Subdivision is deemed to have been approved on the 1<sup>st</sup> day of August, 2013.

Dated this 10<sup>th</sup> day of October, 2013.

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	NOV 10 / 13
File	

Deputy City Clerk

**Certified copy to:**

Randy Harris, Planning, City of Guelph  
Assessment Commissioner, Municipal Property Assessment Corporation  
Reid's Heritage Homes Ltd., Owner

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

**Copies to:**

List attached hereto

T 519-822-1260  
TTY 519-826-9771

guelph.ca



RECEIVED  
JUN 1 1 19  
City of Guelph

**Distribution list with respect to the approval of draft plan of  
condominium subdivision by The Corporation of the City of Guelph for  
23CDM13502**

Brad Boulton, Bell Canada  
Theresa Yu, Canada Post  
Development Review Co-ordinator, Canadian Nation Railway Properties  
Clerk, Township of Guelph-Eramosa  
Clerk, Township of Puslinch  
CAO, County of Wellington  
Guelph Hydro Electric Systems Inc.  
Planning & Design Section, Corridor Control Office, Ministry of Transportation  
Sarah Liuba, Rogers Cable TV Ltd.  
Gwen Keep, Union Gas Limited  
Jennifer Passy, Upper Grand District School Board  
Dan Duszczyszyn, Wellington Catholic District School Board  
Chief Building Official, City of Guelph  
City Solicitor, City of Guelph  
Director of Finance, City of Guelph  
General Manager of Planning Services, City of Guelph  
Paul Harding, Guelph Police Services  
City Engineer, City of Guelph  
Karen Sabzali, Manager of Parks and Open Spaces, City of Guelph  
Fire Chief, City of Guelph  
Economic Development, City of Guelph



**NOTICE OF PUBLIC  
OPEN HOUSE  
ZONING BY-LAW REVIEW**

I.G.# 16

**DATE: November 4, 2013**

**TIME: 5:30 p.m.**

**PLACE: Bowman Room City Hall, 50 Dickson Street, Cambridge**

\*\*\*\*\*

The City of Cambridge Zoning By-law regulates the use of all land in the City. Zoning regulations deal with items such as:

- permitted uses of land;
- height and location of structures;
- minimum lot size;
- landscaping and fencing; and,
- parking requirements

The current City of Cambridge Zoning By-law was enacted by City Council on October 27, 1986 and approved by the Ontario Municipal Board on May 25, 1987.

The City of Cambridge recently completed the 2012 Cambridge Official Plan which was adopted by City Council and approved by Regional Council in 2012. It is currently under appeal. It is now the responsibility of the City of Cambridge to update the Zoning By-law to implement the new Cambridge Official Plan.

A public open house to discuss the Zoning By-law review process and the issues identified with the current Zoning By-law will be held on **November 4, 2013 from 5:30 – 7:00 pm at Cambridge City Hall Bowman Room, 50 Dickson Street.** Following the open house will be a presentation to City Council at Historic City Hall, Council Chambers, 46 Dickson Street. Anyone who is interested is invited to attend.

If you require information in an accessible format or accommodation to access municipal services, please contact [accessibility@cambridge.ca](mailto:accessibility@cambridge.ca)

**Ward No.: All**

**File No.: D.14.03**

**Contact Person: Deanne Friess**

**Telephone: (519) 740-4650 ext 4213**

**TTY: (519) 623-6691 / Fax (519) 622-6184**

\*\*\*\*\*

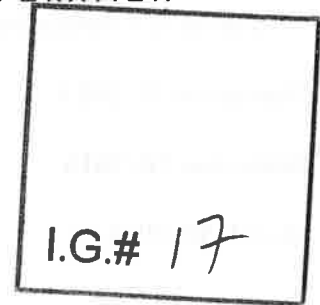
If you wish to be notified of any future Zoning By-law Review meetings at which recommendations are to be considered you must sign the register provided at the upcoming public open house for this purpose, or make a written request to the City of Cambridge Planning Services Department at P.O. Box 669, Cambridge Ontario, N1R 5W8. With the exception of Public Open House Notices, notice of future meetings on this proposal will only be sent to those persons who have requested to be notified.



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

October 29, 2013

To: Heads of Council  
From: Dan Mathieson  
Chair, MPAC Board of Directors



**Subject: 2013 Property Assessment Notice Mailing**

---

On November 1, 2013, the Municipal Property Assessment Corporation (MPAC) will begin delivering nearly one million Property Assessment Notices to property taxpayers across the province.

The last province-wide Assessment Update took place in 2012 when every property owner in Ontario received a Property Assessment Notice from MPAC. During non-Assessment Update years, MPAC continues to review properties as new homes are built, owners renovate, structures are removed and properties change use.

Some of the reasons for receiving a Property Assessment Notice this fall include:

- a change in property ownership or legal description;
- a change to the property's assessment resulting from a Request for Reconsideration or Assessment Review Board decision;
- a property value increase or decrease reflecting a change to the property, for example, a new structure, addition, or removal or demolition of an old structure; or,
- a change in the classification or tax liability of a property.

Each Notice mailed this fall shows the assessed value and classification of a property based on the legislated valuation date of January 1, 2012, which is in place for the 2013-2016 tax years. All eligible assessment increases are phased-in over four years while decreases are applied immediately. The next province-wide Assessment Update will take place in 2016.

Although each Notice includes a variety of ways to contact MPAC, you may also receive enquiries. To help answer property taxpayers' questions, an online [information kit](#) has been posted under the Government & School Boards tab on [mpac.ca](http://mpac.ca). In this kit, you will find:

- a sample Property Assessment Notice;
- a copy of the Information Insert included with every Notice;
- an *Important Information About Your Property Assessment* brochure; and,
- a fact sheet about MPAC.

The key dates for the 2013 Notice mailing are:

<b>November 1 – November 15, 2013</b>	Property Assessment Notice delivery period
<b>November 27, 2013</b>	Amended Property Assessment Notice delivery
<b>December 10, 2013</b>	Assessment Rolls delivered to municipalities
<b>March 31, 2014</b>	Deadline for filing a Request for Reconsideration with MPAC or Appeal with the Assessment Review Board

Property owners are encouraged to visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) to confirm their property details and compare their property with others in their neighbourhood. Login information is included with every Notice mailed.

Enquiries about Property Assessment Notices and assessment matters in general may be directed to the Customer Contact Centre at 1 866 296-MPAC (6722) or 1 877 889-6722 (TTY). Property taxpayers may also visit [www.mpac.ca](http://www.mpac.ca) or their local MPAC office. The hours and address for the local office are included on every Notice mailed.

We are pleased to provide support to help you answer questions and address the concerns of property taxpayers in your community. If you have any questions, please do not hesitate to contact me at 519-271-0250 ext. 234. You may also contact your local MPAC Municipal Relations Representative.

Yours truly,



Dan Mathieson  
Chair, MPAC Board of Directors

**Copy** MPAC Board of Directors  
Antoni Wisniowski, President and Chief Administrative Officer, MPAC  
Joan Young, Vice-President, Stakeholder Relations and Communications, MPAC  
Arthur Anderson, Director, Municipal Relations, MPAC