



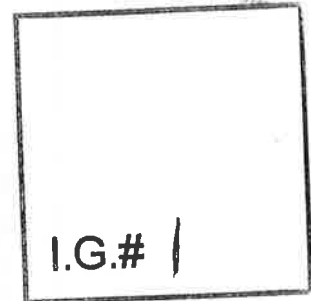
OFFICE OF THE MAYOR
MAROLYN MORRISON

TOWN HALL
6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca
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FAX 905.584.4325
marolyn.morrison@caledon.ca

August 11, 2014

To: Association of Municipalities of Ontario

Re: Province wide Gravel Pit Assessment Appeals



The property assessments of fourteen of the twenty-five gravel pit properties in the Town of Caledon are currently under appeal before the Assessment Review Board for the taxation years 2009 to 2012, with two of these appeals ranging from 2006 to 2012. These appeals have been supported by the Ontario Stone, Sand and Gravel Association (OSSGA).

The Town of Caledon has invested significant time and resources to defend these appeals and attempt to reach a consensus between the Town, members of the Top Aggregate Producing Municipalities of Ontario (TAPMO), the Municipal Property Assessment Corporation (MPAC) and the OSSGA on a methodology to be used to assess gravel pit properties and prevent further costly litigation. In doing so, the Town and its consultants have relied upon the assessments as provided by MPAC as the basis for the defense of these appeals. These assessments were provided by MPAC based on land tables of the sales of vacant industrial lands.

At May discovery proceedings, MPAC has stated that it is no longer supporting its assessments or its assessment methodology. At this late date in the proceedings, MPAC is exploring an entirely new valuation approach for all gravel pits. Rather than basing the assessment on land usage and value per acre, MPAC is looking at adopting a Business Enterprise Valuation (BEV) methodology. Such a method relies on the full financial disclosure by gravel pit owners and operators. Under this method, income is examined and then expenses and values of certain tangible items are reduced from the value. This method is highly complex. If MPAC is successful in retroactively applying this BEV methodology, the outcome of this approach is unknown. It may adversely affect municipal budgets and could jeopardize the property assessment and taxation base.

.../2



We are requesting that AMO exercise its authority and direct the Board of Directors of MPAC to defend its extended land tables as the appropriate method of assessing aggregate sites. This methodology has been used historically for gravel pit properties in the Province and is consistent with the aim of achieving current value assessments. There are too many unknowns in MPAC's newly conceived model to be utilizing it at this late stage in the assessment appeal process. This move was not discussed with the municipalities involved in these appeals prior to its introduction at the May discovery proceedings.

Sincerely,



Marolyn Morrison
Mayor
Town of Caledon



RBo



2014-286

Date: July 8, 2014

Moved by: RaPalay Seconded by: MURK

That Report CS-2014-066 regarding Assessment Appeals on Gravel Pit Properties, be received; and

That the Treasurer be authorized to enter into contracts or agreements necessary to defend the Town's position with respect to the aggregate assessment appeals within the approved budget; and

That the Mayor be directed to correspond with the Association of Municipalities of Ontario (AMO) to request that AMO request the Board of Directors of the Municipal Property Assessment Corporation (MPAC) to exercise its authority in directing the Corporation to defend its extended land tables as the appropriate method of assessing aggregate sites; and

Request the Municipal Property Assessment Corporation (MPAC) to discuss strategy with the Association of Municipalities of Ontario (AMO) prior to defending class assessment appeals such as the recent golf course assessment appeals and now aggregate assessment appeals.

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Belfort				
Councillor deBoer				
Councillor Foley				
Councillor McClure				
Mayor Morrison				
Councillor Paterak				
Councillor Mezzapelli				
Councillor Thompson				
Councillor Whitehead				
TOTAL				

MAYOR: J. Belfort

<input checked="" type="checkbox"/> CARRIED	<input type="checkbox"/> LOST
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Ontario
Provincial
Police

Police
provinciale
de l'Ontario



Municipal Policing Bureau
Bureau des services policiers des municipalités

777 Memorial Ave.
Orillia (ON) L3V 7V3

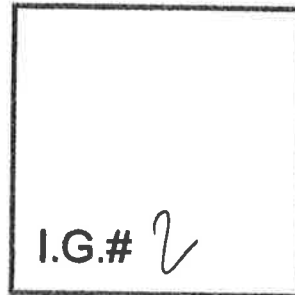
777, ave Memorial
Orillia ON L3V 7V3

Tel: (705) 329-6200

Fax: (705) 330-4191

File number/Référence: 600

Thursday, August 14, 2014



Good afternoon.

This afternoon, Yasir Naqvi, Minister of Community Safety and Correctional Services will be hosting a province-wide media teleconference to announce that the proposed new OPP billing model has been approved by Cabinet and will be implemented, beginning January 1, 2015.

At the upcoming Association of Municipalities (AMO) Conference, the Minister and members of the OPP's Municipal Policing Bureau will be hosting two information sessions to provide details of the new billing model.

The Minister will be writing each of the municipalities today to personally invite you to attend one of the two sessions. Please watch for that email from the Ministry of Community Safety and Correctional Services.

If you are unable to attend either of the information sessions, the OPP will be organizing regional sessions across the province. We will be communicating directly with impacted municipalities this fall to provide details.

We look forward to seeing you in London and continuing to work with you as we move toward implementation of the new billing process.

Thank you.

A handwritten signature in cursive script, appearing to read "R.A. Philbin".

R.A. (Rick) Philbin
Superintendent
Bureau Commander
Municipal Policing Bureau
Ontario Provincial Police

New OPP Billing Model

August 14, 2014

After months of study, planning and community engagement, the Ontario Provincial Police (OPP) will be implementing a new billing model to recoup the cost of providing policing services to municipalities. The new model will take effect on Jan. 1, 2015, and be phased in over a period of up to five years to allow municipalities time to adjust their budgets.

Details of the new OPP Billing Model

- The new model recognizes that all municipalities require a base level of police service and sufficient front-line policing to ensure the safety and security of their communities.
- Under the new model, the bills will be split between base costs and calls for service.
- Base costs, which include services such as routine patrols, crime prevention, RIDE programs and proactive policing, will now make up approximately 60 per cent of the bill. Billing for base costs ensures that municipalities contribute equally towards the cost of having well-equipped, professional, highly trained front-line members ready to answer calls for service.
- A call for service will make up the remaining 40 per cent of the bill. Calls for service usually involve the attendance of an officer or officers at the scene of an occurrence such as a motor vehicle collision. The charge for reactive calls for service will vary among municipalities because such charges will be calculated annually, based on the municipality's individual usage levels.
- The former billing model relied heavily on calls for service to calculate costs that resulted in a wide variation between similar communities. The new billing model will be fair and transparent, and will reduce the wide range in costs for OPP-policed municipalities. The new model will be revenue neutral with no additional money coming to the province because of this change.
- The purpose of the new model is to work toward the recovery of policing costs in a way that is equitable for all municipalities.

Benefits of new OPP Billing Model:

- This addresses the Auditor General's recommendations and long-standing municipal requests to develop a fairer, more transparent billing model.
- A much smaller variance in per property costs across municipalities.
- Provision of information about types and volume of calls for service, allowing municipalities to better design crime reduction and prevention strategies.

- Ensure all communities share the cost of infrastructure, supervision, administration and front-line policing necessary to be available to respond to calls for service and provide adequate proactive policing.
- Provide greater budgeting certainty for municipalities.
- The old billing system for OPP services was developed 17 years ago and has resulted in some municipalities subsidizing others. In fact, there were some cases in which municipalities were paying \$6 per property while others paid \$805 per property (based on actual 2013 costs).
- By ensuring all municipalities contribute to the base cost of policing, the proposed billing model reduces the variation between municipal policing costs.
- The new model will be phased in over a period of up to five years with annual caps on changes in policing costs that occur as a result of the new billing model, providing stability and predictability for both taxpayers and municipalities.
- Increases in police costs as a result of the new billing model will be capped at approximately \$40 per property a year. Decreases will range from \$18 per property in year one, to \$96 per property in year five of the phase-in.
- Municipalities will continue to be responsible for any increases in the cost of policing outside of the new billing model.

OPP Billing Model Consultation Process:

- On Aug. 22, 2011, representatives from more than 20 municipalities made a joint delegation at the Association of Municipalities of Ontario (AMO) conference to the Ontario government to express concerns relating to the calculation of OPP policing costs, particularly the large variation in per household costs between similar municipalities.
- In December 2012, the Auditor General of Ontario recommended that the OPP seek ways to simplify, and make more transparent, its cost-recovery methods while also addressing large variations in policing costs.
- The province committed to finding solutions for this issue at the August 2013 AMO conference.
- Ontario directed provincial officials and the OPP to develop a new billing model that was fair, transparent and would reduce wide variances in costs for OPP-policed municipalities.
- In fall 2013, the Ministry of Community Safety and Correctional Services held 14 engagement sessions across all five OPP regions to consult municipalities on a proposed billing model. 229 municipalities attended the sessions. The feedback was used to develop the new billing model.
- In March 2014, AMO convened the OPP Billing Steering Committee to review key items related to the OPP billing review.

New OPP Billing Model for Municipalities

New Model is Fairer, More Transparent and Easier to Understand

NEWS

August 14, 2014

The Ontario Provincial Police (OPP) is introducing a fairer, more transparent billing model for the municipalities it serves across the province.

The new model, which takes effect Jan. 1, 2015, reflects input from the Auditor General and municipalities to more fairly and transparently distribute policing costs.

The model includes two components: base policing costs such as crime prevention, proactive policing, officer training and administrative duties, and cost for reactive calls for service. Base policing will account for approximately 60 per cent of the bill, reactive calls will account for approximately 40 per cent.

This eliminates the large differences in the amounts municipalities were charged and provides municipalities with better data so they can understand the types of calls for police service in their community and direct crime prevention strategies.

The new model will be phased in over a period of up to five years to allow municipalities time to adjust their budgets.

A fair and transparent OPP billing model is part of the government's plan to invest in people, build stronger communities and make sure Ontario remains one of the safest places in North America.

QUOTES

"Updating the OPP billing model is about making it fairer, more transparent, and easier to understand. This new model helps ensure that costs to municipalities served by the OPP are shared fairly while enabling communities to direct their crime-prevention efforts towards saving money and keeping their communities safe."

— Yasir Naqvi, Minister of Community Safety and Correctional Services

"The new billing model is a positive step toward achieving greater equity and transparency in OPP municipal policing cost-recovery. It will address concerns brought forward by the Auditor General of Ontario and many of our municipalities. We are moving in the right direction with this model."

— J.V.N. (Vince) Hawkes, OPP Commissioner

QUICK FACTS

- The OPP provides policing services to 324 Ontario municipalities.
- The current OPP billing model was introduced in 1998 and has not been updated in 17 years.
- The OPP acted on the [Auditor General's 2012 report](#) in revising the billing model.
- The average per property cost for OPP services in 2015 is estimated to be \$355, compared to an average of \$787 (estimated) for self-policed municipalities.

LEARN MORE

New OPP Billing Model [\[link to backgrounder\]](#)

Jonathan Rose, Minister's Office, 416-325-8282
Sgt. Pierre Chamberland, Ontario Provincial Police, 705-329-6878
Brent Ross, Communications Branch, 416-314-7024

ontario.ca/safety
Disponible en français

GRCA Current



August 2014 · Volume 19, Number 8

GRCA General Membership

Chair Jane Mitchell

Vice-Chair Vic Prendergast

Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley

Tom Nevills

Townships of Mapleton and Wellington North

Pat Salter

Township of Centre Wellington

Joanne Ross-Zuj

Town of Erin, Townships of Guelph/Eramosa and Puslinch

John Brennan

City of Guelph

Bob Bell, Maggie Laidlaw

Region of Waterloo

Les Armstrong, Todd Cowan, Jan d'Ailly, Rob Deutschmann, Jean Haalboom, Ross Kelterborn, Geoff Lorentz, Claudette Miller, Jane Mitchell, Warren Stauch

Municipality of North Perth and Township of Perth East

George Wicke

Halton Region

J. Barry Lee

City of Hamilton

Jeanette Jamieson

Oxford County

Bruce Banbury

County of Brant

Brian Coleman, Steve Schmitt

City of Brantford

Robert Hillier, Vic Prendergast

Haldimand and Norfolk Counties

Lorne Boyko, Fred Morison

New volunteer program

A \$273,800 grant from the Ontario Trillium Foundation will allow the GRCA to set up a new formalized volunteer program over four years.

A volunteer coordinator will be hired to promote existing and new volunteer opportunities, develop a list of GRCA projects suitable for volunteers and match volunteers to the GRCA's needs. This new staff person will also seek support to make this program sustainable in the long-term and to ensure that health and safety processes are in place for volunteers.

GRCA staff members receive frequent questions about volunteer opportunities. Some of these can be accommodated in the area of tree planting, trail improvement and outdoor education, however until now many people have been referred to partner organizations.

This new program will engage new volunteers, help the GRCA look after passive lands and help connect people with the environment through outdoor experiences.

EAB to cost \$4 million

The GRCA expects to spend \$4 million over the next four years in response to the destruction caused by the emerald ash borer.

The GRCA's original plan called for spending of \$1 million each year between 2014 and 2017, mostly to remove hazard trees. This work was delayed in 2014 due to the need to reallocate resources to ice storm cleanup. The most recent forecast shows that \$200,000 will be spent this year for EAB, with the remaining \$3.8 million to be spent in future years.

The beetle is expected to kill all ash trees over a couple of centimetres in diameter within 10 to 15 years.

The cost of dealing with the arrival of this invasive beetle is subject to change due to many factors. These include the unpredictable rate of infestation, how and where hazard trees are removed and how much restoration will be done after trees are removed.

The forecast assumes that reserves will be used to fund infestation expenses. The money in those reserves is from the sale of surplus properties and can only be used for high-priority projects that have a provincial interest.

However, the GRCA is injecting 200 trees on GRCA land with a bioinsecticide to save these trees. The injections will be done every two years for eight to 10 years.

Mounting cleanup costs

Cleanup costs related to the ice storm last December continue to mount for the GRCA.

At the end of July, the cleanup cost was estimated at \$625,000, primarily due to hazard tree removal.

The province is helping municipalities and conservation authorities affected by the December 2013 ice storm by funding eligible response and recovery costs through a one-time Ice Storm Assistance Program. Eligible costs were incurred to protect public health and safety, or provide access to roads, sidewalks and frequently travelled routes.

The GRCA has already applied to the province for assistance in covering these costs and will be submitting its claim later this summer.

Campers of all ages

It is looking like a good year for people to get outdoors.

At the end of July, the Grand River Parks revenue was slightly more than \$3.8 million, which is on par with this time last year.

July was a busy month with many programs in the parks that were organized by both the GRCA and partner organizations.

Summer camp registration at the nature centres is also higher than last summer. The camps were 86 per cent full by the end of July and the program offerings at Apps' Mill are more extensive than in previous years. There are still a few spots left for



some camps in August.

Restoration work at Luther Marsh

A few restoration projects are taking place at Luther Marsh.

Spring tree planting saw about 25,000 trees planted at Luther this spring. Invasive species control of dog strangling vine will be carried out thanks to funding provided by a donor through the Grand River Conservation Foundation. Grassland restoration seeding was completed on four of five fields. The fifth field (27 hectares) will be sprayed and seeded in the fall.

Also at Luther, marsh and grassland bird surveys were completed.

Monitoring Asian carp

On July 7 the federal government announced a new Asian carp science lab has opened up in Burlington at the Canada Centre for Inland Waters.

This lab will allow scientists to quickly test fish DNA samples from the Great Lakes. This is part of the federal government's effort to identify the threat of Asian carp.

Two Asian carp were found last year near the mouth of the Grand River. Fortunately, they were sterilized fish and unable to reproduce.

The Department of Fisheries and Oceans (DFO) Aquatic Science staff continue to monitor the southern Grand River for Asian carp, however no more fish have been found.

Four species of Asian carp were brought from Asia to North America in the 1960s and '70s. Since then, they have migrated north through U.S. waterways towards the Great Lakes. Preventing them from spreading into the Great Lakes is the best way to prevent harm to Ontario's native fish species.

Wet July weather

Rainfall was above the long-term average across the watershed in July and there were many rainstorms.

At Burford, about 100 mm of rain fell overnight toward the end of the month.

Two water safety messages were issued by the GRCA in July — one on July 14 for the Grand River from Shand Dam to Fergus due



GRCA forester Ron Wu-Winter gets set to inject an ash tree with a bioinsecticide to save it from the emerald ash borer. This is expensive and needs to be done to each tree every two years for 10 years. The GRCA is injecting 200 trees across the watershed to save them.

to dam gate testing. The other was on July 28 warning of high flows throughout the watershed due to heavy rainfall at the end of the month.

The temperature averaged 18.5 degrees, which is a degree cooler than the long-term average at the Shand Dam. Lake Erie was higher than average at the end of the month.

CHRS 10 year monitoring report

The 10 year monitoring report about the Grand River and its tributaries for the Canadian Heritage Rivers System is now posted on the GRCA website.

This report is required because this is the 20th anniversary of the designation of these rivers as Canadian Heritage Rivers. It covers the new threats, changes and losses related to heritage and recreational values as well as natural features within the watershed since 2004.

The Heritage Working Group and many GRCA staff were consulted in preparing the report. It also features photos that were submitted to the GRCA photo contest.

Mill Creek rangers

The Mill Creek Rangers and summer campers explored aquatic life in and near Mill Creek as it flows through Shade's Mills

in Cambridge on July 17.

The Rangers are four high school students and a university-aged crew leader who are spending the summer carrying out restoration projects along Mill Creek, which flows from the Guelph area to Cambridge (Galt) where it enters the Grand River.

The ranger crew is a project of the Friends of Mill Creek. They are employed for eight weeks to carry out projects to improve the health and diversity of Mill Creek.

This issue of GRCA Current was published in August 2014.

It is a summary of the July 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 Current.

Next board meeting: Friday, Aug. 22 at 9:30 a.m., GRCA Administration Centre.

Reports mentioned in GRCA Current: www.grandriver.ca/MeetingReports.

For coming events, please see www.grandriver.ca/Calendar.

The Grand Actions newsletter is available online at: www.grandriver.ca/GrandActions



PUBLIC NOTICE

Notice of Passing of Zoning By-Law 53/14

I.G.# 4

TAKE NOTICE that the Township of Puslinch Council passed By-Law 53/14 on August 13, 2014, under Section 34 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, pursuant to an application Ruth Louise Slater (File D14/SLA) – Part of Lot 18 & 19, Concession 8.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board (OMB). A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

To appeal this zoning by-law a **notice of appeal** must be filed with the Township Clerk, at the address noted below, **no later than September 4, 2014**. A copy of an appeal form is available from the OMB website at www.omb.gov.on.ca or by contacting the Township Clerk.

The Notice of Appeal must:

1. be in writing;
2. set out the reasons for the appeal; and
3. be accompanied by the fee prescribed under the *Ontario Municipal Board Act* in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

A key map and an explanation of the purpose and effect of the by-law are outlined on page 2. The complete by-law is available for inspection in the Township Clerk's Office during regular office hours.

DATED August 15, 2014.

Karen Landry, CAO/Clerk
7404 Wellington Road 34, Guelph, ON N1H 6H9
Telephone: 519-763-1226
klandry@puslinch.ca

EXPLANATORY NOTE: BY-LAW NO. 53/14

By-law Number 53/14 amends the Township of Puslinch Zoning By-law 19/85 by rezoning Part of Lot 18 & 19, Concession 8, from an AGRICULTURAL (A) ZONE to a Estate Residential (ER2) ZONE.

The purpose of the zone change on the subject property is to provide consistency in zoning with surrounding properties in the Fox Run subdivision.

This zoning by-law amendment has been filed to satisfy conditions of consent applications B57/13 and B58/13. These applications created both a vacant 0.42 ha (1.04 ac) parcel and a 0.62 ha (1.53 ac) parcel with an existing dwelling in the Country Residential area. These lots were granted provisional consent by the County Land Division Committee July, 25th 2013.

Key Map

