



Conservation
Halton

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Protecting the Natural
Environment from
Lake to Escarpment

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May 2014

Ms Karen Landry
CAO/Clerk
Township of Puslinch
RR #3
Guelph ON N1H 6H9

Dear Ms Landry:

Enclosed please find a copy of the 2013 Audited Financial Statements for Conservation Halton as approved by the Conservation Halton Board of Directors on April 24, 2014.

Yours truly

Marnie J. Piggot
Director, Financial & Administrative Services

Encl. (1)

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Township of Puslinch



Financial Statements of

CONSERVATION HALTON

Year ended December 31, 2013

CONSERVATION HALTON

Financial Statements

Year ended December 31, 2013

Independent Auditors' Report

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INDEPENDENT AUDITORS' REPORT

To the Directors of Conservation Halton

We have audited the accompanying financial statements of Conservation Halton ("the Entity") which comprise the statement of financial position as at December 31, 2013 and the statements of operations and change in accumulated surplus, changes in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

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

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



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Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Conservation Halton as at December 31, 2013, and its consolidated results of operations and the changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

April 24, 2014
Waterloo, Canada

CONSERVATION HALTON

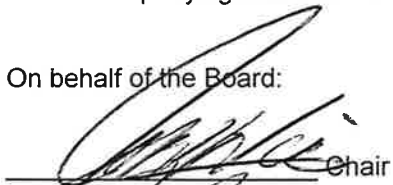
Statement of Financial Position


December 31, 2013, with comparative information for 2012

	2013	2012
Financial assets:		
Cash	\$ 951,962	\$ 1,054,540
Short-term investments (note 2)	8,737,636	9,270,297
Investment - Water Management System (note 3)	5,113,760	3,382,625
Accounts receivables (note 4)	725,207	536,793
	<u>15,528,565</u>	<u>14,244,255</u>
Financial liabilities:		
Accounts payable and accrued charges	1,382,499	1,837,175
Vacation pay and accumulated time entitlements	157,728	157,054
Deferred revenue (note 5)	5,151,067	5,111,466
Deferred revenue - capital and major projects (note 6)	880,748	914,294
Deferred revenue - Water Management System (note 3)	5,113,760	3,382,625
Long-term liabilities (note 7)	1,286,410	1,084,309
	<u>13,972,212</u>	<u>12,486,923</u>
Net financial assets	1,556,353	1,757,332
Non-financial assets:		
Tangible capital assets (note 8)	60,880,950	60,070,058
Prepaid expenses	243,415	247,197
Inventory	84,722	83,235
	<u>61,209,087</u>	<u>60,400,490</u>
Commitments (note 13)		
Accumulated surplus (note 9)	\$ 62,765,440	\$ 62,157,822

See accompanying notes to financial statements.

On behalf of the Board:


Chair


Vice-Chair

CONSERVATION HALTON

Statement of Operations and Change in Accumulated Surplus

Year ended December 31, 2013, with comparative information for 2012

	2013 Budget	2013 Actual	2012 Actual
Revenue:			
Municipal grants - operating	\$ 7,354,265	\$ 7,354,265	\$ 7,161,745
Ministry of Natural Resources, transfer payments	285,311	300,311	300,311
User fees and sales:			
Management/protection of public assets	322,505	549,985	445,794
Watershed communications	-	5,612	1,925
Watershed environmental services	1,148,500	1,093,373	985,782
Watershed experience	9,853,640	10,833,409	9,932,730
Corporate services	129,000	128,491	149,930
Special programs and projects	190,000	475,393	334,237
Source water protection	584,817	448,886	900,940
Major projects	1,191,167	985,742	809,856
Total revenue	21,059,205	22,175,467	21,023,250
Expenses:			
Management/protection of public assets	4,210,980	4,423,265	4,096,525
Watershed communications	791,173	783,819	765,422
Watershed environmental services	2,356,160	2,276,182	2,225,419
Watershed experience	9,148,108	9,578,348	8,619,868
Corporate services	2,851,856	2,914,574	2,597,322
Special programs and projects	190,000	462,774	322,779
Source water protection	597,817	456,232	902,908
Major projects	335,000	611,080	709,449
Debt financing charges	80,530	61,575	66,756
Total expenses	20,561,624	21,567,849	20,306,448
Annual surplus (note 9)	497,581	607,618	716,802
Accumulated surplus, beginning of year	62,151,822	62,157,822	61,441,020
Accumulated surplus, end of year	\$ 62,649,403	\$ 62,765,440	\$ 62,157,822

See accompanying notes to financial statements.

CONSERVATION HALTON

Statement of Changes in Net Financial Assets

Year ended December 31, 2013, with comparative information for 2012

	2013 Budget	2013 Actual	2012 Actual
Annual surplus	\$ 497,581	\$ 607,618	\$ 716,802
Acquisition of tangible capital assets	(3,839,600)	(2,478,263)	(3,164,057)
Amortization of tangible capital assets	1,574,000	1,573,685	1,396,104
Net carrying amount of disposed tangible capital assets	-	93,686	211,497
	(1,768,019)	(203,274)	(839,654)
Change in prepaid expenses	-	3,782	2,537
Change in inventories	-	(1,487)	8,892
Net change in net financial assets	(1,768,019)	(200,979)	(828,225)
Net financial assets, beginning of year	1,757,332	1,757,332	2,585,557
Net financial assets, end of year	\$ (10,687)	\$ 1,556,353	\$ 1,757,332

See accompanying notes to financial statements.

CONSERVATION HALTON

Statement of Cash Flows

Year ended December 31, 2013, with comparative information for 2012

	2013	2012
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 607,618	\$ 716,802
Items not involving cash:		
Amortization	1,573,685	1,396,104
Loss on disposal of tangible capital assets	93,686	211,497
	<u>2,274,989</u>	<u>2,324,403</u>
Change in non-cash working capital balances:		
Accounts receivable	(188,414)	50,163
Inventory	(1,487)	8,892
Accounts payable and accrued charges	(454,676)	372,481
Vacation pay and accumulated time entitlements	674	(8,086)
Deferred revenue	39,601	372,511
Deferred revenue - capital and major projects	(33,546)	(207,569)
Prepaid expenses	3,782	2,537
	<u>1,640,923</u>	<u>2,915,332</u>
Capital transactions:		
Acquisition of tangible capital assets	(2,478,263)	(3,164,057)
Investing activities:		
Investment - Water Management System	(2,222,527)	(610,802)
Accrued interest receivable	491,392	(112,667)
	<u>(1,731,135)</u>	<u>(723,469)</u>
Financing transactions:		
Deferred revenue – Water Management System	1,731,135	723,469
Proceeds from long-term debt	403,032	64,274
Repayment of long-term debt	(200,931)	(189,137)
	<u>1,933,236</u>	<u>598,606</u>
Net change in cash and cash equivalents	(635,239)	(373,588)
Cash and short-term investments, beginning of year	10,324,837	10,698,425
Cash and short-term investments, end of year	<u>\$ 9,689,598</u>	<u>\$ 10,324,837</u>
Comprised of:		
Cash	\$ 951,962	\$ 1,054,540
Short-term investments	8,737,636	9,270,297
	<u>\$ 9,689,598</u>	<u>\$ 10,324,837</u>
Supplemental cash flow information:		
Interest received	\$ 198,476	\$ 202,838

See accompanying notes to financial statements.

CONSERVATION HALTON

Notes to Financial Statements

Year ended December 31, 2013

Purpose of Organization:

Conservation Halton is established under the Conservation Authorities Act of Ontario to further the conservation, restoration, development and management of natural resources, exclusive of gas, oil, coal and minerals for the watersheds within its area of jurisdiction. The watersheds include areas in the Regions of Halton and Peel, the Township of Puslinch and the City of Hamilton.

Conservations Halton's mission is to protect and enhance the natural environment from lake to escarpment for present and future generations.

1. Significant accounting policies:

(a) Basis of accounting:

The financial statements of Conservation Halton are prepared by management in accordance with the Chartered Professional Accountants of Canada Public Sector Accounting Handbook for local government.

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measureable; expenses are recognized as they are incurred and measureable as a result of receipt of goods or services and the creation of a legal obligation to pay.

These financial statements do not include the activities of the Conservation Halton Foundation, a related incorporated registered charity with a mission to raise funds and profile for Conservation Halton projects and programs.

(b) Short-term investments and investments - Water Management System:

Short-term investments and investments - water management system are recorded at the lower of cost and market value based on quoted market prices. Losses are recorded when the decline in market value is other than temporary.

(c) Tangible capital assets:

Tangible capital assets are recorded at cost less accumulated amortization. Costs include all amounts that are directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Contributed tangible capital assets are recorded at fair value at the time of the donation, with a corresponding amount recorded as revenue on the same basis as the amortization expense related to the acquired tangible capital assets. Assets under construction are not amortized and are transferred into their relative asset category when available for productive use. Amortization is recorded on either a straight-line basis over the estimated life of the assets or by using the declining balance method.

CONSERVATION HALTON

Notes to Financial Statements, continued

Year ended December 31, 2013

1. Significant accounting policies (continued):

(c) Tangible capital assets (continued):

The following rates are used:

Asset	Basis	Useful Life - Years
Land improvements	Straight-line	30 to 50 years
Buildings and building improvements	Straight-line	25 to 50 years
Machinery and equipment	Straight-line	5 to 40 years
Furniture and fixtures	Straight-line	5 to 20 years
Infrastructure	Straight-line	20 to 75 years
Vehicles	Declining balance	30%
Computer hardware and software	Straight-line	5 to 10 years

(d) Reserves:

Reserves for future expenses and contingencies are established as required using the estimates of management. Increases or decreases in these reserves are made by appropriations to or from operations.

(e) Inventory:

Inventory is valued at the lower of cost and net realizable value. Cost is determined using specific identification of the cost of the individual items.

(f) Deferred revenue - Capital and Major Projects:

Conservation Halton receives certain amounts for which the related services have yet to be performed. These amounts are recognized as revenue in the fiscal year the related expenses are incurred or services performed. Funds received for the purchase of tangible capital assets are recognized when the related asset is purchased.

(g) Deferred revenue - Water Management System:

Conservation Halton is receiving funds for expenses to be incurred for the future operation of a water management system and management of certain lands. These funds are externally restricted and cannot be drawn until Conservation Halton commences management of the lands. These amounts will be recognized as revenues when the relating expenses are incurred or management services performed.

CONSERVATION HALTON

Notes to Financial Statements, continued

Year ended December 31, 2013

1. Significant accounting policies (continued):

(h) Revenue recognition:

Municipal levies, government transfers and funding for projects are recognized as revenue when the transfer is authorized, any eligible criteria has been met and the amount can be reasonably estimated.

User charges and fees are recognized as revenue in the period in which the related services are performed.

(i) Use of estimates:

The presentation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future.

(j) Adoption of new accounting standard:

On January 1, 2013, the Authority adopted Public Sector Accounting Standard PS 3510 – Tax Revenue. The standard was adopted retrospectively. The new standard provides guidance on the entities that are able to record tax revenue on their financial statements.

Under PS 3510, only the entity that levies the tax will record tax revenue in their financial statements. All other entities who receive revenue from taxes as transfers from the original taxing authority (the Municipalities) will record these amounts as grants in their financial statements.

As a result of adopting PS 3510, the Authority now presents the levies from Municipalities as grants.

2. Short-term investments:

	2013	2012
Business investment account	\$ 181,408	\$ 1,007,257
Guaranteed investment certificates	5,000,000	4,811,983
Pooled funds	3,556,228	3,451,057
Total	\$ 9,737,636	\$ 9,270,297

The guaranteed investment certificates have effective rates of 1.25% to 1.60% (2012 – 1.36% to 1.40%). Interest is receivable on the date of maturity. Maturity dates range from June 13, 2014 to November 12, 2014. The business investment account and pooled funds (which include money market, bond and equity funds) earn interest at variable rates which is paid monthly.

CONSERVATION HALTON

Notes to Financial Statements, continued

Year ended December 31, 2013

3. Investment/Deferred revenue - Water Management System:

Conservation Halton entered into an agreement for the transfer of a Water Management System and its long-term operation with an estimated time line of 2063. The agreement is based on the principle that the net costs associated with ongoing operation, maintenance and performance of the Water Management System will not be a financial liability to Conservation Halton.

To ensure that Conservation Halton should not have a net financial liability for the management of the water system, Conservation Halton will be receiving amounts from 2008 to 2017, as part of the agreement. The amounts received are to be invested in accordance with Municipal Act Regulations and will be managed by an Investment Committee as required by the agreement. At the time of transfer, Conservation Halton will be able to draw on the funds, only to facilitate the management of the water system.

The funds are invested as follows:

	2013	2012
Province of Ontario Bond, maturity date of January 13, 2020, 5% annual rate with interest paid on maturity	\$ 760,647	\$ 724,153
Province of Nova Scotia Bond, maturity date of June 1, 2021, 4.95% annual rate with interest paid on maturity	776,096	739,042
Province of Newfoundland maturity date of April 17, 2021, 4.62% annual rate with interest paid on maturity	715,326	683,533
ScotiMcLeod GIC, maturity date of May 8, 2013, 1.35% annual rate with interest paid on maturity	-	621,417
Scotiabank GIC, maturity date January 28, 2013, 1.4% annual rate with interest paid on maturity	-	614,480
ScotiMcLeod GIC, maturity date of January 28, 2014, 1.35% annual rate with interest paid on maturity	629,806	-
Scotiabank GIC, maturity date of January 28, 2014, 1.36% annual rate with interest paid on maturity	1,607,662	-
Scotiabank GIC, maturity date of January 28, 2014, 1.6% annual rate with interest paid on maturity	624,223	-
Total	\$ 5,113,760	\$ 3,382,625

CONSERVATION HALTON

Notes to Financial Statements, continued

Year ended December 31, 2013

7. Long-term liabilities:

	2013	2012
Capital lease for utility tractor and loader with monthly principal and interest payments at 6.5% interest rate, 36 month term due May 2013	\$ -	\$ 8,123
Capital lease for truck with monthly principal and interest payments at 6.24% interest rate, 36 month term due May 2014	4,358	13,187
Municipal debt financing, interest payments due annually at variable current interest rates 4.51% (2012 - 5.54%) and annual principal repayments due December 2021	1,282,052	1,062,999
	<u>\$ 1,286,410</u>	<u>\$ 1,084,309</u>

Principal repayments over the next five fiscal years and thereafter are as follows:

2014	\$ 198,413
2015	194,055
2016	194,055
2017	189,706
2018	180,149
Thereafter	330,032
	<u>\$ 1,286,410</u>

CONSERVATION HALTON

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2013

8. Tangible capital assets (continued):

2013	Land	Land Improvements	Buildings and building improvements	Machinery and equipment	Furniture and fixtures	Infrastructure	Vehicles	Computer hardware and software	Assets under construction	Total
Cost, beginning of year	\$ 32,647,989	\$ 457,631	\$ 11,548,117	\$ 7,702,818	\$ 338,944	\$ 22,814,293	\$ 2,043,249	\$ 1,046,875	\$ 78,410	\$ 78,678,326
Additions	-	88,914	208,796	333,018	6,053	309,364	541,063	184,084	806,971	2,478,263
Disposals	-	-	(50,251)	(232,758)	-	(5,376)	(367,313)	(96,184)	-	(751,882)
Transfers	-	20,639	-	880	-	53,841	-	-	(75,360)	-
Cost, end of year	32,647,989	567,184	11,706,662	7,803,958	344,997	23,172,122	2,216,999	1,134,775	810,021	80,404,707
Accumulated amortization, beginning of year	-	250,930	3,133,797	2,931,233	135,268	10,184,445	1,390,231	582,364	-	18,608,268
Amortization	-	10,523	269,827	430,968	16,492	426,306	279,796	139,773	-	1,573,685
Disposals	-	-	(9,548)	(227,246)	-	(4,961)	(352,366)	(64,075)	-	(658,196)
Accumulated amortization, end of year	-	261,453	3,394,076	3,134,955	151,760	10,605,790	1,317,661	658,062	-	19,523,757
Net carrying amount, end of year	\$ 32,647,989	\$ 305,731	\$ 8,312,586	\$ 4,669,003	\$ 193,237	\$ 12,566,332	\$ 899,338	\$ 476,713	\$ 810,021	\$ 60,880,950

CONSERVATION HALTON

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2013

8. Tangible capital assets (continued):

2012	Land	Land Improvements	Buildings and building improvements	Machinery and equipment	Furniture and fixtures	Infrastructure	Vehicles	Computer hardware and software	Assets under construction	Total
Cost, beginning of year	\$ 32,647,989	\$ 424,147	\$ 10,975,415	\$ 6,489,603	\$ 308,977	\$ 22,356,516	\$ 1,940,692	\$ 976,836	\$ 120,804	\$ 76,240,979
Additions	-	33,484	572,174	1,629,144	29,967	466,798	225,097	128,983	78,410	3,164,057
Disposals	-	-	(5,645)	(530,560)	-	(9,021)	(122,540)	(58,944)	-	(726,710)
Transfers	-	-	6,173	114,631	-	-	-	-	(120,804)	-
Cost, end of year	32,647,989	457,631	11,548,117	7,702,818	338,944	22,814,293	2,043,249	1,046,875	78,410	78,678,326
Accumulated amortization, beginning of year	-	241,870	2,882,206	2,912,271	119,266	9,774,071	1,302,826	494,867	-	17,727,377
Amortization	-	9,060	252,155	392,224	16,002	412,855	183,913	129,895	-	1,396,104
Disposals	-	-	(564)	(373,262)	-	(2,481)	(96,508)	(42,398)	-	(515,213)
Accumulated amortization, end of year	-	250,930	3,133,797	2,931,233	135,268	10,184,445	1,390,231	582,364	-	18,608,268
Net carrying amount, end of year	\$ 32,647,989	\$ 206,701	\$ 8,414,320	\$ 4,771,585	\$ 203,676	\$ 12,629,848	\$ 653,018	\$ 464,511	\$ 78,410	\$ 60,070,058

CONSERVATION HALTON

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2013

9. Accumulated surplus:

Accumulated surplus consists of operating surplus and reserves as follows:

	Balance at December 31, 2013	Excess of Revenue over expenses	Transfers (to) from reserves	Balance at December 31, 2012
Surplus - investment in tangible capital assets	\$ 60,880,952	\$ (1,667,371)	\$ 2,478,265	\$ 60,070,058
Surplus (deficit) - current funds	(3,665,917)	2,274,989	(1,052,470)	(4,888,436)
Total surplus	57,215,035	607,618	1,425,795	55,181,622
Reserves				
Glen Eden capital project reserve	3,052,976	-	(832,918)	3,885,894
Vehicle, equipment and building	592,513	-	(16,052)	608,565
Watershed management capital projects				
- municipal funds	67,275	-	26,100	41,175
Watershed management capital projects				
- self generated funds	253,111	-	22,600	230,511
Tax Supported Program Capital Projects				
- debt financing charges	230,059	-	41,692	188,367
Tax Supported Program - legal	204,091	-	4,000	200,091
Watershed experience capital projects				
- non tax supported	580,212	-	(658,285)	1,238,497
Watershed experience stabilization reserve	570,168	-	(12,932)	583,100
Total reserves	5,550,405	-	(1,425,795)	6,976,200
Accumulated surplus	\$ 62,765,440	\$ 607,618	\$ -	\$ 62,157,822

10. Pension agreements:

Conservation Halton belongs to the Ontario Municipal Employees Retirement Fund ("OMERS"), which is a multi-employer plan, on behalf of the members of its staff. This plan specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. The cost of the plan is the employer's contribution to the plan.

The 2013 employer portion of OMERS pension contributions was \$863,881 (2012 - \$755,787).

CONSERVATION HALTON

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2013

11. Budget amounts:

The 2013 budget amounts approved by Conservation Halton on October 25, 2012 were not prepared on a basis consistent with that used to report actual results under Public Sector Accounting Standards. The budget was prepared on a modified accrual basis while Public Sector Accounting Standards require a full accrual basis. The budget figures anticipated use of surpluses accumulated in previous years to reduce current year expenses in excess of current year revenues to \$nil. In addition, the budget expensed all tangible capital expenses rather than including amortization expenses. As a result, the budget figure presented in the statements of operations and changes in net financial assets represent the budget adopted by Conservation Halton on October 25, 2012, with adjustments as follows:

	2013 Actual	2012 Actual
Budget deficit for the year	\$ (1,308,034)	\$ (3,211,715)
Less: Amortization of tangible capital assets	(1,574,000)	(1,396,000)
Add: Acquisition of tangible capital assets	3,839,600	3,275,575
Add: Debt financing charges - principal portion	202,515	182,515
Less: Municipal debt financing	(662,500)	(200,000)
Budget surplus per Statement of Operations	\$ 497,581	\$ (1,349,625)

12. Contingencies:

Conservation Halton has been named as defendant or co-defendant in several lawsuits that have claims outstanding as at December 31, 2013. Conservation Halton anticipates any individual settlement amount will not exceed the limits of insurance coverage provided to Conservation Halton on the majority of the claims. For claims in which the claim amount exceeds the limit of insurance coverage provided to Conservation Halton the outcome is not determinable.

CONSERVATION HALTON

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2013

13. Commitments:

Conservation Halton has entered into contracts related to projects at Glen Eden, various dam studies and repairs, and leases for office equipment and vehicles. Commitments outstanding on these contracts to be paid beyond December 31, 2013 are as follows:

2014	\$	976,030
2015		463,760
2016		403,889
2017		48,979
2018		40,958
	\$	1,933,616

14. Internal financial reporting:

For internal financial budget reporting purposes, administration chargebacks and contributions between internal programs are reported.

The internal chargebacks and contributions for 2013 are as follows:

	2013 Budget (note 11)	2013 Actual	2012 Actual
Administration chargebacks to:			
Watershed Experience:			
Glen Eden	\$ 530,100	\$ 552,762	\$ 468,300
Conservation Areas	368,100	365,694	321,600
Source Water Protection	55,000	39,594	59,789
Capital Contribution from Glen Eden to Conservation Areas	130,000	130,000	140,000
Total operating grants	\$ 1,083,200	\$ 1,088,050	\$ 989,689

15. Comparative figures:

Certain comparative figures on the statement of operations under revenue and expenses have been reclassified to conform with the financial statement presentation adopted in the current year.

CONSERVATION HALTON

Notes to Financial Statements (continued)

Year ended December 31, 2013

16. Revenue and expenses by program:

2013	Management protection of public assets	Watershed communications	Watershed environmental services	Watershed experience	Corporate Services	Special programs and projects	Source water protection	Major projects	Debt financing charges	Reserve funding	Total
Revenue:											
Municipal levies	\$ 2,989,864	\$ 788,173	\$ 1,207,660	\$ 174,867	\$ 1,697,656	\$ -	\$ -	\$ 298,133	\$ 283,045	\$ 213,000	\$ 7,652,398
Provincial transfer payments	300,311	-	-	-	39,594	-	446,604	122,489	-	-	908,998
User fees, sales and other	549,985	5,612	1,093,373	10,833,409	88,897	475,393	2,282	565,120	-	-	13,614,071
	3,840,160	793,785	2,301,033	11,008,276	1,826,147	475,393	448,886	985,742	283,045	213,000	22,175,467
Expenses:											
Salaries, wages and benefits	2,602,199	628,517	2,219,300	5,946,344	2,205,593	84,506	325,722	239,069	-	-	14,251,250
Members per diems and expenses	-	-	-	-	25,030	-	-	-	-	-	25,030
Utilities, materials, supplies and maintenance	846,299	152,653	56,882	1,691,814	339,170	148,139	111,690	98,220	-	-	3,444,867
Property taxes	28,486	-	-	-	-	-	-	-	-	-	28,486
Purchased services	-	-	-	989,943	153,366	230,129	-	273,791	-	-	1,647,229
Legal	435,191	-	-	-	4,032	-	-	-	-	-	439,223
Vehicle and equipment leases	3,014	-	-	-	-	-	-	-	-	-	3,014
Minor capital	-	-	-	2,290	-	-	-	-	-	-	2,290
Debt financing charges	-	-	-	-	-	-	-	-	61,575	-	61,575
Amortization of tangible capital assets	505,102	2,649	-	886,690	165,857	-	13,387	-	-	-	1,573,685
Loss on disposal of tangible capital assets	5,460	-	-	61,267	21,526	-	5,433	-	-	-	93,686
Vehicle and equipment program recoveries	(2,486)	-	-	-	-	-	-	-	-	-	(2,486)
	4,423,265	783,819	2,276,182	9,578,348	2,914,574	426,774	456,232	611,080	61,575	-	21,567,849
Excess (deficiency) of revenues over expenses, for the year											
	\$ (583,105)	\$ 9,966	\$ 24,851	\$ 1,429,928	\$ (1,088,427)	\$ 12,619	\$ (7,346)	\$ 374,662	\$ 221,470	\$ 213,000	\$ 607,618

CONSERVATION HALTON

Notes to Financial Statements (continued)

Year ended December 31, 2013

16. Revenue and expenses by program (continued):

2012	Management protection of public assets	Watershed communications	Watershed environmental services	Watershed experience	Corporate Services	Special programs and projects	Source water protection	Major projects	Debt financing charges	Reserve funding	Total
Revenue:											
Municipal levies	\$ 3,154,788	\$ 767,626	\$ 1,200,687	\$ 174,867	\$ 1,614,264	\$ -	\$ -	\$ 343,671	\$ 249,513	\$ -	\$ 7,505,416
Provincial transfer payments	300,311	-	-	-	59,789	-	894,042	172,665	-	-	1,426,807
User fees, sales and other	445,794	1,925	985,782	9,932,730	90,141	334,237	6,898	293,520	-	-	12,091,027
	3,900,893	769,551	2,186,469	10,107,597	1,764,194	334,237	900,940	809,856	249,513	-	21,023,250
Expenses:											
Salaries, wages and benefits	2,687,150	624,115	2,172,299	5,234,939	1,938,212	43,668	667,696	217,700	-	-	13,585,779
Members per diems and expenses	-	-	-	-	26,318	-	-	-	-	-	26,318
Utilities, materials, supplies and maintenance	682,258	139,157	53,120	1,488,613	336,991	93,826	222,669	142,039	-	-	3,158,673
Property taxes	23,087	-	-	-	-	-	-	-	-	-	23,087
Purchased services	-	-	-	952,630	131,506	185,285	-	349,710	-	-	1,619,131
Legal	208,725	-	-	-	1,179	-	-	-	-	-	209,904
Vehicle and equipment leases	8,053	-	-	-	-	-	-	-	-	-	8,053
Minor capital	-	-	-	2,804	-	-	-	-	-	-	2,804
Debt financing charges	-	-	-	-	-	-	-	-	66,756	-	66,756
Amortization of tangible capital assets	460,326	2,150	-	767,196	153,889	-	12,543	-	-	-	1,396,104
Loss on disposal of tangible capital assets	28,584	-	-	173,686	9,227	-	-	-	-	-	211,497
Vehicle and equipment program recoveries	(1,658)	-	-	-	-	-	-	-	-	-	(1,658)
	4,096,525	765,422	2,225,419	8,619,868	2,597,322	322,779	902,908	709,449	66,756	-	20,306,448
Excess (deficiency) of revenues over expenses, for the year											
	\$ (195,632)	\$ 4,129	\$ (38,950)	\$ 1,487,729	\$ (833,128)	\$ 11,458	\$ (1,968)	\$ 100,407	\$ 182,757	\$ -	\$ 716,802

GRCA Current



May 2014 • Volume 19, Number 5

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

Flood waters rose high during spring melt

Rain and snowmelt meant that flood waters rose high in April and 11 flood messages were issued by the GRCA, including two flood warnings.

Fortunately the weather allowed for gradual melting of the river ice and snow pack with limited rainfall.

The two biggest reservoirs, Belwood Lake and Conestogo Lake, were filled to capacity in mid-April. Snow on the land was enough to fill the reservoirs two times over.

While flooding did occur in low-lying areas close to the waterways, the impact of the flooding was much less than it could have been because of the gradual melt.

The 11th flood message on April 16 was a termination notice.

While there were a few ice jams, these were relatively minor, considering the amount of ice in the river system.

Rivercams in Brantford and West Montrose

The GRCA has installed webcams at two locations along the Grand River to help with real-time monitoring of river conditions.

Every hour, at the top of the hour, the most recent photo and video are posted on the GRCA's rivercam page. These supplement the data that comes from the GRCA's network of river flow, rainfall and temperature monitoring stations.

One camera is in West Montrose near the covered bridge and looks downstream.

The other camera is in downtown Brantford looking downstream at the Veterans Memorial Parkway (formerly BSAR) bridge

These areas are prone to ice jams which can cause sudden increases in water levels and flooding. These cameras are particularly helpful during the winter and spring to monitor ice conditions and water levels.

Storm damage to trees

The GRCA now expects to spend more than \$400,000 on clean up related to ice storm damage. However as the clean up continues, this number could increase.

At the end of April GRCA spending on ice storm clean up had reached \$375,00.

The provincial government has announced a program to provide financial assistance to municipalities and conservation authorities that have been impacted by the ice damage.

If the GRCA is eligible for this funding program, then the majority of the clean up costs could be covered by the program.

Any costs not covered through this program will have to come from the GRCA's budget or from reserves. Program guidelines will be released in May.

Some delays to opening Grand River parks

Most Grand River Parks opened May 1, but there are some delays during the early part of the season due to continuing work to cleanup damaged trees left behind by the devastating December ice storm.

Clean up has been completed at Belwood Lake (Fergus), Brant (Brantford), Byng Island (Dunville), Laurel Creek (Waterloo), Rockwood (Rockwood) and Shade's Mills (Cambridge). Conestogo Lake opening has been delayed to May 15 due to the cleanup.

While the Elora Gorge opened May 1, camp sites on the south side will open May 15 and those on the north side will open in mid to late June. At Guelph Lake, some trails may remain closed and customers should check with park staff for up-to-date information.

At Pinehurst Lake day-use areas, camping areas and the Captain Kidd Trail are open, but other trails will remain closed until further notice.

At all parks, customers should use caution in wooded areas and be alert to hanging or damaged



branches and trees. Elora Quarry, Elora will open in June, as it normally does.

Unfortunately it will take even more time for the damage to be cleared away from the passive areas, and residents need to check the Newsroom for updates.

New website project

The GRCA is planning to redesign two websites and has a project team working toward this goal.

A consulting firm will be hired for each of two phases of this website project. The first phase is design and this is expected to be completed by the end of this year. The websites will then be built in 2015.

The websites are www.grandriver.ca and www.sourcewater.ca.

Plans are underway for former waterfowl park

The GRCA has taken the first steps towards rehabilitating the former Kortright Waterfowl Park on Niska Road in Guelph.

The 47 hectare park had been leased by the Niska Wildlife Foundation but the lease has ended and the land has now returned to the GRCA. For the rest of this year, the property will remain closed to the public while the GRCA carries out safety assessments and addresses deficiencies.

The GRCA intends to work with the community to develop a master plan for the property. The park opened in 1977 and was popular but attendance dropped off in the 1990s and the park was closed in 2005.

“No Trespassing” signs have been posted. GRCA staff will examine boardwalks, bridges, a dam and other water structures to see what state they are in. It’s also expected that there is considerable damage to the trees as a result of overgrazing by deer, as well as damage caused by several ice storms.

The GRCA is also urging the public to stay off the property to respect the privacy of two representatives of the Niska Wildlife Foundation who will continue to occupy a home and other buildings until the end of the year

Lots of camp programs

Grand River Parks and nature centre summer camps are great places for kids to con-



Extremely high river flows due to melting snow and rainfall in mid-April brought some flooding in low lying areas. This is the view from the Conestogo Dam when flows were around 170 cubic metres per second. They did get as high as 250 cms, compared to 4.5 cms during the summer. The fog was created by the cold lake water being discharged into 20-C air temperatures.

nect with nature this summer.

The GRCA has updated and increased the variety of summer camps on offer at the five nature centres locations (Belwood Lake, Rockwood, Guelph Lake, Laurel Creek and Apps’ Mill). Many kids come for a few weeks each summer. A few camps are already sold out but there are still many different types of camps for kids six to 16 years old.

Camp information is available on www.grandriver.ca/naturecentres and camp registration website is www.grandriver.eventbrite.ca.

In addition, nature centre staff are providing many visitor service programs suited to families at the Grand River parks. For more on these programs and on other GRCA events, check www.grandriver.ca/calendar.

40 years after the flood

On a beautiful sunny day 40 years ago — May 17, 1974 — residents of the Grand River watershed were shocked when floodwaters came barrelling down the river to overwhelm Galt and communities further south.

This 50-mm rainfall across the top of the watershed caused an estimated \$6.9 million (\$34.4 million in today’s dollars) in damage, excluding cleanup. After the deluge and the cleanup, a provincial inquiry into the flood

took months.

There were many lessons learned and changes made to prevent this from happening again. GRCA staff, municipal flood coordinators, emergency personnel and residents are always on the alert for flooding — especially now 40 years later during the spring of 2014.

This issue of *GRCA Current* was published in May 2014.

It is a summary of the April 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 copying, forwarding and distribution of *GRCA Current*.

Next board meeting: Friday, May 23 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 current issue of *Grand Actions* newsletter is available at: www.grandriver.ca/GrandActions



Copy	
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For Your Information	
Council Agenda	✓ May 21 2014
File	

RECEIVED

APR 22 2014

I.G.# 9

THE TOWNSHIP OF GUELPH/ERAMOSIA
Township of Puslinch
NOTICE OF COMPLETE APPLICATION

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990 as amended the Township of Guelph/Eramosa has received a complete application (ZBA 01/14) to amend Zoning By-law 57/1999.

THE LAND SUBJECT to the application is municipally known as 6939 Wellington Road 124 and legally known as Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B, in the former Township of Guelph, now in the Township of Guelph/Eramosa. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend the Township of Guelph/Eramosa's Zoning By-law 57/1999 to permit aggregate extraction on the site. The area of the proposed extraction is 42.25 hectares. Upon completion of the extraction operations, the area of the extraction is proposed to be rehabilitated to agriculture.

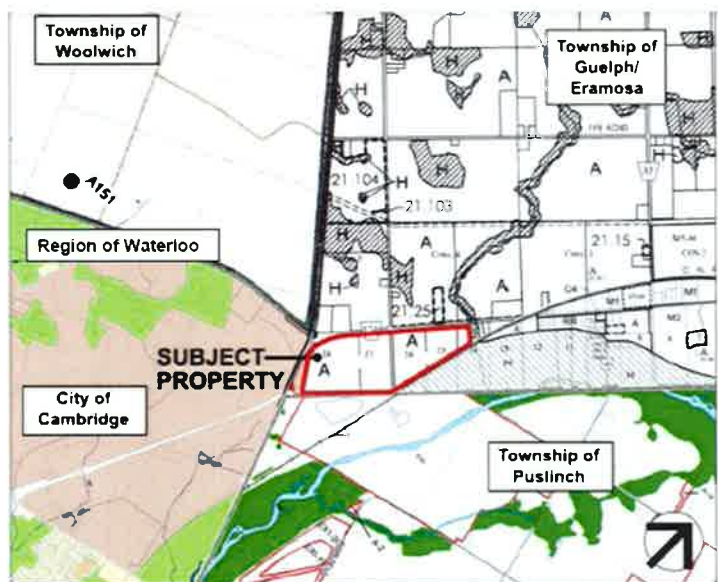
ADDITIONAL INFORMATION regarding the proposed amendment is available for inspection between 8:30 a.m. and 4:30 p.m. at the Township of Guelph/Eramosa Municipal Office as of the date of this notice.

LOCATION AND ZONING

Dated at the Township of Guelph/Eramosa this 17th day of April, 2014

Meaghen Reid, Clerk
Township of Guelph/Eramosa
8348 Wellington Road 124, P.O. Box 700
Rockwood, Ontario N0B 2K0
Telephone: (519) 856-9596 Ext. 107
Fax: (519) 856-2240
Email: mreid@get.on.ca

This document is available in larger font on the Township's website at www.get.on.ca. If you require an alternative format, please contact the Township Clerk.



Continuation of the Township of Guelph/Eramosa Zoning By-law No. 57/99, May 1999, July 2010, Amendment of the City of Cambridge Zoning By-law, Cambridge General Services Dept., February 15, 2011, Township of Guelph/Eramosa Zoning By-law 57/99, Schedule A Map 1 & 2, December 2008, Township of Puslinch Zoning By-law No. 1002, September 2, 2007.



8348 Wellington Road 124,
P.O. Box 700
Rockwood ON N0B 2K0
Tel: 519-856-9596
Fax: 519-856-2240
Toll Free: 1-800-267-1465

April 17, 2014

County of Wellington, Gary Cousins, Planning & Development Department
County of Wellington, Donna Bryce, Clerk
County of Wellington, Engineering Services - Roads Division
Community Emergency Management Coordinator, Linda Dickson
Miller, Thomson, Scott Galajda
R. J. Burnside & Assoc. Ltd., Harry Niemi
Grand River Conservation Authority
Union Gas Company Ltd., Shirley Brundritt, Lands Department
Canadian National Railway Properties, Raymond Beshro
Bell Access Network, Grand River Region, Gayle Widmeyer
Bell Canada, Lina Raffoul
Ministry of Municipal Affairs & Housing
Ontario Power General Inc., Executive Vice President, Law & Development
Upper Grand District School Board, Jennifer Passy
Conseil Scolaire de District Catholique Centre-Sud, Andrew Aazouz
Wellington Catholic District School Board, Dan Duszczyzyn
The French Language District School Board for South-Western & Central Ontario
Township of Guelph/Eramosa, Mike Newark, Chief Building Official
Township of Guelph/Eramosa, Saidur Rahman, Director of Public Works
Township of Guelph/Eramosa, Meaghen Reid, Clerk & Secretary of Heritage Committee
City of Guelph, John Osborne, Deputy Fire Chief
Township of Puslinch, Clerk
Regional Municipality of Waterloo, Clerk
Township of Woolwich, Clerk
City of Cambridge, Clerk
Ministry of Agriculture & Food
City of Guelph, Director of Planning
City of Guelph, Clerk
Ministry of Transportation
Ministry of Tourism, Culture, and Sport

Dear Sir/Madam:

Re: Zoning By-law Amendment Application ZBA 01/14 (Our File: D14 TR)
TriCity Lands Ltd
6939 Wellington Rd 124
Div B Part Lots 14, 15, and 16, and Lots 17 and 18
Assessment Roll No. 23 11 000 008 04200 0000

Please find enclosed the Notice of Complete Application for the above-noted application. In addition, enclosed for your review is a copy of an application to amend the Zoning By-law for the above-noted property.

Kelsey Lang
Acting Planning Administrator

Tel: 519-856-9596 ext. 112
klang@get.on.ca



CORPORATION OF THE
TOWNSHIP OF GUELPH/ERAMOSA

ZONING BY-LAW AMENDMENT APPLICATION FORM
To Amend a Zoning By-law Under Sections 34, 39 or 39.1 of the Planning Act

Township File No:	OFFICE USE ONLY	
APPLICATION FOR: (Please check one box) <input checked="" type="checkbox"/> Section 34 (Zoning By-law amendment/Re-zoning) <input type="checkbox"/> Section 39 (Temporary Use) <input type="checkbox"/> Section 39.1 (Garden Suite)	Date Received:	
	Date Fee/Deposit Accepted:	
	Deposit: \$	Fee: \$
	Received by:	

1. CONTACT INFORMATION: (All communication will be directed to the Primary Contact only)

Primary Contact: Glenn Harrington

a) Registered Owner(s): Tri City Lands Ltd.

(List all owners and contact information if multiples exist)

Mailing Address: Snyder Road, P.O. Box 209

Home Phone: _____ Home Fax: _____

Business Phone: (519) 634-5110 Business Fax: (519) 634-1004

Email Address: ricke@tricitymaterials.ca

b) Agent: Harrington McAvan Ltd.

Mailing Address: 6882 14th Avenue

Home Phone: _____ Home Fax: _____

Business Phone: (905) 294-8282 Business Fax: (905) 294-7623

Email Address: glenn@harringtonmcavan.com

c) Other: _____
(Please provide contact information for all relevant consultants such as surveyor, planner, engineer, solicitor, architect, etc.)

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Civic Address(es): 6939 Wellington Road 124

Township of Guelph/Eramosa, County of Wellington

b) Concession(s): B Lot(s): 14-18 Division: _____

c) Geographic Township (former municipality): Guelph

d) Registered Plan No.: 61R-10539 Lot(s)/Block(s): _____

e) Reference Plan No.: 61R-20096 Parts: _____

f) Dimension of subject lands:

Frontage (m)	Depth (m)	Area (ha)
1350	470	51.16

g) Does the registered owner own the abutting lands? Yes No

If yes, please provide the civic or legal address of the property

See Site Plans for other lands under same ownership.

3. NAME(S) OF MORTGAGEE/LESSEE/ETC:

If known, the names and addresses of the holders of any mortgages, charges or other encumbrances with respect to the land(s).

4. PROVINCIAL POLICY STATEMENT

Provide a statement explaining how the application is consistent with policy statements issues under Section 3(1) of the *Planning Act* (e.g. the Provincial Policy Statement, 2005).

The proposed application conforms to the Provincial Policy Statement, see Planning Analysis Report (Harrington McAvan Ltd., February 2014).

5. PROVINCIAL PLANS

- a) Is the subject land within an area of land designated under any provincial plan(s)? Yes No
- b) If the answer to the above is YES, please provide a statement as to whether the application conforms to or does not conflict with the applicable provincial plan(s) (e.g. the Growth Plan for the Greater Golden Horseshoe, 2006):

The proposed application conforms to the Growth Plan for the Greater Golden Horseshoe, see Planning Analysis Report (Harrington McAvan Ltd., February 2014).

6. OFFICIAL PLAN

- a) List the current designation(s) of the subject lands in the County of Wellington Official Plan (the "County OP").

Prime Agricultural and Mineral Aggregate Area.

- b) How does this Application conform to the current County OP?

The proposed application conforms to the Wellington County Official Plan, see Planning Analysis Report (Harrington McAvan Ltd., February 2014).

- c) If an amendment to the County OP is required please provide basic details of the amendment including if the amendment proposes to change/add/delete/replace policy(ies) or a designation. Include any additional uses that would be permitted on the subject lands as a result of the amendment.

N/A

7. ZONING BY-LAW

- a) List the current zone(s) that apply to the subject lands.

Agricultural (A)

- b) Explain why you are applying to amend the Zoning By-law. What is the purpose of the application?

Rezone the property from "A- Agricultural" to "M3 - Extractive Industrial" to permit aggregate extraction on the site.

- c) Explain the proposed amendment to the Zoning By-law, including any proposed change, deletion, replacement or addition to the regulations or mapping. Please list additional permitted uses and Zoning By-law section numbers (where applicable). – attach additional sheets as required

See attached figure - Amendment to the Township of Guelph/ Eramosa Zoning By-law No. 57-1999.

8. EXISTING USE

- a) Date the subject land was acquired by the current Owner: 2013

- b) What land uses are adjacent to the subject lands?

To the north: Agriculture

To the south: Licenced aggregate site

To the west: Agriculture

To the east: Licenced aggregate site/ Speed River

- c) Existing uses of the subject land: _____
Agriculture

- d) Length of time that the existing uses have continued on the subject land: 20 years +

e) Provide details on the existing building(s) or structure(s): (If there are more than 3 building(s) or structure(s) please provide the required information on a separate sheet)

Type of Building/ Structure	Date Constructed	Front Yard (m)	Side Yard* (m)	Side Yard* (m)	Rear Yard (m)
See Site Plan					

* Specify in the heading of this table if it is the interior or exterior side yard. If both are interior side yards please provide a label (e.g. East Side Yard) to differentiate them.

f) Provide details on the dimensions of the existing building(s) or structures:

Building/Structure	Ground Floor Area (m ²)	Total Floor Area (m ²)	# of stories	Length (m)	Width (m)	Height (m)
See Site Plans						

How many parking and/or loading stalls exist on the subject lands? 0

9. PROPOSED USE

Proposed uses of the subject land

Aggregate extraction.

c) Provide details on the proposed building(s) or structure(s): (If there are more than 3 building(s) or structure(s) please provide the required information on a separate sheet)

Type of Building/ Structure	Date Constructed	Front Yard (m)	Side Yard* (m)	Side Yard* (m)	Rear Yard (m)
Maintenance building(seeSitePlans)	TBD				
Scale/ scalehouse(seeSitePlans)	TBD				

* Specify in the heading of this table if it is the interior or exterior side yard. If both are interior side yards please provide a label (e.g. East Side Yard) to differentiate them.

d) Provide details on the dimensions of the proposed building(s) or structures:

Building/Structure	Ground Floor Area (m ²)	Total Floor Area (m ²)	# of stories	Length (m)	Width (m)	Height (m)
Maintenance building (see Site Plans)	TBD					
Scale/ scalehouse (see Site Plans)	TBD					

e) How many parking and/or loading stalls are proposed for the subject lands? 0

10. ACCESS

a) Access to the subject land is provided by (please check appropriate box(es)):

(Please include the road name on the line provided)

- Provincial Highway _____
- Regional Road Wellington Road 124 (County Road 124)
- Township Road (Year-Round Maintenance) _____
- Township Road (Seasonal Maintenance) _____
- Private Road/Right-of-Way _____
- Water

b) If access to the subject land is by water only, indicate the following:

(Please provide written confirmation of parking and docking facilities)

Docking facility: _____

Distance from docking to subject land: _____m Distance from docking to nearest public road: _____m

Parking facility: _____

Distance from docking to parking: _____m. Distance from parking to nearest public road: _____m

11. SERVICES

a) Water is provided to the subject lands by:

- Municipal water supply
- Private Well
- Privately owned/operated communal well
- Lake or other body of water
- Other: _____

b) Sewage disposal is provided to the subject lands by:

- Municipal sanitary services
- Private sewage/septic system
- Privately owned/operated communal well
- Privy
- Other: _____

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, then a servicing options report, and hydrogeological reports are required to be submitted with this application.

c) Storm drainage is provided to the subject lands by:

- Storm ditches
- Ditches
- Swales
- Natural
- Other: _____

12. OTHER PLANNING ACT APPLICATIONS

List any applications made under the *Planning Act* for the subject lands or lands within 120 metres of the subject lands.

Application	Municipal File No./ Ontario Regulation No.	Purpose of Application	Status
Official Plan Amendment (Section 22)			
Zoning By-law Amendment (Section 34) or Ministers Zoning Order (Section 47)			
Site Plan (Section 41)			
Minor Variance (Section 45)			
Plan of Subdivision (Section 51)/ Condominium (<i>Condominium Act</i>)			
Consent/severance (Section 53)			

13. ADDITIONAL INFORMATION

If any of the items below are applicable please provided the required information on a separate sheet.

- If the subject lands are within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement about the re-zoning proposed by this application and these requirements.
- If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the official plan amendment that deals with the matter.

- If the subject lands are within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

14. REQUIRED SKETCH PLAN

A planner, surveyor, engineer, architect or other appropriate professional should prepare the required sketch plan. The required sketch must be drawn to a metric scale, including metric measurements, and show at a **minimum**, the following information:

- The boundaries and dimensions (frontage, depth and area) of the subject land.
- The location size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- The approximate location of all topographical, natural and artificial features on the subject land(s) and on land that is adjacent to the subject land(s) that may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing land uses located upon land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an open or unopened Provincial, Regional or Township public road, a private road, or right-of-way.
- If access to the subject land is only by water, the location of the parking and docking facilities to be used.
- If the subject land has water frontage, label the river/lake name.
- The location and nature of any easement affecting the subject land.
- North arrow and metric scale of the sketch plan.
- Location and distances from property line of all proposed and existing structures in metric units.

AFFIDAVIT

I/We Glenn Harrington of the Town of Markham
(Applicant/Owner/Agent Name) *(Name of Local Municipality)*

in the County/Region of York, solemnly declare that all the statements contained in this application are true, and I/We, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

[Signature]
Signature of Agent/Applicant

March 10, 2014
Date

[Signature]
Signature of Commissioner

March 10/14
Date

Meaghen Reid, a
Commissioner, etc., County of
Wellington, while Clerk of
the Township of Guelph/Eramosa.

APPLICANT AUTHORIZATION FORM

I/We Rick Esbaugh
(Owner(s) name(s))
the registered owner(s) of Tri City Lands Ltd.
(municipal address or legal description of property)
hereby authorize Glenn Harrington/ Harrington McAvan Ltd.
(Applicant/Agent name and company)
to act as agent for the for the Application to Amend a Zoning By-law which relates to the above noted lands.


Owner's Signature

MAR 7/14
Date


ACKNOWLEDGEMENT

Each application must be accompanied by a deposit in the form of cash or a cheque payable to the **Corporation of the Township of Guelph/Eramosa** in the total amount of \$3,810.00, which includes a non-refundable administration fee of \$1,810.00, and a deposit of \$2,000.00. The Township will retain this deposit of \$2,000.00 until such time as the project has been completed and the applicant and the owner have paid all expenses incurred by the Township of Guelph/Eramosa in processing this application.

The applicant and the owner understand, acknowledge and accept that the Township of Guelph/Eramosa does not retain as full-time staff professional engineers, planners or solicitors. The Township of Guelph/Eramosa contracts out private firms for these services. The applicant and the owner **SHALL** be jointly and severally liable for paying to the Township of Guelph/Eramosa all costs it incurs in processing this application including but not limited to fees for planning, engineering and legal services, together with any Township of Guelph/Eramosa administration fees. The Township of Guelph/Eramosa shall notify the applicant and owner from time to time of any costs incurred by the Township and the applicant and the owner shall have thirty (30) days to pay the Township for those costs after notice is given. In the event that the applicant and the owner do not pay those costs within thirty (30) days, the Township has a right to apply the deposit against those costs and further to cease doing any work on the processing of this application until such time as all outstanding costs are paid in full and the deposit has been restored to the initial deposit amount set out in the guidelines.


Owner's Signature

MAR 7/14
Date


Signature of Applicant/Agent

March 18 - 14.
Date

In accordance with Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, please be advised that personal information obtained through this form is collected under the authority of the Planning Act, as amended and will be used solely to process this application. Questions regarding the collection of this information may be directed to the Clerk's Department at 519-856-9596 x 125

MORE INFORMATION? Township of Guelph/Eramosa, Gaetanne Kruse, Planning Administrator
8348 Wellington Road 124, P.O. Box 700, Rockwood, ON N0B 2K0 Office Hours 8:30 am – 4:30 pm
(519) 856-9596 Ext 112 Fax: (519) 856-2240 Toll Free: 1-800-267-1465 Email: gkruse@get.on.ca

CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

Application for Zoning By-law Amendment

GUIDELINES

- Introduction:** The submission of an application to the Township to amend the Zoning By-law is a requirement of the Ontario Planning Act. As such, this form must be completed and submitted to the Township accompanied by the required deposit. The purpose of these Guidelines is to assist persons in completing the application to amend the Zoning By-law. Should you require clarification on any matter covered by this application form, please contact the Municipal Office (see "Further Information" below).
- Deposit & Costs:** Each application must be accompanied by a deposit in the form of cash or cheque payable to the Corporation of the Township of Guelph/Eramosa. The applicant and the owner are jointly and severally liable for **ANY COSTS** incurred by the Township in processing this application. The deposit for a Zoning By-law Amendment application is \$2,000.00 plus \$1810 for administration costs. (See Acknowledgment)
- Supporting Materials:** Drawings: **All applications for Zone change must include a plan, drawn to scale, in metric units prepared by a qualified professional (i.e., planner, engineer, surveyor or architect), showing the following:**
1. The property affected by the application (subject property) including its boundaries and dimensions; and the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, side lot lines.
 2. The location of all natural and man-made features on or adjacent to the subject property (e.g., buildings, structures, fencing, parking areas, road allowances, railways, wells, septic areas, wooded areas, watercourses, ditches, etc.).
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application
 3. The uses of adjacent land (e.g., residential, agricultural, extractive, commercial, industrial, recreational, institutional, etc.) and related building or facilities;
 4. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
 5. All abutting properties owned by the applicant/owner (if any) and boundaries and dimensions of same;
 6. location and nature of any easements or restrictive covenants which affect the property, and the specific area (if only a portion of the subject property) subject to the Amendment(s);
 7. Whether subject land is within an area of land designated under any provincial plan(s).

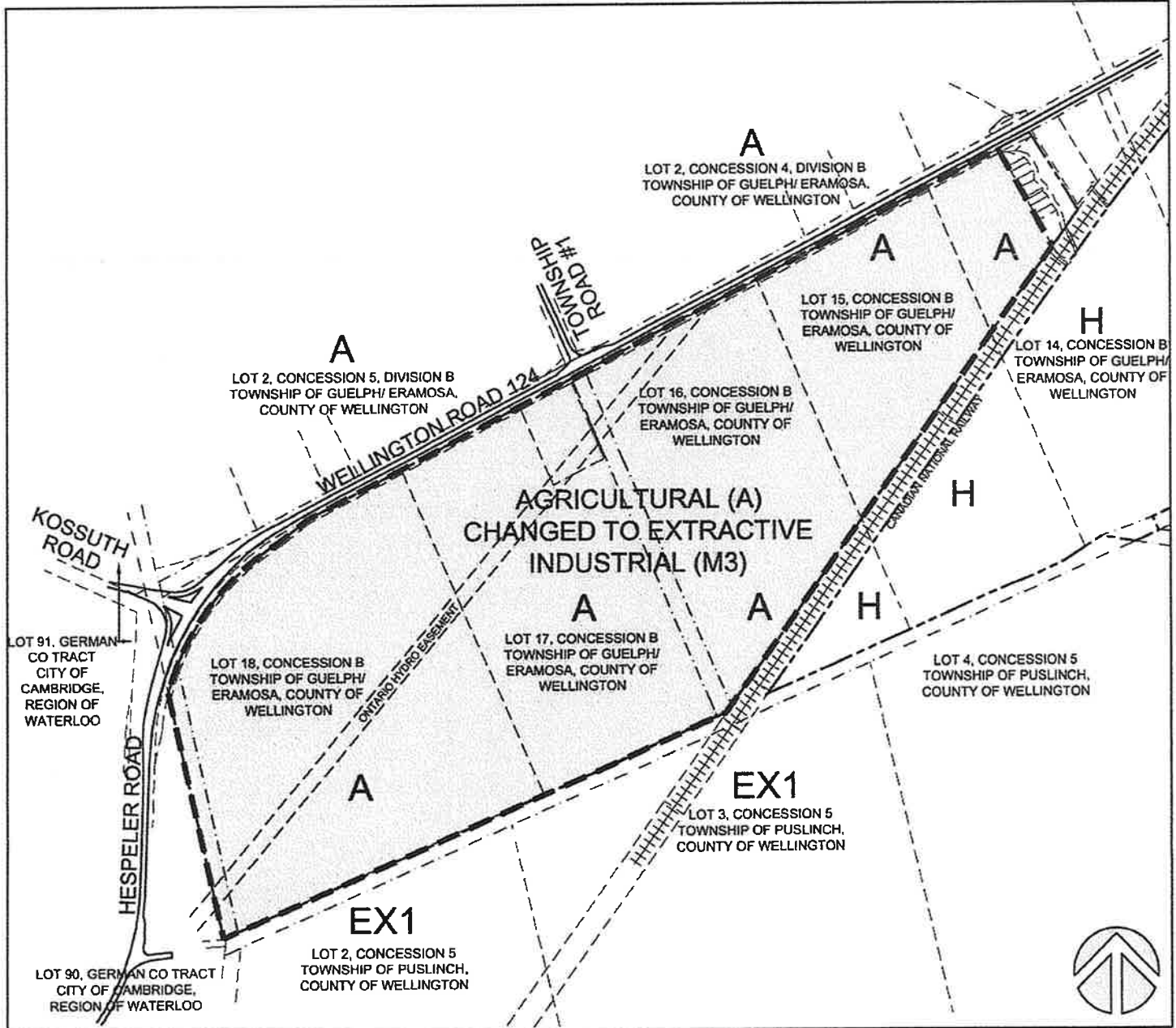
Depending upon the nature of the Zoning By-law Amendment, the applicant may be required to provide detailed information relevant to the application. This information is often a requirement of the Zoning By-law Amendment and may include studies or reports to address environmental, traffic, water supply, sewage disposal, storm water management, matters, etc.

Authorization: If the applicant is not the owner of the property affected by the proposed Amendment(s), the owner must sign and date this application (Page 3) and provide a written statement which must accompany this application, authorizing the applicant to act on behalf of the owner. The written statement by the owner must be signed and dated. The Acknowledgment must also be signed both by the Applicant and the Owner and dated.






Approval Process: Upon receipt of an application, the required deposit and other information as may be required, Council will determine whether the application can be processed. The applicant may be requested to attend various meetings, including a public meeting, to present the proposal. The applicant will be provided with notice of any decision made by Council concerning the application. Zoning Amendments are approved by Council.

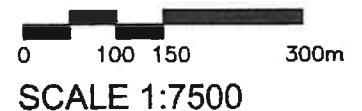
Further Information: Township of Guelph/Eramosa, Gaetanne Kruse, Planning Administrator
8346 Wellington Road 124, P.O. Box 700, Rockwood, ON N0B 2K0
(519) 856-9596 Ext 112, Fax (519) 856-2240 Toll free 1-800-267-1465
Office Hours 8:30 am – 4:30 pm Email: gkruse@get.on.ca

AMENDMENT TO THE TOWNSHIP OF GUELPH/ ERAMOSA ZONING BY-LAW No. 57/1999



LEGEND

<p> AREA TO BE REZONED FROM AGRICULTURAL (A) TO EXTRACTIVE INDUSTRIAL (M3)</p> <p>H HAZARD</p> <p>A AGRICULTURAL</p> <p>M3 EXTRACTIVE INDUSTRIAL</p>	<p> CANADIAN NATIONAL RAILWAY</p> <p> ROAD ALLOWANCE</p> <p> ONTARIO HYDRO EASEMENT</p> <p> LOT LINE</p>
--	--



**Notice of the Decision
of a Draft Plan of Condominium Subdivision
by The Corporation of the City of Guelph**

RECEIVED	
APR 17 2014	
Township of Puslinch	
I.G.# 10	
CLERK'S DEPARTMENT	
TO	
Copy	
Priory Street	
Inst. No. AS3504	
Council Agenda	11 May 21 2014
File	

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Part of Lots 1, 2 and 4, and all of Lot 3, and part of Priory Street (closed by inst. No. WC324515) and part of Priory St. (closed by inst. No. AS3504) Registered Plan 16, (23CDM14502), municipally known as 160 MacDonell Street, in the City of Guelph, County of Wellington.

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 8th day of April, 2014, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to for Part of Lots 1, 2 and 4, and all of Lot 3, and part of Priory Street (closed by inst. No. WC324515) and part of Priory St. (closed by inst. No AS3504) Registered Plan 16, (23CDM14502), municipally known as 160 MacDonell Street, in the City of Guelph, County of Wellington.

AND TAKE NOTICE that the applicant, or any person or public body that made a written submission before the Decision may, at anytime before the approval of the final plan of condominium subdivision, appeal any of the conditions imposed by the General Manager of Planning Services of the Corporation of the City of Guelph to the Ontario Municipal Board by filing a notice of appeal with the Clerk of The Corporation of the City of Guelph.

AND THAT any appeal to the Ontario Municipal Board in respect of the decision to approve the draft plan of condominium subdivision, or any of the conditions of the draft plan of condominium subdivision may be made by filing with the Clerk of The Corporation of the City of Guelph, not later than the 6th day of May, 2014, at 4:30 p.m., a notice of appeal setting out the objection and reasons in support of the objection. The applicable fee of \$125, **paid by cheque or money order**, made payable to the "Minister of Finance", must also be submitted with the appeal.

A copy of the Decision, including the conditions, is included. All of the related information for the draft plan of condominium subdivision is available for inspection at Planning & Building, Engineering and Environment office, City Hall, 3rd Floor, 1 Carden Street, Guelph, Ontario, during business hours (8:30 a.m. to 4:30 p.m., Monday to Friday).

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of the appeal regarding any changes to the conditions of approval unless the person or public body, before the decision, made written submissions or a written request to be notified of changes to the conditions.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of condominium subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a

notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. If you wish to appeal to the Ontario Municipal Board, the requisite appeal forms are available from the Ontario Municipal Board on their website at www.omb.gov.on.ca, or you may obtain the appeal forms from the City Clerk's Department, c/o ServiceGuelph, 1st Floor, City Hall, 1 Carden Street, Guelph, Ontario.

DATED at the City of Guelph this 16th day of April, 2014.

Blair Labelle
City Clerk
Guelph City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

COPY

April 8, 2014

RECEIVED
APR 14 2014
CITY CLERK'S OFFICE

Joseph Carapella
148-152 MacDonnell Ltd.
3800 Colonel Talbot Road
London ON
N6P 1H5

RE: 160 MacDonell Street Plan of Condominium, 23CDM14502

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning Services and as of the date of this letter, I have decided to approve the condominium plan for 160 MacDonell Street under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.

By copy of this letter, I am requesting the City Clerk to initiate the Notice of Decision circulation which will be mailed in accordance with Section 51(37) of the *Planning Act*. This Notice of Decision of the approval of the plan including conditions will be circulated for a 20 day time period during which, any person or public body may file a notice of appeal of the decision. Should no appeals be filed, the approval of the condominium plan of subdivision shall be deemed to have been made on the day after the last day for appealing the decision.

Once your condominium plan has received draft plan approval, when you wish to register your plan, please contact the Planning Services Staff and advise in writing how you have satisfied all of the conditions of draft plan approval.

If you have any questions on this file, please contact Michael Witmer, Development and Urban Design Planner, Planning Services at (519) 837-5616, extension 2790.

Yours truly,



Todd Salter
General Manager,
Planning Services

SL

MW/ts

cc: Blair Labelle, City Clerk
Kealy Dedman, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

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

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



REPORT

TO General Manager of Planning Services

SERVICE AREA Planning, Building, Engineering and Environment
DATE April 8, 2014

SUBJECT Proposed Draft Plan of Residential Condominium Subdivision
160 MacDonell Street (23CDM14502) – 148-152 MacDonnell Ltd.

REPORT NUMBER 14-34

RECOMMENDATION

Draft Plan of Condominium Approval, subject to the conditions outlined in **Schedule 2**.

BACKGROUND

The City of Guelph is in receipt of an application for Draft Plan of Condominium from 148-152 MacDonell Ltd (c/o Tricar Group). The application pertains to lands municipally known as 160 MacDonell Street. The subject property has an area of approximately 0.322 hectares.

The applicant is requesting draft plan approval for a one hundred and thirty-one (131) residential unit condominium building with an additional one (1) commercial unit, being registered in one (1) single phase. The land and building would be subdivided in accordance with the attached proposed Draft Plan of Condominium (**Schedule 3**).

The property is designated Central Business District in the Official Plan and is zoned CBD.1-8 (Specialized Central Business District One) in the City of Guelph's Zoning By-law. This application for draft plan of condominium approval does not affect the site's present Official Plan designation or zoning.

Final site plan approval (SP12A007) for phase 1 (main building) was granted by the City for this development on April 16th, 2013 (**Schedule 4**). Building permits have been issued and construction is currently ongoing. There is currently a separate and open site plan application for phase 2 (SP13A057), which includes landscaping and streetscaping elements. The phase 2 site plan application will not impact this application for draft plan of condominium approval.

Planning, Engineering and Environmental Services Comments

Planning Services recommends approval of this application for draft plan approval of a residential condominium, subject to the conditions outlined in **Schedule 2**. The development has received the necessary site plan approval and building permits have been issued. The conditions contained in **Schedule 2** will ensure that site development is completed to the satisfaction of the City, prior to the registration of the plan of condominium.

Location

160 MacDonell Street (**Schedule 1**); legally described as PART OF LOTS 1, 2 AND 4, AND ALL OF LOT 3, AND PART OF PRIORY STREET (CLOSED BY INST. NO. WC324515) AND PART OF PRIORY STREET (CLOSED BY INST. NO. AS3504) REGISTERED PLAN 16, CITY OF GUELPH, COUNTY OF WELLINGTON.

Summary of Proposal

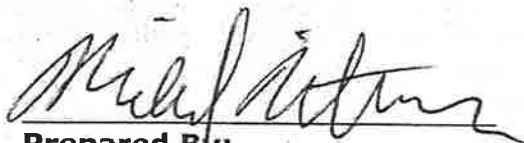
Request for draft plan approval of one hundred and thirty-one (131) residential unit condominium building with an additional one (1) commercial unit and common elements comprising of a common amenity area, drive aisles and visitor parking to be registered in one (1) phase.

DEPARTMENTAL & AGENCY CONSULTATION

The summary of comments received in the review of the application is included in **Schedule 5**.

ATTACHMENTS

- Schedule 1** - Location Map
- Schedule 2** - Conditions
- Schedule 3** - Proposed Condominium Plan
- Schedule 4** - Approved Site Plan
- Schedule 5** - Relevant Correspondence

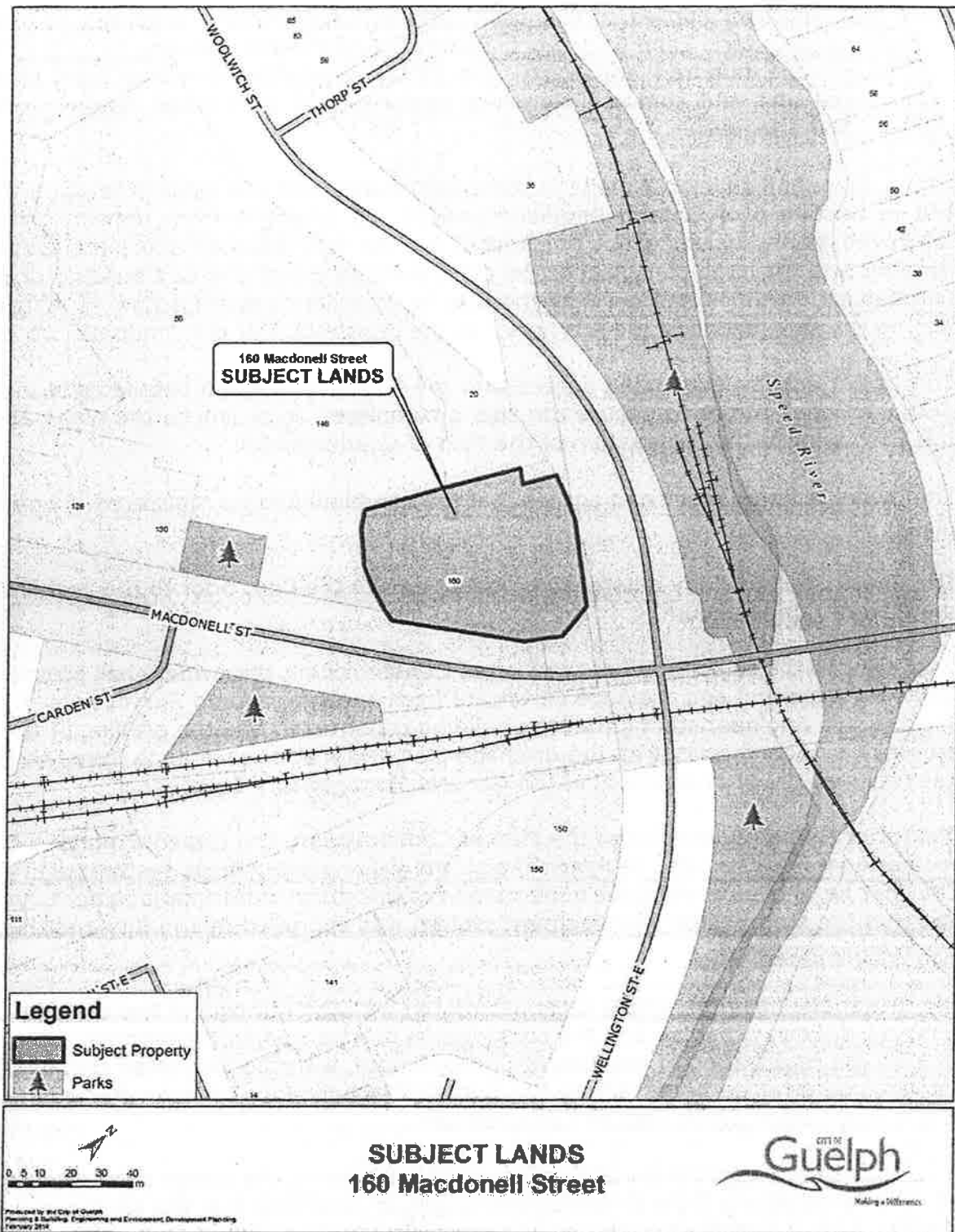


Prepared By:
Michael Witmer
Development and Urban Design Planner



Approved By:
Todd Salter
General Manager of Planning Services

**SCHEDULE 1
Location Map**



SCHEDULE 2

Conditions

- 1) That this approval applies to the draft plan of condominium prepared by Callon Dietz Incorporated Ontario Land Surveyors, Plan No. E-562 dated January 22, 2014, illustrating a total of one hundred and thirty one (131) residential dwelling units and one (1) commercial unit and common elements comprising of a common amenity area, visitor parking and drive aisles.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan, grading and drainage plan, landscape plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the condominium plan.
- 3) The owner acknowledges and agrees that the City shall make a detailed site inspection at 160 MacDonell Street to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium.
- 4) The owner acknowledges and agrees that the condominium be registered in one (1) phase.
- 5) The owner shall pay any outstanding debts owed to the City, prior to the registration of the Plan of Condominium.
- 6) That prior to the registration of the Plan of Condominium, the owner shall provide the City with a grading and drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the building constructed and the grading of the property is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the General Manager/City Engineer.
- 7) That prior to the registration of the Plan of Condominium, the owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
- 8) The owner shall pay the actual costs associated with the removal of the existing concrete driveway median and the construction of a new asphalt pavement driveway, prior to the registration of the Plan of Condominium, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the registration of the Plan of Condominium.
- 9) That prior to the registration of the Plan of Condominium, the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers,

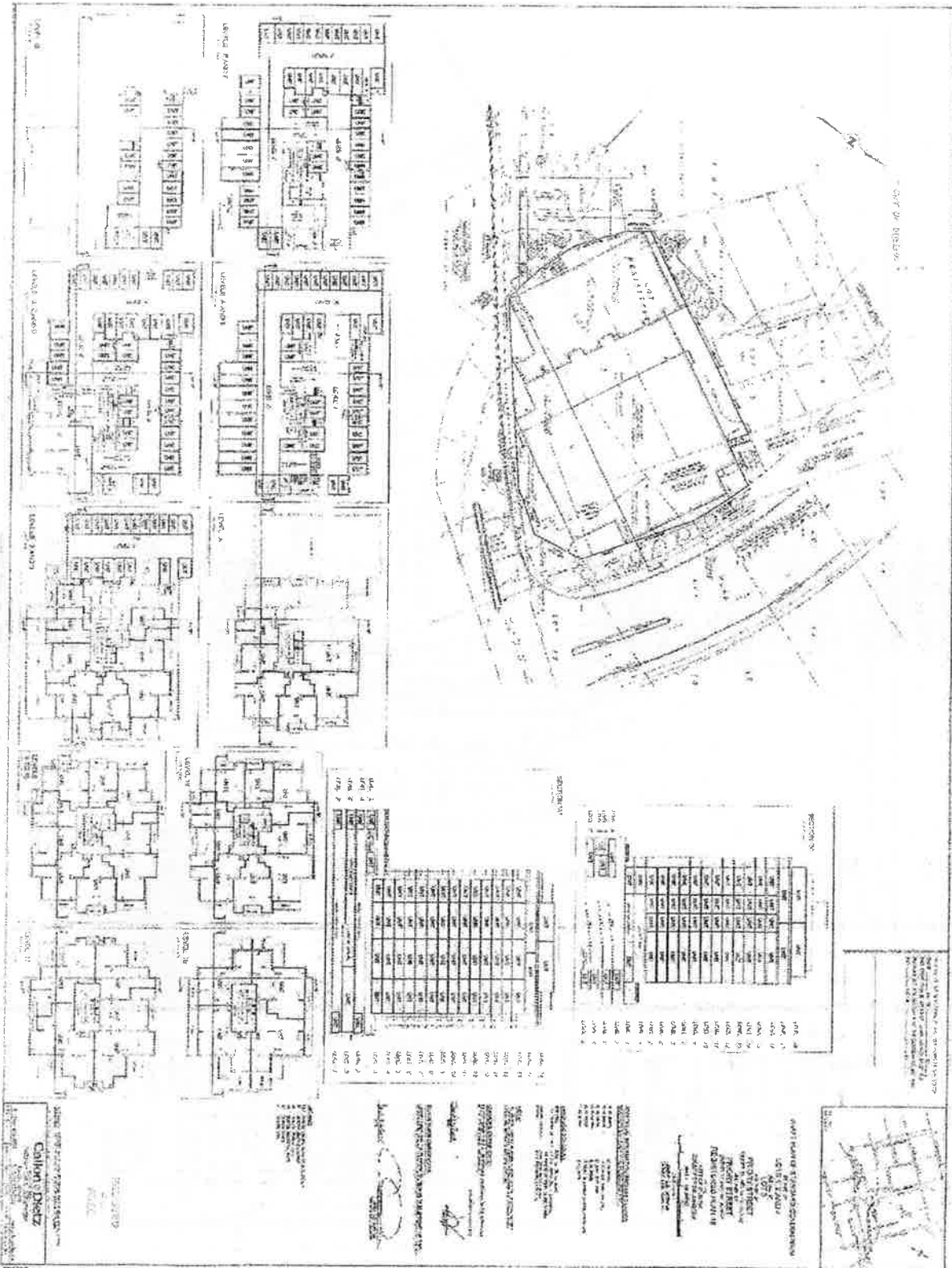
watermains, water distribution system, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.

- 10) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, watermains, water distribution system, serving the property and also identifies the locations where easements are required, prior to the registration of the Plan of Condominium.
- 11) That prior to the registration of the Plan of Condominium, the owner retains an Ontario Land Surveyor at their own expense to prepare and deposit at the Registry Office an appropriate Reference Plan to facilitate Agreements between the Developer and the City, which said Reference Plan will show the nature and extent of the encroachments upon the adjacent road allowances.
- 12) That prior to the registration of the Plan of Condominium, the owner enters into an Encroachment Agreement with the City, satisfactory to the General Manager/City Engineer and the City Solicitor, for the necessary encroachments upon the road allowances (landscaping, planters, concrete retaining walls, concrete piers, concrete steps, unit pavers and decorative railing). The owner shall replace and restore at their own cost all surface features including curb and gutter, sidewalks and boulevards and any underground services within the road allowance that may have been removed or damaged during site development.
- 13) That prior to the registration of the Plan of Condominium, the owner enters into a Maintenance Agreement with the City, satisfactory to the General Manager/City Engineer and the City Solicitor, for the necessary maintenance requirements for any approved improvements (such as landscaping, planters, concrete retaining walls, concrete piers, concrete steps, unit pavers and decorative railing) within the same.
- 14) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, watermains and water distribution system serving the condominium phase.
- 15) That prior to the registration of the Plan of Condominium, the owner agrees to include the following clause in the Condominium Declaration: *"That rooftop communications antennas are prohibited"*.
- 16) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the following warning clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"WARNING: GEXR or its assigns or successors in interest has or have rights-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and*

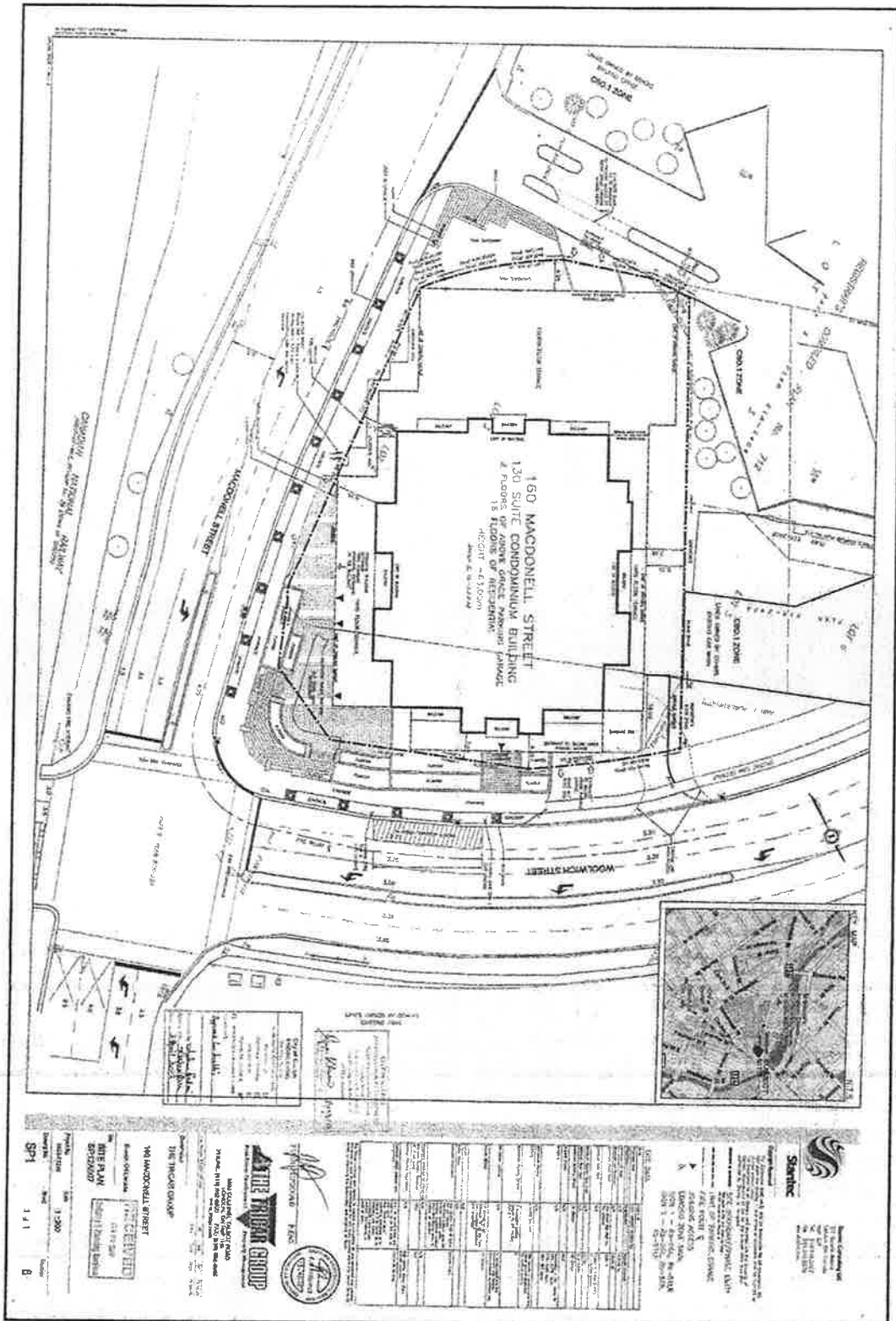
individual dwelling(s). GEXR will not be responsible for any complaints or claims from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- 17) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the following warning clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"WARNING: Ontario Southland Railway Inc. or its assigns or successors in interest has or have rights-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Ontario Southland Railway Inc. will not be responsible for any complaints or claims from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."*
- 18) Prior to the registration of the condominium plan or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
- 19) Further to requirements outlined in Condition 2, any works not completed for the current phase shall be completed prior to registration and/or the owner shall pay to the City a security amount representing the outstanding items not already secured through the site plan agreement therein as agreed to by the Manager of Development Planning.
- 20) That prior to the registration of the Plan of Condominium, the owner shall make all necessary arrangements to comply with Canada Post's multi-unit policy, which requires that the owner/developer supply, install and maintain the centralized mail Lock Box Assembly facility, at their own expense, to the satisfaction of the Canada Post Corporation.
- 21) The owner agrees to provide the City's Planning, Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD (*.dwg) format.
- 22) That this Draft Plan of Condominium Approval shall lapse on April 8, 2019.
- 23) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 21 have been satisfied or acknowledged, whatever the case shall be.

SCHEDULE 3 Proposed Condominium Plan



SCHEDULE 4 Approved Site Plan



SCHEDULE 5
Relevant Correspondence

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Development Planning		✓	<ul style="list-style-type: none"> Standard condominium conditions; railway warning clauses; no rooftop antennas
Engineering Services		✓	<ul style="list-style-type: none"> Standard condominium conditions; reconstruction of concrete driveway median on City's East Parkade lands
Finance	✓		
Parks Planning	✓		
Canada Post		✓	<ul style="list-style-type: none"> Provision of multi-unit mail boxes at owner's expense
Rogers Cable	✓		
Wellington Catholic District School Board	✓		
Fire Department	✓		
Guelph Hydro	✓		
Union Gas	✓		
Upper Grand District School Board	✓		
Guelph Police Services	✓		
Economic Development	✓		

Conditions:

160 MacDonell Plan of Condominium, File - 23CDM14502

- 1) That this approval applies to the draft plan of condominium prepared by Callon Dietz Incorporated Ontario Land Surveyors, Plan No. E-562 dated January 22, 2014; illustrating a total of one hundred and thirty one (131) residential dwelling units and one (1) commercial unit and common elements comprising of a common amenity area, visitor parking and drive aisles.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan, grading and drainage plan, landscape plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the condominium plan.
- 3) The owner acknowledges and agrees that the City shall make a detailed site inspection at 160 MacDonell Street to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium.
- 4) The owner acknowledges and agrees that the condominium be registered in one (1) phase.
- 5) The owner shall pay any outstanding debts owed to the City, prior to the registration of the Plan of Condominium.
- 6) That prior to the registration of the Plan of Condominium, the owner shall provide the City with a grading and drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the building constructed and the grading of the property is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the General Manager/City Engineer.
- 7) That prior to the registration of the Plan of Condominium, the owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
- 8) The owner shall pay the actual costs associated with the removal of the existing concrete driveway median and the construction of a new asphalt pavement driveway, prior to the registration of the Plan of Condominium, with the estimated cost of the works as determined necessary by the

General Manager/City Engineer being paid, prior to the registration of the Plan of Condominium.

- 9) That prior to the registration of the Plan of Condominium, the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.
- 10) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, watermains, water distribution system, serving the property and also identifies the locations where easements are required, prior to the registration of the Plan of Condominium.
- 11) That prior to the registration of the Plan of Condominium, the owner retains an Ontario Land Surveyor at their own expense to prepare and deposit at the Registry Office an appropriate Reference Plan to facilitate Agreements between the Developer and the City, which said Reference Plan will show the nature and extent of the encroachments upon the adjacent road allowances.
- 12) That prior to the registration of the Plan of Condominium, the owner enters into an Encroachment Agreement with the City, satisfactory to the General Manager/City Engineer and the City Solicitor, for the necessary encroachments upon the road allowances (landscaping, planters, concrete retaining walls, concrete piers, concrete steps, unit pavers and decorative railing). The owner shall replace and restore at their own cost all surface features including curb and gutter, sidewalks and boulevards and any underground services within the road allowance that may have been removed or damaged during site development.
- 13) That prior to the registration of the Plan of Condominium, the owner enters into a Maintenance Agreement with the City, satisfactory to the General Manager/City Engineer and the City Solicitor, for the necessary maintenance requirements for any approved improvements (such as landscaping, planters, concrete retaining walls, concrete piers, concrete steps, unit pavers and decorative railing) within the same.
- 14) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, watermains and water distribution system serving the condominium phase.

- 15) That prior to the registration of the Plan of Condominium, the owner agrees to include the following clause in the Condominium Declaration: *"That rooftop communications antennas are prohibited"*.
- 16) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the following warning clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"WARNING: GEXR or its assigns or successors in interest has or have rights-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). GEXR will not be responsible for any complaints or claims from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."*
- 17) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the following warning clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"WARNING: Ontario Southland Railway Inc. or its assigns or successors in interest has or have rights-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Ontario Southland Railway Inc. will not be responsible for any complaints or claims from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."*
- 18) Prior to the registration of the condominium plan or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
- 19) Further to requirements outlined in Condition 2, any works not completed for the current phase shall be completed prior to registration and/or the owner shall pay to the City a security amount representing the outstanding items not already secured through the site plan agreement therein as agreed to by the Manager of Development Planning.
- 20) That prior to the registration of the Plan of Condominium, the owner shall make all necessary arrangements to comply with Canada Post's multi-unit

policy, which requires that the owner/developer supply, install and maintain the centralized mail Lock Box Assembly facility, at their own expense, to the satisfaction of the Canada Post Corporation.

- 21) The owner agrees to provide the City's Planning, Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD (*.dwg) format.
- 22) That this Draft Plan of Condominium Approval shall lapse on April 8, 2019.
- 23) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 21 have been satisfied or acknowledged, whatever the case shall be.

**Notice of Study Completion
City of Cambridge Sanitary Servicing Master Plan
Municipal Class Environmental Assessment Study**

I.G.# 11

Background

The City of Cambridge has completed a City-wide Sanitary Servicing Master Plan to identify a preferred strategy to support existing servicing needs and projected growth. This strategy accommodates anticipated demands as identified through the City's Official Plan, the City's Zoning By-Law and the Region of Waterloo's Transit Corridor Strategy.

The study area for the City of Cambridge Sanitary Servicing Master Plan (refer to map) is defined as the City of Cambridge limits and encompassed the entire existing urban area and new service areas expected as per the City's Official Plan.

The Class EA Process

This Notice signals the completion of the City of Cambridge Sanitary Servicing Master Plan - a study that outlined existing problems and opportunities within the sanitary sewer system, considered and evaluated future growth within the City, identified capital projects that are necessary to meet the demands of the anticipated City growth, evaluated 13 sanitary pumping stations, reviewed existing and future staffing requirements to operate, maintain and inspect the sanitary sewer system, recommended policy changes to provide staff with the authority to complete their mandate and finally provided a fiscal framework that will the sanitary sewer department to operate the sanitary system until 2033..

The Study followed the approved master planning process as outlined in Section A.2.7 (Approach #1 in Appendix 4) of the Municipal Engineer's Association (MEA) Municipal Class Environmental Assessment (October 2000, as amended in 2011).

The Class EA process included public and review agency consultation, an evaluation of alternatives, an assessment of the potential environmental effects of the proposed improvements, and identification of reasonable measures to mitigate any adverse impacts that may result. This Servicing Master Plan provides a basis for future investigations of any specific Schedule B and C projects that are proposed within.

Subject to comments received during the 30 day review period, it is anticipated that the implementation of the projects, policies and procedures identified within this report will proceed. The Project File documenting the project planning process, study information, proposed solutions, policy recommendations and fiscal review will be available for public review on April 18, 2014 at the following location.

**The City of Cambridge
50 Dickinson Street, 3rd Floor
Transportation and Public Works Counter
Cambridge, Ontario, N1R 5W8**

Interested parties may provide written comments to the City of Cambridge within thirty (30) calendar days from the date of this Notice. If concerns regarding the project cannot be resolved in discussions with the City of Cambridge, a person may request that the Ministry of the Environment make an order for the project to comply with Part II of the Environmental Assessment Act (referred to as a Part II Order), which addresses individual environmental assessments.

Requests for a Part II Order must be received by the Minister at the address below within 30 days of this Notice:

**Ministry of the Environment
Environment Assessment Branch
77 Wellesley Street West
11th Floor, Ferguson Block
Toronto, Ontario, M7A 2T5**

If you have any questions or comments or wish to obtain more information, please contact:

Mr. Mike Hausser, P.Eng.
Director of Asset Management & Support Services
City of Cambridge
50 Dickson Street, 3rd Floor
Cambridge, ON N1R 5W8
519-621-0740 ext. 4302
hausserm@cambridge.ca

Mr Duncaun McLeod, P.Eng.
Manager, Community Infrastructure
AECOM
50 Sportsworld Crossing Road, Suite 290
Kitchener, ON N2P 0A4
519-650-8708
duncaun.mcleod@aecom.com

This Notice was first issued on 15 April 2014.

