



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 3, 2020 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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A G E N D A

DATE: Wednesday June 3, 2020

CLOSED MEETING: Immediately following Section 14 – By-laws.

REGULAR MEETING: 2:00 P.M.

≠ Denotes resolution prepared

1. Call the Meeting to Order
2. Roll Call
3. Disclosure of Pecuniary Interest & the General Nature Thereof.
4. **Adoption and Receipt of Minutes of the Previous Meeting ≠**
 - (a) May 20, 2020 Electronic Participation Council Meeting ≠
5. Business Arising Out of the Minutes

6. **PUBLIC MEETINGS**

- (a) None

7. **COMMUNICATIONS**

1. Monthly Monitoring Report Mill Creek Pit, License #5738, dated May 13, 2020.
2. County of Wellington Committee Resolution - 2020 Provincial Policy Statement, dated May 14, 2020.
3. 2019 Water Monitoring Report for Votorantim Climentos - McMillan Pit License #5737, dated April 18, 2020.



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- a. Comments prepared by Greg Scheifele, GWS Ecological & Forestry Services Inc., dated May 22, 2020.

1. Intergovernmental Affairs ≠

1. Mapleton Resolution 2020-04-14 to request the Province review the Farm Property Class Tax Rate Programme, dated May 27, 2020.
 - a. Correspondence from Wellington Federation of Agriculture regarding Mapleton Resolution 2020-04-14, dated May 28, 2020.

8. DELEGATIONS / PRESENTATIONS

- (a) None

9. REPORTS

1. Puslinch Fire and Rescue Services

- (a) None

2. Finance Department

- (a) Report FIN-2020-021 – 2019 Township General Surplus ≠
- (b) Report FIN-2020-022 – 2019 Development Charges ≠

3. Administration Department

- (a) Report ADM-2020-016 - Source Protection Annual Reports - 2019 ≠

4. Planning and Building

- (a) None

5. Roads & Parks Department

- (a) None



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6. **Recreation Department**

(a) None

7. **Mayor's Updates**

10. **NOTICES OF MOTION**

11. **COMMITTEE MINUTES**

(a) None

12. **MUNICIPAL ANNOUNCEMENTS**

13. **UNFINISHED BUSINESS**

14. **BY-LAWS**

(a) None

15. **CLOSED ITEMS ≠**

- a) Confidential verbal report from Glenn Schwendinger, CAO/Clerk, regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to revising various Township By-laws.
- b) Adoption and Receipt of Minutes of the Previous Closed Meetings:
 - i. March 4, 2020 Closed Meeting
 - ii. May 20, 2020 Closed Meeting

16. **CONFIRMING BY-LAW ≠**

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

17. **ADJOURNMENT ≠**

MINUTES

DATE: May 20, 2020

REGULAR MEETING: 2:00 P.M.

The May 20, 2020 Regular Council Meeting was held on the above date and called to order at 2:00 p.m. via electronic participation.

ROLL CALL

1. ATTENDANCE:

Mayor James Seeley
Councillor Jessica Goyda
Councillor John Sepulis
Councillor Sara Bailey
Councillor Matthew Bulmer

STAFF IN ATTENDANCE:

1. Glenn Schwendinger, CAO/Clerk
2. Mary Hasan, Director of Finance/Treasurer
3. Mike Fowler, Director of Public Works, Parks and Facilities
4. Courtenay Hoytfox, Deputy Clerk

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

Councillor Goyda declared a potential pecuniary interest related to items 7.4 Township of Puslinch Aggregate Resources Act Comments regarding the proposed amendments to Ontario Regulation 244/97 and the Aggregate Resources of Ontario Provincial Standards under the Aggregate Resources Act and 9.4b County of Wellington Planning report - Holding Removal – Dufferin Aggregates - Mill Creek Pit (Phase 6), as a family member operates an Aggregate company in the Township.

3. ADOPTION OF THE MINUTES:

- (a) May 6, 2020 Electronic Participation Council Meeting

Resolution No. 2020-129:

Moved by Councillor Sepulis and
Seconded by Councillor Bulmer

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

- (a) May 6, 2020 Electronic Participation Council Meeting

CARRIED

4. BUSINESS ARISING OUT OF THE MINUTES:

None

5. COMMUNICATIONS:

1. Township of Puslinch 2019 Financial Statement Presentation, presented by Angela Nichol, CPA, CA and Traci Smith, CPA, CGA, LPA. ≠
 - a) Township of Puslinch Audit Report to Council prepared by BDO, dated May 20, 2020
 - b) Township of Puslinch Financial Statements for the year ended December 31, 2019.

Resolution No. 2020-130:

Moved by Councillor Sepulis and

Seconded by Councillor Goyda

That Council receives the presentation by Angela Nichol, and Traci Smith of BDO Canada LLP regarding the 2019 Township of Puslinch Financial Statements; and

That Council approves the following documents from BDO Canada LLP

- a) Final Report to Members of Council dated May 20, 2020;**
- b) Financial Statement for the year ended December 31, 2019.**

CARRIED

- 2. County of Wellington Additional Residential Units Official Plan Amendment (OPA) 112, presented by Jameson Pickard. ≠

Resolution No. 2020-131:

Moved by Councillor Bailey and
Seconded by Councillor Bulmer

That Council receives the presentation by Jameson Pickard, County of Wellington, regarding the Additional Residential Units Official Plan Amendment (OPA) 112; and

That any additional Township comments be forwarded to the County of Wellington for consideration.

CARRIED

- 3. CRINS-SINRC updates relating to COVID-19 - State of Emergency Radiocommunications Sites and Ongoing Consultations, dated May 11, 2020.

Councillor Goyda declared a potential pecuniary interest related to item 7.4 Township of Puslinch Aggregate Resources Act Comments regarding the proposed amendments to Ontario Regulation 244/97 and the Aggregate Resources of Ontario Provincial Standards under the Aggregate Resources Act as a family member operates an Aggregate company in the Township and refrained from discussions and voting on that item.

- 4. Township of Puslinch Aggregate Resources Act Comments regarding the proposed amendments to Ontario Regulation 244/97 and the Aggregate Resources of Ontario Provincial Standards under the Aggregate Resources Act, dated May 14, 2020.

6. Intergovernmental Affairs

- a) City of Guelph Notice of Public Meeting**
- b) Thank you letter from the Minister of Transportation**
- c) Township of North Frontenac - Response to Premier Ford regarding the Framework for Reopening our Province – Residential Construction on Rural Areas**
- d) Township of McNab/Braeside - Letter of Support for the Township of Puslinch and AMO with regards to the Legislative Changes in Bill 132**
- e) City of Hamilton Request to Regulate and Enforce Odour and Lighting Nuisances Related to the Cultivation of Cannabis Plants.**
- f) Letter to Premier Ford and Ministers regarding the Morriston Bypass Coalition**
- g) Town of Midland - Letter to the Prime Minister regarding Financial Aid Plan**
- h) Town of Oakville Rent Relief Advocacy Letter to Minister Morneau and Minister Phillips**

Resolution No. 2020-132:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Intergovernmental Affairs correspondence items listed on the Council Agenda for MAY 20, 2020 Council meeting be received.

- a) City of Guelph Notice of Public Meeting
- b) Thank you letter from the Minister of Transportation
- c) Township of North Frontenac - Response to Premier Ford regarding the Framework for Reopening our Province – Residential Construction on Rural Areas
- d) Township of McNab/Braeside - Letter of Support for the Township of Puslinch and AMO with regards to the Legislative Changes in Bill 132
- e) City of Hamilton Request to Regulate and Enforce Odour and Lighting Nuisances Related to the Cultivation of Cannabis Plants.
- f) Letter to Premier Ford and Ministers regarding the Morriston Bypass Coalition
- g) Town of Midland - Letter to the Prime Minister regarding Financial Aid Plan
- h) Town of Oakville Rent Relief Advocacy Letter to Minister Morneau and Minister Phillips

CARRIED

7. REPORTS:

1. Finance Department

- (a) Report FIN-2020-018 - Fourth Quarter Financial Report - 2019

Resolution No. 2020-133:

Moved by Councillor Bulmer and
Seconded by Councillor Bailey

THAT Report FIN-2020-018 regarding the Fourth Quarter Financial Report – 2019 be received.

CARRIED

- (b) Report FIN-2020-019 - First Quarter Financial Report – 2020

Resolution No. 2020-134:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

THAT Report FIN-2020-019 regarding the First Quarter Financial Report – 2020 be received.

CARRIED

- (c) Report FIN-2020-020 - 2020 Final Tax Levy and Rates

Resolution No. 2020-135:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Report FIN-2020-020 regarding the 2020 Final Tax Levy and Rates be received; and

THAT Council supports the County of Wellington's proposal to remit the second and third remittances due to the County of Wellington in the same proportion as tax collections received for those periods; and

THAT the final property tax rates as identified in Schedule B and Schedule C to Report FIN-2020- 020 be approved; and

THAT the final property tax due dates be established as Monday August 31, 2020 and Friday October 30, 2020; and

THAT Council enact a by-law for the levy and collection of property taxes for the 2020 taxation year.

CARRIED

2. Administration Department

- (a) Verbal Report from Glenn Schwendinger, CAO/Clerk, regarding a Broadband Strategy Proposal from Clear Cable Networks.

Resolution No. 2020-136:

Moved by Councillor Sepulis and
Seconded by Councillor Bulmer

That the verbal report from Glenn Schwendinger, CAO/Clerk, regarding a Broadband Strategy Proposal from Clear Cable Networks be received; and

That the township proceed with Clearcable and the University of Guelph to undertake the preparation of a technical plan to support a funding application and that this undertaking have an upset limit of \$25,000 and that staff will report in the near future as to where these funds will be derived from.

CARRIED

- (b) Report ADM-2020-013 - Corporate Work Plan

Resolution No. 2020-137:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Report ADM-2020-013 regarding the 2020 Corporate Workplan be received; and

THAT the Township of Puslinch Council endorses the 2020 Corporate Workplan as presented.

CARRIED

- (c) Report ADM-2020-014 - Letter of Support - Enbridge Funding Application - Natural Gas Extension

Resolution No. 2020-138:

Moved by Councillor Bulmer and
Seconded by Councillor Goyda

THAT Report ADM-2020-014 regarding the Enbridge Funding Application - Natural Gas Service Extension be received; and

THAT the Township of Puslinch Council provides a Letter of Support to Enbridge to be included in their Funding application to the Province.

CARRIED

- (d) Report ADM-2020-015 - Proposed Amendment to OTA Regulation 316/03

Resolution No. 2020-139:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

THAT Report ADM-2020-015 regarding the Proposed Amendment to the Ontario Traffic Act Regulation 316/03 be received for information.

CARRIED

3. Planning and Building

- (a) County of Wellington Status Update Regarding the Clair-Maltby Secondary Plan (Phase 3) prepared by Meagan Ferris, Senior Planner.

Resolution No. 2020-140:

Moved by Councillor Bulmer and
Seconded by Councillor Sepulis

That Council receives the County of Wellington Status Update Regarding the Clair-Maltby Secondary Plan (Phase 3); and

That the County of Wellington Status Update Regarding the Clair-Maltby Secondary Plan (Phase 3) be forwarded to the City of Guelph as a request for a response to the issues and comments outlined in the report; and

Whereas the Clair-Maltby Secondary Plan (Phase 3) Second Impact Assessment has not address the Township's previous comments submitted to the City of Guelph on January 14, 2020, that those comments together with the County of Wellington Report dated January 9, 2019 as endorsed by Township of Puslinch Council be resubmitted to the City of Guelph; and

That the Township of Puslinch Council request the Clair-Maltby Secondary Plan Transportation Master Plan Study be circulated to the Township of Puslinch for comment.

CARRIED

Councillor Goyda declared a potential pecuniary interest related to item 9.4b County of Wellington Planning report - Holding Removal – Dufferin Aggregates - Mill Creek Pit (Phase 6) as a as a family member operates an Aggregate company in the Township and refrained from discussions and voting on that item.

- (b) County of Wellington Planning report - Holding Removal – Dufferin Aggregates - Mill Creek Pit (Phase 6) prepared by Meagan Ferris, Senior Planner

Resolution No. 2020-141:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the County of Wellington Planning report - Holding Removal – Dufferin Aggregates - Mill Creek Pit (Phase 6) be received; and

That Council approve the zoning By-law amendment to lift the holding provisions for Dufferin Aggregates - Mill Creek Pit (Phase 6).

CARRIED

- (c) Report BLDG-2020-005 Building Monthly Update for April 2020

Resolution No. 2020-142:

Moved by Councillor Bailey and
Seconded by Councillor Bulmer

That Report BLDG-2020-005 with respect to the Building Department Monthly Update – April 2020 be received for information.

CARRIED

4. **Mayor's Updates**

- a) Mayor Seeley asked the Director of Finance for an update on the grant funding requests. The Township has not received any new information to date.
- b) Mayor Seeley asked the Director of Public Works, Parks and Facilities for an update on the Brock Road Sidewalk construction.

8. **NOTICE OF MOTION:**

- (a) None

9. **COMMITTEE MINUTES**

- (a) None

10. **MUNICIPAL ANNOUNCEMENTS**

- (a) Councillor Goyda gave an update on how COVID-19 is affecting small business and would like to volunteer to act as an advocate and work with the County on various ways to help small businesses navigate COVID-19.
- (b) Councillor Sepulis gave an update on the High Speed Internet Committee – the public survey is now available on the website and through the Facebook page.
- (c) Mayor Seeley gave an update on the Aberfoyle Farmer's Market being cancelled due to the COVID-19 pandemic.

11. **UNFINISHED BUSINESS**

12. **BY-LAWS:**

- (a) BL2020-027 – 2020 Final Tax Levy and Rates being a by-law to provide for the levy and collection of property taxes for the 2020 taxation year.
- (b) BL2020-028 – being a by-law to amend by-law to amend By-law 19/85, as amended, being the Zoning By-law of the Township of Puslinch.

Resolution No. 2020-143:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

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

- (a) **BL2020-027 – 2020 Final Tax Levy and Rates being a by-law to provide for the levy and collection of property taxes for the 2020 taxation year.**

CARRIED

Resolution No. 2020-144:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

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

- (b) **BL2020-028 – being a by-law to amend by-law to amend By-law 19/85, as amended, being the Zoning By-law of the Township of Puslinch.**

CARRIED

13. **CLOSED MEETING**

Council was in closed session from 4:24 p.m. to 5:30 p.m.

The Deputy Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Resolution No. 2020-145:

Moved by Councillor Sepulis and
Seconded by Councillor Bulmer

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

- a) Confidential verbal report from Tom Halinski regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the Site Alteration By-law No. 31/12 as amended.
- b) Confidential verbal report from Glenn Schwendinger, CAO/Clerk, regarding personal matters about an identifiable individual, including municipal or local board employees – recruitment

CARRIED

Resolution No. 2020-146:

Moved by Councillor Goyda and
Seconded by Councillor Bulmer

THAT Council moves into open session.

CARRIED

Council resumed into open session at 5:30 p.m.

Resolution No. 2020-147:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the:

- a) Confidential verbal report from Tom Halinski regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the Site Alteration By-law No. 31/12 as amended; and

That the Township retain Tom Halinski to assist with the updating of the Township's Site Alteration By-law.

- b) Confidential verbal report from Glenn Schwendinger, CAO/Clerk, regarding personal matters about an identifiable individual, including municipal or local board employees – recruitment; and

That Council authorize retaining ML Consulting to undertake the Organization Review and that this undertaking have an upset limit of \$10,000 and that staff will report in the near future as to where these funds will be derived from; and

That Council authorize staff to recruit for a 1 year contract Legislative Assistant; and

That staff proceed as directed.



CARRIED

14. **CONFIRMING BY-LAW**

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

Resolution No. 2020-148:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

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

By-Law 2020-029 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 20 day of May 2020.

CARRIED

15. **ADJOURNMENT:**

Resolution No. 2020-149:

Moved by Councillor Bailey and
Seconded by Councillor Goyda

That Council hereby adjourns at 5:32 p.m.

CARRIED

James Seeley, Mayor

Glenn Schwendinger, CAO/Clerk



Dufferin Aggregates
2300 Steeles Ave W, 4th Floor
Concord, ON L4K 5X6
Canada

May 13, 2020

Seana Richardson
Aggregates Technical Specialist
Ministry of Natural Resources and Forestry
Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Attention: Ms. Richardson

**Re: Monthly Monitoring Report
Mill Creek Pit, License #5738
Township of Puslinch, Wellington County**

Please find enclosed the required monitoring data for the month of April 2020 for those monitoring wells that could be measured.

Exceedances of the threshold value occurred at the OW5-84 to DP5CR pair on April 2, 14, 22 and 27, and are interpreted to be caused by a combination of the observed hydrogeological variability at this location and a beaver dam observed downstream of DP5CR.

The existing OW5-84 to DP5C early warning and threshold values do not appear to be representative of the actual conditions at replacement drive point DP5CR, and proposed revised values will be provided to the MNRF.

If you have any questions, please do not hesitate to call.

Sincerely,

Ron Van Ooteghem
Site Manager
C.c.

Township of Puslinch
Sonja Strynatka (GRCA)
Maria Topalovic (Dufferin Aggregates)
University of Guelph

Monthly Reporting
Mill Creek Aggregates Pit
April 2020

Date	DP21 (mASL)	Threshold Value (mASL)	Exceedance
2-Apr-20	306.00	305.60	NO
14-Apr-20	305.99	305.60	NO
22-Apr-20	305.95	305.60	NO
27-Apr-20	305.92	305.60	NO

Date	BH13 (mASL)	DP21 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
2-Apr-20	306.53	306.00	0.53	0.11	NO
14-Apr-20	306.52	305.99	0.53	0.11	NO
22-Apr-20	306.48	305.95	0.53	0.11	NO
27-Apr-20	306.47	305.92	0.55	0.11	NO

Date	DP17 (mASL)	Threshold Value (mASL)	Exceedance
2-Apr-20	305.30	305.17	NO
14-Apr-20	305.28	305.17	NO
22-Apr-20	305.24	305.17	NO
27-Apr-20	305.21	305.17	NO

Date	BH92-12 (mASL)	DP17 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
2-Apr-20	305.70	305.30	0.40	0.14	NO
14-Apr-20	305.69	305.28	0.41	0.14	NO
22-Apr-20	305.64	305.24	0.40	0.14	NO
27-Apr-20	305.62	305.21	0.41	0.14	NO

Date	DP3 (mASL)	Threshold Value (mASL)	Exceedance
2-Apr-20	304.98	304.54	NO
14-Apr-20	304.98	304.54	NO
22-Apr-20	304.93	304.54	NO
27-Apr-20	304.91	304.54	NO

Date	DP6 (mASL)	DP3 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
2-Apr-20	306.15	304.98	1.17	0.73	NO
14-Apr-20	306.14	304.98	1.16	0.73	NO
22-Apr-20	306.10	304.93	1.17	0.73	NO
27-Apr-20	306.07	304.91	1.16	0.73	NO

Date	DP2 (mASL)	Threshold Value (mASL)	Exceedance
2-Apr-20	304.26	303.69	NO
14-Apr-20	304.20	303.69	NO
22-Apr-20	304.20	303.69	NO
27-Apr-20	304.15	303.69	NO

Date	BH92-27 (mASL)	DP2 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
2-Apr-20	304.85	304.26	0.59	0.34	NO
14-Apr-20	304.80	304.20	0.60	0.34	NO
22-Apr-20	304.79	304.20	0.59	0.34	NO
27-Apr-20	304.76	304.15	0.61	0.34	NO

Date	DP1 (mASL)	Threshold Value (mASL)	Exceedance
2-Apr-20	304.32	303.97	NO
14-Apr-20	304.28	303.97	NO
22-Apr-20	304.29	303.97	NO
27-Apr-20	304.26	303.97	NO

Date	BH92-29 (mASL)	DP1 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
2-Apr-20	304.95	304.32	0.63	0.17	NO
14-Apr-20	304.94	304.28	0.66	0.17	NO
22-Apr-20	304.89	304.29	0.60	0.17	NO
27-Apr-20	304.87	304.26	0.61	0.17	NO

Date	DP5CR (mASL)	Threshold Value (mASL)	Exceedance
2-Apr-20	303.47	302.86	NO
14-Apr-20	303.46	302.86	NO
22-Apr-20	303.39	302.86	NO
27-Apr-20	303.37	302.86	NO

Date	OW5-84 (mASL)	DP5CR (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
2-Apr-20	303.71	303.47	0.24	0.30	YES
14-Apr-20	303.70	303.46	0.24	0.30	YES
22-Apr-20	303.64	303.39	0.25	0.30	YES
27-Apr-20	303.63	303.37	0.26	0.30	YES

Note: Exceedances of the threshold value occurred at the OW5-84 to DP5CR pair on April 2, 14, 22, & 27, and are interpreted to be caused by a combination of the observed hydrogeological variability at this location and a beaver dam observed downstream of DP5CR. The existing OW5-84 to DP5C early warning and threshold values do not appear to be representative of the actual conditions at replacement drive point DP5CR, and proposed revised values will be provided to the MNRF.

Monthly Reporting
Mill Creek Aggregates Pit
April 2020

Total Monthly Precipitation (mm):	39.6	Kitchener/Waterloo (Actual)
Total Monthly Normal Precipitation (mm):	74.5	Waterloo-Wellington A (30-year Normal)

Max. Allowable as per PTTW- Main Pond		
(Imperial Gallons)		(Litres)
2,500	per minute	11,365
1,800,000	per day	8,183,000

Max. Allowable as per PTTW- Silt Pond		
(Imperial Gallons)		(Litres)
2,597	per minute	11,806
3,739,477	per day	17,000,000

Date	Below Water Table Extraction Phase 5	Below Water Table Extraction Phase 6	Water Pumped from Main Pond (gals)	Water Pumped from Active Silt Pond (gals)	Main Pond Level (mASL)	Exceedance Y/N (BELOW 305.5 mASL)	Phase 2 Pond Level (mASL)	Exceedance Y/N (BELOW 305.0 mASL)	Phase 3 Pond Level (mASL)	Exceedance Y/N (BELOW 303.85 mASL)	Phase 4 Pond Level (mASL)	Exceedance Y/N (BELOW 304.5 mASL)
1-Apr-20	0	0	0	0	306.87	N	306.41	N	305.02	N	306.59	N
2-Apr-20	0	0	1,664,727	0	306.87	N	306.41	N	305.02	N	306.58	N
3-Apr-20	0	0	1,518,668	0	306.88	N	306.42	N	305.02	N	306.61	N
4-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
5-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
6-Apr-20	0	0	1,602,256	0	306.87	N	306.41	N	305.01	N	306.60	N
7-Apr-20	0	0	1,695,303	0	306.86	N	306.41	N	305.01	N	306.58	N
8-Apr-20	0	0	1,695,083	0	306.86	N	306.42	N	305.01	N	306.56	N
9-Apr-20	0	0	1,684,744	0	306.87	N	306.42	N	305.02	N	306.58	N
10-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
11-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
12-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
13-Apr-20	0	0	1,634,811	0	306.88	N	306.43	N	305.03	N	306.58	N
14-Apr-20	0	0	1,679,905	0	306.87	N	306.43	N	305.03	N	306.58	N
15-Apr-20	0	0	1,791,210	0	306.87	N	306.42	N	305.02	N	306.59	N
16-Apr-20	0	0	1,792,749	0	306.87	N	306.42	N	305.01	N	306.58	N
17-Apr-20	0	0	1,733,798	0	306.86	N	306.42	N	305.01	N	306.58	N
18-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
19-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
20-Apr-20	0	0	1,507,889	0	306.85	N	306.41	N	305.00	N	306.57	N
21-Apr-20	0	0	1,675,066	0	306.85	N	306.41	N	305.00	N	306.58	N
22-Apr-20	0	0	1,732,038	0	306.86	N	306.41	N	304.99	N	306.57	N
23-Apr-20	0	0	1,789,230	0	306.84	N	306.41	N	304.98	N	306.56	N
24-Apr-20	0	0	1,793,189	0	306.84	N	306.41	N	304.98	N	306.56	N
25-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
26-Apr-20	-	-	-	-	-	-	-	-	-	-	-	-
27-Apr-20	0	0	1,695,523	0	306.84	N	306.41	N	304.97	N	306.54	N
28-Apr-20	0	0	1,692,003	0	306.84	N	306.40	N	304.97	N	306.56	N
29-Apr-20	0	0	1,684,085	0	306.85	N	306.40	N	304.96	N	306.55	N
30-Apr-20	0	0	1,664,067	0	306.85	N	306.41	N	304.97	N	306.55	N
Total	0	0	33,726,345	0	-	-	-	-	-	-	-	-

Note: No exceedances to report.



COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 15, 2020

Mr. Jameson Pickard, Senior Policy Planner
Ms. Sarah Wilhelm, Manager of Policy Planning
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Good afternoon,

At its meeting held May 14, 2020 the Planning Committee approved the following recommendation:

That the report 2020 Provincial Policy Statement be received for information and circulated to member municipalities in Wellington County.

Please find the report enclosed.

Respectfully,

A handwritten signature in black ink that reads "Kim Courts". The signature is written in a cursive style with a horizontal line underneath the name.

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, May 14, 2020
Subject: **2020 Provincial Policy Statement**

1.0 Purpose

The purpose of this report is to provide the Committee with an overview the new 2020 Provincial Policy Statement (PPS).

2.0 Background

The Province finalized consultation on the proposed draft PPS in late 2019 and issued the final version on February 28, 2020. The new PPS will work together with recent legislative changes made through the *More Homes, More Choice Act, 2019* and the Growth Plan for the Greater Golden Horseshoe, to support the government's goals of increasing housing, supporting jobs and reducing red tape.

The 2020 PPS came into effect May 1, 2020 and all land use planning decisions are required to be consistent with its policies.

3.0 2020 Provincial Policy Statement

The final version of the PPS is relatively unchanged from the draft version that was released for consultation last year. The Committee may recall that Planning Staff reported on the proposed changes in planning report PD2019-16. That report provided a detailed overview of the key changes to the PPS that were most applicable to the County and has been attached to this report for the Committee's reference (Attachment 1). The key policy areas that were reviewed included:

- Housing
- Agriculture
- Mineral Aggregates
- Infrastructure and Servicing
- Land use Compatibility
- Indigenous Consultation

In the areas of agriculture and mineral aggregates, Planning staff were pleased to see two County concerns addressed by removal of the following proposed policies from the final document:

- Policy changes which would have removed reference to Minimum Distance Separation (MDS) compliance for new non-agricultural uses in prime agricultural areas; and
- Policy changes which would have allowed mineral aggregate extraction to occur in various natural heritage features and areas provided rehabilitation plans could demonstrate a long term environmental benefit.

Other changes that occurred as a result of consultation included:

- An extension to the supply of land municipalities must maintain for residential growth from 10 years to 15 (the draft PPS proposed 12 years);
- Added policies which provide flexibility for Ontario municipalities to consider residential development that is locally appropriate on rural lands and clarifies that this includes lot creation. Given the more restrictive rural area policies of the Provincial Growth Plan, we don't anticipate such additional flexibility will be realized in Wellington;
- Additional language was added to clarify that municipalities need to plan for a range of affordable housing options as well as market-based housing options. The term "market-based" is not defined in the PPS;
- Land use compatibility policies were further enhanced to ensure compatibility is achieved between sensitive land uses and existing or planned industrial, manufacturing or other vulnerable land uses.

4.0 Conclusion

Overall, many of the new PPS policies will have little impact on Wellington because of the more specific, more restrictive, same and/or similar policies of the applicable Provincial Plans (Growth Plan for the Greater Golden Horseshoe and Greenbelt Plan).

Planning staff can appreciate the Province's desire to harmonize the Provincial Policy Statement with key aspects of the Growth Plan for the Greater Golden Horseshoe. Unfortunately, this leaves municipalities like Wellington which are already subject to Provincial Plans, with overlapping policies adding to an already complex policy environment.

Recommendation

That the report "2020 Provincial Policy Statement" be received for information and circulated to member municipalities in Wellington County.

Respectfully submitted,



Jameson Pickard, B.URPL
Senior Policy Planner



Sarah Wilhelm, BES, MCIP, RPP
Manager of Policy Planning

Attachment # 1

Planning Committee Report 2019-16 (2019 Provincial Policy Statement Review)



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, September 12, 2019
Subject: PD2019-16 PPS Review

1.0 Background

To further support its Housing Supply Action Plan and other priorities, the Ministry of Municipal Affairs and Housing is consulting on proposed changes to the Provincial Policy Statement (PPS). Comments are requested prior to October 20, 2019 (EBR Registry Number #019-0279).

The current PPS, which came into effect April 30, 2014, provides overall policy direction on matters of provincial interest related to land use planning and development across Ontario. Where provincial plans are in effect (such as the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan in Wellington), such plans:

- provide additional, and in some cases, more specific land use planning policies
- take precedence over the policies of the PPS in the event of a conflict

Where policies in the PPS do not overlap with policies in provincial plans, the policies of the PPS must be independently satisfied.

This report provides an overview of the key policy changes and responds briefly to questions posed by the province in the consultation documents.

2.0 Key Changes to the Provincial Policy Statement

Many of the proposed changes appear to have little impact on the County as they:

1. harmonize the PPS with the 2019 Growth Plan for the Greater Golden Horseshoe ("Growth Plan") which already applies to Wellington; or
2. the Growth Plan policies are more specific/restrictive than the draft PPS.

In other respects, staff have identified the following key areas with the greatest impact on land use planning in Wellington County.

Agriculture

Current PPS policies allow for planning authorities to permit non-agricultural uses in prime agricultural areas subject to meeting specific criteria. Some examples of non-agricultural uses include manufacturing, automobile sales, golf courses, and campgrounds. The draft policies remove the criterion that the proposed use "complies with the minimum distance separation formulae" (MDS). Instead, impacts on surrounding agricultural operations and lands are to be "informed by provincial guidelines". This is more permissive when compared to language used elsewhere in the PPS, such as "in accordance with provincial guidelines". While the wording would allow for consideration of guidelines in addition to MDS, such as the "Guidelines on Permitted Uses in

Ontario's Prime Agricultural Areas" we have questions about what these changes mean for MDS implementation.

Mineral Aggregates

Changes to subsection 2.5.2.4 include additional policy direction that depth of extraction be addressed through processes under the Aggregate Resources Act. The intent of the new wording is unclear and we are concerned that it may be meant to remove the ability of municipalities to continue to use vertical zoning to regulate extraction below the water table.

For gravel pits outside of the Greenbelt area and subject to satisfactory long-term rehabilitation, draft policies allow consideration of extraction in provincially significant wetlands (applies to areas outside of the County), woodlands, valleylands, wildlife habitat, areas of natural and scientific interest; fish habitat; and habitat of endangered species and threatened species. The Growth Plan is more restrictive for some features, but overall, the more permissive draft policies would appear to allow interim negative impacts to features and areas in favour of potential long-term environmental benefits through rehabilitation.

Indigenous Consultation

New requirement for planning authorities to:

- engage with Indigenous communities and coordinate on land use planning matters; and
- engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Extension of Planning Horizon

The planning horizon is extended from 20 to 25 years. We do not know whether the province intends to address this change in the Growth Plan for the Greater Golden Horseshoe, which provides a growth forecast to 2041.

Housing

The province has changed housing policies and related terms in an effort to encourage a greater mix and supply of housing. For example, a new term "housing options" provides more specific policy direction about housing types. The draft policies increase the required supply of land for residential growth from ten years to twelve years. Municipalities are also given the option to maintain land with servicing capacity to provide a five-year supply of residential units (up from three). Overall, these changes appear to be positive, but we will continue to assess as more information becomes available.

Servicing Hierarchy and Private Communal Services

The draft PPS clarifies that the servicing hierarchy supports protecting the environment, human health and safety. With that in mind, upper-tier municipalities are required to work with lower-tier municipalities to assess long-term impacts of individual services on environmental health and character of rural settlement areas and the feasibility of full municipal services or private communal services. Policies specify that communal services are preferred for development of multiple residential units/lots where municipal services are not available, planned or feasible.

Land Use Compatibility

Stronger protection is provided for existing or planned major facilities (including industries, manufacturing uses, other facilities and infrastructure) from proposed sensitive lands uses (such as residences, day care centres, etc.).

3.0 Comments

Questions from Ministry	Response
1. Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?	<p>The PPS has become much less relevant to Wellington because of the more specific, more restrictive, same or similar policies of the Growth Plan for the Greater Golden Horseshoe.</p> <p>The Province should consider fully implementing the PPS in the Greater Golden Horseshoe through one policy document - the provincial Growth Plan. This would reduce red tape by eliminating policy duplication and streamline the review of development applications.</p>
2. Do the proposed policies strike the right balance? Why or why not?	<p>The policy changes for mineral aggregate resources do not effectively balance the need:</p> <ul style="list-style-type: none"> • for local Council input regarding depth of extraction as below water table extraction is a permanent change to the landscape • to protect the environment by allowing extraction to be considered within natural heritage features and areas <p>We do not support these permissive aggregate policies in the draft PPS, particularly in areas of the County where there is a high concentration of gravel pits.</p>
3. How do these policies take into consideration the views of Ontario communities?	See response to question 1.
4. Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?	See response to question 1.
5. Are there other tools that are needed to help implement the proposed policies?	The province should support municipalities and housing developers by researching and sharing best practices to facilitate a greater mix of housing options and increase the supply of affordable rental accommodations.

We have reported on the PPS review at this time to ensure that County Council may consider these comments prior to the October 20, 2019 deadline. We will be attending an information session with the province September 9 and the Association of Municipalities of Ontario (AMO) is working on a response. Planning staff may augment this report if we become aware of new information of relevance to Wellington.

Recommendation

That the report “2019 Provincial Policy Statement Review” be forwarded to the Ministry of Municipal Affairs and Housing and be circulated to member municipalities in Wellington County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', with a stylized flourish at the end.

Sarah Wilhelm, BES, MCIP, RPP
Manager of Policy Planning



11 Berkwood Place
Fonthill, Ontario, L0S 1E2

Website: www.8trees.ca

April 18, 2020

Ontario Ministry of Natural Resources & Forestry,
1 Stone Rd. West, Guelph,
Ontario, Canada
N1G 4Y2
Phone: 519-826-4927
Fax: 519-826-4929.

ATTN: Seana Richardson, Aggregates Technical Specialist

RE: Monitoring Report for Votorantim Cimentos - McMillan Pit License # 5737
(formerly submitted under on behalf of CBM – St Mary's Cement - McMillan Pit License # 5737)

Dear Seana,

We are pleased to submit the 2019 report in compliance with the reporting requirements for the McMillan Gravel Pit. The "Monitoring Program –McMillan Property" follows the original protocol (Limnoterra Ltd. January 15, 1998) and modified with agreement from James Williams of your office on January 27, 2010.

Extraction ceased on the site in 2004, and in 2010 CBM – St Mary's Cement requested and obtained a reduction of monitoring requirements from your office. Monitoring now conducted for the site is benthic macroinvertebrate sampling in tributary T3 and calculation of the water quality index based on BioMAP methods.

The analysis for 2019 includes data for the site from 1997 to 2019. Extraction activities ceased on the site in 2004. Thus 2005 to 2019, monitoring data represents 15 years of post-extraction conditions.

If you have questions or require clarification, please do not hesitate to contact us.

Regards,

Anne Yagi,
President 8Trees Inc.
E-mail: anne.yagi@8trees.ca

Votorantim Cimentos - McMillan Pit License # 5737

Prepared by 8Trees Inc., 11 Berkwood Place, Fonthill, Ontario L0S 1E2 Tel: (905)892-1760

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WQI	7
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Introduction :

Tributary 3 of Mill Creek is the nearest discharge point of groundwater crossing the pit site and reflects the quality of groundwater discharging from the McMillan Pit (Figure 1). Water quality monitoring is based on an assessment of the benthic biota that Tributary 3 supports. The community of benthic biota is subject to the full rigor of the environmental effects expressed through the annual or biannual life cycles of the species. The benthic community, therefore, represents the combined temporal effects of all pollutants and ecological conditions throughout the year and not only those conditions at the time of sampling.

The composition of benthic macroinvertebrate communities reflects water and habitat quality in streams. BioMAP (Biological Monitoring and Assessment Program) is a water quality assessment tool designed for southern Ontario watercourses. It provides a quantitative measure of water quality that used to diagnose water quality at a site, monitor water quality changes over time, and evaluate the impact of point source and diffuse source pollution. The basis for the BioMAP index is a sum of sensitivity values assigned to each macroinvertebrate species. Sensitivity values are from known species tolerances to pollution (organics, reduced dissolved oxygen, suspended solids, temperature, metals, acidity, nutrients, etc.).

Methods:

We collected benthic macroinvertebrates from Tributary T3 on September 30, 2019 (Figure 2). Two quantitative samples were collected from the site, downstream of Regional Side Road 20. We also collected a qualitative sample from various types of habitat extending along the tributary length, including the same general area as samples T1 and T2 and the small backwater area/wetland just upstream of Side Road 20. Sampling procedures followed the BioMAP protocols described in the BioMAP Report SWR-1¹ and have been outlined previously (refer to TCG McMillan Report 1996/1997). Aquatic Ecostudies Limited provided benthic identification services for the samples collected by 8Trees Inc.

Water Quality Analysis:

We used the BioMAP analysis methodology (Griffiths, 1993)¹ to analyze the results and obtain a Water Quality Index for the Tributary (WQI). Specifically, we used sensitivity values from *Version 110430 Sensitivity Values for Aquatic Macroinvertebrates* of Ontario for the 2019 analysis. These values are consistent with all previous samples. Sensitivity Values range from 4 to 0, which correspond to the longitudinal distribution of macroinvertebrates along the river continuum. A value of 4 designates species that typically inhabit small, groundwater-fed, headwater creeks with a predominance of leaf and wood litter as the primary energy source. A value of 3 corresponds to larger, more open streams with solar radiation driving greater periphyton growth supporting species that feed on attached algae. Values of 2 to 1 indicate increasing tolerances to high temperature, pollutants, and sediments; down to species ranked 0 that feed upon fine organic particles that are most abundant in turbid slow-moving warm aquatic systems.

In the Mill Creek headwater tributary T3, we expect to see a population dominated by species with ranks of 4 and 3 and an overall BioMAP calculation greater than 14 Water Quality Index (WQI). Mean sensitivity refers to the average sensitivity of the top 25% of the species collected. For Mill Creek, we expect to see a Mean Sensitivity above 3.

Goal: WQI > 14 (i.e. unimpaired condition). No negative impacts on water quality have occurred from extraction when WQI > 14 for Tributary T3.

¹ Griffiths, R.W. 1993. BioMAP: Concepts, Protocols and Sampling Procedures for the Southwestern Region of Ontario. BioMAP Report SWR-1. Ministry of Environment and Energy, Southwestern Region, London, Ontario. The sensitivity values for the 2011 analysis were the updated version 110430.



Photo from google earth 2017

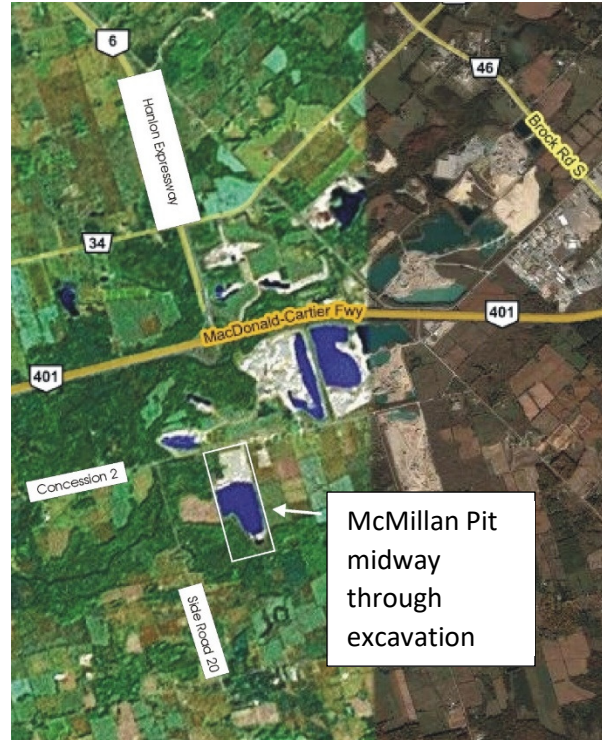


Photo from Limnoterra Ltd Report, early 2000's

Figure 1: McMillan Pit Setting in 2017 (left) and the early 2000s (right).

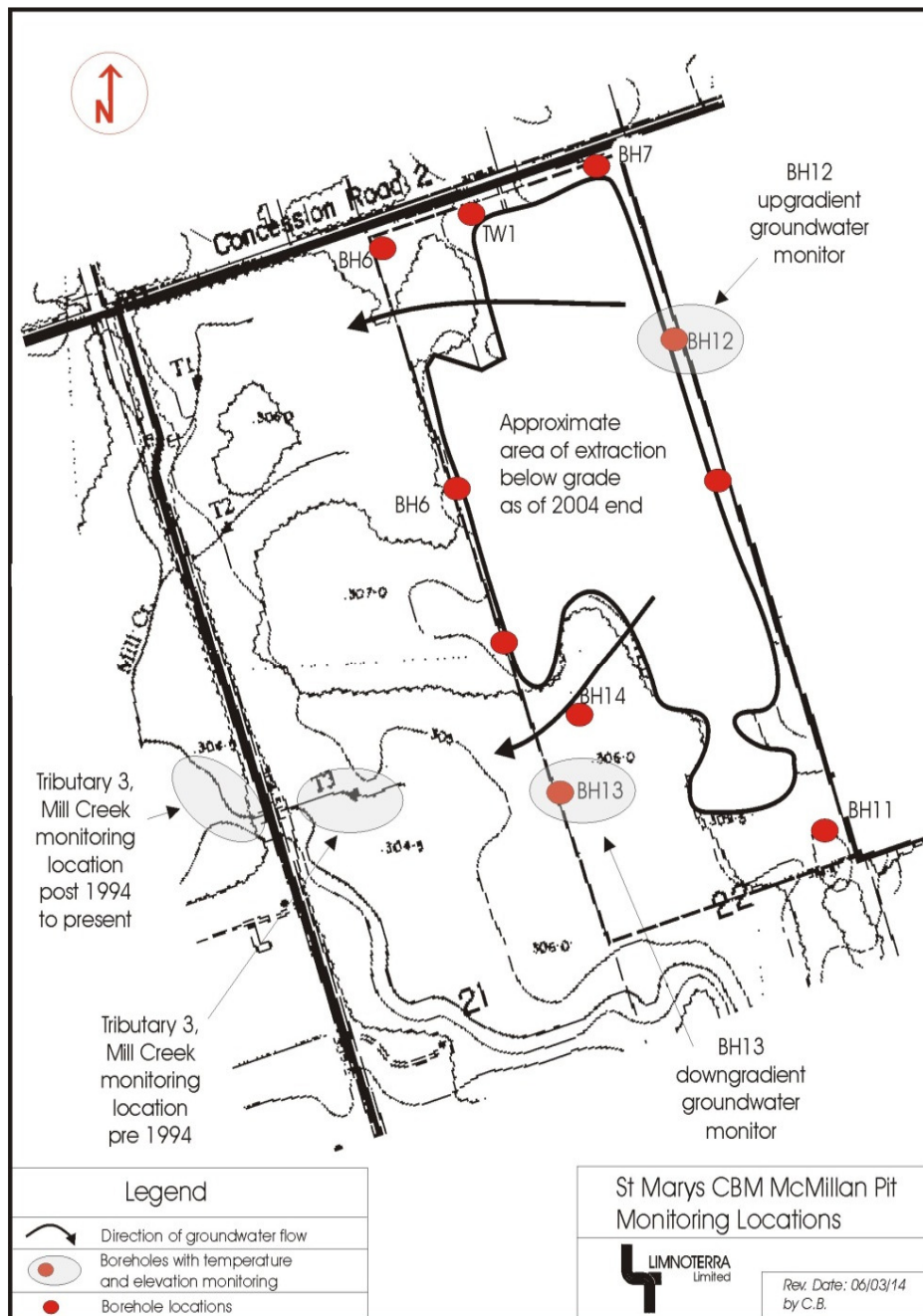


Figure 2: Location of Tributary T3 benthic monitoring initially set up by Limnterra Ltd, showing groundwater boreholes and direction of groundwater movement across the landscape toward Mill Creek. The monitoring site at Tributary T3 is the closest permanent stream to the pit.

Results:

Results of the BioMAP analysis from 1997 – 2019 are shown graphically in Figure 3 and listed in Table 1. The WQI for 2019 is 25.2 (average of 25.1 at T1 and 25.3 at T2). Flow in the tributary at the time of sampling in September was adequate to take a full sample, similar to previous years.

The species composition collected in 2019 represents an unimpaired headwater creek. The types of organisms found in 2019 are typical of a closed canopy, cool-to-cold water creek. The available habitat quality remains high, as indicated by the presence of highly sensitive species. Values in 2012 and 2016 were the lowest WQI values recorded but above the threshold score of 14, and likely represent environmental impacts from summer drought conditions (Table 1).

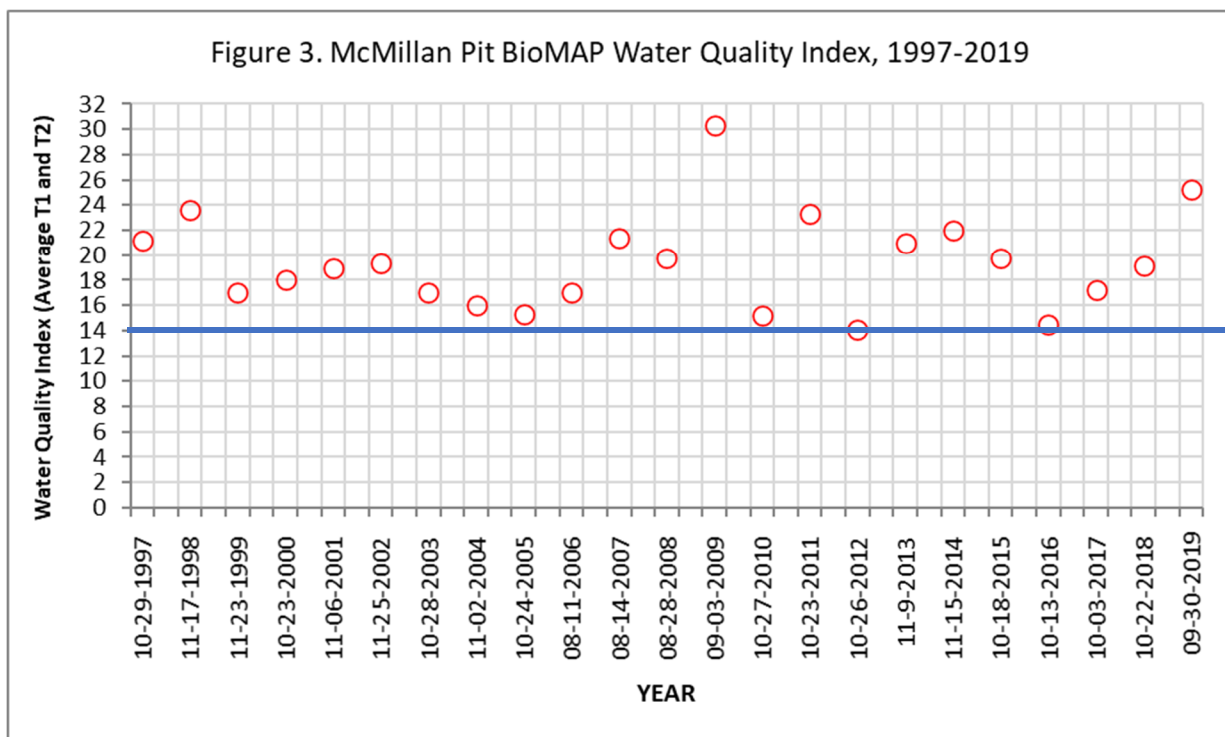


Figure 3. WQI > 14 (i.e., unimpaired condition) is above the blue line. No adverse impacts on water quality have occurred from extraction when WQI > 14 for Tributary T3.

Table 1: Benthic Analysis Summary Results 1997 – 2019

Sample	Date	Water Quality Index (WQ1)	Ave WQI	Qualitative Mean Sensitivity Value
Quantitative 1	10-29-1997	23.3	21.2	3.67
Quantitative 2		19.1		
Quantitative 1	11-17-1998	22.6	23.6	3.20
Quantitative 2		24.6		
Quantitative 1	11-23-1999	18.5	17.0	3.50
Quantitative 2		15.5		
Quantitative 1	10-23-2000	15.6	18.1	3.17
Quantitative 2		20.5		
Quantitative 1	11-06-2001	20.6	19.0	3.20
Quantitative 2		17.3		
Quantitative 1	11-25-2002	20.5	19.3	3.25
Quantitative 2		18.2		
Quantitative 1	10-28-2003	15.6	17.1	3.33
Quantitative 2		18.5		
Quantitative 1	11-02-2004	13.1	16.0	3.25
Quantitative 2		18.9		
Quantitative 1	10-24-2005	14.9	15.3	3.20
Quantitative 2		15.7		
Quantitative 1	08-11-2006	15.9	17.0	3.43
Quantitative 2		18.1		
Quantitative 1	08-14-2007	24.6	21.4	3.16
Quantitative 2		18.1		
Quantitative 1	08-28-2008	21.6	19.8	4.00
Quantitative 2		18.0		
Quantitative 1	09-03-2009	32.1	30.3	3.71
Quantitative 2		28.5		
Quantitative 1	10-27-2010	13.6	15.3	3.29
Quantitative 2		16.9		
Quantitative 1	10-23-2011	21.8	23.3	4.00
Quantitative 2		24.8		
Quantitative 1	10-26-2012	11.7	14.1	3.25
Quantitative 2		16.5		
Quantitative 1	11-9-2013	20.4	21.0	3.33
Quantitative 2		21.6		
Quantitative 1	11-15-2014	19.2	22.0	3.17
Quantitative 2		24.8		
Quantitative 1	10-18-2015	21.2	19.8	3.50
Quantitative 2		18.4		
Quantitative 1	10-13-2016	13.8	14.5	3.17
Quantitative 2		15.2		
Quantitative 1	10-03-2017	14.3	17.2	3.33
Quantitative 2		20.1		
Quantitative 1	10-22-2018	22.6	19.2	3.33
Quantitative 2		15.9		
Quantitative 1	09-30-2019	25.1	25.2	3.17
Quantitative 2		25.3		
1997 to 2019 Accumulative Ave			19.4	3.38

Table 2: Quantitative Benthic Sampling Results 2019

The density of macroinvertebrates (No. per 0.05 sq. m.) collected from Tributary 3 (T3), a tributary of Mill Creek, downstream of the CBM McMillan Pit near Side Rd. 20, Puslinch Township. Samples collected on September 30, 2019, by 8Trees Inc and associates. Quantitative Sample locations: T1 ~70 downstream of Side Rd 20, T2 ~40m downstream of Side Rd 20. Qualitative Sample location: from 10m below T1 up to Side Rd 20 & watercress marsh on the east side of SR20

	SV	Qual	T1	T2
Insects:				
ALDERFLIES:				
Sialidae:				
Sialis	2	P		
BEETLES:				
Dytiscidae:				
Agabus	2	P		
Elmidae:				
Optioservus fastiditus	2			1
Lympyridae	1	P		
BUGS:				
Gerridae:				
Aquarius	3	P		
Velidae:				
Microvelia	0	P		
CADDISFLIES:				
Goeridae:				
Goera	3	P	2	4
Hydropsychidae:				
Parapsyche apicalis	4	P		13
Limnephilidae:				
Limnophilus	1	P		1
Psychoglypha subborealis	4	P	22	1
Pycnopsyche	3	P	1	
Molannidae:				
Molanna	2	P		
Phryganeidae:				
Ptilostomis	1	P		
Rhyacophilidae:				
Rhyacophila fenestra	3		3	4
Rhyacophila lobifera	3		1	
DRAGONFLIES:				
Aeshnidae:				
Aeshna	2	P		
Cordulegastridae:				
Cordulegaster	3	P		
MAYFLIES:				
Baetidae:				
Baetis brunneicolor	3	P		
Leptophlebiidae:				
Leptophlebia intermedia	3	P		

Paraleptophlebia	3	P		5
STONEFLIES:				
Leutridae:				
Leuctra	4			4
Nemouridae:				
Nemoura trispinosa	3	P	1	9
TRUE FLIES:				
Chironomidae:				
Brillia	2	P		
Chaetocladius	1	P		
Conchapelopia	2	P		
Corynoneura	2	P		
Derotanypus	-	P		
Diamesa	3	P	8	5
Macropelopia	3	P		
Metriocnemus	3	P		
Micropsectra	3	P		
Pagastia	3			1
Parametriocnemus	3	P		
Phaenopsectra	1	P		
Prodiamesa	3	P		
Tvetenia	2	P		2
Zavrelimyia	2	P		
Culicidae	0	P		
Dixidae:				
Dixa	1			
Ephydriidae	1	P		
Psychodidae:				
Pericoma	0	P		
Ptychoteridae:				
Ptychoptera	1	P		
Sciomyzidae	0			
Simulidae	2	P		
Tabanidae:				
Chrysops	2			
Tipulidae:				
Dicranota	3	P	18	15
Limnophila	2	P	5	1
Ormosia	3	P		
Pilaria	1	P		
Tipula	-	P		
Chelicerates:				
WATERMITES:				
Sperchonidae:				
Sperchon	2	P		2
Crustaceans:				
AMPHIPODS:				
Gammaridae:				
Crangonyx	2	P	1	

Hyalellidae:				
Hyalella	2	P		
ISOPODS:				
Asellidae:				
Caecidotea	1	P		
Molluscs:				
CLAMS:				
Sphaeriidae:				
Cyclocalyx	-	P		
SNAILS:				
Lymnaeidae:				
Pseudosuccinea				
columella	0	P		
Physidae:				
Physella	0	P		
Number of taxa		49	10	15
Number of organisms			62	68
BioMAP(q) score		3.17		
BioMAP(d) Score			25.1	25.3

Table 3: Qualitative Benthic Sampling Results 2018 Note: records in red are species we also observed in 2018

Qualitative Analysis		SV	
Taxa			
Psychoglypha subborealis	4		
Parapsyche apicalis	4		
Aquarius	3		
Paraleptophlebia	3		
Nemoura trispinosa	3		
Goera	3		
Pycnopsyche	3		
Leptophlebia intermedia	3		
Cordulegaster	3		
Baetis brunneicolor	3		
Diamesa	3		
Macropelopia	3		
BioMAP(q) score:	3.17		Top 25%

Conclusion:

The water quality index remains above the trigger level of 14. The overall benthic community in Tributary 3 continues to reflect a southern Ontario unimpaired headwater creek. No adverse impacts on water quality due to extraction activities or other environmental effects were detected in the 2019 sampling season.



File:3409
By: Email

May 22, 2020

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Ms. Courtenay Hoytfox
Deputy Clerk

Dear: Ms. Hoytfox

Re: CBM Aggregates, McMillan Pit (License #5737), 2019 Water Monitoring Report

As requested, I have reviewed the 2019 Water Monitoring Report for the McMillan Pit of CBM Aggregates which was prepared by 8 Trees Inc. Extraction activities ceased on this site in 2004 and hence the 2005 to 2019 monitoring data represents post extraction conditions. Over this period samples of benthic macroinvertebrates found in Tributary 3 were collected and analyzed. This Tributary of Mill Creek is fed by groundwater discharging from the McMillan Pit. The biological data continues to indicate an unimpaired headwater creek with a similar species composition to that found in previous years. The types of organisms inhabiting this tributary are typical of a closed canopy, cool-to-cold water creek. The average Water Quality Index (WQI) for 2019 was 25.2 which is above the trigger level of 14 and the mean sensitivity value was above 3.17 which indicates high quality habitat conditions. Since 1997 when water quality monitoring commenced to 2019, the WQI has always been above 14 which indicates unimpaired conditions have been maintained in this stream, even during the drought years of 2012 and 2016 when the WQI was at its lowest values.

In conclusion, the monitoring data still indicates no negative impacts to water quality as a result of aggregate extraction. I have no concerns with the information presented in this report.

Yours truly,
GWS Ecological & Forestry Services Inc.

Greg W. Scheifele, M. A., R.P.F.
Principal Ecologist/Forester

cc Stan Denhoed, Harden Environmental Services Ltd.
Fred Natolochny, Grand River Conservation Authority

Courtenay Hoytfox

From: Larry Wheeler <LWheeler@mapleton.ca>
Sent: Wednesday, May 27, 2020 12:42 PM
To: lisa.campion@erin.ca; Glenn Schwendinger; Courtenay Hoytfox; Amanda Knight; kokane@centrewellington.ca; annilene@town.minto.on.ca; Karren Wallace
Cc: Barb Schellenberger
Subject: A Resolution to Request the Province of Ontario Review the Farm Property Class Tax Rate Programme in Light of Economic Competitiveness Concerns between Rural and Urban Municipalities
Attachments: Mapleton Resolution 2020-04-14 - Farm Tax.pdf; Wellington County - Committee Report.pdf

Hello from Mapleton

At the Township of Mapleton Council Meeting last evening, Council requested that our Clerk's Department re-send a copy of Mapleton's Resolution of April 14th concerning a Provincial Review of the Farm Property Class Tax Rate Programme, specifically to our fellow lower-tier County of Wellington counterparts.

While we have received many resolutions of support from across Ontario, Council members felt that the timing of their initiative which was during the early days of Covid-19 may have hindered the priority of responses, particularly within Wellington County.

Could you please ensure that your Council's have received a copy of this Mapleton resolution.

Kind regards

Larry Wheeler



Larry Wheeler
Deputy Clerk

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 045

www.mapleton.ca





April 21, 2020

To: Municipalities of Ontario – by email

Re: A Resolution to Request the Province of Ontario Review the Farm Property Class Tax Rate Programme in Light of Economic Competitiveness Concerns between Rural and Urban Municipalities

Please be advised that at its March 10, 2020 meeting, the Council of the Township of Mapleton carried the following Resolution 2020-04-14:

WHEREAS the Province of Ontario implemented changes to property assessment and introduced taxation reform which came into effect in 1998;
AND WHEREAS prior to 1998 farm properties were subject to taxation at the base residential tax rate and qualified farmers applied annually to the province to be reimbursed 75% of the farm portion of the taxes paid to the local municipality;
AND WHEREAS the province changed the method of delivering farmer's rebates by creating the Farm Property Class Tax Rate Programme under the jurisdiction of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA);
AND WHEREAS rather than apply annually and wait for property tax rebates, the delivery of the programme shifted to local municipal governments and onto the property tax system;
AND WHEREAS eligible farmland assessment values are now locally subsidized by 75% of their full current value assessment (CVA) to produce a lower weighted assessment base which is used for tax rate setting purposes;
AND WHEREAS the effect of the locally subsidized weighted assessment shifts an increased burden of tax onto all other property classes within the municipality;
AND WHEREAS these taxation reforms were originally supposed to be revenue neutral and offset by funding from the Ontario Municipal Partnership Fund (OMPF) and its predecessor the Community Reinvestment Fund (CRF);
AND WHEREAS the province has been reducing support from the Ontario Municipal Partnership Fund while the cost of the farm tax rebate programme is continuously increasing;
AND WHEREAS an economically competitive agricultural industry provides affordable food and agricultural products to all Ontarians and is a provincial objective that should be cost shared amongst all of its citizens;
AND WHEREAS the cost of this programme disproportionately falls upon property taxpayers in rural municipalities;
AND WHEREAS higher property taxes in rural municipalities is creating economic competitiveness issues between rural and urban municipalities;

(over for page two)



Page 2 of 2, Mapleton Resolution

Re: Prov. Review of Farm Property Class Tax Rate Programme

AND WHEREAS the province hasn't undertaken a review of this programme since it was implemented in 1998;

NOW THEREFORE the Council of the Township of Mapleton requests that:

1. The Province of Ontario undertake a review of the Farm Property Tax Class Rate Programme to determine:
 - a. The appropriateness of the cost of the Farm Property Tax Class Rate Programme falling disproportionately amongst rural residential and business property owners when the benefit of an economically competitive agricultural industry and affordable food and agricultural products is a provincial objective that should be shared amongst all taxpayers in Ontario;
 - b. The adequacy of funding being provided to rural municipalities to offset the cost of the Farm Property Tax Class Rate Programme;
 - c. The differences between the amount of property taxes paid in rural and urban municipalities and the root causes of those differences;
 - d. Economic competitiveness concerns with disproportionately higher average property taxes being paid in rural municipalities;
 - e. Other methods of delivering the farm tax rebate programme to farmland owners where the cost can be shared province-wide.

AND BE IT FURTHER RESOLVED THAT this motion be sent to Hon. Doug Ford, Premier of Ontario, Hon. Steve Clark, Minister of Municipal Affairs and Housing, Hon. Rod Phillips, Minister of Finance, Hon. Ernie Hardeman, Minister of Agriculture, Food & Rural Affairs, MPP Randy Pettapiece, Hon. Ted Arnott, all Ontario Municipalities, Rural Ontario Municipal Association (ROMA) and Association of Municipalities of Ontario (AMO).

Attached you will find the County of Wellington Committee Report dated January 16, 2020 regarding the 'Farm Property Class Tax Rate Programme' for review and consideration.

Should you have any questions or concerns, please contact the undersigned.

Sincerely

Larry Wheeler
Deputy Clerk

Attach. (1)



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Administration, Finance and Human Resources Committee
From: Ken DeHart, County Treasurer
Date: Thursday, January 16, 2020
Subject: Farm Property Class Tax Rate Programme

Background:

The Province of Ontario implemented changes to property assessment and introduced taxation reform which came into effect in 1998. Prior to this, farm properties were subject to taxation at the base residential tax rate and farmers applied annually to the Minister of Finance to be reimbursed 75% of the farm portion of taxes paid to the local municipality.

As part of assessment reform, the Province changed the method of delivering farmer's rebates by creating the Farm Property Class Tax Rate Programme under the jurisdiction of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Under the new programme, rather than apply annually and wait for property tax rebates, delivery of the programme shifted to local municipal governments and onto the property tax system. Eligible farmland assessment values are now discounted by -75% of their full current value assessment (CVA) to produce a lower weighted assessment base which is used for tax rate setting purposes. With residential tax rates being the benchmark ratio of 1.0, farmlands have been set in legislation to have a 0.25 ratio or lower. The effect of the discounted weighted assessment shifts an increased burden of tax onto all other property classes in the County by way of increasing the benchmark tax rate. Doing so has a pronounced effect on the residential sector which comprises 78% of the County's levy base. By comparison, farmland taxes comprise 7% of the total levy base.

	2019 CVA	% raw CVA	WTD CVA	% Wtd CVA	2019 Levy	% of Levy
Residential	12,584,607,345	68.02%	12,584,474,157	77.91%	77,709,877	77.91%
Multi Residential	86,932,592	0.47%	165,171,925	1.02%	1,019,946	1.02%
Farmland	4,499,862,369	24.32%	1,124,965,592	6.96%	6,946,730	6.96%
Commercial	863,761,038	4.67%	1,287,867,708	7.97%	7,952,660	7.97%
Industrial	368,081,028	1.99%	882,959,280	5.47%	5,452,326	5.47%
Pipeline	41,303,954	0.22%	92,933,897	0.58%	573,872	0.58%
Managed Forest	55,959,714	0.30%	13,989,929	0.09%	86,389	0.09%
County Total	18,500,508,040	100.00%	16,152,362,486	100.00%	99,741,800	100.00%

Challenges facing Rural Municipalities

Shifting of farmland discounted assessment onto residential taxpayers is specific to rural municipalities. Schedule A shows the difference between raw (unweighted) assessment roll values and resulting weighted assessment in Wellington County as compared to a typical urban municipality. In 2019 the residential tax class comprised 68.02% of Wellington County's assessment base, but the residential class pays 77.91% of property taxes once tax ratios are factored in. The farmland ratio of 0.25 has the effect of increasing the residential tax burden by approximately 10% across the County.

Conversely, in an urban municipality with very little farm tax class, the residential assessment base of 78.50% is reduced to 66.27% of total weighted assessment used for tax rate setting purposes. A reduction of more than 12% off the residential tax burden. This causes Wellington County economic competitiveness issues for the County's southern municipalities that border a number of urban municipal centres. Tax policy treatment greatly favours urban municipalities in Ontario.

Since the cost of providing the Farm Property Class Tax Rate Programme was downloaded by the province in 1998; provincial funds have been allocated annually to rural municipalities to offset the tax loss. This was supposed to be a revenue neutral allocation. However, each year transfer amounts from the Ontario Municipal Partnership Fund (OMPF) continue to decline. The Table below shows that a total tax levy of \$34,669,691 was necessary in order to provide the farmland tax incentive rebate benefiting 5,807 farm property owners in Wellington. The OMPF allocation county-wide in 2019 was \$7,065,800 leaving a shortfall of more than \$27 million in levy which is shifted onto every other property owner in Wellington County. This translates to \$754 per property in the County or 15.7% of total taxes for the typical homeowner. This is a significant amount of additional property tax burden that our residents continue to bear annually and which are subject to increase depending on market value of farmlands.

In essence, County residents are providing the -75% rebate instead of the Province for the Farm Property Class Tax Rate Programme, creating significant financial hardship amongst our ratepayers and limiting the County's economic competitiveness with neighbouring jurisdictions.

WELLINGTON COUNTY - 2019 FARMLAND PROPERTIES
OMPF FUNDING TO MITIGATE COST OF FARM PROPERTY CLASS TAX REBATE

Municipality	Municipal Rebates	Municipal OMPF Grant	Municipal Levy Impact	County Rebate* Distribution	Total Additional Levy Required
Puslinch	\$ 232,040	\$ 415,700	\$ (183,660)	\$ 2,846,353	\$ 2,662,693
Guelph/Eramosa	\$ 1,137,235	\$ 490,300	\$ 646,935	\$ 3,120,713	\$ 3,767,649
Erin	\$ 890,468	\$ 593,300	\$ 297,168	\$ 2,852,697	\$ 3,149,866
Centre Wellington	\$ 1,987,127	\$ 319,600	\$ 1,667,527	\$ 5,553,231	\$ 7,220,758
Mapleton	\$ 5,235,570	\$ 837,400	\$ 4,398,170	\$ 1,961,338	\$ 6,359,507
Minto	\$ 1,446,483	\$ 1,604,600	\$ (158,117)	\$ 1,153,001	\$ 994,884
Wellington North	\$ 2,900,554	\$ 1,296,800	\$ 1,603,754	\$ 1,844,780	\$ 3,448,534
Wellington County	\$ 20,840,213	\$ 1,508,100	\$ 19,332,113		
Total	\$ 34,669,691	\$ 7,065,800	\$ 27,603,891	\$ 19,332,113	\$ 27,603,891

Additional levy required to provide farm rebate after OMPF grant

Total Properties **	36,607	Tax per property	\$754
Less # of Farms	5,807		
	30,800	Excluding farms	\$896
Population	97,610	Tax per resident	\$283

* County farm rebate distribution based on local municipal levy % share

** excludes special/exempt properties

Farm Application Deadline Requirements

Another challenge faced by rural municipalities is how the farm application and deadline requirements are administered by OMAFRA (now by AgriCorp). In any given year, many farm owners do not submit their applications within the specified deadline. The result is that many bona fide farm properties end up 'flipping' out of the discounted farm class and into the full residential tax class upon the next roll return. The assessment of these farm values are no longer discounted when calculating total weighted assessment, which is used for tax rate setting purposes.

This creates two distinct ongoing problems for rural municipalities. One is that the benchmark residential tax rate is lower than it otherwise would be; and two, upon approval of the late applications by OMAFRA, municipalities must refund the -75% difference in farm taxes retroactive to January of the current or sometimes even the preceding taxation year. There is no administrative or monetary penalty for late applications. Each year Wellington County finds approximately \$20,000,000 of farmland valuation excluded from the farmland discount programme due to late applications.

This year staff identified a major anomaly with farmland assessment loss of close to \$90,000,000. Upon enquiry, it was reasoned that the extremely high change in farm CVA was due to administrative changes as programme delivery shifted from OMAFRA to AgriCorp. County staff expect that most of the outstanding farm applications will be approved and revert back to the farm tax rate during 2020. Staff have included an additional \$300,000 in estimated property tax write-offs into the 2020 budget to set aside additional funds in preparation for the County's share of potential write-offs as tabled below:

2019 FARMLAND CVA CHANGE OVER TO RESIDENTIAL RT CLASS

(Between September 25 in-year growth and final November 2019 growth)

Possible write-off amounts IF all properties revert back to AGRICORP approved FTIP

	PUSLINCH	GET	ERIN	CTR WELL	MPLTN	MINTO	WN	COUNTY
Est Prop Count	-20	-24	-26	-18	-22	-19	-28	-157
Farm CVA Loss	8,500,000	17,500,000	13,000,000	10,000,000	19,000,000	5,000,000	16,500,000	89,500,000
Res Tax Rate	0.00167135	0.00260652	0.00295749	0.00321969	0.00476387	0.00544891	0.00481749	0.00617506
Res Taxes	14,206	45,614	38,447	32,197	90,514	27,245	79,489	552,668
Farm Tax Rate	0.00041784	0.00065163	0.00073938	0.00080492	0.00119097	0.00136223	0.00120437	0.00154376
Farm Taxes	3,552	11,404	9,612	8,049	22,628	6,811	19,872	138,167
Potential w/o *	(\$10,655)	(\$34,211)	(\$28,835)	(\$24,148)	(\$67,885)	(\$20,433)	(\$59,616)	(\$414,501)
							Grand Total*	(\$660,285)

* excludes Education Tax Component

Farmland Property Assessment Valuation

The Municipal Property Assessment Corporation (MPAC) is responsible for placing current market value assessment (CVA) on all properties in Ontario. The most recent province-wide reassessment updating the base year to January 1, 2016 was returned for the 2017 tax year. As mandated by the Province, any assessment increases are phased-in over a 4-year cycle. MPAC reported the average farmland increase province-wide was 64% and residential CVA increased by 18%. By comparison, Wellington County CVA has increased by 68% and 13% respectively.

In the 2016 Assessment Update Summary, MPAC reports they have strengthened the accuracy and equity of farm valuations by improved sales verification processes of bona fide farmer-to-farmer sales along with undertaking a comprehensive review of vacant farmland sales as far back as January 2008. They report that upward trends continue to increase provincially as demand for farmland outweighs the supply and non-agricultural buyers continue to purchase farmlands creating competition. Agri-Food Canada reported the net worth of an average farm was expected to reach \$2.8 million in 2017.

Staff conducted a preliminary review of open market farm sales in Wellington County during 2018 and 2019. The data reveals that the current 2016 base year CVA of farm properties sold continue to be under-assessed by 27.43%. Sale prices ranged from \$26,000 to \$4,200,000.

Wellington County	2019 Farm Sales	2018 Farm Sales	Total Sales
Number of valid farm sales	97	108	205
Total CVA of farm sales	90,515,500	89,366,400	179,881,900
Combined sale prices	130,333,790	117,533,356	247,867,146
Difference sales to assessment	39,818,290	28,166,956	67,985,246
As a percentage	30.55%	23.97%	27.43%

* source MPAC Municipal Connect

Assessment Act Considerations

Current value assessment is defined as “the amount of money the fee simple, if unencumbered, would realize if sold at arm’s length by a willing seller to a willing buyer.” For farm properties, the province has clearly indicated that farm properties are to be treated different from the concept of current value. Section 19(5) of the Assessment Act requires that current value of the land and buildings should only be used when sales are for farm-purposes only and reflect the productivity of the land for farming purposes.

MPAC assessment methods must only consider farmer-to-farmer sales. In this case, the Assessment Act requires MPAC to exclude any sales to persons whose principal occupation is other than farming. This has the effect of excluding any other type of buyer and highest and best-use considerations from current value assessment.

From a land productivity perspective, land classes are adjusted for their productivity. For example, Class 1 farmlands are the most productive for crops, while on the other end of the scale, Class 6 is for swamp and scrublands that are the least productive. Lands in Wellington County and in particular, the southern portion of the County sell for far more per acre than what farms are assessed at for farm purposes. Analysis undertaken with regard to current assessment appeals shows that the best lands (Class 1) are currently being assessed in the \$14,000 to \$16,000 per acre range for farms. Sales of larger land holdings are selling in the range of \$20,000 to \$25,000 per acre range.

The intent of Section 19(5) of the Assessment Act is to limit and protect farm property from current value considerations outside of farming. This means that generally speaking, farms are naturally under-assessed from general market considerations – providing favourable assessments to the farming community in comparison to true market value.

Other Assessment Considerations

- Farm owners who reside on the property do pay a residential tax component for their home plus one acre of land at the farmland rate. However, the valuation is based on a replacement cost method that produces a much lower value (\$223,125) than non-farm residences (\$424,187) as shown here on the average (County) property value and tax comparison.

Average 2019 Farm and Residential Value and Taxes

2019 farm house CVA	223,125	2019 Average Residential Property CVA	\$424,187
2019 Farmland CVA	901,900		
Average 2019 total farm CVA	\$1,125,025		
2019 farm house taxes	\$2,526		
2019 farmland taxes	\$2,553		
2019 total farm taxes	\$5,079	2019 Average residential taxes	\$4,803

- As seen above, while the average farm value is assessed at over 2.6x the value of the average residential property, overall taxes are comparable.
- According to MPAC's 2019 Market Change Profile report, of the 6,465 properties classified as farms, 1,892 are owned and/or occupied by non-farmers. Although the property owners are not engaged in farm activity or business, their properties are valued as if they are. These non-farmers benefit from lower residential structure values and lower land values, which translate to lower taxes simply by nature of leasing their land to a bona fide local farmer. This treatment can be perceived as rather unfair to typical residential property owners in Wellington County.
- Many owners of farmland also enjoy other property tax discounts if they are eligible to enter into either the Managed Forest Tax Incentive Programme (0.25 ratio) or the Conservation Land Programme which is fully exempt from property taxes.
- In order to receive the farm class tax discount, the owner must have a Farm License and be in the business of farming. Municipal taxes paid are then able to be written off as a business expense on annual income tax returns. Whereas residential property owners are not able to do so.

Impacts of Assessment Increases on the Farming Community

Being predominantly a rural community with strong roots planted in farm trades, Wellington County farmers observed significant increases in their farmland valuation. It is acknowledged that farmland values have increased significantly in the County of Wellington. In the 2012 base year valuation, farmland made up 19.8% of the County's assessment base and 5.4% of the taxable assessment base. For the 2016 base year valuation, farmland now makes up 25.1% of the Wellington County assessment base and 7.2% of the taxable assessment base.

Recently, groups such as the Christian Farmers Federation of Ontario (see correspondence received on this agenda) and the Ontario Federation of Agriculture began approaching local Councils to lower the farmland ratio below 0.25 in order to help offset property tax increases. Their efforts have been successful in some municipalities. Schedule B lists the municipalities that have implemented farmland ratio reductions in Ontario as reported to BMA Consultants in the 2019 Municipal Study Report.

When reviewing the list of municipalities on Schedule B, the majority of those municipalities have very little farmland valuation. Many of the urban municipalities that have granted farm ratio reductions have a much higher commercial and industrial base and farmland makes up a much lower percentage of their assessment base than Wellington County.

Many of the other Counties and rural municipalities that have granted ratio reductions (Brant, Chatham-Kent, Dufferin, Grey, Lambton and Oxford) are located further away from the GTA. These municipalities generally have lower residential assessment values and are not competing with GTA municipalities for business to the same extent as Wellington County.

Property Taxes as a Percentage of Income

- OMAFRA reported that in 2018, Wellington County farmers generated \$804,000,000 of revenue at the farm gate. The table below shows farm property taxes as a percentage of farm income to be 1.49%. Average household income in Wellington County for the same period was \$118,474. Average property tax as a percentage of residential income was significantly higher at 4.02%.

Average Farm and Residential Assessment and Taxation	2018
County average residential value	409,368
Total average property taxes *	4,764
Average income	118,474
Portion of residential income devoted to property taxes	4.02%
 Total farm taxes paid in Wellington County *	 11,971,488
County farmers income **	804,000,000
Portion of farm income devoted to property taxes	1.49%

* total taxes include County, local and Education

Closing Comments

Farmland values have been increasing significantly in the County of Wellington, much like other areas of the province. However, there does not appear to be an imbalance in the level of property tax burden shared by the local farming community in comparison to the average residential taxpayer in Wellington County. Under current legislation, farmland benefits from favourable property tax and assessment treatment.

The County's current assessment base cannot bear a further shift from farmland taxes onto other property types and maintain its economic competitiveness. Wellington County does not have a comparable commercial and industrial assessment base to neighbouring urban municipalities that would support such a shift without significantly burdening our residential and business class owners. Provincial grants such as the Ontario Municipal Partnership Fund, which were originally setup to compensate rural municipalities for the loss in farm taxes has been declining, leaving Wellington County taxpayers to support the industry without adequate province-wide cost sharing.

Wellington County is supportive of its local farming community. We recognize the importance of the agricultural industry on the County and in the Province of Ontario. Wellington supports the farming communities' interests in remaining economically competitive. The County is supportive of returning

the responsibility of funding the farm property class tax rebate programme back to the Province where it could be shared province-wide. Residents in urban municipalities, while retaining the benefits of cheap food and agricultural products, are not contributing financially to the economic competitiveness of the industry.

Recommendation:

That the Farm Property Class Tax Rate Programme report be received for information; and

That Wellington County support agricultural industry efforts in lobbying the Province to provide adequate funding to rural municipalities; and

That County Council pass a resolution in support of returning the responsibility of administering the Farm Property Class Tax Rate Programme back to the Province.

Respectfully submitted,

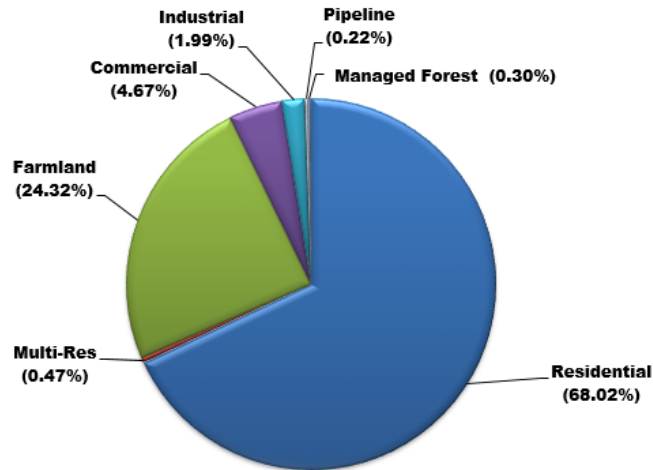
A handwritten signature in black ink, appearing to read 'Ken DeHart', with a stylized flourish extending to the right.

Ken DeHart, CPA, CGA
County Treasurer

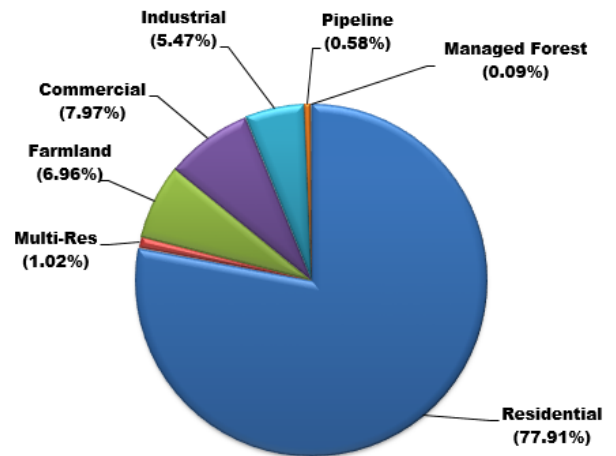
SCHEDULE A

Farm Property Class Tax Rate Programme

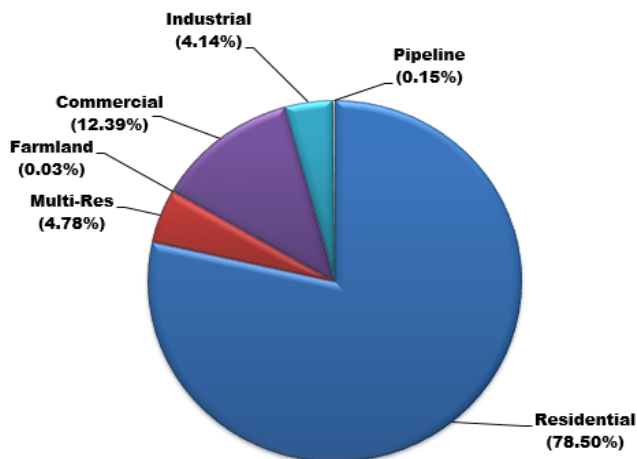
Unweighted Assessment by Property Tax Class 2019
(Share of Property Value - Wellington - Rural)



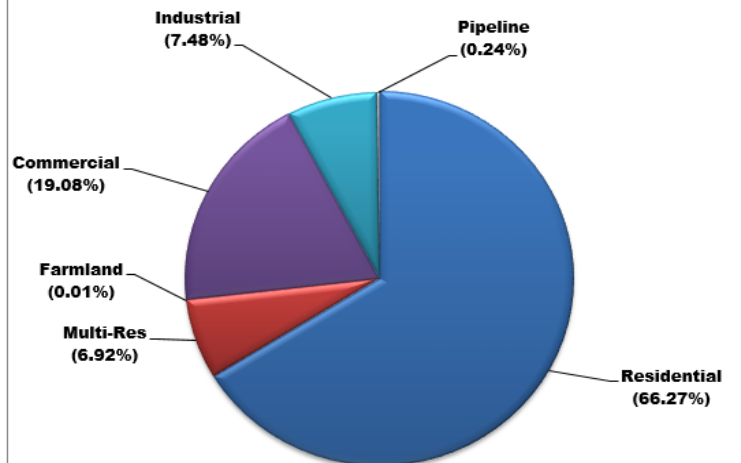
Weighted Assessment by Property Tax Class 2019
(Share of Property Taxes - Wellington - Rural)



Unweighted Assessment by Property Tax Class 2019
(Share of Property Value - Urban)



Weighted Assessment by Property Tax Class 2019
(Share of Property Taxes - Urban)



SCHEDULE B

Farm Property Class Tax Rate Programme

Municipalities with Farmland Ratio Reductions Implemented - 2019

Municipality *	Ratio	Farmland CVA **
Brant County	0.2400	1,319,886,818
Caledon	0.1708	998,099,123
Chatham-Kent	0.2200	5,281,633,220
Dufferin County	0.2300	1,174,945,084
Durham Region	0.2000	2,416,491,305
Greater Sudbury	0.2000	30,618,833
Grey County	0.2400	2,659,127,624
Halton Region	0.2000	971,078,709
Hamilton	0.1767	1,390,781,027
Kingston	0.2125	81,575,403
Lambton County	0.2260	4,794,630,528
London	0.1028	425,488,846
North Bay	0.1500	605,465
Ottawa	0.2000	1,561,813,865
Oxford County	0.2350	5,665,102,027
Prince Edward County	0.2319	401,646,726
Sarnia	0.2260	181,579,114
Average Ratio & CVA	0.2036	1,726,770,807
Wellington County	0.2500	4,464,961,956

* 2019 BMA Study Report - participating municipalities

** from MPAC Provincial Market Change Profile Report

Courtenay Hoytfox

From: Wellington Federation of Agriculture <jplh1@xplornet.ca>
Sent: Thursday, May 28, 2020 9:03 AM
Subject: re: Mapleton Resolution 2020-04-14
Attachments: wfa letter re resolution 2020-04-14.pdf

Good Morning Wellington County Municipalities:

Wellington Federation of Agriculture (WFA) is cc'ing all of the Wellington County Municipalities a response that we sent to Mapleton last week regarding Resolution 2020-04-14 'A Resolution to Request the Province of Ontario Review the Farm Property Class Tax Rate Programme in Light of Economic Competitiveness Concerns between Rural and Urban Municipalities'.

This document provides some background information on the Farm Tax Rebate Program, and WFA's position. Please kindly forward to Council and include in any upcoming agendas.

Best Regards,

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Wellington Federation of Agriculture

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519-848-3774 (office)

wellington@ofa.on.ca

[@wellfedag](#)



WELLINGTON FEDERATION OF AGRICULTURE

Janet Harrop

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May 22, 2020

Township of Mapleton Council

7275 Side Rd 16

Drayton, ON N0G 1P0

Via Email: bschellenberger@mapleton.ca

Dear Council:

RE: Resolution 2020-04-14

Wellington Federation of Agriculture (WFA) is writing to you today in response to Resolution 2020-04-14 carried by Mapleton Township on April 21st, 2020.

First, WFA would like to once again reiterate our support for the provincial government to provide adequate funding to our rural municipalities. As Mapleton's resolution highlighted, the provincial government has not fulfilled its obligation to rural municipalities. The cuts to the Ontario Municipal Partnership Fund and many other changes to municipal-provincial cost and service delivery agreements have not favoured our rural municipalities.

The suggestion that the policy solution of returning to the farm rebate program to fund rural municipalities is deeply flawed and counterproductive.

Background on Rebate program

The Farm Tax Rebate Program was intended as a "temporary" measure until long term property tax reforms were completed. The Program lasted from 1970-1998 with multiple changes to guidelines, rebate amounts and eligibility requirements along the way.

The Farm Property Tax Class was introduced in 1998 as part of reforms in Ontario's property tax system. This change was not done in a vacuum; it was one factor in a complete change in municipal finances in Ontario. Other changes included the creation of other property tax classes, Creation of MPAC (known at the time as OPAC) and a move to Current Value Assessments. In addition to these changes the province realigned service delivery and uploaded certain services from the municipalities and downloaded other services.

The province also introduced the Ontario Municipal Partnership Fund (OMPF), which has been cut significantly in recent years. It is important to remember that the cuts to OMPF were the result of negotiations between the City of Toronto, the provincial government and AMO.

The Farm Property Class tax ratio is set to a maximum of 25% of the residential tax rate. All property tax classes including commercial and industrial are a ratio of the residential tax rate (which has a ratio of 1).

A rebate program does not work for Ontario farmers

Reinstating the rebate program would tie up significant amounts of dollars that could be better used on the farm.

In Wellington County, the tax burden of farmers has doubled in the past 20 years. In 2001, the county collected 3.8% of its total taxes from the farm property class compared to approximately 7.7% in 2020. The implication that farmers are being subsidized when their taxes have increased at faster rate than any property class in Wellington County does not sit well with WFA. The idea of multiplying farm taxes by four and waiting for OMAFRA to cut a check for the difference, would have significantly negative impacts on cash flow for Ontario farmers.

As concerning as the cash flow issues would be the eligibility criteria for the rebate program. During the lifetime of the rebate program OMAFRA frequently changed both the eligibility requirements and the rebate amount. This made it difficult for many farmers to predict how much of a rebate they would receive or if they would receive any rebate at all.

Since the rebate would be funded by provincial dollars, if the provincial government needed to cut spending to balance its budget, the rebate program could be reduced significantly. This is part of the reason the OMPF program was cut and there is no reason to think the same could not happen under a hypothetical rebate program.

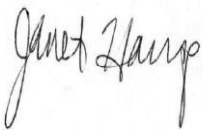
Producing prosperity and funding for rural municipalities

The problem that we all wish to solve is the lack of funding for rural municipalities. The fact is that there are much more efficient ways to fund rural municipalities. The Farm Property Tax Rebate Program required significant administrative costs to deliver the program. The fact is that the rebate program is exactly the type of program that the current government wishes to move away from.

If the goal is to provide rural municipalities with better funding, that goal could be more efficiently achieved by continuing to lobby for improvements to the OMPF program as well as targeted infrastructure funding for rural municipalities. Increased funding for rural municipalities has been a central theme of OFA's producing prosperity campaign. OFA will continue to lobby the provincial government to increase funding for our rural municipalities.

WFA remains a willing partner to help lobby for adequate funding of rural municipalities. We hope to work with you to find solutions that provide funding for municipalities without putting increased burden on Ontario farmers.

Respectfully,



Janet Harrop,
President

cc. Town of Minto, Township of Wellington North, Town of Erin, Township of Centre Wellington, Guelph Eramosa Township, Township of Puslinch, County of Wellington



REPORT FIN-2020-021

TO: Mayor and Members of Council

FROM: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: June 3, 2020

SUBJECT: 2019 Township General Surplus
File No. F05 BUD

RECOMMENDATIONS

THAT Report FIN-2020-021 regarding the 2019 Township General Surplus be received; and

THAT the General Surplus balance as of December 31, 2019 of \$542,282 be allocated to the Asset Management Discretionary Reserve in accordance with Council Resolution No. 2019-347.

DISCUSSION

Purpose

The purpose of this report is to provide Council with a general status report on the 2019 Township General Surplus as at December 31, 2019. The total Township General Surplus is \$542,282 as per the 2019 audit.

Background

Asset Management Discretionary Reserve

The 2019 Asset Management Plan recommended that the Township maintain a minimum target balance of \$2.0 million and a maximum target balance of \$4.0 million in its Asset Management Discretionary Reserve. The projected balance of the Asset Management Discretionary Reserve from 2020 to 2029 as outlined in Report FIN-2020-007 – Balances in Discretionary and Restricted Reserves is included in the table below:

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
\$2,736,430	\$2,040,488	\$1,836,386	\$935,460	\$591,908	\$1,422,534	\$2,405,477	\$3,507,460	\$3,412,281	\$4,135,667

As outlined in the table above, the projected balance is not within the 2.0 million to 4.0 million target in the years 2022 to 2025. The table above incorporated an estimated 2019 surplus allocation of \$418,615 allocated to the Asset Management Discretionary Reserve in accordance with Council Resolution No. 2019-347.

Please note, 100% of the costs related to asset replacement projects in the Capital Budget and Forecast are funded from the Asset Management Discretionary Reserve as opposed to the Tax Levy resulting in a greater need to contribute more funds to the Asset Management Discretionary Reserve in order to address the Township's infrastructure deficit as noted in the 2019 Asset Management Plan.

The policy adopted by Council through Council Resolution No. 2019-347 states that Council authorizes the allocation of all budget surpluses into the Township's Asset Management Discretionary Reserve for the purpose of meeting future asset management obligations.

General Surplus Calculation

The calculation of the 2019 Township General Surplus is outlined below:

1. The total operating tax levy surplus (budget vs. actual expenditures and revenues) equals \$738,320.

The Building Cost Centre is not included below. The Building Code Act requires that the total amount of building permit fees meet the total costs for the municipality to administer and enforce the Building Code Act and Regulations. Building permit fees were established to fully recover the Township's cost of providing building permit services, including an allocation of administrative overhead/indirect costs. Any surplus revenue from building permit fees is transferred to a reserve, to be drawn upon in years of declining building activity.

Department	2019 Budgeted Expenditures	2019 Actual Expenditures	2019 Budgeted Revenues	2019 Actual Revenues	Operating Tax Levy Surplus
Administration	\$622,807	\$507,020	-\$15,900	-\$21,057	\$120,943
By-law	\$79,234	\$59,242	-\$27,111	-\$54,202	\$47,084
Corporate	\$192,217	\$180,186	-\$1,054,903	-\$1,529,025	\$486,153
Council	\$138,992	\$127,218	\$0	\$0	\$11,773
Elections	\$1,550	\$1,569	\$0	\$0	-\$19
Finance	\$532,621	\$542,388	-\$41,160	-\$42,469	-\$8,458
Fire and Rescue	\$700,975	\$774,110	-\$111,564	-\$156,288	-\$28,412
Heritage Committee	\$4,915	\$2,882	\$0	\$0	\$2,033
Library	\$6,600	\$6,569	-\$3,000	-\$3,002	\$34

Department	2019 Budgeted Expenditures	2019 Actual Expenditures	2019 Budgeted Revenues	2019 Actual Revenues	Operating Tax Levy Surplus
Optimist Recreation Centre	\$190,150	\$172,989	-\$50,850	-\$61,066	\$27,377
Parks	\$115,522	\$110,654	-\$8,300	-\$9,338	\$5,905
Puslinch Community Centre	\$113,260	\$96,861	-\$65,481	-\$81,636	\$32,553
PDAC Committee	\$6,060	\$4,342	\$0	\$0	\$1,718
Planning & Development	\$187,797	\$190,417	-\$73,927	-\$140,417	\$63,869
Public Works	\$1,294,584	\$1,318,219	-\$5,465	-\$3,730	-(\$25,369)
Recreation Committee	\$2,546	\$2,565	\$0	\$0	-(\$19)
Source Water Protection	\$9,650	\$9,300	\$0	\$0	\$350
Municipal Office	\$68,991	\$67,818	-\$20,697	-\$20,329	\$806
Operating Tax Levy Surplus					\$738,320

2. The total capital tax levy deficit (budget vs. actual capital expenditures) equals \$11,239.

Please note, the projects noted below may have other funding sources. The table below only shows the tax levy funding source associated with each project in order to calculate the capital tax levy deficit.

Department and Projects	2019 Budgeted Capital Tax Levy	2019 Actual Capital Tax Levy	Surplus/ (Deficit)
<u>Corporate</u> Computer Equipment Replacement Server Replacement Compensation Review/Pay Equity Study	\$42,805	\$43,287	-(\$482)
<u>Finance</u> 2019 Development Charges Background Study	\$2,100	\$1,744	\$356
<u>Fire & Rescue Services</u> Structural Firefighter Gear Carbon Monoxide Pulse Oximeter Cost Estimate of a Fully Serviced Fire Station	\$27,726	\$26,205	\$1,521
<u>Public Works</u> Roads Repaving Projects Bridge and Culvert Inspections – 2019 Gravel Roads Study - Notice of Motion Gravel Packer - New Equipment for Grader Concession 11 railway crossing - 34 to Sideroad 17 Culvert of Cook's Mill Race Sideroad 10 North Culvert Replacement	\$750,927	\$763,561	-(\$12,634)

Aberfoyle and Old Brock Road Sidewalks			
<u>Municipal Office</u>	\$3,161	\$3,161	\$0
Security Enhancements			
Capital Tax Levy Deficit			-\$ (11,239)

3. The 2019 general tax levy amounted to \$3,974,776 which means that \$727,081 of the levy was not used in 2019, prior to factoring in discretionary reserve contributions and withdrawals (Item No. 4 below).

Operating Tax Levy Surplus	\$738,320
Capital Tax Levy Deficit	-\$ (11,239)
Total Tax Levy Surplus (prior to factoring items noted below)	\$727,081

4. Discretionary reserve contributions and withdrawals need to be considered next.
1. The donation funds amounting to \$19,435 for the purpose of the purchase of a heavy vehicle stabilization kit and rapid deployment watercraft in Fire & Rescue Services have been contributed to the Capital Carry-forward Discretionary Reserve or spent on capital projects in 2019 and need to be deducted from the surplus.
 2. The funds amounting to \$69,990 related to the OMERS Omission Period and insurance deductible payments were funded by the Legal and Insurance Contingency Discretionary Reserves. Therefore, this amount must be added back to the surplus.
 3. The deficit amounting to \$47,113 in the Public Works Winter Maintenance Account No. 01-0030-4214 was funded utilizing the Winter Maintenance Discretionary Reserve. Therefore, these funds must be added back to the surplus.
 4. A portion of the Aggregate Levy received of \$279,089 was contributed to the Aggregate Levy Discretionary Reserve to fund the Public Works repaving project at Concession 2 from Sideroad 10 South to 32. Therefore, these funds must be deducted from the surplus.
 5. The grant funds received for the Heritage Summer Student of \$2,700 are not included in the operating tax levy surplus noted in No. 3 above and should be added to the surplus.

6. Grading and security deposits 10 years or older of \$5,500 were recognized in revenue in 2019 in Accounts No.'s 01-0015-1270 and 01-0015-1190. These funds are then transferred to the Outstanding Deposits Discretionary Reserve for the purpose of determining the status of these deposits in accordance with Council Resolution No. 2015-061. \$5,500 should be deducted from the operating tax levy surplus noted in No. 3 above.

Total Tax Levy Surplus	\$727,081
Item 1	(-\$19,435)
Item 2	\$69,990
Item 3	\$47,113
Item 4	(-\$279,089)
Item 5	\$2,700
Item 6	(-\$5,500)
Total Estimated Surplus	\$542,860

FINANCIAL IMPLICATIONS

The 2019 Township General Surplus as calculated above is \$542,860. The total Township General Surplus verified through the 2019 audit is \$542,282.

APPLICABLE LEGISLATION AND REQUIREMENTS

Municipal Act, 2001

ATTACHMENTS

None



REPORT FIN-2020-022

TO: Mayor and Members of Council

FROM: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: June 3, 2020

SUBJECT: 2019 Development Charges
File No. F20 DEV

RECOMMENDATIONS

THAT Report FIN-2020-022 regarding the 2019 Development Charges be received; and

THAT Council accepts the Treasurer's declaration that the Township is in compliance with section 59.1(1) of the Development Charges Act, 1997.

DISCUSSION

Purpose

The purpose of this report is to provide Council with information on the Township's Development Charges and related transactions as of December 31, 2019.

Background

Pursuant to Section 43(2) of the Development Charges Act (DCA), the Treasurer for the Township shall present a financial statement to Council regarding the development charge restricted reserves. The Treasurer's statement is to outline the following:

- Statements of the opening and closing balances of the reserve funds and of transactions relating to the funds;
- Statements identifying,
 - i. All assets whose capital costs were funded under a development charge by-law during the year,
 - ii. For each asset mentioned in (i) above, the manner in which any capital cost not funded under the by-law was or will be funded;

- A statement as to compliance with subsection 59.1 (1); and
- Any other information that is prescribed

Section 59.1 (1) of the DCA specifically prohibits municipalities from imposing additional payments on developers or requiring construction of a service unless specifically authorized under the DCA or another Act. This provision does not affect a municipality's right to include conditions for installation or payment for local services but is intended to close the door on other "voluntary" payments that may have been sought by municipalities outside the legislative framework. The importance that the province places on this section is reinforced by (a) requiring that the Treasurer's report include a statement confirming that the municipality is in compliance with Section 59.1(1) and (b) granting extensive investigative powers to the Ministry of Municipal Affairs and Housing to investigate whether a municipality is in compliance.

The Township does not require any "voluntary" payments from developers and the Treasurer confirms that, for 2019 development charges reporting, the Township is in compliance with Section 59.1 (1) of the DCA.

In the past, a municipality was required to file the Treasurer's report with the Minister within 60 days of the presentation of the report to Council. In accordance with Section 43 of the DCA, this requirement has been removed and replaced by a requirement that Council shall ensure that the statement is available to the public and that the Treasurer shall give a copy of the statement to the Ministry of Municipal Affairs and Housing upon request. Therefore, Report FIN-2020-022 and its related attachments will be posted on the Township's website.

FINANCIAL IMPLICATIONS

- The total balance of Development Charges as of December 31, 2019 is \$737,829
- Development Charges increased by \$162,563 from 2018.

Beginning Balance in 2019:		\$575,266
DC Revenue in 2019:	\$256,387	
Interest earned:	\$17,168	
Transfers to capital:	-(\$110,992)	
Net 2019 Increase:		\$162,563
Ending Balance in 2019:		\$737,829

The Annual Treasurer's Statement of Development Charges is listed in Schedule A. Details of Development Charge amounts transferred to Capital, Operating, or Other Funds are listed in Schedule B. Schedule C summarizes the statement of credit holder transactions in 2019 and notes that there were no credit holder transactions during the period or in previous periods.

APPLICABLE LEGISLATION AND REQUIREMENTS

Development Charges Act, 1997
Ontario Regulation 82/98

ATTACHMENTS

Schedule A –Annual Treasurer's Statement of Development Charges as at December 31, 2019

Schedule B – Amounts Transferred to Capital, Operating or Other Funds for the 12 months ended December 31, 2019

Schedule C – Statement of Credit Holder Transactions for the 12 months ended December 31, 2019

**Annual Treasurer's Statement of Development Charges
As at December 31, 2019**

Schedule A

	Fire Protection Services	Roads and Related	Parks and Recreation	Administration - Studies	Total
Opening Balance- January 1, 2019	342,918	143,617	63,157	25,574	575,266
<u>Plus:</u>					
Development Charge Collections	69,208	154,441	17,958	14,780	256,387
Accrued Interest	10,003	5,195	1,305	666	17,168
Repayment of Monies Borrowed from Fund and Associated Interest ¹	-	-	-	-	-
Sub-Total	79,211	159,636	19,263	15,445	273,555
<u>Less:</u>					
Amount Transferred to Capital (or Other) Funds ²	-	49,547	45,753	15,692	110,992
Amount Transferred to Operating (or Other) Funds ²	-	-	-	-	-
Amounts Refunded	-	-	-	-	-
Amounts Loaned to Other D.C. Service Category for Interim Financing Credits ³	-	-	-	-	-
Sub-Total	-	49,547	45,753	15,692	110,992
Closing Balance - December 31, 2019	422,129	253,706	36,668	25,327	737,829

¹ Source of funds used to repay the D.C. Restricted Reserve

² See Schedule B for details

³ See Schedule C for details

Schedule B

		D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period						
	Gross Capital Cost	D.C. Restricted Reserve Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Discretionary Reserves/Restricted Reserves Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
Capital Fund Transactions											
<u>Fire Protection Services</u>											
None	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Fire Protection Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Roads and Related Services</u>											
Victoria Rd (Aberfoyle Pit 2 to County Road 36)	\$438,968	\$49,547	\$0	\$0	\$0	\$0	\$220,000	\$0	\$0	\$0	\$169,421
Subtotal Roads and Related Services	\$438,968	\$49,547	\$0	\$0	\$0	\$0	\$220,000	\$0	\$0	\$0	\$169,421
<u>Parks and Recreation Services</u>											
Puslinch Community Centre Park - Back Soccer Fields Upgrade	\$24,642	\$12,321	\$0	\$0	\$0	\$0	\$12,321	\$0	\$0	\$0	\$0
Fox Run Park Trail	\$79,233	\$33,432	\$0	\$0	\$0	\$0	\$10,094	\$0	\$0	\$0	\$35,708
Subtotal Parks and Recreation Services	\$103,875	\$45,753	\$0	\$0	\$0	\$0	\$22,415	\$0	\$0	\$0	\$35,708
<u>Administration - Studies</u>											
2019 Development Charges Background Study	\$17,436	\$15,692	\$0	\$0	\$0	\$0	\$0	\$1,744	\$0	\$0	\$0
Subtotal Administration - Studies	\$17,436	\$15,692	\$0	\$0	\$0	\$0	\$0	\$1,744	\$0	\$0	\$0
Total	\$560,279	\$110,992	\$0	\$0	\$0	\$0	\$242,415	\$1,744	\$0	\$0	\$205,129

[illegible]

**Statement of Credit Holder Transactions
For the 12 Months Ended December 31, 2019**

Schedule C

Credit Holder	Applicable D.C. Restricted Reserve	Credit Balance Outstanding as of January 1, 2019	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding as of December 31, 2019
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N/A - the Township has not issued any Development Charge Credits during the period or in previous periods.



REPORT ADM-2020-016

TO: Mayor and Members of Council

FROM: Kyle Davis, Risk Management Official

MEETING DATE: June 3, 2020

SUBJECT: Source Protection Annual Reports - 2019

RECOMMENDATION

That Report ADM-2020-016 regarding Source Protection Annual Reports for 2019 be received for information.

Background

For reporting purposes, the Township of Puslinch is subject to two Source Protection Plans (based on watershed or Conservation Authority boundaries): Grand River Plan and the Halton-Hamilton Plan. Although the Township does not operate its own municipal drinking water systems, it is responsible for the protection of municipal wellhead protection areas and intake protection zones (collectively vulnerable areas) from neighbouring municipalities including the City of Guelph, Region of Waterloo and City of Hamilton, where those vulnerable areas are present within the Township. In 2019, all Source Protection Plans were in effect.

Under Section 81 of the Clean Water Act and Section 65 of O. Reg. 287/07, an annual report must be prepared by a Risk Management Official and submitted to the appropriate Source Protection Authority (Conservation Authority) by February 1st of each year. Under Section 45 of the *Clean Water Act*, a public body, including a municipality, must comply with monitoring and reporting policies designated by a Source Protection Plan. This includes the submittal of an annual municipal report by February 1st of each year. On behalf of the Township, Risk Management staff submitted both reports as required by February 1, 2020.

Purpose

The Wellington County municipalities continue to implement source protection under the Wellington Source Water Protection partnership, www.wellingtonwater.ca. In 2019, progress continued in the implementation of source protection in the municipality and some key aspects are summarized below.

In 2019, there was 1 development review notice issued per Section 59 of the Clean Water Act within the municipality. Additionally, Risk Management staff comments were provided on an additional 52 applications that did not require development review notices, for a total of 53 development applications (notices and comments) reviewed in the municipality in 2019. There were 37 Section 59 notices issued County wide and Risk Management staff comments on 207 additional development applications, County wide, for a total of 244 development applications (notices and comments) reviewed County wide in 2019. This represents an decrease in the total number of development applications (notices and comments) reviewed County wide from 2018 (351), however, it is in line with previous years: 2016 (137) and 2017 (269). Part of the decrease in County wide notices resulted in changes to the Ausable

Bayfield Maitland Valley Source Protection Plan that allows screening out of certain residential building and planning applications in the Town of Minto.

For the Township of Puslinch, 2019 is consistent with the previous year 2018 in the number of development notices and comments issued, however, different from 2016 and 2017 (4 notices and 3 comments in 2016, 14 notices and 27 comments in 2017, 2 notices and 47 comments in 2018). It is anticipated that 2018 and 2019 represent more accurately the development review workload within the Township, while 2016 and 2017 reflect the early years of implementation. In addition to the notices and comments provided, other applications were screened out by building or planning staff following Risk Management Official Written Direction provided by Wellington Source Water Protection.

In 2019, the source protection staffing complement, County wide, dropped from 2.3 full time equivalents to 2.0 full time equivalents with administrative support provided by the Township of Centre Wellington. All municipalities have, at a minimum, two staff members appointed as Risk Management Officials and Inspectors. These staff are well supported by the internal Wellington Source Protection Working Group which is comprised of other departmental staff from all eight Wellington municipalities including building officials, planners, water compliance staff, public works staff and Chief Administrative Officers. Also in 2019, two co-op students assisted source protection staff with a variety of tasks in the summer and fall.

Analysis continued on the threat verification data collected in previous years on residential, agricultural, industrial, commercial and institutional activities identified as potential significant drinking water threats in the approved Assessment Reports. Staff complete a variety of tasks to remove or confirm and then mitigate activities identified as potential significant drinking water threats in the approved Assessment Reports. These threat activities are existing and the analysis can involve desk top interpretation of air photos or GIS data, phone calls, review of municipal records, windshield surveys, site inspections by Risk Management staff and if confirmed, then mitigation through septic inspection, prohibition and / or negotiation of risk management plans. As a result of this analysis, staff currently estimate approximately 58% of threat activities in the municipality still require action to either remove or confirm / mitigate the threat activities while 42% have been either removed or confirmed and mitigated. This translates into 82 activities remaining.

For the remaining activities, 41 of 82 activities are agricultural properties with multiple activities present on individual properties. For example, commercial fertilizer application and pesticide application could both be assigned to one property. Agricultural outreach and threat verification within the County has initially been focusing on properties within a 100 metres of municipal wells or properties where Risk Management Plan timelines have been established. The Grand River Source Protection Plan does not establish Risk Management Plan timelines and therefore, much of the agricultural outreach and threat verification within the Township was not part of this initial focus. For the remaining threat activities, 29 threats are road salt or snow storage activities associated with rural residential properties located within the current Chloride and Sodium Issue Contributing Area for Cambridge. Threat verification and contacts with these property owners has been on hold because the draft changes to the Chloride and Sodium Issue Contributing Areas will affect the number of properties and threat activities. This work will start once the changes to the Grand River Assessment Report and Source Protection Plan are approved by the Province. Approval is anticipated in two phases in 2020 or early 2021. The remaining group of threat activities are 12 chemical, waste or fuel threat activities associated with industrial or commercial properties. In 2020 and beyond, it is anticipated that threat verification activities will include more focus on agricultural and snow / road salt activities within the Township. It should be noted, however, that the current COVID pandemic has resulted in a temporary pause to in-person visits and inspections.

In 2019, 1 inspection for the purposes of threat verification or risk management plan negotiation was completed in the Township in 2019. County wide, 75 inspections were conducted in 2019 with 65% of inspections (49) conducted for threat activity verification or risk management plan purposes and 35% (26) of inspections were prohibition compliance inspections. No Risk Management Plans were agreed to in 2019 in the Township, however, 1 RMP was

in the process of negotiation for the municipality. Cumulatively, there are 19 Risk Management Plans complete County wide. In 2019, there were a number of factors that delayed Risk Management Plan negotiation and completion in the County including other time sensitive projects such as Source Protection Plan amendments, Tier 3 studies or development reviews and review time and / or reluctance from property owners, tenants or contractors. It is anticipated that some of these challenges will persist into 2020 with the additional challenge of the COVID pandemic. Along with in person visits and inspections, negotiating with property owners regarding Risk Management Plans is on hold at this time due to the COVID pandemic.

In 2019, County wide, staff continued the implementation of the source protection education and outreach program as required by the applicable Source Protection Plans. The communications plan was updated to provide direction on future education and outreach deliverables. The update of the communication plan built on the existing 2014 communications plan and now identifies six strategies for implementation within the source protection program. These strategies are: targeted communications to those living in vulnerable areas, increased general public awareness of the program, promotion of the Tier 3 water budget results and requirements, septic inspection program outreach, road salt education program and education focused on school aged children. These six strategies build on the education work already being completed over the past five years within the County. In addition to these strategies, internal staff training will also remain a focus. Work has started on delivering the communications products identified in the communications plan including new fact sheet and website content, a social media plan and other products.

In 2019, one training sessions was run for municipal staff. Four newspaper ads were run during the year on topics related to water conservation, chemical handling and changes to the Source Protection Plans. Staff also attended 4 public meetings on a variety of topics including Source Protection Plan changes, Tier 3 studies and other technical studies / applications. Site visits, inspections, development reviews and mailings were conducted in 2019 that included educational material being provided directly to the proponents generally regarding the threats present, the process (RMP, prohibition etc.) and property specific mapping. This material was generally well received and found to be useful by the proponents. Stickers and metal tags are provided to proponents listing the Spills Action Centre number and that their location is located within a vulnerable area for municipal wells. Wellington Source Water Protection continues to maintain and update a website (www.wellingtonwater.ca), ten fact sheets on specific topics and other print media (i.e. post cards to direct applicants to mapping). Staff participate and Wellington Source Water Protection is a sponsor for the Waterloo-Wellington Children's Groundwater Festival. Staff participate on the organizing committee as well as during the Festival to deliver presentations. The Children's Groundwater Festival is an excellent way to reach Grade 2 to 5 and high school children (and their parents) and deliver water protection messages including source protection. The Festival attracts 5,000 elementary children and 500 high school / adult volunteers. Approximately 600 children attend from the County of Wellington as well as participation from a County high school and companies / municipalities as volunteers.

In 2019, staff were involved in reviewing, authoring and / or participating in a significant number of Source Protection Plan amendments and / or work plans for 3 of the 5 applicable Source Protection Plans in the County. The amendments were primarily focused on policy updates and / or technical updates including a large update for the Grand River – Wellington County and Region of Waterloo chapters. The Grand River update included changes to the Assessment Report and Source Protection Plan and was completed in two phases. In partnership with the Grand River Conservation Authority, public consultation ended in March 2019 for the first phase and in February 2020 for the second phase. Provincial approval is anticipated, separately for each phase, in 2020 or 2021. The Grand River updates were subject of previous reports to Council in 2019.

The Assessment Report changes include the delineation of new wellhead protection areas for quality within Puslinch, Centre Wellington and Guelph / Eramosa and new issue contributing areas (ICA) in Centre Wellington and Puslinch. This is based on the technical studies completed in 2018. The new wellhead protection areas and Issue Contributing Areas for Chloride in Puslinch originate from the Region of Waterloo – City of Cambridge systems. There are a large number of policy changes also contained in this update, with the majority of the policy changes related to chloride

or road salt activities (storage and application) and are due to the new Chloride Issue Contributing Areas in Puslinch and Centre Wellington. The policy approaches include prohibition, risk management plan, education and other approaches to manage the road salt related threat activities. In addition to the policy changes related to road salt and the chloride ICAs, other policies were amended to address implementation challenges or changes to provincial guidance. It should be noted that it is possible the road salt policies may apply in the future outside of the chloride issue contributing areas within other parts of the wellhead protection areas. This is due to possible changes to the Provincial thresholds related to road salt. Consultation on changes to these thresholds started in 2019 and staff participated in these provincial consultations. Lake Erie Source Protection Committee circulated a report in December 2019 related to these proposed road salt changes. A decision has not been made yet regarding overall provincial changes to road salt thresholds.

Tier 3 (water quantity) technical studies continue for the Guelph, Guelph / Eramosa study area that includes the Township of Puslinch. Staff and consultants continued to participate in meetings and review for these studies in 2019 and it represented a significant time commitment for the first half of the year. This project is led by the Grand River Source Protection Authority (GRCA) and funded by the Ontario Ministry of the Environment and Climate Change. The Township Risk Management Official and County Policy Planning Manager participate on the project team along with the Source Protection Authority staff, the Province and other adjacent municipalities including Guelph / Eramosa Township and the City of Guelph. The 2019 work included finalizing policy approaches, drafting policy text and significant discussion and collaboration with project team (including City of Guelph, Provincial Ministries, and adjacent municipalities) on the proposed policy text. There was also ongoing public and municipal consultation through Community Liaison Group and Implementing Municipal Group in 2019. Currently, discussions continue to achieve a common understanding between the parties on the scope of the policies, however, progress has slowed. Related to this study, comments were provided to the City of Guelph during their first Water Supply Master Plan workshop in 2019.

In 2015 through 2017, 54 of 54 mandatory septic inspections (100%) were completed within the Township. There are 641 septic inspections required County wide prior to the draft wellhead protection area changes. If a septic system is present within well head protection area with a vulnerability score of 10 or within an issues contributing area for nitrates, a septic inspection is required every 5 years. The next mandatory septic inspection period begins in 2020 to 2025 and Risk Management staff will work with Building Department staff in the Township and across the County to initiate and complete this program. It is possible, however, that the start of this program will be delayed due to the current COVID pandemic.

The County Official Plan was amended in 2016 to conform to the five Source Protection Plans in the County and in 2018 and 2019, the conformity exercise for the Township's zoning by-law was completed as part of the comprehensive zoning by-law review. Notices were sent to the Source Protection Authority as required.

Attached for your reference is summary table of source protection implementation for all municipalities in Wellington County (the County and seven, local municipalities). For further information, please contact Kyle Davis, Risk Management Official, 519-846-9691 ext 362 or kdavis@centrewellington.ca

Financial Implications

Current staffing and resources

Applicable Legislation and Requirements

Clean Water Act

Grand River Source Protection Plan

Halton-Hamilton Source Protection Plan

Attachments

1/ Source Protection Annual Reporting Summary Table for 2019 – Wellington County municipalities

Source Protection Annual Reporting Summary 2019 - Wellington County municipalities

Reportables		Centre Wellington	Guelph/Eramosa	Mapleton	Puslinch	Wellington North	Erin	Minto	County of Wellington	Total
Septic Inspection Program (Cumulative)	Completed	24	415	N/A	54	9	127	6	N/A	635
	Outstanding	0	6	N/A	0	0	0	0	N/A	6
	Major Remedial Action	5	27	N/A	1	1	8	0	N/A	42
	Minor Remedial Action	4	79	N/A	12	1	14	1	N/A	111
	Septic Socials	1	3	N/A	2	1	1	1	N/A	9
S59 Notices Issued for Reporting Year		9	8	0	1	5	5	9	N/A	37
Comments on Development reviews (in addition to notices) for Reporting Year		33	35	37	52	10	27	13	N/A	207
Total Development Reviews and S59 Notices for the Reporting Year		42	43	37	53	15	32	22	N/A	244
Total Inspections for the Reporting Year (Section 62)		9	27	5	1	11	9	13	N/A	75
Inspections for Section 57 Prohibition for Reporting Year		4	5	4	0	6	6	1	N/A	26
Inspections for Section 58 Risk Management Plans for Reporting Year		5	22	1	1	5	3	12	N/A	49
Contraventions during Inspections for Reporting Year		0	0	0	0	0	0	0	N/A	0
Transport Pathway Notices		1	1	0	1	0	0	0	N/A	3
% Threat Activities Removed or Managed since Source Protection Plan effective date		89%	62%	43%	42%	89%	90%	83%	N/A	71%
RMPs	Cumulative Completed since SPP Effective Date	6	3	0	0	2	1	7	N/A	19
	Completed in Reporting Year	1	0	0	0	1	1	5	N/A	8
	In Progress	23	22	1	1	18	7	13	N/A	85
Chemical Management Plan (Official Plan Section 4.9.5) Cumulative Completed		0	3	0	0	1	1	1	N/A	6
Database Development		Continued database development is ongoing for the source protection cloud based database. In 2019 live entry of development review applications was made operational and data entry back log was reduced. The legal collaboration agreement that governs the management and cost structure for the database with our other municipal and Conservation Authority collaborators was updated and signed. Numerous improvements were made in the functionality of the database.								
Comments on Prescribed Instruments (Provincial Approval such as Permits to Take Water)		0	2	0	1	0	0	0	N/A	3

Source Protection Annual Reporting Summary 2019 - Wellington County municipalities

Reportables	Centre Wellington	Guelph/Eramosa	Mapleton	Puslinch	Wellington North	Erin	Minto	County of Wellington	Total
Education and Outreach	<p>The following is a summary of the E and O results, County wide, for 2019. The communications plan was updated to provide direction on future education and outreach deliverables. The update of the communication plan built on the existing 2014 communications plan and now identifies six strategies for implementation within the source protection program. These strategies are: targeted communications to those living in vulnerable areas, increased general public awareness of the program, promotion of the Tier 3 water budget results and requirements, septic inspection program outreach, road salt education program and education focused on school aged children. These six strategies build on the education work already being completed over the past five years within the County. In addition to these strategies, internal staff training will also remain a focus. Work has started on delivering the communications products identified in the communications plan including new fact sheet and website content, a social media plan and other products.</p> <p>In 2019, one training sessions was run for municipal staff. Four newspaper ads were run during the year on topics related to water conservation, chemical handling and changes to the Source Protection Plans. Staff also attended 4 public meetings on a variety of topics including Source Protection Plan changes, Tier 3 studies and other technical studies / applications. Site visits, inspections, development reviews and mailings were conducted in 2019 that included educational material being provided directly to the proponents generally regarding the threats present, the process (RMP, prohibition etc.) and property specific mapping. This material was generally well received and found to be useful by the proponents. Stickers and metal tags are provided to proponents listing the Spills Action Centre number and that their location is located within a vulnerable area for municipal wells. Wellington Source Water Protection continues to maintain and update a website (www.wellingtonwater.ca), ten fact sheets on specific topics and other print media (i.e. post cards to direct applicants to mapping). Staff participate and Wellington Source Water Protection is a sponsor for the Waterloo-Wellington Children's Groundwater Festival. Staff participate on the organizing committee as well as during the Festival to deliver presentations. The Children's Groundwater Festival is an excellent way to reach Grade 2 to 5 and high school children (and their parents) and deliver water protection messages including source protection. The Festival attracts 5,000 elementary children and 500 high school / adult volunteers. Approximately 600 children attend from the County of Wellington as well as participation from a County high school and companies / municipalities as volunteers.</p>								
Road Signs (not including provincially installed signs)	0	0	0	0	11	0	15	N/A	26
Emergency Management Plan	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	1
Official Plan Update	County Complete, Local not required	Complete	Complete	Complete	Complete	County Complete, Local to be completed	Complete	Complete	1
ZBL Update	Complete	Complete	Complete	Complete	Complete	Ongoing	Complete	N/A	6
Municipal By-laws Required (Sewer Use, Connection)	N/A	N/A	N/A	N/A	Complete	N/A	Complete	N/A	3

Source Protection Annual Reporting Summary 2019 - Wellington County municipalities

Reportables	Centre Wellington	Guelph/Eramosa	Mapleton	Puslinch	Wellington North	Erin	Minto	County of Wellington	Total
Tier 3 - Water Quantity Studies	Model Development and Calibration report complete, Risk Assessment report drafted, Threats Management Strategy drafted, Policy approaches and text drafted, public consultation through Community Liaison Group and with stakeholders	Policy approaches final, Policy text drafted and significant discussion and collaboration with project team (including City of Guelph, Provincial Ministries, adjacent municipalities) ongoing public and municipal consultation through Community Liaison Group and Implementing Municipal Group	Model Development and Calibration report complete, Risk Assessment report drafted, Threats Management Strategy drafted, Policy approaches and text drafted, public consultation through Community Liaison Group and with stakeholders	Policy approaches final, Policy text drafted and significant discussion and collaboration with project team (including City of Guelph, Provincial Ministries, adjacent municipalities) ongoing public and municipal consultation through Community Liaison Group and Implementing Municipal Group	N/A	Policy approaches final, Policy text drafted and significant discussion and collaboration with project team (including City of Guelph, Provincial Ministries, adjacent municipalities) ongoing public and municipal consultation through Community Liaison Group and Implementing Municipal Group	N/A	See summaries for local municipalities.	2
Provincial Working Groups / Comments	Staff participated in focus groups and provided written comments on proposed provincial changes to the Clean Water Act Technical Rules and Table of Drinking Water Threats. The Water Quantity Working Group was on hold in 2019.								

Source Protection Annual Reporting Summary 2019 - Wellington County municipalities

Reportables	Centre Wellington	Guelph/Eramosa	Mapleton	Puslinch	Wellington North	Erin	Minto	County of Wellington	Total
Source Protection Plan Amendments and Technical Projects	New Issues Contributing Areas (ICA) for Chloride and TCE delineated. New WHPAs for quality delineated. Policy approaches and text drafted for the chloride ICA. Grand River Section 34 update for policy and technical work. Technical support for Water Supply Master Plan and continued chloride sampling program. Grand River Section 36 work plan completed.	New WHPAs for quality delineated. Grand River Section 34 update for policy and technical work. Technical support and comments for Guelph Water Supply Master Plan. Grand River Section 36 work plan completed.	Grand River Section 34 update for policy and technical work. Grand River Section 36 work plan completed.	Region of Waterloo new WHPAs for quality delineated including separate Grand River Section 34 update. Grand River Section 34 update for policy and technical work. Technical support for Township Water Supply Feasibility Study. Technical support and comments for Guelph Water Supply Master Plan. Grand River Section 36 work plan completed.	Grand River Section 34 update for policy and technical work. Grand River Section 36 work plan completed. Saugeen Section 36 work plan completed.	Grand River Section 34 update for policy and technical work. Technical support for Town Class EA on new Water Supply Wells and Growth Management Strategy. Grand River Section 36 work plan completed.	Maitland Section 36 study for Palmerston WHPA redelineation. Saugeen Section 36 work plan completed.	See summaries for local municipalities.	14
Public Meetings in the Reporting Year	Total number provided County wide, public meetings included public consultation for Source Protection Plan changes, Tier 3 Community Liaison Group, Proponent public meeting and Township Public meeting on water supply system.							4	4
Provincial Reporting (Annual Reports and Grant reports)	2	2	3	4	5	4	5	6	31

Note:

a) To date, the focus for RMPs has primarily been on industrial, commercial and institutional properties. Agricultural property verification and RMPs began in 2019 within Erin due to the CTC timelines.

b) Section 34 and Section 36 of the Clean Water Act outline amendment processes for the Source Protection Plans. Section 34 updates, generally, are focused updates related to updated technical work (i.e. new WHPAs) or updates to policies where there have been implementation challenges. Section 36 updates, generally, are broader updates related to changed provincial guidance, policy updates, updated technical work not already covered by a Section 34 updates. Timelines for Section 36 updates vary, however, are generally every 5 years and are preceded by development of a work plan outlining the tasks. Section 34 updates are completed as required.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 030-2020

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its Regular Council meeting held on June 3, 2020.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Regular Council meeting held on June 3, 2020 be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 3rd DAY OF JUNE, 2020.

James Seeley, Mayor

Glenn Schwendinger, CAO/Clerk