



AGENDA

Regular Council Meeting

January 12, 2021

6:00 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Pages

1. **CALL TO ORDER**
2. **DECLARATIONS OF PECUNIARY INTEREST**
3. **AMENDMENTS AND APPROVAL OF AGENDA**

RECOMMENDATION

THAT the January 12, 2021 regular Council meeting agenda be accepted as presented.

4. **PUBLIC INPUT PERIOD**

(Public input received by the Clerk's Department prior to 4:30 pm on the day of the meeting will be read aloud by the Mayor during this portion of the agenda.

Submissions will be accepted via email at clerksoffice@town.stmarys.on.ca or in the dropbox at Town Hall, 175 Queen Street East, lower level.)

5. **DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS**

- 5.1. **Chris West re: Community Recommendations**

8

RECOMMENDATION

THAT the delegation from Chris West regarding community recommendations be received.

6. ACCEPTANCE OF MINUTES

6.1. Regular Council - December 8, 2020

48

RECOMMENDATION

THAT the December 8, 2020 regular Council meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

7. CORRESPONDENCE

8. STAFF REPORTS

8.1. Community Services

8.1.1. DCS 01-2021 345 Wellington Street South Heritage Designation

61

RECOMMENDATION

THAT DCS 01-2021 345 Wellington Street South Heritage Designation report be received; and

THAT Council consider By-law 02-2021 to designate the property at 345 Wellington Street South as a place of architectural and historical value in accordance with Section 29, Part IV of the *Ontario Heritage Act*.

8.1.2. DCS 02-2020 Municipal Register of Non-Designated Heritage Properties Update

63

RECOMMENDATION

THAT DCS 02-2020 Municipal Register of Non-Designated Heritage Properties Update report be received; and

THAT Council give staff direction to move forward on the next steps to add the following properties to the Municipal Register of Non-Designated Heritage Properties:

- 524 Elgin Street West
- 99 Water Street North
- 129 Water Street North
- 100 Wellington Street North
- 145 Church Street North
- 158 King Street North
- 202 Widder Street East
- 24 Robinson Street
- 140 Emily Street
- 81 Wellington Street North
- 338 Elizabeth Street (St. Marys D.C.V.I)
- 403 Queen Street East
- 164 Wellington Street South; and

THAT staff provide an update report to Council on the final list of properties to be added to the Register after the public consultation portion of the process is completed.

8.2. Corporate Services

8.2.1. COR 01-2021, 2021 Interim Tax By-Law

80

RECOMMENDATION

THAT COR 01-2021 2021 Interim Tax By-law report be received; and

THAT Council consider By-law 03-2021 to authorize the collection of the interim property taxes for 2021.

RECOMMENDATION

THAT COR 02-2021 Temporary Borrowing By-law report be received; and

THAT Council consider By-law 04-2021 authorizing temporary borrowing.

9. COUNCILLOR REPORTS

9.1. Operational and Board Reports

RECOMMENDATION

THAT agenda items 9.1.1 to 9.1.6 and 9.2.1 to 9.2.16 be received.

9.1.1. Bluewater Recycling Association - Coun. Craigmile

9.1.2. Library Board - Coun. Craigmile, Edney, Mayor Strathdee

84

December 3, 2020 Minutes

9.1.3. Municipal Shared Services Committee - Mayor Strathdee,
Coun. Luna

9.1.4. Huron Perth Public Health - Coun. Luna

9.1.5. Spruce Lodge Board - Coun. Luna, Pridham

9.1.6. Upper Thames River Conservation Authority

9.2. Advisory and Ad-Hoc Committee Reports

9.2.1. Accessibility Advisory Committee - Coun. Hainer

9.2.2. Business Economic Support and Recovery Task Force - Mayor
Strathdee, Coun. Edney

87

December 3, 2020 Minutes

9.2.3. Business Improvement Area - Coun. Winter

91

December 14, 2020 Minutes

- 9.2.4. **CBHFM - Coun. Edney**
- 9.2.5. **Committee of Adjustment** 96
December 22, 2020 Minutes
- 9.2.6. **Community Policing Advisory Committee - Coun. Winter, Mayor
Strathdee**
- 9.2.7. **Green Committee - Coun. Pridham**
- 9.2.8. **Heritage Advisory Committee - Coun. Pridham** 100
December 14, 2020 Minutes

*Non-designated heritage properties resolution to be considered
within Staff Reports section of this agenda.
- 9.2.9. **Huron Perth Healthcare Local Advisory Committee - Coun.
Luna**
- 9.2.10. **Museum Advisory Committee - Coun. Hainer**
- 9.2.11. **Planning Advisory Committee - Coun. Craigmile, Hainer**
- 9.2.12. **Recreation and Leisure Advisory Committee - Coun. Pridham**
- 9.2.13. **Senior Services Advisory Committee - Coun. Winter**
- 9.2.14. **St. Marys Lincolns Board - Coun. Craigmile**
- 9.2.15. **St. Marys Cement Community Liaison Committee - Coun.
Craigmile, Winter**
- 9.2.16. **Youth Council - Coun. Edney**

10. EMERGENT OR UNFINISHED BUSINESS

11. NOTICES OF MOTION

12. BY-LAWS

RECOMMENDATION

THAT By-Laws 02-2021, 03-2021 and 04-2021 be read a first, second and third time; and be finally passed by Council, and signed and sealed by the Mayor and the Clerk.

- | | | |
|--------------|---|------------|
| 12.1. | By-Law 02-2021 Property Heritage Designation for 345 Wellington Street South | 104 |
| 12.2. | By-Law 03-2021 Interim Taxes for 2021 | 110 |
| 12.3. | By-Law 04-2021 Temporary Borrowing for 2021 | 112 |

13. UPCOMING MEETINGS

*All meetings Live Streamed to Town's YouTube Channel

January 19, 2021 - 9:00 am until 2:30 pm, Special Council (budget)

January 26, 2021 - 6:00 pm, Regular Council

14. CLOSED SESSION

RECOMMENDATION

THAT Council move into a session that is closed to the public at _____ pm as authorized under the *Municipal Act*, Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees, and Section 239(3.1)(1) educating or training the members.

- | | |
|--------------|---|
| 14.1. | Minutes CLOSED SESSION |
| 14.2. | ADMIN 01-2021 CONFIDENTIAL – Committee Appointment (Green Committee) |
| 14.3. | HR 01-2021 CONFIDENTIAL Compensation Update |

15. RISE AND REPORT

RECOMMENDATION

THAT Council rise from a closed session at _____ pm.

RECOMMENDATION

THAT Council accept the request of Ms. Katherine Moffat to temporarily withhold her appointment to the Green Committee until such time as she either a) is no longer employed by the Town of St. Marys, or, b) chooses to permanently forfeit the appointment for the remainder of the term of Council

16. CONFIRMATORY BY-LAW

113

RECOMMENDATION

THAT By-Law 05-2021, being a by-law to confirm the proceedings of January 12, 2021 regular Council meeting be read a first, second and third time; and be finally passed by Council and signed and sealed by the Mayor and the Clerk.

17. ADJOURNMENT

RECOMMENDATION

THAT this regular meeting of Council adjourns at _____ pm.

“2021 Delegation Town of St. Marys”

A report presented to

The Town of St. Marys ON

By

Chris West

January 12, 2021

Contact Information

Chris West

Box 786

St. Marys, ON N4X 1B5

Business facsimile: 519-284-2343

Cell/text: Chris West 519-868-2989

E mail Chris West: chriswest@kwic.com

Table of Contents

1. Executive summary	pg 4
2. A vibrant economy	pg 6
3. Generating economic growth	pg 8
4. Improving business efficiency for increased employment	pg 10
5. Fairness through finance and economics	pg 11
6. A template for health care	pg 12
7. Appendix	pg 20

1. Executive Summary

Previous Ontario budgets have been committed to:

- “A prosperous and fair Ontario” including the goals of “everyone has the opportunity to be gainfully employed” and “to encourage the right environment for businesses and entrepreneurs to take risks, make investments, create jobs and drive innovation”
- “A plan for jobs and growth” supported by a competitive business climate, modern infrastructure, highly skilled workforce, promoting entrepreneurship and innovation, going global and vibrant and strong communities.

These earlier budgets respected the choices of Ontarians. These same choices remain in place today. These budgets addressed important issues:¹

- Ontarians want a vibrant and growing economy that creates well-paid jobs. Ontarians want an effective education system for their children. Ontarians want a strong health care system that is accessible when needed.

Ontarians are also focused on:²

- Keeping taxes down
- Having integrity, ethics and trust in government
- Reducing hospital and surgery wait times
- Maintaining quality government services
- Managing Ontario’s electricity system
- Protecting the environment
- Reducing crime
- Increasing access to post-secondary education
- Making it easier to find a family doctor

In order to meet the budget goals of jobs, fairness, communities, communities need the infrastructure that makes a community work, keeps it alive and keeps it expanding. Among other needs, both companies and individuals need hospitals and need rail links to other communities. We need immediate action to ensure these communities will prosper. Without them, communities will wither away.

¹ Ontario Budgets 2012/2013

² Abacus Data September 16, 2011

1. Executive Summary (continued)

The Ontario Provincial policy statement goal, namely section 1.1.3 c, provides for an efficient cost effective multi modal transportation system integrated with adjacent systems and other jurisdictions to address expected growth.

Section 1.3.2 calls for a safe, environmentally friendly and energy efficient transportation system.

The municipal act, namely section 131, addresses salvaging motor vehicles.

2. A Vibrant economy

Health Care

“The foundation has to be rebuilt...towards patients and front-line professionals”. In St. Marys, three outstanding health care organizations are provincial models; Kingsway/Fairhill seniors facility, the Wildwood seniors facility and the St. Marys Memorial Hospital, “SMMH”. The way each organization has protected against the spread of Covid is a recent example of this excellence. We recommend St. Marys work with provincial and federal counterparts to initiate necessary change.

Natalie Mehra, Ontario Health Coalition, states *“we need a clear commitment to protect small and rural hospitals such as St. Marys, from the continual erosion of services and/or closure....there should be a plan to establish a basket of services for small and rural hospitals and a clear commitment to keep them open (sic)”*.

Recommendation 1: Focus on productive members of the health care system; the medical staff. With a more efficient system, health care professionals will significantly improve the health of patients and mitigate costs to health care.

Recommendation 2: Direct resources to these professionals by significantly reducing layers of management and paper burden. With Blackberry “in our backyard”, ready, able and willing to help and offering the best in security, we need technology working so that productive members may spend more time with patients, reducing the frequency of errors and enhancing patient recovery.

Pro-active methods of patient-doctor communication, such as mydoctor.ca, utilized at the SMMH, is one example of using technology instrumental to improve health and mitigate costs to the health care system. Patients and those with power of attorney for health care require access to hospital and doctor records electronically. By so doing, patients can be proactive in maintaining good health and mitigating costs to health care. SMMH funding per patient is an example of efficiency.

Recommendation 3: Work with the HPHA and province and federal government to charge patients that reside outside Ontario rates similar to those charged to Canadian users accessing the US system. At admission, a fee for residents outside of Ontario of \$300 for outpatients and \$500 for patients admitted, should be charged. An additional *minimum charge* of \$250 per hour plus costs and a 15% markup for tests, supplies, medication, and food should also be charged.

Recommendation 4: Work with the province so that insurance companies are charged the same amounts as described in recommendation # 3 for all motor vehicle accident victims plus a building facility fee equal to 15%.

2. A Vibrant economy (continued)

Recommendation 5: Work with the province and federal government to ensure those charged and convicted of spousal abuse, where hospitalization or other medical assistance is required, should be assessed the same fees for residents from outside Ontario. At present, there are in excess of 300,000 incidents of spousal abuse in Canada.

Recommendation 6: Work with the HPHA and province to terminate the E health system and transfer medically qualified personnel to hospitals in need of staffing.

Recommendation 7: Work with the province and HPHA to reduce the number of paid workers at CCAC , and over time, replace them with volunteers.

Recommendation 8: Work with the provincial and federal governments to adapt the current and efficient US testing system for the proper diagnosis and treatment for those affected by symptoms of Lyme disease. There are at minimum four members of parliament and/or legislative assemblies; namely Hillier, Bailey, Thompson and May that, on record, clearly recognize the neurological and arthritic problems caused and the need for proper testing and treatment.

Further, we are currently expending valuable health care to misdiagnosis. Because of inadequate and incorrect testing, patients in Ontario that have Lyme Disease are incorrectly being diagnosed with MS, Crohn's, Alzheimers, Depression, Chronic Fatigue Syndrome and Fibromyalgia.

3. Generating economic growth

a) Education

Recommendation 9: Expand co-operative education. Offer more programs and work with the province and federal government to offer business sponsors a credit of up to 75% of the cost of hiring a co-op student. Training programs, such as these, will ensure greater levels of youth employment and provincial growth. Prefects should be utilized in St. Marys secondary schools to mitigate bullying and improve order.

b) Transportation

Recommendation 10: Liase with the federal government and VIA Rail to add VIA trains to two primary rail lines, the VIA “north line” and the “Niagara line” to facilitate the travel of Ontarians to health care facilities and to mitigate the \$37 billion cost to the health care system caused as a result of motor vehicle accidents and to provide improved access to links Canada-USA. Train schedules on the North Main Line must include early morning trains departing for and arriving in Toronto by 845 am and late evening trains departing from Toronto after 9:00 pm.

Continue the dialogue, initiated by the Mayor of St. Marys and All Aboard St. Marys to attain earlier commitments made to St. Marys, namely adding two VIA trains. (other commitments to add a chairlift and charging stations at the St. Marys VIA Rail station have been met)

Recommendation 11: Recognizing a three-fold return on investment on rail infrastructure, establish plans for ready implementation of needed transportation infrastructure projects. These should include:

- a) A paved garage facility, located downtown and preferably on lower valued land, namely in the flood plain, with a minimum of 200 rapid charging stations for electric vehicles. To the extent possible, power should be derived by solar systems. It is recommended revenue be derived by means similar to fees assessed at vehicle garages elsewhere.
- b) An inter-city electric vehicle fleet, powered by currently produced Canadian made electric passenger vans, should be established. A board, consisting of government representatives, business persons and citizens should be established for effective processes and to fund the operation of the fleet. Connections should be made from the St. Marys VIA Rail station to local communities currently without VIA Rail service as well as those currently with VIA service, namely Kitchener, Stratford, Woodstock and London.
- c) The implementation of High Performance Rail, initially on the North Main Line, to improve trip times and enhance rail utilization.

3. Generating economic growth (continued)

Transportation (continued)

Recommendation 12: Improve traffic and pedestrian safety in St. Marys and area. There are a number of methods that may be utilized, including:

- (i) Liase with the province to increase traffic fines ten-fold, particularly texting while driving, driving under the influence, failing to yield the right of way, not stopping for stop signs/red lights. Impound vehicles for one week for second offences.
- (ii) Expanding VIA scheduling (recommendation 10)
- (iii) Encouraging St. Marys and area residents to utilize VIA rail and GO Transit
- (iv) Work with Metrolinx to expand the Metrolinx study map to include all parts of Ontario that access Toronto by rail. Currently the Metrolinx study map excludes most geographic areas of the province of Ontario.

Recommendation 13: Liase with the federal government to increase import vehicle taxes by four per cent. Vehicles imported from outside the North American free trade zone should have the import tax increased by, at minimum, four per cent. This increase is necessary to pay for the increased cost of security, the environmental implications of the large amount of fuel and emissions consumed to ship these vehicles and parts from country of export to Canada and for the affects of dangerous chemicals, namely the most dangerous types of polybrominated diphenyl ethers, "PBDE's" and Phthalates importers utilize as fire retardants.

In addition, countries, especially Korea and Japan, institute and retain barriers to free and fair trade. The taxes collected could be used jointly to subsidize health care costs and expansion of public transport, fairly distributed based on the relative number of vehicles in service in Ontario cities and towns.

Recommendation 14: To generate income, encourage recycling, improve the environment and improve safety require that all vehicles registered be required to pay yearly vehicle registration fees. At present, yearly registration vehicles are charged on plated vehicles and not vehicles not plated. If registration is not renewed or the vehicle is not recycled within 6 months of the due date, a yearly fine should be assessed to the current vehicle owner/lessee.

4.Improving business efficiency for increased employment

An area that is extremely punitive is in the area of employee dismissal. Non-union employees and union employees should be treated in a similar fashion. Despite what government legislation dictates, non-union employees leaving companies are, through the courts, receiving in excess of what is proscribed under employment legislation (union employees are governed by union agreements). The settlements, legal costs and court costs are prohibitive for employers. This punitive action needs to be addressed so as not to drive more companies and more jobs out of Ontario. The Town of St. Marys should be encouraged to liaise with the province with the goal of implementation of these changes.

Recommendation 15: Liaise with the province to cap the amount an employee can receive as a result of dismissal. Alternatively, establish mandatory mediation and arbitration for employees not satisfied with termination allowance.

Recommendation 16: Liaise with the province to utilize the efficient Quebec model of capping auto insurance claims so that insurance premiums can be more affordable for Ontarians. Cap liability claims against medical staff to reduce the liability costs of hospitals and/or medical staff. Support Ontario's Fair Auto Insurance Plan and liaise with local insurance brokers to affect necessary changes.

Recommendation 17: Make business more efficient so that businesses can hire more Ontarians. Regulation is currently more onerous than taxes. Work with provincial and federal representatives to reduce regulation to help preserve business and jobs. Businesses are currently penalized when they hire added staff; an abuse of government power! Following are *some* of the regulations of automotive retailing in a small business environment for staffs of less than 20; this volume of regulations chokes growth!

Competition Act
Motor Vehicle Dealers Act
Consumer Protection Act
Highway Traffic Act
Occupational Health and Safety Act
PIPEDA
Employment Standards Act
Personal Property Security Act
Environmental Protection Act
Retail Sales Tax Act
Excise Tax Act
Retail Business Holidays Act
Sale of Goods Act
Repair and Storage Liens Act
Accessibility for Ontarians with Disabilities Act

5.Fairness through finance and economics

It is unfair that any Ontarian escapes paying income tax when other income earners are fully taxed.

Recommendation 18: There should be a minimum Ontario tax, for all residents of Ontario and businesses operating in Ontario. So that there is fairness, the minimum tax must apply to those incarcerated and those not employed. The tax should be equivalent to or lower than the lowest business tax, should incorporate tax for federal and provincial jurisdictions totalling 11.5%. The Town of St. Marys should work with the provincial government to facilitate changes in this area.

Recommendation 19: Set up St. Marys committees to closely match Federal Government responsibilities. Doing this will allow for more efficient and more effective efforts to improve the well-being of St. Marys residents.

6.A template for Health care

Recommendation 20: Liase on a weekly basis with the HPHA, provincial and federal partners and the Community Action Group to ensure the viability of the St. Marys Memorial Hospital. Ensure the residents of the Town of St. Marys and area are clearly aware of the benefits of the St. Marys Memorial Hospital.

An example of exceptional health care exists in St. Marys, Ontario. Health care processes in St. Marys and area could be utilized as a model elsewhere. St. Marys Memorial Hospital, "SMMH", has taken the necessary steps to continue to provide exceptional health care. SMMH's focus is on process, people and the delivery of outstanding patient care.

Co-incident with the additional health care challenges, SMMH joined three other hospitals to form the Huron Perth Health Care Alliance, "HPHA". Joining the HPHA provided an opportunity for synergies; utilizing the expertise of existing staff of all hospitals while gaining additional purchasing power.

At SMMH, patient care is paramount. It is evident in the way staff conducts themselves. They walk the talk. The staff of SMMH cares about patients. They take their responsibility seriously. Their commitment is to offer patients reliable, comfortable, safe and efficient service. They receive an outstanding score from their valued clients in this regard.

SMMH offers a wide selection of services, carefully chosen for the needs of patients.

SMMH is recognized for patient service excellence with outstanding accounting, management, health care providers and highly trained technicians.

On October 28, 1950, the official opening of the SMMH took place. SMMH was built in memory of veterans four years after the Japanese surrender in WWII. Special edition of the St. Marys memorial hospital book stated *"The new SMMH will, for many years, come to stand as a monument to the memory of those of our community who gave their lives in the service of their country. It will also serve as a monument to the labour, generosity and community spirit of the people of St. Marys and its friendly neighbouring townships and communities"*.

On June 2, 2003 HPHA draft by-laws produced included an "Alliance agreement". A corporation was formed including Clinton Public Hospital, St. Marys Memorial Hospital, Seaforth Community Hospital and Stratford General Hospital.

There is a need to continue to provide local health service to an expanding resident population and to an increasing business base, much of it industrial.

6.A template for Health care (continued)

Based on current trends, we see the “Pickering affect”, with growth particularly strong for the Thorndale through Lucan, St. Marys, Thorndale and Stratford areas. Families will continue to move to these areas and will do so based on the benefits of lifestyle and employment.

Current SMMH operations are positive with essential support from the SMMH Foundation. The SMMH Foundation is dedicated to improving health and well being. The foundation was established in 1992 to support SMMH. Since then, it has provided funds to upgrade facilities and to aid special projects such as the purchase of new medical equipment. The Hospital Foundation has also supported health-related projects in the community at large. The foundation administers funds donated to the SMMH, largely by appreciative patients and their family members. Generous donors have supported the hospital since the first fundraising campaign was launched to raise money to build it. Support from the community has continued throughout the hospital’s existence.

The support will help St. Marys Memorial Hospital provide health care for years to come.

The Community Action Group, St. Marys, is an organization formed with the goal of the continuing operation of the St. Marys Memorial. The goal, supported by community residents and businesses, is to continue the operation of SMMH, including ER 24x7, and to continue to provide outstanding service to the existing population, resident and business, while honouring the origins of the hospital vis a vis the veterans and the community members that have served and/or contributed resources.

The goal of the SMMH is a healthy, active community.

The vision of the HPHA is stated as follows *“We will improve the health and well-being of the people we serve by leading the development of a sustainable fully integrated rural healthcare system”*

SMMH On Site services include:

- (i) Emergency services 24 x 7 x 365.
- (ii) Health care with focus on cardiac, palliative, complex continuing care.
- (iii) Rehabilitation.
- (iv) Minor surgery including plastic surgery.
- (v) YMCA fitness centre.
- (vi) Physiotherapy.
- (vii) Wellness centre with physicians offices.
- (viii) X Ray services
- (ix) Laboratory services
- (x) Perth County EMS Ambulance services
- (xi) Social work
- (xii) Community Care Access
- (xiii) Mom and baby clinic

6.A template for Health care (continued)

The SMMH provides:

- primary care with the goal of improving the health of those that are admitted or providing care for those that will be moved to other health care facilities.
- rehabilitation, physiotherapy and the benefit of doctors offices on site.
- barrier free access and no charge for parking.
- fitness and mitigation of health problems through an on site YMCA fitness centre for people of all ages and genders
- Trained technicians, physicians and nurses can quickly and efficiently determine problems with those admitted and provide diagnosis and a plan to mitigate adverse effects.
- A mobility service is available to transport patients to outside services and locations.

Revenue is generated from:

- ◆ Ontario provincial government payments
- ◆ Out of province patient payments
- ◆ Fundraising, grants, bequeaths et al

The SMMH continues to serve St. Marys and area residents. In addition, the SMMH looks after the medical needs of visitors. St. Marys Memorial provides needed services for employees and suppliers of manufacturing plants operating up to 24 hours per day and residents in need of attention 24 hours per day. Plants and other larger businesses have provincially mandated safety committees and processes that require immediate medical attention in the time of a medical emergency.

The SMMH is the only hospital facility in St. Marys and the closest one for area residents. In addition, SMMH provides necessary service for those that either have no transportation of their own or have non-motorized

The St. Marys Memorial Hospital offers services that:

- Maintain health care
- Improve health care
- Save lives

The SMMH is the hospital that looks after the primary needs of residents of St. Marys, Lucan, Thorndale, Lakeside, Fullarton, Kintore and portions of the municipalities of Perth South, Perth East, Thames Centre and Zorra.

There is no other health care facility in the St. Marys area.

The market acceptance for the SMMH has been extremely strong. Continued increases in population will increase the demands and preserve the need placed on the St. Marys Memorial.

6. A template for Health care (continued)

The St. Marys Memorial has some unique advantages over other hospitals:

- ✓ It is accessible quickly
- ✓ It has major access by a well developed road network
- ✓ It can be accessed by horse drawn vehicles, private automobiles, Mobility Bus, taxis or by foot.
- ✓ It is within 2 kilometers of the St. Marys VIA station
- ✓ There are no barriers to entry.
- ✓ It is accessible 24x7x365
- ✓ It provides a range of health related services
- ✓ An adjacent on site ambulance facility is available to move patients, if necessary, to and from other health facilities, businesses and homes.
- ✓ It has the advantage of exceptional synergy through processes, people and services

Training provides an opportunity for the SMMH staff to remain in the forefront of developing outstanding services and policies for the efficient running of the hospital.

Training also greatly assists in the human resources area to ensure team members continue to become even more efficient.

8. Affordable Housing

All of the attributes of St. Marys listed above will result in people wanting to move to St. Marys. A growth target of 1% will be easily achieved.

It is likely a move by Canadians from urban areas where real estate equities are significant to St. Marys will result in housing here being affordable for this group. In fact according to the most recent census, St. Marys is 597th from the top in terms of housing costs.

In addition, it is beneficial for health and the environment that people may be able to walk to the various services in St. Marys rather than using autos. These various services are described by the Town of St. Marys as banking, dining, professional services, recreation, worship, shopping, transportation and utilities.

As we focus on these services, the health, safety and environment we can look to the prospective possibility of changing existing commercial designations to residential. One such location being considered is 665 James Street North.

Residents are asking the question “Why is the town doing this when the growth objective is already achieved”. This is the last chance for a consumer friendly commercial facility in the north ward.

Henry Monteith, specifically makes some very pertinent comments.”I want to focus on what is my major concern in the Comprehensive OP Review, and that’s the apparent choice to be made between (a) increasing the allowable height limit in all residential areas to 4 storeys, or (b) basically leaving the height limit at 3 storeys, but identifying properties/areas where 4+ storeys might be appropriate.

I understand the focus on providing affordable/attainable housing, and the role intensification might play in achieving this objective. However, please don’t forget about the current residents who primarily live in stable residential neighbourhoods. Through their taxes, they provide the primary funding for the Town’s activities, so their quiet and safe enjoyment should be a prime priority.

Let’s look at what happened at 665 James Street North. The residents clearly stated in three meetings that they felt the proposed development would have a huge negative impact on the quiet enjoyment of their neighbourhood.

So what do we have now? The residents are, in part, fighting their own town; fighting the Council many voted for, and the Town/Council will be using some of their tax funds to fight against them. In a small Town where lots of people know lots of people, this is a tragedy.

7. Affordable Housing (continued)

I want to turn briefly to the Request For Proposal for the West Ward School. I keep coming back to this document because it is an excellent example of a balance of priorities. Page 8 quotes the need for affordable and attainable housing, all as outlined in Strategic Pillar 6: Housing. But it also spells out the need to respect the heritage character of the existing neighbourhood. The conclusion was that the density of any development on that site should not exceed 55 units/ha, and the height not exceed 3 storeys.

Let's look at Stratford's OP, and how it deals with Stable Residential Neighbourhoods. Knowing the City as I do, I think it's a fair statement that its need for affordable/attainable housing is greater than St. Marys, even on a per capita basis. However, the quiet, safe enjoyment of its residents is a clear priority in that the maximum allowable density in Stable Residential Neighbourhoods is 65 units/ha, and the maximum height is 3 storeys.

I ask Council; how would you feel if a 4 storey apartment was going to be built right across the street from where you live. Now maybe that's not possible where you live, but put yourself in the shoes of residents who are at risk.

We all know that churches are at risk of closing because of dwindling congregations. Just look what's happened in Stratford.

What if the Presbyterian Church site was to be redeveloped and the proposal was a 4 storey apartment. How do you think the residents in the immediate area would receive that news? What if a 4 storey apartment was proposed for the South Half of the Holy Name of Mary Church property? How do you think the residents directly across on the boundary streets would feel about that?

I implore Council; please make the concerns of the existing residents, who primarily live in Stable Residential Neighbourhoods, a high priority. I ask you to leave unchanged, the densities as outlined in Section 3.1.2.5, and the 3 storey height limit as outlined in Section 3.1.2.7 (a).

And then identify those properties/areas where higher densities might be justified. Proposed OP Section 3.1.2.8 suggests Greenfield areas. Resolution #2 from The Community For Compatible Development suggests properties immediately abutting arterial roads or in the downtown commercial area. Some recommendations from other OPs include newly developed areas, areas in close proximity to natural amenities, and areas near recreational and commercial facilities. In other words, areas that result in little, or no impact, on existing Stable Residential Neighbourhoods. Please do not put our Stable Residential Neighbourhoods at unneeded risk (sic)"

7. Affordable Housing (continued)

Outside of the BIA business area, there currently are only six (6) commercial services available for the growing north ward. These are:

- Virtual Pinch Hitter 71 Trailside Court
- Stonetown Health and Wellness, 184 Station Street
- VIA rail, 5 James St. N.
- Wheelwright Clock, 5 James St. N.
- Holy Name Church 149 King St. N.
- Legion 66 Church St. N.

The lack of commercial services does not, in our view, properly support the residents nor the influx of residents soon to be realized.

Nor does it seem that the current plan for a four storey apartment will meet what some describe as affordable. In addition, there are a number of other major issues raised by local residents in letters to the Town of St. Marys and the current appeal launched.

Recommendation 21:

Exchange property with limited financial exchange if necessary, more suitable in our opinion, for the Warkentin property. Work with a developer to develop a retail complex that serves the people of the North Ward. This retail complex could include an automotive service station, convenience store, service Ontario outlet, men's clothing store, together with a bus stop for PC Connect that would have nearby stops at the St. Marys Town Hall and the VIA station.

Properties, in no particular order, we would suggest as possible exchange locations are as follows:

1. The Lin Park, 109-39 James St. N, on the north bank of Trout Creek with an east boundary of the green walking bridge. In this case, the first floor would constitute parking only with two floors above.
2. The golf cart building, 184 Station Street, on the north bank of Trout Creek. In this case, the first floor would constitute parking only with two floors above.
3. The current for sale property, near 600 James St. S just south of Shur Gain.
4. Maple Leaf Foods property, County Road 139, St. Marys
5. Dana plant 500 James St. S, St. Marys
6. Vacant property adjacent to 97 King St. S.

7. Affordable Housing (continued)

Recommendation 22:

One way to make a home more affordable is to reduce the size of a future home construction and/or not sell the land to the new homeowner. This is the case with the Thames Valley, 30 Ann Street, “Phil Furtney/Teeder Kennedy project”. We would recommend, as we did before, using the land directly north of AllRoads Dodge. To facilitate this, the town could construct a one way road on a decommissioned rail line.

Recommendation 23:

Apartments in the downtown BIA should be located on floors above street level. Businesses must have street level access.

Apartments located in existing homes must have paved parking areas for all vehicles. Parking on grass lawns and street must be excluded.

Housing should meet the goal Mark Stone expressed in a December 10 virtual open house “promote a vision and character for community (sic)”

Appendix

HPHA comparison 2008 data

By numbers

Hospital	Current assets	Provincial Funding	Population	Funding per person
St. Marys	\$ 3,869,609	\$ 6,842,173	10350	\$ 661.08
Clinton	\$ 3,405,394	\$ 8,699,020	6531	\$ 1,331.96
Seaforth	\$ 704,391	\$ 6,349,611	3723	\$ 1,705.51
Stratford	\$ 6,525,970	\$ 58,240,000	42430	\$ 1,372.61
Total	\$ 14,505,364	\$ 80,130,804	63034	\$ 1,271.23

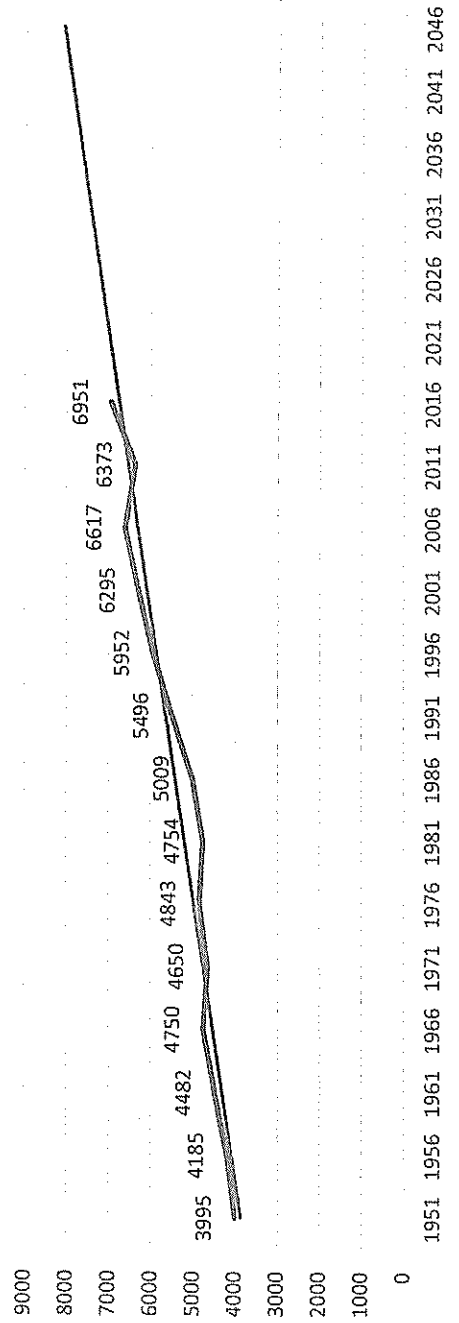
By percentage

Hospital	Current assets	Provincial Funding	Population	Funding per person % of avg
St. Marys	27%	9%	16%	52%
Clinton	23%	11%	10%	105%
Seaforth	5%	8%	6%	134%
Stratford	45%	73%	67%	108%
Total	100%	100%	100%	100%

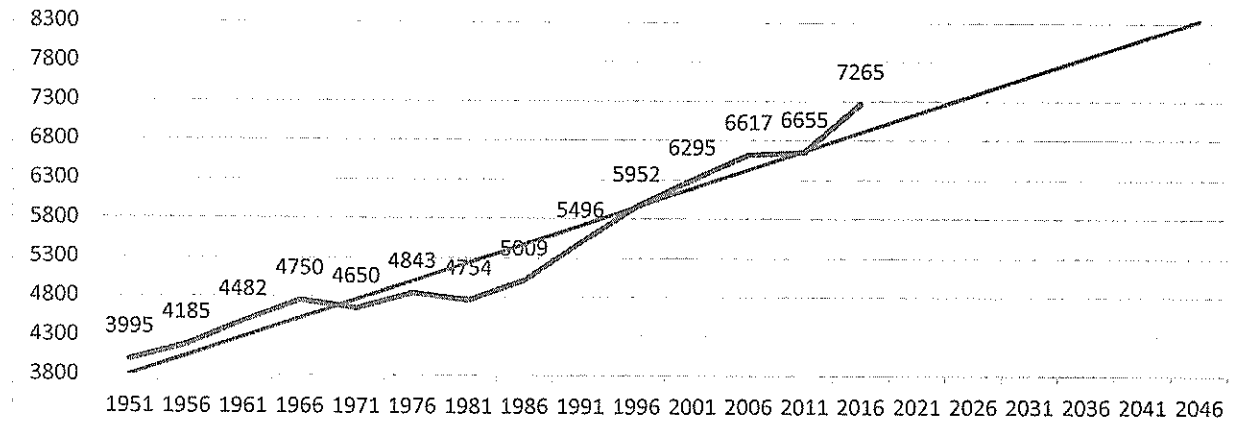
HPHA asset and funding

year	1951	1956	1961	1966	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036	2041	2046	
pop	3995	4185	4482	4750	4650	4843	4754	5009	5496	5952	6295	6617	6373	6951							

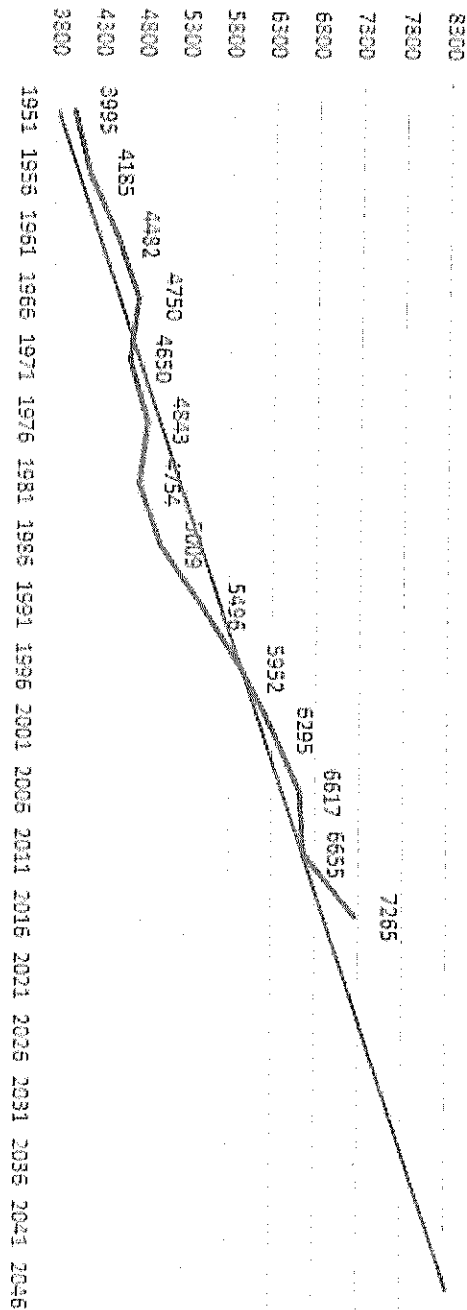
Population Projections



St Marys Population Projections

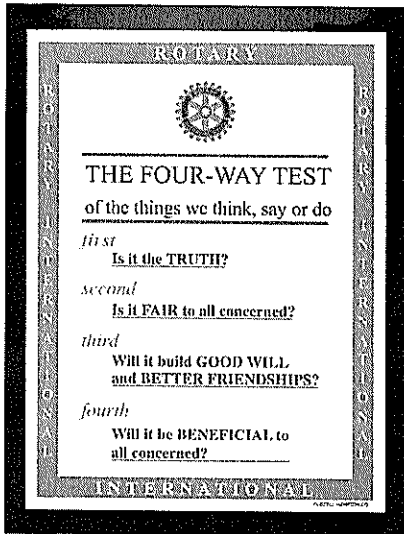


Population Projections



History of the Four-Way Test

History of the Four-Way Test



The Four-Way Test, was created in 1932 by Rotarian Herbert J. Taylor when he was asked to take charge of a company that was facing bankruptcy.

One of the world's most widely printed and quoted statements of business ethics is The Four-Way Test, which was created in 1932 by Rotarian Herbert J. Taylor (who later served as RI president) when he was asked to take charge of a company that was facing bankruptcy.

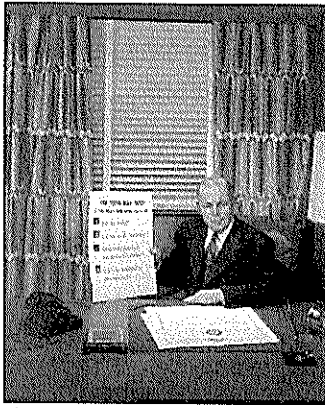
This 24-word test for employees to follow in their business and professional lives became the guide for sales, production, advertising, and all relations with dealers and customers, and the survival of the company is credited to this simple philosophy. Adopted by Rotary in 1943, The Four-Way Test has been translated into more than a hundred languages and published in thousands of ways.

Story of the Four-Way Test By Herbert J. Taylor

Back in 1932, the Creditors of the Club Aluminum Company assigned me the task of saving the company from being closed out as a bankrupt organization. The company was a distributor of cookware and other household items. We found that the company owed its creditors over \$400,000 more than its total assets. It was bankrupt but still alive.

At that time we borrowed \$6,100 from a Chicago bank to give us a little cash on which to operate.

While we had a good product our competitors also had fine cookware with well advertised brand names. Our company also had some fine people working for it, but our competitors also had the same. Our competitors were naturally in much stronger financial condition than we were.



The Four-Way Test, created in 1932 by Rotarian Herbert J. Taylor (served as RI president, 1954-1955)

With tremendous obstacles and handicaps facing us we felt that we must develop in our organization something which our competitors would not have in equal amount. We decided that it should be the character, dependability and service mindedness of our personnel.

We determined, first, to be very careful in the selection of our personnel and, second, to help them become better men and women as they progressed with our company.

We believed that "In right there is might" and we determined to do our best to always be right. Our industry, as was true of scores of other industries, had a code of ethics but the code was long, almost impossible to memorize and therefore impractical. We felt that we needed a simple measuring stick of ethics which everyone in the company could quickly memorize. We also believed that the proposed test should not tell our people what they must do, but ask them questions which would make it possible for them to find out whether their proposed plans, policies, statements or actions were right or wrong.

Considerable time was spent in developing four short questions which now make up the Four-Way Test. Here are the four questions:

1. Is it the truth?
2. Is it fair to all concerned?
3. Will it build good will and better friendships?
4. Will it be beneficial to all concerned?

I placed this little test under the glass top of my desk and determined to try it out for a few days before talking to anyone else in the company about it. I had a very discouraging experience. I almost threw it into the wastepaper basket the first day when I checked everything that passed over my desk with the first question, "Is it the truth?" I never realized before how far I often was from the truth and how many untruths appeared in our company's literature, letters and advertising.

After about sixty days of faithful constant effort on my part to live up to the Four-Way Test I was thoroughly sold on its great worth and at the same time greatly humiliated, and at times discouraged, with my own performance as president of the company. I had, however, made sufficient progress in living up to the Four-Way Test to feel qualified to talk to some of my associates about it. I discussed it with my four department heads. You may be interested in knowing the religious faith of these four men. One was a Roman Catholic, the second a Christian Scientist, the third an Orthodox Jew and the fourth a Presbyterian.

I asked each man whether or not there was anything in the Four Way Test which was contrary to the doctrines and ideals of his particular faith. They all four agreed that truth, justice, friendliness and helpfulness not only coincided with their religious ideals, but that if constantly applied in business they should result in greater success and progress. These four men agreed to use the Four Way Test in checking proposed plans, policies, statements and advertising of the company. Later, all employees were asked to memorize and use the Four-Way Test in their relations with others.

The checking of advertising copy against the Four-Way Test resulted in the elimination of statements the truth of which could not be proved. All superlatives such as the words better, best, greatest and finest disappeared from our advertisements. As a result, the public gradually placed more confidence in what we stated in our advertisements and bought more of our products.

The constant use of the Four-Way Test caused us to change our policies covering relations with competitors. We eliminated all adverse or detrimental comments or our competitors' products from our advertisements and literature.

When we found an opportunity to speak well of our competitors we did so. Thus, we gained the confidence and friendship of our competitors.

The application of the Four-Way Test to our relations with our own personnel and that of our suppliers and customers helped us to win their friendship and good will. We have learned that the friendship and confidence of those with whom we associate is essential to permanent success in business.

Through over twenty years of sincere effort on the part of our personnel, we have been making steady progress toward reaching the ideals expressed in the Four-Way Test. We have been rewarded with a steady increase in sales, profits and earnings of our personnel. From a bankrupt condition in 1932 our company has paid its debt in full, has paid its stockholders over one million dollars in dividends and has a present value of over two million dollars. All of these rewards have come from a cash investment of only \$6,100, the Four-Way Test and some good hard working people who have faith in God and high ideals.

Intangible dividends from the use of the Four-Way Test have been even greater than the financial ones. We have enjoyed a constant increase in the good will, friendship and confidence of our customers, our competitors and the public and what is even more valuable, a great improvement in the moral character of our own personnel.

We have found that you cannot constantly apply the Four-Way Test to all your relations with others eight hours each day in, business without getting into the habit of doing it in your home, social and community life. You thus become a better father, a better friend and a better citizen."



DISCUSSION PAPER #1

POPULATION

- DRAFT -

Update December 2019



Presented to Town Council on
January 14, 2020

Introduction

The population characteristics of a community are vital components of how that community has developed in the past and will continue to develop into the future. Through an understanding of these components and the role they play in planning for the future growth and development of an area, land designations within the municipal boundary can be generated, evaluated, and revised.

Population projections are an important tool for anticipating and planning for the growth of the built environment and for determining what services, infrastructure, and land use types are required in order to meet the needs and demands of the current and future residents of the Town of St. Marys. The following points illustrate how land designations may impact the growth of the community as well as how growth may influence land designations.

- The change in the population will determine how much land should be designated for various land uses. Section 1.1.2 of the Provincial Policy Statement sets a time horizon of up to 25 years of land supply to accommodate an appropriate range and mix of land uses to meet projected needs. (Note: 25-year horizon proposed in new, unapproved PPS)
- Appropriately designated and available land for industrial development will promote future employment opportunities and growth in this sector of the economy that will, in turn, strengthen the economy, which then may promote further “spin off” developments of various types.
- The Planning Act correlates the establishment of new open space or parkland areas dependent upon the type of development that takes place. In a scenario where residential development is proposed, 5% of the land base (or cash equivalent) is allocated for open space/park to be used for the development of recreation areas for the enjoyment of the residents of the area. Similarly, where industrial development is proposed, 2% of the land base (or cash equivalent) is allocated for open space/park. Therefore the various designations of land will determine how much parkland will be needed and created in the community.
- The need for institutional uses such as schools, nursing homes, and hospitals may be forecasted based on the population’s characteristics (i.e., size, age distribution) which, in turn, may or may not indicate, that additional lands be allocated to meet those institutional needs.
- The built up form of a community will be determined by the allocation of its land resource base within the boundaries as well as the ability of the community to provide for the infrastructure necessary to support it.

Purpose

This Discussion Paper provides the recommendations of the Town's Planning Advisory Committee and has been built upon the foundations of the previous Discussion Paper on Population from 2004, prepared for the most part using 2001 census data from Statistics Canada. This updated version with primarily 2016 census data will outline the historical growth of the population; project future populations up to 2044 (the 25 year planning horizon), and provide the demographic distributions. Discussion Papers to follow will build on and include additional information for employment trends, land use designations and recommendations.

Historical Population

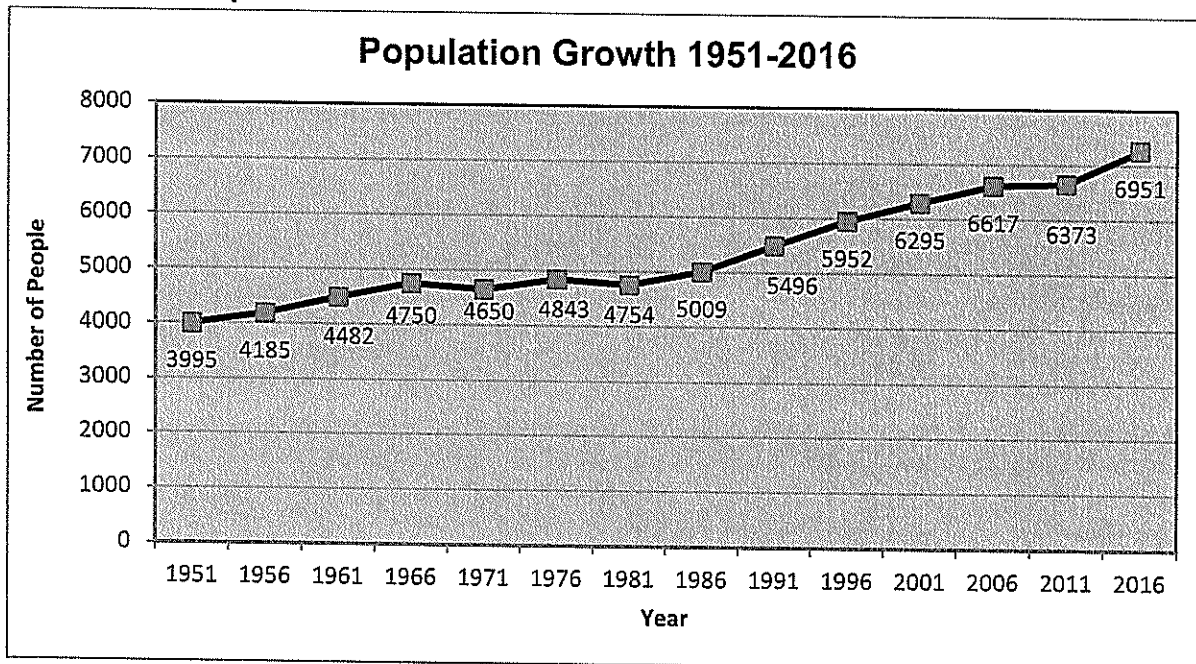


Figure 1 Historical Population Growth. Source: Statistics Canada

Overall St. Marys has experienced a steady increase in population regardless of fluctuations in the growth rates and a small population decline in the late 1960s-late 1970s. Over the last 65 years (1951 to 2016) the average 5-year population growth rate has been 0.89% per year. A greater 5-year growth rate has been experienced when examining more recent time periods. From 1986-2016, the 5-year growth rate per year increased to 1.14%. Figure 2 illustrates the change in population for the Town in five-year increments and as summarized in Appendix A.

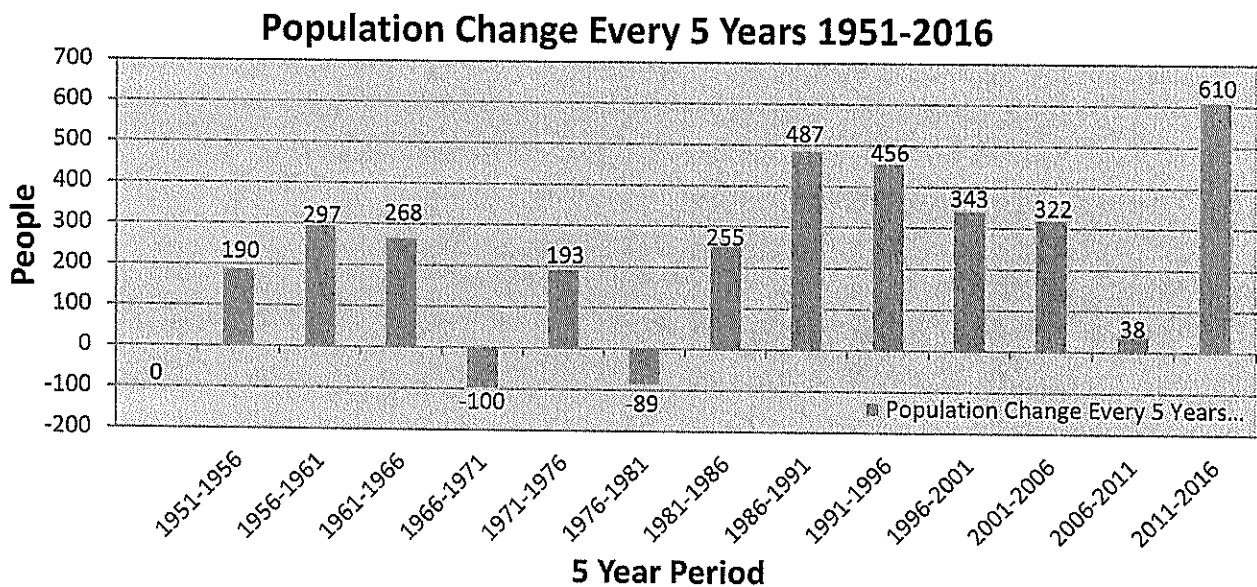


Figure 2 Population Change in 5-year increments.

Population Projections

Population projections in smaller communities such as St. Marys are typically variable as changes or shocks to the population variables (i.e., employment opportunities, net migration, birth and death rates, affordable housing, availability and access to medical facilities) have a much greater impact on a community with a relatively small population. An evaluation of the previous population projections charted with actual population growth for the Town reaffirms this (see Figure 3). Those projections assumed similar growth projections for the Town to those used for the whole province, and have proved to be ambitious estimates given the impacts of the economic downturn at that time; the province is better suited to absorb such impacts. Projections established for this Discussion Paper have taken more consideration into historic growth trends for the Town of St. Marys, for instance, its response to the last economic recession.

Ministry of Finance population projections are released annually based on trends and historical data. High, medium, and low growth rate scenarios are used to provide a range of perspectives when estimating future growth, with the medium (or reference scenario) being considered most likely to occur. Ministry of Finance projections are provided for the entire Province, and each of the 49 census divisions based for the reference scenario only. The first draft of this Population Discussion Paper 1 was presented to the Town's PAC in April of 2013 and the analysis was based, in part, on Ministry of Finance projections at that time for the 2011 to 2031 planning period. The Ministry's low, reference and high projections for the Province were 0.5, 1.1 and 1.6 percent. The projected growth rates analyzed in the

2013 Discussion Paper 1 for St. Marys were: Low (0.5%), Medium-Low (0.75%), Medium (1.0%) and High (1.5%).

Discussion Paper 1 was later updated and presented to the PAC in December of 2017 with more recent Ministry of Finance low, reference and high projections of 0.65, 1.2 and 1.8 percent, and projected growth rates for St. Marys of Low (0.5%), Medium (1.0%) and High (1.5%).

This Paper has again been updated based on the Ministry's 2019 projections for the 2018 to 2046 planning period and provides low, reference and high projections of 1.3, 1.8 and 2.2 percent, as shown in Table 1 below. It is noted in the Ministry document that each projection is expected to gradually decline over the projection period (low - 1.4% to 0.4%; reference - 1.8% to 1.0%; high 2.1% to 1.6%).

Table 1 Projected Population Growth Rates for the Province (2018 – 2046)

2018-2046	Low Scenario	Reference Scenario	High Scenario
Growth rate per year	1.4%	1.8%	2.1%

Ministry of Finance projections (released 2019)

In the 2013 update, the Ministry projected that the population of Perth County would experience a slight decline between 2012 and 2036. However, the reference population projection for Perth County to the year 2036 has increased from 77,000 (in the 2013 Ministry update) to 90,800 (in the 2019 update). Based on the 2018 Ministry update, the population of Perth County is estimated to increase by 18.3% between 2018 and 2046, an average annual rate of increase of 0.65%.

To the immediate south of St. Marys, Oxford County's population was projected to increase by 4.3% between 2012 and 2036 in the Ministry's 2013 update. However, in the 2019 update, Oxford County's population is project to increase by 26% between 2018 and 2046 (average annual rate of 0.93%). Also to the south, the population of Middlesex County is projected to increase by 36.2% between 2018 and 2046 (average annual rate of 1.3%).

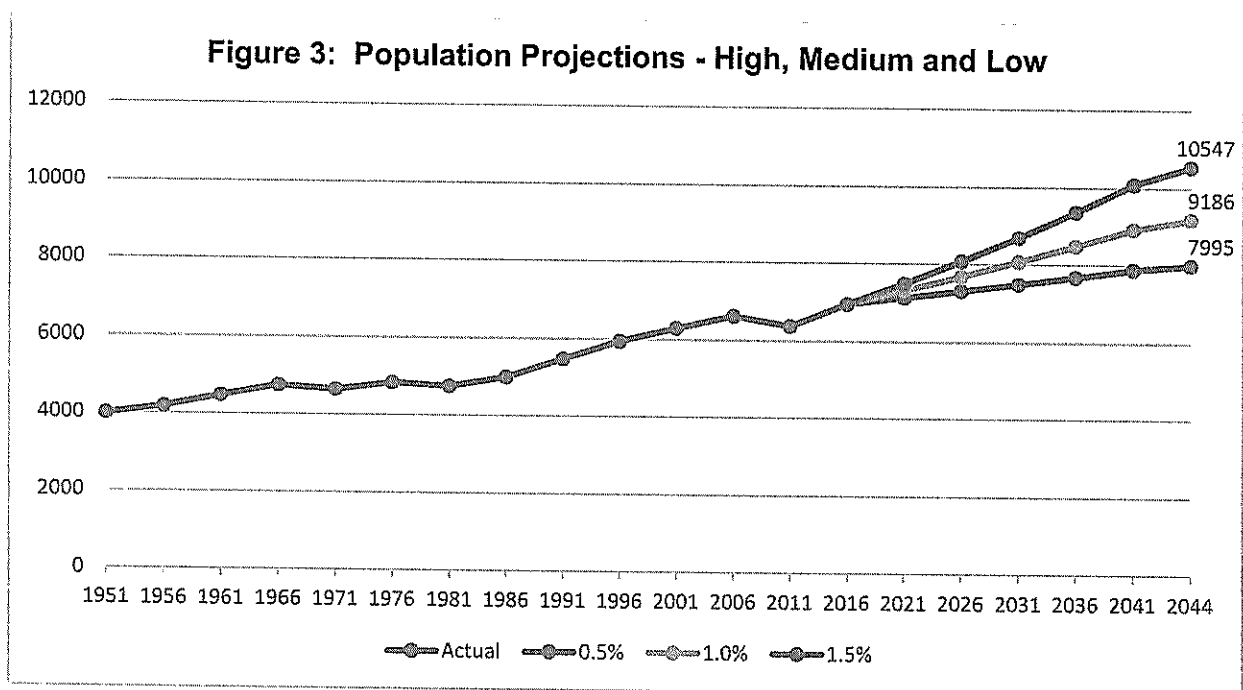
A similar approach is suggested for the Town. Three projection rates have been established and considered by PAC: low, medium, and high. These growth scenarios were established by examining the growth rates from distinct periods of time from the Town's population history, while also taking into account the Provincial population patterns and trends reported by the Ministry of Finance.

Table 2 displays the growth rates that have been considered for projecting future populations of the Town.

Table 2 Projected Population Growth Rates for St. Marys

2011-2036	Low Projection	Medium Projection	High Projection
Growth rate per year	0.5%	1.00%	1.5%

The low growth rate is projected at **0.5%** per year and expects the low rates of growth experienced in the 1966 to 1986 period. The medium growth rate, **1.0%** per year, expects moderate rates of growth experienced in the 1996 to 2016 period. Finally, the high growth rate of **1.5%** per year reflects significant growth experienced during the 20-year period, 1986-2006. Figure 3 illustrates the total population expected within each category along with projections established from the previous projections using 2001 census data.



Appendix "B" shows the yearly population totals over a 28-year period for all three projections (2016 to 2019 plus the 25 year planning horizon to 2044). The base population of 6,951 from the 2016 Census Data (with 2019 adjustments) was used for the projections.

The low projection of 0.5% growth per year will increase the projected 2019 population (7,056) by 939 people to a total of 7,995 to the year 2044. Between 2019 and 2044, this means an average of about 38 additional people each year. The medium population projection based on 1.0% per year would be 9,186 in the year 2044, which is an increase of 2,024 people from the projected 2019 population (7,162), an average of about 81 persons per year between 2019 and 2044. The high projection of 1.5% will increase the total

population to 10,547 people in 2044, an increase of 3,279 people from the projected 2019 population (7,268), or an average of about 131 people per year.

Population Distribution

Figures 4 and 5 show the population distribution of St. Marys according to 2016 Census data. The median age of a population is an age, 'x', where exactly one half of the population is older than 'x' and the other half is younger than 'x'. The population distribution of St. Marys is aging rapidly, similar to that of the Province; however St. Marys has a higher median age (45.3) than that of the province (41.3). 2011 census data reported a median age of 44.4 for St. Marys. The proportion of females to males rises dramatically as the population ages.

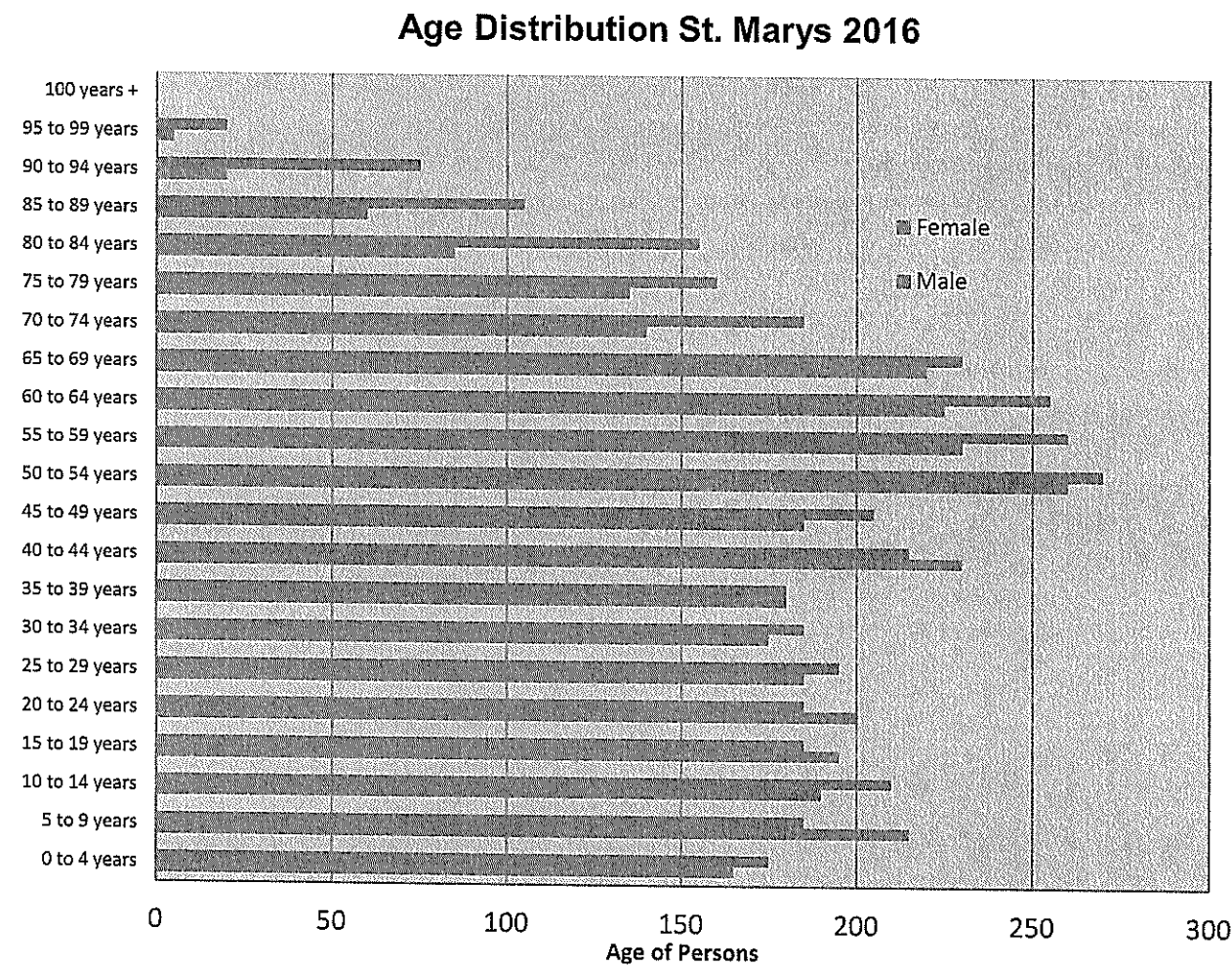


Figure 4 Age Distribution of St. Marys Population 2016

A population pyramid is a diagram that shows the proportion of the population in each age group (called a cohort). It visually displays the age composition or distribution of a society. There are three types of population pyramids (illustrated in Appendix "C"); those depicting rapid growth, slow growth, and population decline. A rapid growth population pyramid is one that looks like a "pyramid" that has a larger percentage of the population in the younger age cohorts (groups) and fewer in older age cohorts. This is most typical of a society that has high fertility rates and high mortality rates. A population that has zero growth has equal numbers of people in all age cohorts, with a smaller percentage in 0-20 age cohort, tapering off gradually at the older cohorts. A slow growth population is generally in the process of changing from a rapid growth society to a near zero growth. The United States is often cited as a typical slow growth pyramid model. The pyramid has roughly equal numbers of people in all age ranges, tapering off gradually at the older ages.

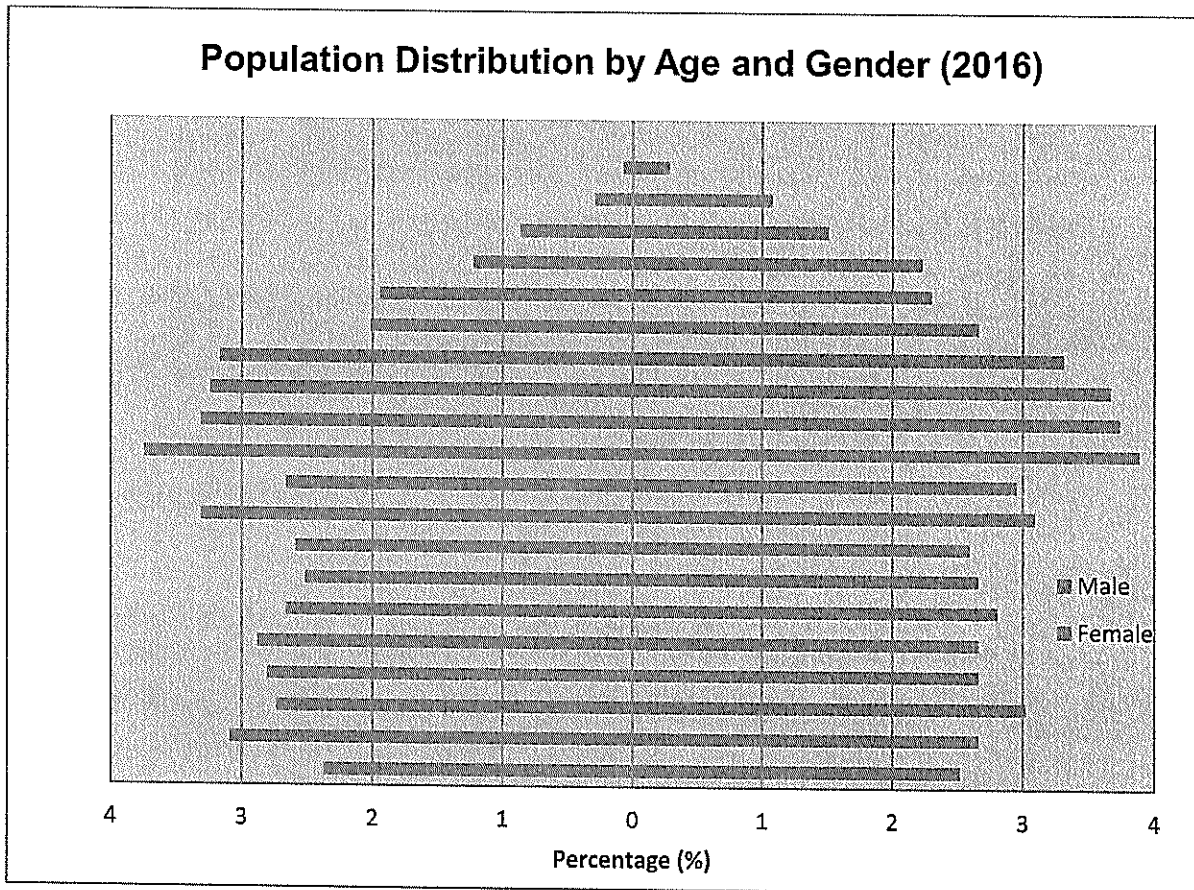


Figure 5 Population Pyramid showing age distribution Source: Statistics Canada 2016

The population of St. Marys, displayed in Figure 5, indicates an un-balanced population pyramid. As the pyramid attests, St. Marys has an aging population where the proportion of younger people to older people has shrunk significantly since the 2001 census data pyramid, illustrated in Appendix 'E'. This trend, appropriately termed the "retirement boom", signifies an increase in retirees and an accompanying decrease in the number of workers. Further

contrasting these trends to 2001 census data, there is now a noticeably smaller proportion in the cohorts under the age of 15. As a percentage of population, the number of "seniors" (aged 65 and over) in Ontario has consistently been higher than the Canadian average until 2001 when the rates became virtually equal².

Aging Population

The Ministry of Finance's Ontario Population Projections Update addresses the impacts of Ontario's aging population. According to its projections, the number of seniors aged 65 and over is projected to more than double from 1.8 million, or 13.7% of population, in 2009 to 4.2 million, or 23.4 per cent, by 2036, nearly one quarter of Ontario's population³. MMAH data on municipal assistance to aged persons (Homes for the Aged; housing for elderly persons; seniors' drop-in centers; social and recreational activities, etc.) indicates Ontario's municipal governments spent \$846,388,193 on assistance to the aged. By 2008, this figure had increased to \$1,433,109,628. Accounting for inflation, municipal governments spent approximately 40% more for assistance to the aged over eight years.

The growth in the share and numbers of seniors will accelerate over the 2019 – 2044 period, as the "baby boomer" generation reaches ages of 65 and older. In St. Marys, seniors will increasingly comprise more of the general population. This means that a greater portion of the population is entering into retirement, with less disposable income and facing greater health and accessibility requirements. An aging population can lead to an eventual decrease in property taxes as there will be a drop in housing along with downsizing and limited growth in housing prices⁴.

St. Marys is by no means immune from this rapid demographic shift. As stated previously, with a higher median age than the province, effects of this shift will be felt harder here. The 2004 Discussion Paper was successful in foreseeing this shift; it expected to see a change in the way the community traditionally relied on infrastructure and services. This future concern has arrived; health and mobility for the community's baby boom generation and their ability to access resources and services is now a key concern for the Town's growth and stability. Migration into the community is another factor that will impact both the total population numbers as well as the age distribution.

² AMO Paper on Long Term Care and Senior Services. Coming of Age: The Municipal Role in Caring for Ontario's Seniors, June 2011.

³ AMO Paper on Long Term Care and Senior Services. Coming of Age: The Municipal Role in Caring for Ontario's Seniors, June 2011.

⁴ Enid Slack. Municipal Fiscal Imbalance. Power Point Presentation to the Manitoba Association of Municipalities, November 30, 2006. <http://www.utoronto.ca/mcis/imfg/pdf/Municipal%20Fiscal%20Imbalance%20Nov%2006.ppt>

Migration

Current and future migration trends will have a significant impact on the population size of many communities, not just St. Marys. The reason for this is that the fertility rates are declining in Canada as a whole, which is contributing a smaller number of persons to the population than in the past. Migration is another factor that contributes to population change. Migration data for smaller communities like St. Marys is often non-existent or terribly inaccurate or variable due to the small sample sizes of the data. Generally, those persons between the ages of 20-35 are the most mobile as they attend school, start careers and marry which represents a significant out migration for the Town. Likewise, a net in migration of persons is experienced at the retirement age as the rural population relocates into a more urban environment, which offers better access to services and social interactions.

In 2016, Canada admitted a record 296,346 permanent resident immigrants. However, Ontario's share of this total has been shrinking since 2001 from 59.3% annually to a 2016 share of 37.1%. Of that percentage of immigration to Ontario in 2010, Southwestern Ontario only received 5.9% (GTA received 80.0%)⁵. 2016 Census Canada indicates that St. Marys had 20 migrants to the Town between 2011 and 2016.

⁵ Facts and Figures 2016 Immigration Overview - Permanent Residents Immigration, Refugees and Citizenship Canada

Concluding Remarks

The population of the community will be determined by several factors:

- The indefinite outcome of the current economic situation, both global and local
- Ability to mitigate impacts of its aging population
 - Natural increase (number of births and deaths)
 - Migration into and out of St. Marys
- Land available to support residential dwellings and population
- Land available to support industry to offer employment opportunities for residents
- Infrastructure provided by Municipality
 - Hard services such as water, sanitation, waste water treatment etc.
 - Soft services such as education and medical services

Recommendation

On September 25, 2018, Council endorsed an annual growth rate of 1.5 percent, for the 2018 to 2038 planning period, for the purposes of the Town's Official Plan review. It is recommended that Council's endorsement of the 1.5 percent growth rate be adjusted and extended to apply to the 2019 to 2044 planning period.

Appendix "A"

Actual Population Growth rates for

The Town of St. Marys &

The Province of Ontario

Year	St Marys Growth Rate	Ontario Growth Rate
1951-1956	0.95	1.18
1956-1961	1.42	1.15
1961-1966	1.20	1.12
1966-1971	-0.42	1.11
1971-1976	0.83	1.07
1976-1981	-0.37	1.04
1981-1986	1.07	1.06
1986-1991	1.94	1.11
1991-1996	1.66	1.07
1996-2001	1.15	1.06
2001-2006	1.02	1.07
2006-2011	-0.74	1.06
2011-2016	1.81	0.92

* Average annual growth rate over previous census year shown.

Source: Statistics Canada

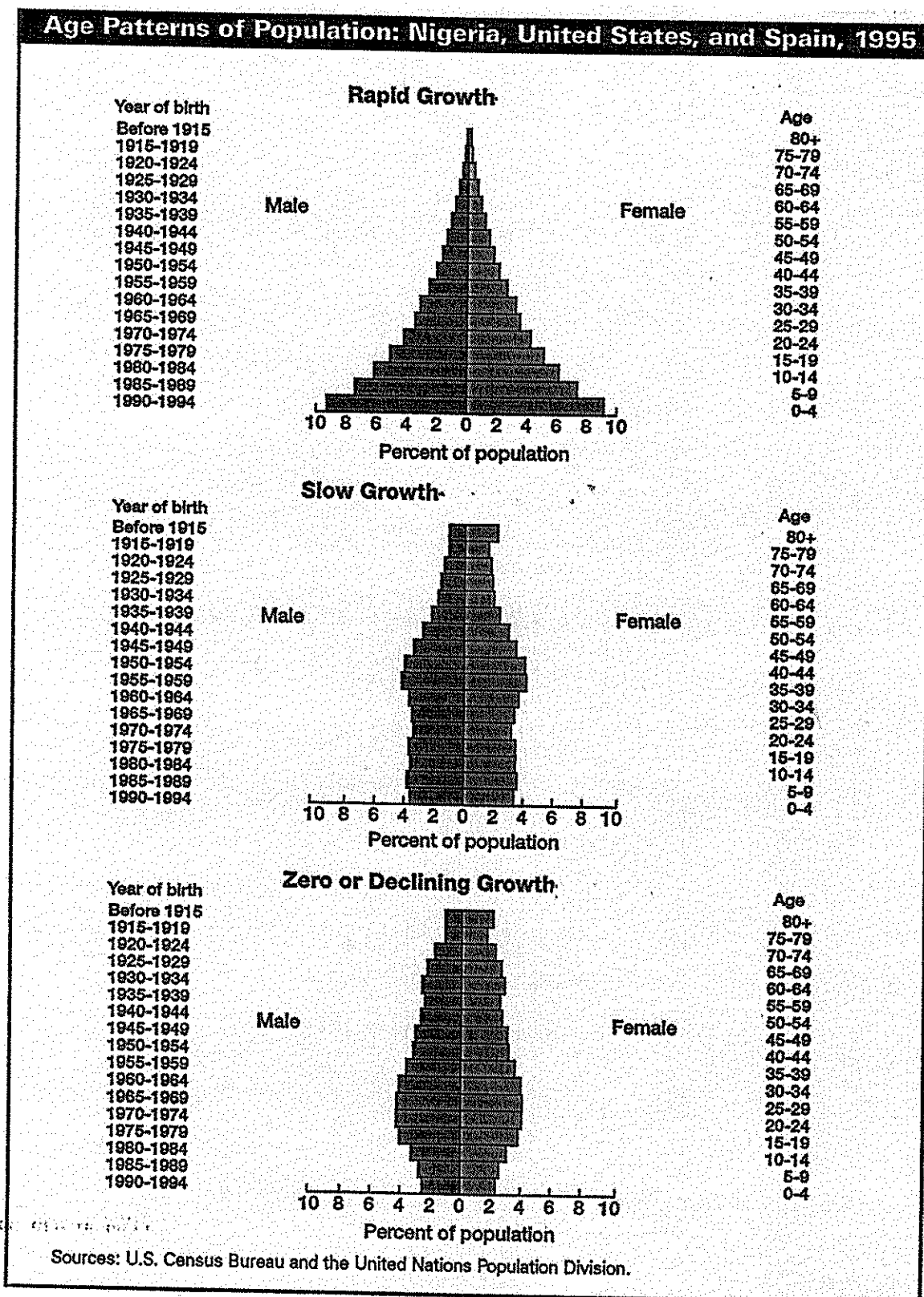
Appendix “B”

Yearly Population Projections for Town of St. Marys: 2016-2044

Percent Growth Rate			
Year	Low (0.5%)	Medium (1.0)	High (1.5)
2016	6951	6951	6951
2017	6986	7021	7055
2018	7021	7091	7161
2019	7056	7162	7268
2020	7091	7234	7377
2021	7127	7306	7488
2022	7163	7379	7600
2023	7199	7453	7714
2024	7235	7528	7830
2025	7271	7603	7948
2026	7307	7679	8067
2027	7344	7756	8188
2028	7381	7834	8311
2029	7418	7912	8436
2030	7455	7991	8563
2031	7492	8071	8692
2032	7530	8152	8822
2033	7568	8234	8954
2034	7606	8316	9088
2035	7644	8399	9224
2036	7682	8483	9362
2037	7720	8568	9502
2038	7759	8654	9645
2039	7798	8741	9790
2040	7837	8828	9937
2041	7876	8916	10086
2042	7915	9005	10237
2043	7955	9095	10391
2044	7995	9186	10547

Source: Statistics Canada

Appendix "C"





MINUTES Regular Council

December 8, 2020

6:00pm

Town Hall, Council Chambers

Council Present: Mayor Strathdee (in-person)
Councillor Craigmile (videoconference)
Councillor Edney (videoconference)
Councillor Hainer (videoconference)
Councillor Luna (videoconference)
Councillor Pridham (videoconference)
Councillor Winter (in-person)

Staff Present: **In-Person**
Brent Kittmer, Chief Administrative Officer
Jenna McCartney, Clerk

Conference Line
Richard Anderson, Director of Emergency Services / Fire Chief
Sarah Andrews, Library CEO
Grant Brouwer, Director of Building and Development
Stephanie Ische, Director of Community Services
Jed Kelly, Director of Public Works
Lisa Lawrence, Director of Human Resources
André Morin, Director of Finance / Treasurer
Jeff Wolfe, Engineering and Asset Management Specialist

1. CALL TO ORDER

Mayor Strathdee called the meeting to order at 6:00 pm.

2. DECLARATIONS OF PECUNIARY INTEREST

Councillor Pridham declared potential pecuniary interest on the following agenda items:

- 8.2.1, DEV 75-2020 Draft Plan of Subdivision and Zoning By-law Amendment for 187 Wellington Street North
- 8.2.2, DEV 81-2020 Site Plan Agreement for 323 Queen Street West

- 8.2.3, DEV 82-2020 Thames Crest Farms Subdivision Agreement

Councillor Pridham stated that as a realtor, there properties may come to market which creates a potential pecuniary interest. Because of this, Councillor Pridham will limit her participation to topics such as infrastructure, roads, parking and other topics having a common interest with constituents. Councillor Pridham will not vote on this matter.

3. AMENDMENTS AND APPROVAL OF AGENDA

Councillor Craigmile requested that an additional agenda item be placed on the closed session agenda related to Perth South Fire Agreement with the Town.

Resolution 2020-12-08-01

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT the December 8, 2020 regular Council meeting agenda be accepted as amended.

CARRIED

4. PUBLIC INPUT PERIOD

In advance of the meeting, Frank Doyle of St. Marys Independent provided the following questions.

1. Has work at the dam/falls been completed and if not when is the timeline for completion.
2. Are Tim Hortons cups recyclable in St. Marys and if not do they end up at the landfill site.
3. Under the present situation of financial restraints, are any services planned to be cancelled or cut back in the new year.

In response to the first question, Jeff Wolfe stated that the work scheduled for 2020 has been completed although there is additional work pending in future years. The purpose of the splitting of work between years is due to environment approvals.

In response to the second question, Councillor Craigmile stated that all wax-like coated paper products are not recyclable.

In response to the third question, Brent Kittmer stated that under the 2021 draft municipal budget, the Town has assumed it would operate in stage 3 recovery

during the pandemic. As such, staff have prepared for programs and services to be offered as if in stage three of the Provincial recovery plan. If the Town moves into less restrictive stages during the pandemic, it could create the opening of additional programs and reduce the impact to the budget.

5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS

5.1 Ontario Clean Water Agency re: 3rd Quarter Reports

Adam McClure and Jackie Muller of Ontario Clean Water Agency presented the third quarter reports to Council.

Resolution 2020-12-08-02

Moved By Councillor Winter

Seconded By Councillor Edney

THAT the delegation from Ontario Clean Water Agency regarding the third quarter reporting be received.

CARRIED

5.2 Family Services Huron Perth re: Available Services

Brent Kittmer introduced Kate Aarssen of Family Services Huron Perth to Council.

Ms. Aarssen provided an overview of the services available throughout Huron and Perth Counties.

Council reiterated its commitment of supporting community and social wellbeing in St. Marys.

Resolution 2020-12-08-03

Moved By Councillor Pridham

Seconded By Councillor Craigmile

THAT the delegation from Family Services Huron Perth regarding available services be received.

CARRIED

6. ACCEPTANCE OF MINUTES

6.1 Regular Council - November 24, 2020

Resolution 2020-12-08-04

Moved By Councillor Edney

Seconded By Councillor Luna

THAT the November 24, 2020 regular Council meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

CARRIED

6.2 Special Council - December 1, 2020

Resolution 2020-12-08-05

Moved By Councillor Luna

Seconded By Councillor Pridham

THAT the December 1, 2020 special Council meeting minutes be approved by Council and signed and sealed by the Mayor and the Clerk.

CARRIED

7. CORRESPONDENCE

None.

8. STAFF REPORTS

8.1 Administration

8.1.1 ADMIN 69-2020 December Monthly Report (Corporate Wide)

Brent Kittmer presented ADMIN 69-2020 report.

Resolution 2020-12-08-06

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT ADMIN 69-2020 December Corporate Update be received for information.

CARRIED

8.1.2 ADMIN 70-2020 St. Marys Emergency Control Group Management

Brent Kittmer presented ADMIN 70-2020 report.

Resolution 2020-12-08-07

Moved By Councillor Luna

Seconded By Councillor Edney

THAT ADMIN 70-2020 St. Marys Emergency Control Group Management report be received; and

THAT Council consider By-Law 106-2020 for the purpose of repealing By-Law 58 of 2007 and replacing with current information.

CARRIED

8.1.3 ADMIN 71-2020 Draft Community and Social Wellbeing Plan

Brent Kittmer presented ADMIN 71-2020 report.

Resolution 2020-12-08-08

Moved By Councillor Edney

Seconded By Councillor Craigmile

THAT ADMIN 71-2020 regarding the draft Community and Social Wellbeing Plan be received for information.

CARRIED

8.1.4 ADMIN 72-2020 Annual Deputy Mayor Appointment

Mayor Strathdee opened the floor for nominations of the 2021 Deputy Mayor.

Councillor Luna nominate Councillor Edney which was seconded by Councillor Pridham.

Councillor Edney accepted the nomination.

No further nominations were provided.

Resolution 2020-12-08-09

Moved By Councillor Luna

Seconded By Councillor Pridham

THAT ADMIN 72-2020 Annual Deputy Mayor Appointment report be received; and

THAT Council appoint Councillor Edney as Deputy Mayor effective December 9, 2020 through to December 14, 2021.

CARRIED

8.2 Building and Development Services

8.2.1 DEV 75-2020 Applications for Draft Plan of Subdivision and Zoning By-law Amendment (STM01-2020 and Z03-2020) by 2503778 Ontario Incorporated, 187 Wellington Street North Part Lot 16, Concession 17 Blanshard, Town of St. Marys

Having declared a pecuniary interest, Councillor Pridham vacated her seat at the Council table and turned off her video during the report.

Mark Stone presented DEV 75-2020 report. The applicant, Gerry Lang, joined the meeting for the purpose of answering any questions Council may have.

Resolution 2020-12-08-10

Moved By Councillor Edney

Seconded By Councillor Hainer

THAT DEV 75-2020 Applications for Draft Plan of Subdivision and Zoning By-law Amendments (STM01-2020 and Z03-2020) for 187 Wellington Street North be received; and,

THAT Council approve the Draft Plan of Subdivision (STM01-2020) by 2503778 Ontario Incorporated subject to the conditions shown in Attachment 6 of DEV 75-2020; and,

THAT Council determine that no further public notice and/or public meeting is required for the Application for Zoning By-law Amendment (Z03-2020) in accordance with Section 34(17) of the *Planning Act* since a public meeting was held in accordance with the *Planning Act* and the modifications to the proposed By-law are minor in nature; and,

THAT Council consider enacting Zoning By-law Amendment No. Z141-2020.

CARRIED

8.2.2 DEV 81-2020 Site Plan Agreement for 323 Queen Street W (Heybolt Ontario Ltd.)

Having declared a pecuniary interest, Councillor Pridham vacated her seat at the Council table and turned off her video during the report.

Grant Brouwer presented DEV 81-2020 report. The applicant, John Bolton, joined the meeting for the purpose of answering any questions Council may have.

Resolution 2020-12-08-11

Moved By Councillor Craigmile

Seconded By Councillor Winter

THAT DEV 81-2020 Site Plan Agreement for 323 Queen Street W (Heybolt Ontario Ltd.) be received; and

THAT Council consider By-law 109-2020 to approve the proposed site plan agreement for 323 Queen Street West; and

THAT that the Chief Administrative Officer be delegated the authority to negotiate such changes to bring the agreement to its final form; and

THAT Council authorize the Mayor and Clerk to execute a site plan agreement between the Town of St. Marys and Heybolt Ontario Ltd once the Chief Administrative Officer confirms the agreement to be in final form.

CARRIED

8.2.3 DEV 82-2020 Thames Crest Farms Subdivision Agreement

Having declared a pecuniary interest, Councillor Pridham vacated her seat at the Council table and turned off her video during the report.

Mark Stone presented DEV 82-2020 report. The applicant, Craig Linton, joined the meeting for the purpose of answering any questions Council may have.

Resolution 2020-12-08-12

Moved By Councillor Winter

Seconded By Councillor Edney

THAT DEV 82-2020 Thames Crest Farms Subdivision Agreement (Phase 2A) be received; and,

THAT that the Chief Administrative Officer be delegated the authority to negotiate such changes to bring the agreement to its final form; and

THAT Council consider By-law 111-2020 to authorize the Mayor and the Clerk to sign a subdivision agreement between the Town of St. Marys and Thames Crest Development Corporation.

8.3 Community Services

8.3.1 DCS 27-2020 Lawn Bowling Agreement

Stephanie Ische presented DCS 27-2020 report.

Resolution 2020-12-08-13

Moved By Councillor Craigmile

Seconded By Councillor Edney

THAT DCS 27-2020 Lawn Bowling Agreement report be received;
and

THAT Council consider By-Law 107-2020 authorizing the Mayor
and the Clerk to execute the associated agreement with the Parks
Lawn Bowling Club subject to the following amendment:

- That the term of the agreement be reduced to 5 years.

CARRIED

8.3.2 DCS 28-2020 Renewal for Via Lease Agreement

Stephanie Ische presented DCS 28-2020 report.

Resolution 2020-12-08-14

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT DCS 28-2020 Renewal for Via Lease Agreement report be
received; and

THAT Council consider By-law 108-2020 authorizing the Mayor and
the Clerk to execute the associated agreement with Mr. Cameron
Porteous.

CARRIED

8.4 Public Works

8.4.1 PW 73-2020 Winter Operations – Sidewalk and Trail System Closures

Jed Kelly presented PW 73-2020 report.

Resolution 2020-12-08-15

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT PW 73-2020 Winter Operations – Sidewalk and Trail System Closures report be received; and

THAT Council approve the proposed winter maintenance reductions for specific sidewalks and trails as outlined in report PW 73-2020; and

THAT Council consider By-law 110-2020 Sidewalk and Trail Temporary Closure for Winter for the purpose of temporarily closing certain sidewalks and trails between November 1, 2020 and April 30, 2021.

CARRIED

9. COUNCILLOR REPORTS

9.1 Operational and Board Reports

Each Councillor provided an update of recent board and committee meetings.

Councillor Pridham departed the meeting at 8:05 pm.

Resolution 2020-12-08-16

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT agenda items 9.1.1 to 9.1.6 and 9.2.1 to 9.2.16 be received.

CARRIED

9.1.1 Bluewater Recycling Association - Coun. Craigmile

9.1.2 Library Board - Coun. Craigmile, Edney, Mayor Strathdee

**9.1.3 Municipal Shared Services Committee - Mayor Strathdee,
Coun. Luna**

9.1.4 Huron Perth Public Health - Coun. Luna

9.1.5 Spruce Lodge Board - Coun. Luna, Pridham

9.1.6 Upper Thames River Conservation Authority

9.2 Advisory and Ad-Hoc Committee Reports

- 9.2.1 Accessibility Advisory Committee - Coun. Hainer**
- 9.2.2 Business Economic Support and Recovery Task Force - Mayor Strathdee, Coun. Edney**
- 9.2.3 Business Improvement Area - Coun. Winter**
- 9.2.4 CBHFM - Coun. Edney**
- 9.2.5 Committee of Adjustment**
- 9.2.6 Community Policing Advisory Committee - Coun. Winter, Mayor Strathdee**
- 9.2.7 Green Committee - Coun. Pridham**
- 9.2.8 Heritage Advisory Committee - Coun. Pridham**
- 9.2.9 Huron Perth Healthcare Local Advisory Committee - Coun. Luna**
- 9.2.10 Museum Advisory Committee - Coun. Hainer**
- 9.2.11 Planning Advisory Committee - Coun. Craigmile, Hainer**
- 9.2.12 Recreation and Leisure Advisory Committee - Coun. Pridham**
- 9.2.13 Senior Services Advisory Committee - Coun. Winter**
- 9.2.14 St. Marys Lincolns Board - Coun. Craigmile**
- 9.2.15 St. Marys Cement Community Liaison Committee - Coun. Craigmile, Winter**
- 9.2.16 Youth Council - Coun. Edney**

10. EMERGENT OR UNFINISHED BUSINESS

None.

11. NOTICES OF MOTION

None.

12. BY-LAWS

Resolution 2020-12-08-17

Moved By Councillor Edney

Seconded By Councillor Luna

THAT By-Laws 106-2020, 107-2020, 108-2020, 109-2020, 110-2020, 111-2020 and Z141-2020 be read a first, second and third time; and be finally passed by Council, and signed and sealed by the Mayor and the Clerk.

CARRIED

12.1 By-Law 106-2020 Establish Emergency Management Program

12.2 By-Law 107-2020 Lease Agreement with Parks Lawn Bowling Club

12.3 By-Law 108-2020 Lease Agreement with Cameron Porteous for 5 James Street North

12.4 By-Law 109-2020 Site Plan Agreement with Heybolt Ontario Ltd. for 343 Queen Street West

12.6 By-Law 111-2020 Subdivision Agreement with Thames Crest Development Corp. for Thames Crest Farms (Phase 2A)

12.5 By-Law 110-2020 Sidewalk and Trail Temporary Closure

12.7 Zoning By-Law Z141-2020 187 Wellington Street North

13. UPCOMING MEETINGS

Mayor Strathdee reviewed the upcoming meetings as presented on the agenda.

Council took a brief recess at 8:14 pm.

Mayor Strathdee called the meeting back to order at 8:21 pm.

14. CLOSED SESSION

Resolution 2020-12-08-18

Moved By Councillor Luna

Seconded By Councillor Edney

THAT Council move into a session that is closed to the public at 8:21 pm as authorized under the *Municipal Act*, Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affect the municipality or local board, and (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and (k) a position, plan, procedure, criteria or

instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

14.1 Minutes CLOSED SESSION

14.2 FD 12-2020 (CONFIDENTIAL) County Fire Radio and Dispatching Services Program

14.3 Verbal Update - Status of Case Management Conference for 151 Water St. N. LPAT Appeal

14.4 Perth South Fire Agreement Discussion

15. RISE AND REPORT

Resolution 2020-12-08-19

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT Council rise from a closed session at 9:20 pm.

CARRIED

Mayor Strathdee reported that a closed session was held where three matters were discussed.

For the matter of a verbal update regarding the status of the case management conference for 151 Water Street North, there is nothing further to report.

For the matter of a verbal discussion regarding the fire services agreement with Perth South that was added to the agenda during the meeting, staff were given direction. There is nothing further to report.

For the matter of County fire radio and dispatching services program, Council will now consider a resolution in open session.

15.1 Fire Dispatch Services

Resolution 2020-12-08-20

Moved By Councillor Winter

Seconded By Councillor Luna

THAT Staff be directed to request Perth County to lead procurement activity for Fire Dispatch Services; and;

THAT Staff be directed to request Perth County to consider assuming the responsibility for the contracting of Fire Dispatch Services.

CARRIED

16. CONFIRMATORY BY-LAW

Resolution 2020-12-08-21

Moved By Councillor Craigmile

Seconded By Councillor Edney

THAT By-Law 112-2020, being a by-law to confirm the proceedings of December 8, 2020 regular Council meeting be read a first, second and third time; and be finally passed by Council and signed and sealed by the Mayor and the Clerk.

CARRIED

17. ADJOURNMENT

Resolution 2020-12-08-22

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT this regular meeting of Council adjourns at 9:22 pm.

CARRIED

Al Stratthdee, Mayor

Jenna McCartney, Clerk

FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Amy Cubberley, Cultural Services Supervisor
Date of Meeting:	12 January 2021
Subject:	DCS 01-2021 345 Wellington Street South Heritage Designation

PURPOSE

This report accompanies By-law 02-2021 regarding the designation of 345 Wellington Street South under Part IV of the *Ontario Heritage Act*.

RECOMMENDATION

THAT DCS 01-2021 345 Wellington Street South Heritage Designation report be received; and

THAT Council consider By-law 02-2021 to designate the property at 345 Wellington Street South as a place of architectural and historical value in accordance with Section 29, Part IV of the *Ontario Heritage Act*.

BACKGROUND

Staff brought forward a report on March 24, 2020 regarding the request by the property owners at 345 Wellington Street South to have their property designated under Part IV of the *Ontario Heritage Act*. At that meeting Council made the following motion.

Resolution 2020-03-24-12

THAT Council proceed to designate the property at 345 Wellington Street South as a place of architectural and historical value in accordance with Section 29, Part IV of the *Ontario Heritage Act*;

and

THAT a Notice of Intention to designate the property at 345 Wellington Street South be published and also sent to the owners of the property and to the Ontario Heritage Trust.

Following the March 24, 2020 Council Meeting, the designation process was put on hold due to the provincial emergency orders. In November 2020, staff were approached by the property owners of 345 Wellington Street South and asked to proceed with the designation.

REPORT

As required under the legislation, The Notice of Intention to Designate was mailed to the property owners and the Ontario Heritage Trust. The Notice of Intention to Designate was also published in the St. Marys Independent newspaper on November 19, 2020. No objections to the designation were received by the Clerk and as such, the By-law to designate the property is before Council for consideration.

FINANCIAL IMPLICATIONS

Cost of publication of Notice of Intention to Designate, legal costs to register designation, and designation plaque are estimated at \$1,000. These costs fall within the proposed 2021 budget for the Heritage Advisory Committee.

SUMMARY

At the request of its current owners, the property at 345 Wellington Street South was recommended for designation under Part IV of the *Ontario Heritage Act*. As approved by Council, a Notice of Intention to Designate the property at 345 Wellington Street South was published and also sent to the owners of the property and to the Ontario Heritage Trust.

As no objections were filed with the Clerk within 30 days of publication of the Notice of Intention, the designation by-law is before Council for consideration.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

- St. Marys Heritage Advisory Committee
- Owners of 345 Wellington Street South

ATTACHMENTS

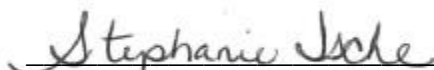
- Proposed By-law 02-2021 can be found in the By-law section of the agenda

REVIEWED BY

Recommended by the Department

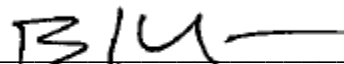


Amy Cubberley
Cultural Services Supervisor



Stephanie Ische
Director of Community Services

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

FORMAL REPORT

To:	Mayor Strathdee and Members of Council
Prepared by:	Amy Cubberley, Cultural Services Supervisor
Date of Meeting:	12 January 2021
Subject:	DCS 02-2020 Municipal Register of Non-Designated Heritage Properties Update

PURPOSE

The purpose of this report is to update Council on the Heritage Advisory Committee's 2020 review of the Municipal Register of Non-Designated Heritage Properties, and to receive Council's direction to make additions to the list.

RECOMMENDATION

THAT DCS 02-2020 Municipal Register of Non-Designated Heritage Properties Update report be received; and

THAT Council give staff direction to move forward on the next steps to add the following properties to the Municipal Register of Non-Designated Heritage Properties:

- 524 Elgin Street West
- 99 Water Street North
- 129 Water Street North
- 100 Wellington Street North
- 145 Church Street North
- 158 King Street North
- 202 Widder Street East
- 24 Robinson Street
- 140 Emily Street
- 81 Wellington Street North
- 338 Elizabeth Street (St. Marys D.C.V.I)
- 403 Queen Street East
- 164 Wellington Street South; and

THAT staff provide an update report to Council on the final list of properties to be added to the Register after the public consultation portion of the process is completed.

BACKGROUND

The *Ontario Heritage Act* (subsection 27(1.2)) allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register. What this means for the property owner is that the owner of a non-designated property on the Municipal Register is legally required to give the Town 60 days written notice of intention to demolish. This notice period allows the Town to make a well-informed decision about whether long term protection of the property should be sought through the formal designation process.

At the January 23, 2018 Council meeting Council approved a list of Non-Designated properties for inclusion in the Municipal Register of Heritage Properties. At that time, it was expected that the Heritage Advisory Committee would review and make recommendations for additions to the list on an annual basis.

REPORT

At the November 9, 2020 Heritage Advisory Committee meeting, Committee members brought forward suggested additions for consideration to the non-designated list of heritage properties. Of the 98 properties brought to the November meeting for consideration, 58 were recommended for further research or consideration. The Curatorial and Programming Intern, along with a Museum volunteer researched the 58 properties being considered. Their findings were brought to the Heritage Advisory Committee on December 14, 2020 and the following motion was made:

Moved By Janis Fread

Seconded By Paul King

THAT DCS 29-2020 Municipal Register of Non-Designated Properties, December 2020 Update report be received for information and;

THAT the Heritage Advisory Committee recommend to Council that

- 524 Elgin Street West
- 99 Water Street North
- 129 Water Street North
- 100 Wellington Street North
- 145 Church Street North
- 158 King Street North
- 202 Widder Street East
- 24 Robinson Street
- 140 Emily Street
- 81 Wellington Street North
- 338 Elizabeth Street (St. Marys D.C.V.I.)
- 403 Queen Street East
- 164 Wellington Street South

be added to the Municipal Register of Non-Designated Heritage Properties.

CARRIED

In the past, Council has expressed concern with the Town's approach to consulting owners of properties proposed to be added to the register. Staff have reviewed the guidance materials prepared by the Ministry of Heritage, Sport, Tourism, and Culture Industries found here: http://www.mtc.gov.on.ca/en/heritage/municipal_register.shtml

Specific to the requirements to consult property owners, the Province has included the following statement in their guide:

“A municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register. However, notifying the property owner that their property will be included in the municipal register is recommended. For example, when the Toronto Preservation Board (municipal heritage committee) recommends a property's inclusion on the municipal register, property owners are notified and invited to attend the Toronto Preservation Board meeting to discuss the matter.”

If Council gives staff direction to move forward, staff propose to adapt and implement the consultation process outlined by the Province. Property owners will be sent the attached sample letter and FAQ sheet. A virtual information session will be held, and property owners will have the opportunity to opt out of being added to the Register. Once the finalized Register is passed by Council, property owners can still request to be removed from the Register by completing a Non-designated Property Correct/Removal Application Form.

FINANCIAL IMPLICATIONS

None.

SUMMARY

In January 2018 Council passed By-law 13-2018 establishing the Non-Designated List of Properties in the Municipal Register of properties that are of cultural heritage value or interest. It was expected that the Heritage Advisory Committee would review the list and make recommendations for removals or additions on an annual basis. Since 2018, two properties owners have requested removal from the list and no new properties have been added.

Staff and the Heritage Advisory Committee are seeking direction from Council to proceed with the process of adding the above mentioned 13 properties to the Municipal Register of Non-Designated Heritage Properties.

If directed to proceed, staff will notify all properties owners, will hold a public information session, and will bring the finalized list of additions to Council for approval.

STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Pillar #4 Culture and Recreation:
 - Outcome: Protecting St. Marys' unique heritage assets while planning for growth.

OTHERS CONSULTED

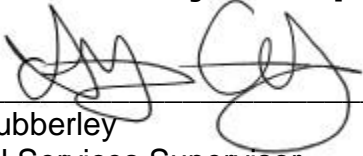
- St. Marys Heritage Advisory Committee
- Jenna Philbrick, Curatorial and Programming Intern
- Mary Smith, Volunteer Property Researcher
- Ministry of Heritage, Sport, Tourism, and Culture Industries guidance materials (http://www.mtc.gov.on.ca/en/heritage/municipal_register.shtml)

ATTACHMENTS

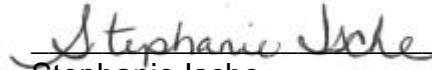
- Proposed additions to Municipal Register of Non-Designated Heritage Properties.
- Sample Property Owner Letter
- Sample FAQ

REVIEWED BY

Recommended by the Department

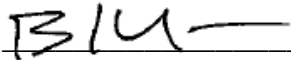


Amy Cubberley
Cultural Services Supervisor





Stephanie Ische
Director of Community Services


Recommended by the CAO


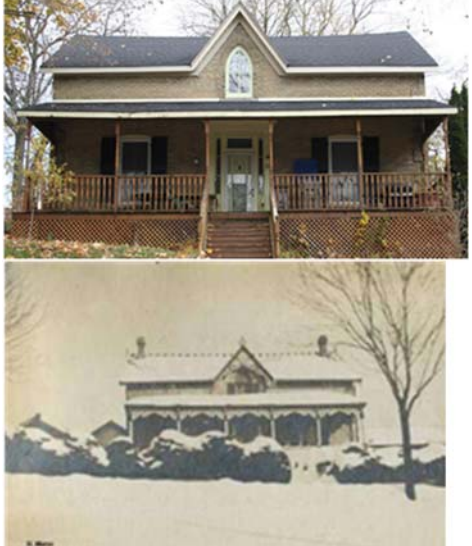



Brent Kittmer
Chief Administrative Officer



North Ward

Address	Photograph	Description
145 Church Street North		<p>Architectural significance: This property, a storey-and-a-half white brick house, was built ca 1880. It has two beautiful porches, different in style and imbrication for quoins, very common in the early 1880s. It has retained many of its original Gothic Revival-inspired elements, popular in house design between 1840 and 1890. These include pointed gables with long finials, including the one over the front porch. There is intricate bargeboard, some of it restored by the current owner.</p> <p>Historical significance: In 1879, Daniel McLaren, a local merchant tailor, purchased Lot 13 on the east side of Church Street North, a vacant property. The house was built sometime soon after this date. The property remained in the McLaren family for more than five decades. After Daniel died in 1907, his wife, Adelaide, remained there. Before she died in 1927, she transferred the property to her son, James A. McLaren, who also was a merchant tailor. After James's death in 1932, his wife, Alice, sold the property to Joseph Gannon. Joseph was one of the youngest children in a very large family. His father, John, was a quarryman. When Joseph was old enough to leave school, he began working with one of his older brothers in a local barbershop. He died in 1971 and his widow, Ina D. Gannon, remained until 1992 in this comfortable home, close to her church, Holy Name of Mary, her garden and members of her family. She died in 1993.</p> <p>Reason for listing: This property has been very well cared for by all its owners, past and present, and is associated with the history of two early St. Marys families.</p>
140 Emily Street		<p><i>Note: This house is being considered for a Part IV designation.</i></p> <p>Architectural significance: This small limestone house was built ca 1862. It sits close to the road and so the special features, such as its even courses of stone, its soldier lintels and corner quoins, are very visible. It gives the appearance of a single-storey house but, set on a hillside, it has a spacious lower level, accessible from the back (west side). For many years, this house had an enclosed front porch or sunroom but the current owner has removed it, thus revealing the original features of the façade.</p> <p>Historical significance: The house at 140 Emily Street is one of the oldest in St. Marys and, like all of the town's old homes, has a fascinating history and associations with some interesting former residents. The first name on the registry office records for this property is that of one of the town's leading early settlers, William Veal Hutton. Originally from England, Hutton decided to settle in St. Marys and invested in property here. On March 20, 1852, he purchased the mill at Trout Creek and the Thames River along with other properties on Concession 17, Lot 12, from James Ingersoll for \$1,300. The town lot that would become 140 Emily Street was part of this purchase. W. V. Hutton did not build here but subdivided and sold the lots separately.</p>

		<p>The McLarenens were the first people to live on Lot 20, West Side, Water Street North. Joseph McLaren purchased this property from W. V. Hutton on October 1, 1861 for \$500 and built the house soon after. Joseph McLaren was a baker. He worked at his trade in St. Marys, preparing all his goods at his home and selling them in a shop on Queen Street. The business evolved and when Joseph died in 1876, the store became known as Mrs. McLaren’s Candy Store, a popular local business. Joseph’s wife, Janet, and his stepson, John Barclay, (Janet’s son by a previous marriage) lived on Emily Street and ran the business downtown. After the death of his mother, John Barclay remained in the house.</p> <p>John, always a bachelor, eventually moved to Stratford where he died in 1941 at the age of 90. The house was left vacant and was claimed for back taxes by the Town of St. Marys in 1942. It was sold to Agnes Bier in 1944. She rented it to various tenants through the years and later turned the property over to her second husband, Harry Boyle, in 1950. It was later purchased by Bertha Conn in 1953 and was inherited by her three daughters.</p> <p>Reason for listing:</p> <p>This small house is one of the oldest limestone homes in St. Marys and is associated with an early downtown business.</p>
158 King Street North		<p>Architectural significance:</p> <p>This house, built in 1912 as a convent for a teaching order, the Sisters of St. Joseph, associated with Holy Name of Mary School, is a roomy, two-storey buff brick house. Constructed for utilitarian purposes, it still has some attractive architectural details, found in other substantial St. Marys homes of the period. These include ornamentation on the east-facing dormer and monolithic limestone lintels and sills. The building, now divided into apartments, retains its original fenestration.</p> <p>Historic significance:</p> <p>The history of this building is unique in St. Marys. It was a convent, the home for members of an order, who would play specific roles in the life of the parish. This notice from the St. Marys Journal, August 22, 1912, provides some background:</p> <p><i>A two storey brick residence is being erected on the R.C. Church grounds to serve as a home for the Sisters of St. Joseph who will take charge of the Separate School at the beginning of the new year. Two sisters will teach in the school, one will give lessons in music and a lay sister will act as housekeeper. Miss Angela Barry, daughter of Mr. John Barry, will have charge of the school during the fall term.</i></p> <p>For the next five decades, the sisters were part of St. Marys, although residents who were not members of the parish only saw them occasionally – always in pairs, dressed in their full habits, walking downtown on specific errands. They were, of course, greatly involved in the life of their school. But through the years, the order dwindled in size and meanwhile, the school population expanded and more lay teachers were hired to teach the classes. The order also modernized, replacing the long, black habit and white wimple with simple skirts and blouses. The last nun to teach at Holy Name was famous for conducting energetic physical education programs.</p> <p>The order finally withdrew from the school and the convent closed. Because it was now redundant, the building was sold in the 1980s and developed into apartment buildings. It is well-maintained and still fits comfortably into the neighbourhood.</p> <p>Reason for listing:</p> <p>This property’s relation to an interesting and unique part of St. Marys history gives it significance.</p>


<p>99 Water Street North</p>		<p>Architectural significance: 99 Water Street North is a single-storey limestone cottage, built ca 1870, by designer/builder Robert Barbour. Its central entrance with two-over-two windows symmetrically placed on each side and its cottage roof are typical characteristics of an Ontario cottage. Barbour added his own features such as a full veranda across the facade, supported by six round pillars at the front and four half-pillars against the wall of the house. There was originally a stone wall separating this property from its neighbour to the north, 107 Water Street North, with steep steps leading down to the road. Jack Gorton, a long-time owner of 99 Water Street North, built the store retaining wall along Water Street, filled and leveled the front lawn. He also replaced the old, deteriorating veranda with the smaller one in place today. There have been considerable renovations to the interior of the house but the exterior has been well maintained and preserved through its long history.</p> <p>Historical significance: Fanny Moore was born in Ireland in 1840 and immigrated with her family to Canada when she was a young girl. They settled in St. Marys where her father, John, had an early foundry. When she was still in her teens, she married John Adam, who owned and operated a hotel on Wellington Street. John died in 1866, leaving Fanny with a young son. She took over the management of the hotel until her son, John Moore Adam, was old enough to run the business. An astute businesswoman, Fanny also invested in real estate. By the early 1870s, she was the owner of four lots with houses in the north ward. Two (99 and 107) were on the east side of Water Street and they backed onto two (100 and 106) on the west side of Wellington Street. All were built by Robert Barbour and had similar features. Two were limestone and two were brick. Fanny lived at 100 Wellington Street and rented the other properties to relatives. The first tenants of 99 Water Street North were Robert Dickson and his family. He was a clerk and later a partner at A. Beattie & Co., the large general store owned by Fanny's brother-in-law, Alexander Beattie. His wife, Jenny, was related to Fanny.</p> <p>Reason for listing: All four houses are significant, not only architecturally but also because they show the accomplishments of one of the town's first successful women in business.</p>
<p>129 Water Street North</p>		<p>Architectural significance: The house at 129 Water Street North was built in 1888 as an investment property for John Bartlett, a local businessman. Its walls are light-coloured brick, frequently used in this part of southern Ontario at that time. It was built in the Ontario farmhouse-style with Gothic Revival features. These include a central gable with an arched window over the front door. Arched brick lintels have been placed above all windows on the façade and there are decorative brick quoins on the house corners. The front door is surrounded by pilasters on either side and an elegant crosshead is placed over the door. A transom window and sidelights allow more light into the entry. Early photographs show wooden shutters on the window and a full veranda across the façade. More recent photographs indicate that the veranda was removed at some point. Today, although the original shutters are gone, the current owner has replaced the full veranda, although without the decorative bargeboard.</p> <p>Historic significance: John Bartlett who had this house built was an early settler in St. Marys and the community's first baker. He prospered after winning the contract for provisions for workers constructing the Sarnia viaduct in 1859 and was able to have a commercial building constructed at 19-21 Water Street South. As he reached retirement age and his children began to run his business, he invested in real estate, and purchased vacant lots along the east side of Water Street from the corner with Widder Street to the boundary of the St. Marys Collegiate Institute. He had three houses built on this property: 123, 129 and 137 Water Street North. He himself lived nearby at 111 Widder Street East.</p>

		<p>Early tenants of 129 Water were Leonard Harstone, a lawyer and town clerk, and his wife, Beatrice. Their son, Robert (mayor of St. Marys in 1933-34) was born there in 1899. These three houses provided rental income for John Bartlett until he died in 1913, age 81. His heirs then sold all his Water Street North properties and the Harstones decided to purchase the larger house to the north, 137 Water Street.</p> <p>Janet Baird, a spinster in her 50s, bought 129 Water Street North and opened a boarding house for professional women, renting out two rooms. According to the 1921 census, one boarder was a nurse while the other was a high school teacher, probably happy to have found accommodation just half a block away from the St. Marys Collegiate.</p> <p>Reason for listing:</p> <p>129 Water Street North is a well-maintained property in a pleasant neighbourhood. Its association with a number of early St. Marys families gives it special significance.</p>
81 Wellington Street North		<p>Architectural Significance:</p> <p>This two-storey house, built in 1909, is a good example of utilitarian, box-shaped, balloon-framing house construction, common in St. Marys from approximately 1890 into the 1930s. Decorative features added to this house include a window in the attic dormer aligned with the windows on the first and second storey and a veranda across the façade. There was originally a door on the second storey leading to a small balcony over the veranda but this door has since been replaced by a window and the veranda roof modified to eliminate the balcony. There is a single-storey kitchen addition on the east side.</p> <p>Historic significance:</p> <p>The property at this address had a number of owners through the years and records show there was a modest house with a very low assessment on it from the 1870s. However, in 1909, the property was owned by Alexander Treacy and there was a significant increase in assessed value, an indication that a more substantial house had been built on the lot.</p> <p>Alexander Treacy was an experienced, local carpenter and he probably built the house himself or at least played a major part in its construction. Treacy was born in 1855. He and his wife, Eliza, had a family who were adults by the time the Wellington Street house was built and mostly living away from St. Marys.</p> <p>Later owners of the property included Simon McDonald, Mary McLaren, Louisa Donald and Ambrose Walsh, all members of early St. Marys families.</p> <p>Reason for listing:</p> <p>Among the many brick and stone houses that are included on the list, this stands out as a good example of a popular, turn-of-the-century style of frame-construction.</p>

<p>100 Wellington Street North</p>		<p>Architectural significance: 100 Wellington Street North was originally a single-storey buff brick cottage, constructed by local designer/ builder Robert Barbour. It is one of a group of houses built ca 1870 that Barbour built for Fanny Moore Adam, a local businesswoman and it was similar in design to the other three in the group. Built into a hill, its full basement with limestone foundation walls originally was entered by a doorway on the west side. An early photograph shows the top of a basement window in a deep well at the front of the house. In the 1960s, the owners at that time made some dramatic renovations. The grade level was lowered, exposing the limestone foundation and the house effectively became a two-storey building. The main entrance with sidelights and transom was moved to the lower floor, replaced by a window on what was now the second storey. The new main floor became a living room, dining room and den while the upper floor became bedrooms and bath. An addition to the west contained the kitchen.</p> <p>Historic significance: This cottage is one of four houses built by for Fanny Moore Adam, a local businesswoman by Robert Barbour. It was her own home and may have been built first in the late 1860s soon after the death of her husband in 1866. It should be noted that in that period of time, it was only because Fanny was a widow whose son was still a minor that she had control of the assets left to her by her husband. She had a good head for business and made the most of this opportunity, investing in real estate to establish her own source of income when her son grew old enough to take over the family business, a downtown hotel. The four houses sit on adjoining lots bounded by Wellington Street, Widder Street, and Water Street. While Fanny and her son lived in this house, she rented the other three to family members. When Fanny died, her son, John Moore Adam lived there until 1908 when the property was sold to James McLaren. The property changed hands a number of times after that, owners including Edmund and Estelle Ann Lappe, Cliff and Lois Baldwin and the Davies family.</p> <p>Reason for designation: This house and the other three built for Fanny Adam by Robert Barbour are significant not only for their well-preserved architectural features but also for their association with this enterprising early St. Marys woman. 100 Wellington Street has the added interest of its 1960s renovation.</p>
<p>202 Widder Street East</p>		<p>Architectural significance: This two-storey buff brick house was originally a single-storey Ontario cottage but had a second storey added in the early 1900s to become the two-storey house, with attic, that is on the southwest corner of Widder and Peel Streets today. Records indicate that the cottage was built ca 1886 for Daniel McLaren, a prosperous farmer, undoubtedly looking for a retirement property but it was first of all used as rental property. In 1910, there was a change of ownership and an increase in assessed value. It is a reasonable assumption that the second storey was added at that time. Today, the house has many attractive features including imbrication for quoins, an oriel window centred in the second storey of the Widder Street façade and a shallow attic dormer with small windows and decorative trim on the same façade. There are two entrance porches: the formal one on the Widder Street side and a back porch with steps off Peel Street. The current owners are dedicated gardeners and have landscaped the property beautifully.</p> <p>Historic significance: According to assessment records, in the 1870s, this property was one of three lots along the south side of Widder Street owned by David Craig, a contractor. He and his family lived in a frame house in the centre of these three lots, currently 196 Widder Street East. The Craig house has been meticulously preserved and is a municipally designated property. Records show that, by 1885, the corner lot had been sold to Daniel McLaren, a prosperous farmer, who probably intended it as a retirement</p>


		<p>property. By the late 1880s, there is a house on the property, assessed at \$1000, but Daniel McLaren died in 1888 and so Charlotte McLaren, Daniel’s widow rented the property out. Early tenants were Leonard Harstone, a young lawyer, and his widowed mother. Leonard was born in Baltimore, Ontario, and came with his family to St. Marys as a young boy. Robert, his father, was a local merchant. Leonard studied law at the University of Toronto before returning to St. Marys to practise, and by the late 1880s, was living at 202 Widder Street East, providing for his mother. Leonard did well, becoming the town solicitor and then town clerk. In 1898, he married Drucilla Beatrice Windsor of Toronto. He and his wife moved to a larger property on Water Street North the following year. Shortly after the Harstones left the property in 1899, Charlotte McLaren moved into her Widder Street cottage for a brief period. She died in 1902 and the property was sold to James Davidson, who lived there with his wife. In 1910, the property was purchased by their son-in-law, Dr. P. T. Coupland, a dentist and local politician, and there was a sudden jump in its assessed value. This indicates major improvements had been completed, most likely the addition of the current second storey to the original cottage. The house has had a succession of owners but many St. Marys residents associate it with Pat and Mary Atkinson and their large, talented family who lived at 202 Widder Street East through the last half of the 20th century.</p> <p>Reason for designation: This is an attractive, well-maintained property that has had a number of occupants significant to the history of St. Marys. It has already been recognized with a plaque by the Architectural Conservancy of Ontario.</p>
--	--	---


South Ward

Address	Photograph	Description
164 Wellington Street South		<p>Architectural significance: The storey-and-a-half, buff brick house at 164 Wellington Street South was built between 1898 and 1899. It has many Queen Anne-style features, very popular with home-builders at that period. The most prominent is the impressive, two-storey turret in the north east corner, facing Wellington Street. The large front window with its segmented limestone arched lintel, fitted with semi-circular glass panels, and the embellishments on the pillars and roof of the portico at the southwest corner are other attractive elements. Limestone lintels and sills contrast with the brick, adding substance to the house.</p> <p>Historic significance: Part of the original Tracy Survey of the south ward, this property is complex to research because it is in a large parcel, comprising a number of lots, that extends, on an angle, between the west side of Wellington Street and the east side of Water Street. These lots were divided and subdivided a number of times through the last decades of the 19th century before the neighbourhood took on its current configuration. Harley Dewey purchased this particular lot in 1897 from William Gibb. Gibb was a veterinarian whose home and practice were on Water Street. He owned property through to Wellington and severed this lot for sale. Dewey was responsible for the building of the house soon after he purchased the lot. Harley Dewey (1836-1905) was born in Cambridge, England, and came to Canada in 1880 with his wife, Harriet, his daughter Mary and his son Matthew, settling in St. Marys. Dewey was a machinist by trade and appears to have had a shop of his own. His son, Matthew, found work at the St. Marys Argus, starting a printer’s devil, eventually becoming a qualified typesetter and printer. Although Harley built 164 Wellington, he and his family lived in another house across the street, closer to Park Street. The new house was built for rental income. Dewey’s first tenant was Alexander Douglas, a gentleman.</p>

		<p>In 1905, Harley Dewey died and his son, Matthew Dewey inherited the property. Dewey was by this time an experience printer with his own shop on Water Street. He continued to own and rent out 164 Wellington until 1944 when he retired to Florida. Eventually, the house was purchased by Gordon Markle, manager of the Province of Ontario Savings Office, who had rented it since 1927. Markle remained in the house almost until his death in 1968. The house was then owned by Bob Mahaffy, a carpenter, and his wife, Margaret, from 1966 to 1988. Then it belonged for many years to their son, David, and his family. Recent owners, including the current ones, have conscientiously maintained this attractive home.</p> <p>Reason for listing: 164 Wellington Street South is an excellent example of a brick and limestone rendering of a turn-of-the-century Queen Anne-style residence, designed as a comfortable family home.</p>
--	--	---



West Ward

Address	Photograph	Description
524 Elgin Street West		<p>Architectural significance: 524 Elgin Street West is a 19th century farmhouse, standing within the town limits of St. Marys. It was built for Robert White, a farmer, ca 1878, whose acreage was at the western edge of the town, south of Queen Street, extending towards the Thames River. In 1885, he sold his farm to Joseph Meighen. The house consists of a large, square, two-storey, front section with the main entrance facing east, complete with an ornately bracketed porch roof. The lane, a continuation of Elgin Street, circled in front of this entrance. There is also a back section, containing the kitchen. When this property was a working farm, this wing would also have included space for barn boots and clothing. This back wing has an east-facing veranda. Both porch and veranda feature decorative bargeboard and brackets. The windows on the façade have their original shutters. It is a spacious house, built to accommodate a large farm family.</p> <p>Historic significance: The house at 524 Elgin Street West was the home of Arthur Meighen, the ninth Prime Minister of Canada, throughout his high school years. Meighen was born in 1874 on a farm in the northwest corner of Blanshard Township, the third generation on that property. He was the oldest child and had three sisters and two brothers. His father, Joseph, and his mother, Mary, were determined that their children would have more schooling than they had been able to achieve. In 1886, they moved from their homestead to a farm just within the western limits of St. Marys. Their new home was close enough for the children to walk to elementary school and, as they became old enough, to the St. Marys Collegiate. The Meighens could not have afforded to pay for their children to board in town. This way, they could live at home through their secondary school years. Also the children could still help with farm and house work. Joseph established a dairy business on his new farm and was soon delivering milk to town customers. This was very much a family enterprise and everyone was expected to help. Before he had finished high school, Arthur, an able mathematician, had taken over responsibility for the dairy's accounts. He also solicited new customers and helped build up the milk route. This farm remained Arthur Meighen's family home through his high school and university years. However, ca 1900 he moved west to Manitoba where he articulated with a law firm, became a lawyer and eventually a federal politician. He held many cabinet positions and served two brief terms as prime minister in 1920-1921 and again in 1926. By the early 1900s, his parents had moved from the Elgin Street farm to 162 Church Street South, closer to the downtown.</p>

		<p>The house at 524 Elgin Street West was associated for almost a century with the Ferguson family who farmed the property for many years. The last Fergusons to live there were Ron and Shirley who sold it ca 2005. (Because of the location of this property, portions of the original farm were sold to the cement company when it expanded its operations to the west side of the Thames River. As the area grew, other developers' names appear on the abstract as owners of parts of the farm property.)</p> <p>Reason for listing: It is an honour for St. Marys to have been considered home by a prime minister of Canada and any property closely so associated with him deserves recognition. A Heritage Plaque is placed near the entrance to the property but is not easily viewed by casual passers-by.</p>
24 Robinson Street		<p>Architectural significance: This brick house is one of the best preserved of a series of houses, along the west side of Robinson Street, all constructed by Leon Clench in the early 1870s. Each of these houses has unique features. 24 Robinson Street is an adaptation of the Italianate style. It has an unusual floor plan: a three-bay façade with the front door opening from the veranda into a centre hall, itself opening into two rooms on either side. There are four bedrooms above, built right into the eaves. There is a big square double bay on main level and two projecting gables on the upper levels. Clench probably developed the floor plans and elevations from examples published in the Canada Farmer magazine, a common source of house designs in that period. This house is a variant on the L-shaped style and its facade is marked by several projecting bays of differing types. It also features a mottled colour of brick, not found elsewhere in the town.</p> <p>Historic significance: The property is part of the large acreage granted to the Ingersoll family ca 1839 at the core of St. Marys. This particular lot was purchased in 1866 by Leon Clench and his wife, Eunice Cruttenden Clench, the daughter of one of the town's earliest settlers, Lauriston Cruttenden. Clench was a multi-talented man. He was a lawyer by profession and an accomplished musician. He was an inventor and submitted many prototypes for patent consideration. He was also a carpenter, and responsible for the construction of a number of homes along Robinson Street and nearby, including his own family home at 96 Robinson Street. The house at 24 Robinson Street was built for rental income. Leon died in 1884 and Eunice continued to rent out the property to successive tenants. In 1920, when Eunice decided to move to England to stay with her daughter, Mary, she finally sold this property to George Potter. Members of the Potter family lived there for the next 50 years. Since their time, it has had a number of different owners.</p> <p>Reason for listing: Architecturally, this house is notable for its setting, design, colour of brick, and, most remarkably, for the fact that it retains so many of its original features which have been so carefully preserved. It is also significant for its association with the Cruttendens and Clenches, families influential in the history of St. Marys.</p>

East Ward

Address	Photograph	Description
338 Elizabeth Street		<p>Architectural significance: St. Marys District Collegiate and Vocational Institute, at 338 Elizabeth Street, is this town's example of the Ontario Ministry of Education's choice of architectural style for educational institutions from post-World War II into the 1980s. Many schools were built across the province to accommodate the growing population following the war. Several decades later, this population growth slowed and, in some areas, tapered off. Few public schools were built in small communities after that time although many have been extensively renovated through the</p>

		<p>years. The school is set on spacious grounds and built with the universal choice of material – orange-brown brick. The windows are set in metal frames. The main entrance is enhanced by a concrete canopy and pillars.</p> <p>Historic significance: After the Second World War, the school district expanded and there was the prospect of significant increases in student numbers due to postwar immigration. It was determined that the old school building, built in 1873, would be unable to support these new changes and in the early 1950s, the decision was made to build a new St. Marys Collegiate. St. Marys, as the largest partner, assumed 44% of the costs while the townships divided the other 56% according to numbers of students attending the school. Additionally, the Department of Education was offering grants for new construction projects.</p> <p>The board first considered building on the old school property. However an attractive alternative was a parcel of 9.9 acres just south of Elizabeth Street and east of James Street, owned partly by the Town of St. Marys and partly by a local businessman, Herb Sparling. By October 1951, a majority of the municipalities (six of seven) had ratified the agreement on shared costs and were ready to call debentures. By December 1951, the Department of Education gave permission to have architect Burwell Coon prepare preliminary sketches, but it wasn't until 1952 that the tender was awarded to Thomas Construction of Galt and actual work on the site began. Most of the construction was done throughout the spring and summer of 1953. Interior work continued into the following autumn and winter months and in April 1954, the new school was ready for occupancy.</p> <p>Although students and staff moved into the new building at the end of 1953-54 school year, the official opening was not held until September 22, 1954. The Right Honourable Arthur Meighen, former Prime Minister of Canada and a graduate of the old St. Marys Collegiate, was guest of honour.</p> <p>The school was built with room for expansion which did happen. A technical wing and a large gymnasium/auditorium are now part of the school complex. When Little Falls Public School opened in 2010, Grades 7 and 8 from the public school moved into the east classroom wing, added in the 1960s.</p> <p>Reason for listing: This building has been part of the town for almost 70 years and was significant in the teenage life of many current and former residents.</p>
403 Queen Street East		<p>Architectural significance: This home at is an interesting example of a four-square house, built, ca 1912, using locally-manufactured concrete block. The four-square style was popular in the early years of the 20th century. It was a practical reaction to the ornamentation and fussiness of Gothic Revival houses that had been so very popular at the end of the 19th century.</p> <p>Its characteristics include a basic square design, two-and-one-half stories high, usually with four large rooms to a floor, a centre dormer, and a large front porch with wide stairs. The square shape provides a maximum amount of interior room space. Other common features included a hipped roof and a front porch, sometimes covering the entire front of the house. The house at 403 Queen has a smaller, but still spacious, porch. Frequently, this style of house was frame and so the concrete block construction of 403 Queen is of extra interest.</p> <p>Historic significance: This property is an example of how residences developed along Queen Street East, a main thoroughfare leading to downtown St. Marys. Part of the original Ingersoll acreage, granted to that family by the Canada Company in 1839, this lot at the northwest corner of Queen and Huron Streets shows up in early official surveys. Assessment records indicate that there was a modest, frame house with a low assessment in this location by the late 1870s.</p>

		<p>This property had a series of owners but there were no major changes in the assessed value until 1912. In March 1911, William S. Durward, a retired farmer, purchased Lot 42, Queen Street East for \$575. This new owner was significant because he was responsible for the construction of the cement block, four-square house that currently stands on the property.</p> <p>A review of the assessment records indicate a considerable rise in the assessed value of the property between 1911 and 1912, suggesting that the small house built originally on that site had been replaced by a more substantial home. As other concrete block construction was taking place at this time throughout the town, it is reasonable to place the date of the current house at 1912.</p> <p>Since that time, 403 Queen Street East has served as a comfortable home for a number of successive families.</p> <p>Reason for listing:</p> <p>The house at 403 Queen Street East is an excellent example of the four-square style of house, popular at the beginning of the 20th century. The use of locally-produced concrete block is another point of interest.</p>
--	--	---



January, 2021

Dear Property Owner,

The Town of St. Marys is fortunate to have many buildings, landmarks and streetscapes that are of great architectural and historic significance. These include a number of private homes where great care has been taken to maintain their special features. The Town keeps an inventory of these built resources in its Municipal Heritage Register.

I am pleased to inform you that the St. Marys Heritage Advisory Committee has recommended to Council that your property be included in the **Non-Designated** section of the Municipal Heritage Register because of its cultural and historic significance. Council has reviewed the draft Non-Designated section of the Municipal Register and prior to approval, is seeking feedback and comment from you as an owner of one of these important properties.

You should note that your property's inclusion in this part of the register will have **no effect** on your ability to maintain, alter or renovate your property. You will be only required to notify the municipality 60 days in advance if you choose to demolish part or all of any building on this property.

If you wish at any time to remove your property from the register, you may submit an application to Town Council (www.townofstmarys.com/heritage).

Please find more details in the enclosed two attachments:

- Frequently Asked Questions document.
- A summary of your property's history.

You are also invited to attend the following information session: **Details to be determined.**

Please note that including your property in the register is one means that Council has of acknowledging your efforts as an owner to keep our Town a beautiful community.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

Amy Cubberley
Cultural Services Supervisor
Town of St. Marys
Phone: 519-284-2340, ext. 405
acubberley@town.stmarys.on.ca

TOWN OF ST. MARYS
P.O. Box 998, St. Marys, ON. N4X 1B6

Frequently Asked Questions

Non-Designated Municipal Heritage Register

1. What is the Municipal Heritage Register?

Every municipality in Ontario, under the *Ontario Heritage Act*, is required to maintain a register of properties that are of cultural heritage value or interest in the municipality.

The municipal register of heritage properties must list all properties in the municipality that are designated under Part IV (individual property designation) and Part V (within a designated heritage conservation district) of the *Ontario Heritage Act*.

The *Ontario Heritage Act* also allows a municipality to include properties of cultural heritage value or interest in its municipal register that have not been designated.

2. Where can the Municipal Heritage Register be viewed?

The Town of St. Marys' *Municipal Register of Heritage Properties* is available on the Town of St. Marys website: www.townofstmarys.com/heritage.

3. Why include Non-Designated properties in the municipal register?

A comprehensive register of cultural heritage properties:

- Recognizes properties of cultural heritage value or interest in the community.
- Enhances knowledge and understanding of the community's cultural heritage.
- Demonstrates a municipal council's commitment to conserve cultural heritage resources.
- Provides a database of properties of cultural heritage value or interest for land use planners, property owners, developers, the tourism industry, educators and the general public.
- Is a resource for municipal decision makers when reviewing development proposals or permit applications.
- Provides interim protection from demolition.

The inclusion of Non-Designated properties in the Municipal Register is meant to be a celebration of St. Marys' heritage and is a means to identify properties that have cultural heritage value or interest to the community. The Municipal Register is also an important tool in planning for the conservation of heritage properties and provides interim protection from demolition.

The owner of a Non-Designated property on the Municipal Register is legally required to give the Town 60 days' written notice of intention to demolish. This notice period allows the Town to make a well informed decision about whether long term protection of the property should be sought through the formal designation process.

4. Does being on the Non-Designated section of the Municipal Register affect any renovations or maintenance of my property?

No. The process for renovating a building has not changed. As with any home renovation, a building permit may be required. Listing a non-designated property on the Heritage Register places absolutely no restrictions on it, until such time as an application is made by the owner to demolish part or all of any building on the property. The owner of a non-designated property on the Municipal Register is legally required to give the Town 60 days' written notice of intention to demolish.

Including non-designated properties in the municipal register does not:

- Have a heritage designation by-law registered on title.
- Impose restrictions or obligations with regard to obtaining heritage approvals. This means property owners are **not** subject to the heritage permit process or Heritage Committee review. They are not required to obtain Town Council approval to make alterations to their properties (demolition excluded).

5. What if I want my property removed from the draft Non-Designated section of the Municipal Register?

If you wish to have your property removed from the draft Non-Designated section of the Municipal Register you must submit a *Non-Designated Property – Correct/Remove Application Form* to the municipality stating that you would like your property removed. This form is available at www.townofstmarys.com/heritage. As per the *Ontario Heritage Act*, Council will confer with the Heritage Committee before a property is removed.

6. What if my property is not included in the Municipal Register but I think it should be?

If you think your property should be included in the Municipal Register please contact the Town. Your property will undergo an assessment of its cultural heritage value or interest by the Heritage Committee and may be recommended to Council for inclusion on the Municipal Register.

For questions or further information please contact:

Amy Cubberley
Cultural Services Supervisor
Town of St. Marys -St. Marys Museum
177 Church Street South, P.O. Box 998
St. Marys, ON N4X 1B6
Phone: 519-284-2340, ext. 405
Email: acubberley@town.stmarys.on.ca



FORMAL REPORT

To: Mayor Stratthdee and Members of Council

Prepared by: André Morin, Director of Corporate Services / Treasurer

Date of Meeting: 12 January 2021

Subject: **COR 01-2021, 2021 Interim Tax By-Law**

PURPOSE

The purpose of this report is to facilitate the passing of a By-law to authorize the collection of the interim property taxes for 2021.

RECOMMENDATION

THAT COR 01-2021 2021 Interim Tax By-law report be received; and

THAT Council consider By-law 03-2021 to authorize the collection of the interim property taxes for 2021.

BACKGROUND

The *Municipal Act 2001, S.O. 2001, c.25*, as amended, Section 317 provides that the Council of a local municipality, before the adoption of estimates for the year under Section 290, may pass a by-law levying amounts on the assessment of property in the local municipality ratable for local municipality purposes.

The amount levied shall not exceed 50% of the total amount of taxes on the property for the previous year.

REPORT

As in the past, the Town of St. Marys will issue interim tax bills in mid to late January 2021. The interim tax bill is calculated by taking 50% of the final 2020 property tax bill. It will have two (2) installments, first due February 26, 2021 and the second due May 31, 2021. The interim tax levy provides adequate cash flow to meet expenses required to operate the Town services and programs until the final municipal budget is passed and final tax levies are set. The final tax bill will also have two (2) installments due August 27, 2021 and October 29, 2021.

FINANCIAL IMPLICATIONS

The interim tax levy is expected to have a total levy of approximately \$6,200,000.

SUMMARY

The approval of the interim tax levy by-law is an annual requirement to authorize the Treasurer to proceed with the interim collection of property taxes prior to Council finalizing the annual budget and setting final tax levies.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

N/A

ATTACHMENTS

N/A

REVIEWED BY

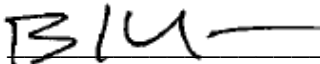
Recommended by the Department



André Morin

Director of Corporate Services /Treasurer

Recommended by the CAO



Brent Kittmer

Chief Administrative Officer



FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	André Morin, Director of Corporate Services / Treasurer
Date of Meeting:	12 January 2021
Subject:	COR 02-2021 Temporary Borrowing By-Law

PURPOSE

The purpose of this report is to recommend the adoption of an annual temporary borrowing by-law for 2021.

RECOMMENDATION

THAT COR 02-2021 Temporary Borrowing By-law report be received; and

THAT Council consider By-law 04-2021 authorizing temporary borrowing.

BACKGROUND

The *Municipal Act* provides Council and the Treasurer the authority to borrow funds from time to time to meet current expenditures, until the budgeted property taxes have been collected. In order for the Treasurer to borrow these temporary funds, an annual by-law must be passed.

Section 407 of the *Municipal Act* stipulates that the amount that may be borrowed at any one time shall not exceed from January 1 to September 30 of the year, 50 percent of the total, and from October 1 to December 31, 25 percent of the total of the estimated revenues of the corporation as set forth in the estimates adopted for the year.

REPORT

It is not expected that the Town will require any temporary borrowing in 2021, however, it is a best practice to have the by-law in place in case the need arises.

The Town has the following option immediately available through its banking agreement with BMO if temporary funds are required;

- \$2,000,000 operating demand loan
- Interest payable monthly at prime rate
- repayable on demand

FINANCIAL IMPLICATIONS

The Town has approximately \$7,800,000 in its general bank account as of December 23, 2020. The first payment of the interim 2021 tax bill will be due on February 26, 2021.

It is not expected that any funds will be required to be borrowed for operational purposes in 2021.

SUMMARY

The borrowing by-law is recommended to be passed in order for the Treasurer to access temporary funds to fulfil the Town's operating requirements, if the need arises.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

N/A

ATTACHMENTS

N/A

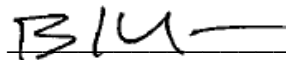
REVIEWED BY

Recommended by the Department



André Morin
Director of Corporate Services / Treasurer

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer



Minutes

Library Board

December 3, 2020

6:45 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Member Present Councillor Craigmile, Councillor Edney, Barbara Tuer, Lynda Hodgins, Mayor Strathdee, Melinda Zurbrigg, Joyce Vivian

Member Absent Cole Atlin, Reg Quinton

Staff Present Rebecca Webb, Staff Liaison, Sarah Andrews, Library CEO

1. CALL TO ORDER

Meeting was called to order by Board Vice Chair B. Tuer at 6:45pm

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Joyce Vivian

Seconded By Lynda Hodgins

That the regular meeting agenda for the December 3, 2020 meeting of the Board be approved as presented.

Carried

4. DELEGATIONS

None present.

5. CONSENT AGENDA

Moved By Joyce Vivian

Seconded By Councillor Edney

Motion to accept consent agenda items 5.1. through 5.2. as presented.

Carried

5.1 Acceptance of Minutes

5.2 Library Statistics

6. DISCUSSION ITEMS

6.1 Governance Discussion

Library CEO S. Andrews lead a discussion about governance strategies going forward and strategic planning. Members of the Board discussed the best way to divide the workload going forward. Strategic planning conversations will begin in January.

The Board acknowledged accepting the information provided by CEO S. Andrews and that they support the CEO pursuing the revision and or creation of a Board and Town relationship document going forward.

7. FRIENDS OF THE LIBRARY UPDATE

Board member J. Vivian noted that the FOL has applied for the Town community grant. The FOL also noted that they discussed the repair of the basement and would support it being remedied. The FOL AGM is also upcoming.

8. ROUNDTABLE DISCUSSION

8.1 Library Lending Items

CEO S. Andrews discussed with members of the Board spending a small portion of the 2020 Library budget funds on expanded lending and

programming items. The Board was supportive of the spending and didn't feel a motion was necessary.

8.2 Other Roundtable

CEO S. Andrews reported that she gave a budget presentation to Town Council.

CEO S. Andrews also reported on the concerns of the FOL about the basement. CEO S. Andrews has discussed the basement and the potential options for its repair with Town facility staff members.

The Board made the recommendation that the Town pursue the waterproofing of the Library basement in 2021.

9. UPCOMING MEETINGS

The next regular meeting of the Library board will be January 7th, 2021 at 6:45pm.

10. ADJOURNMENT

Moved By Joyce Vivian

Seconded By Councillor Craigmile

That the December 3, 2020 regular meeting of the St. Marys Public Library be adjourned.

Carried

Chair

Board Secretary



Minutes

Business Economic Support and Recovery Task Force Regular Meeting

December 3, 2020

11:00 am

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Member Present Mayor Strathdee, Councillor Edney, Ed Parkinson, Greg Thompson, Scott Taylor, Sue Griffiths

Member Absent Allan Stewart

1. CALL TO ORDER

Acting Chair Parkinson called the meeting to order at 11:03 AM.

2. DECLARATION OF PECUNIARY INTEREST

None

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Greg Thompson

Seconded By Sue Griffiths

THAT the December 3, 2020 Business Economic Support & Recovery Task Force agenda be accepted as presented.

Carried

4. ACCEPTANCE OF MINUTES

Moved By Sue Griffiths

Seconded By Greg Thompson

THAT the October 28, 2020 Business Economic Support & Recovery Task Force minutes be accepted as presented.

Carried

5. BUSINESS ARISING FROM MINUTES

5.1 COVID Relief Fund Update

André Morin provided a verbal report on the outcome of the Business Grant Program that closed last Friday. The Town received 36 applications with a total of \$102,000. The amount requested was oversubscribed of the \$50,000 that Council approved. Staff will provide a full report in January to both Council and the Task Force. Needs varied from PPE, digital enhancements, capital projects, rent and taxes relief and staffing costs.

Of the 36 we have 3 pending further information, 4 that didn't meet the need and 11 have been put on hold. The 11 applications that are put on hold qualify for a future grant that we expect to receive in the coming days.

The next step is to analyze what we received and put forward a report on the outcome of this process, lessons learned and recommendations on how to move forward.

5.2 Tourism and Business Promotion Site project status

Kelly Deeks-Johnson provided a verbal update to the group about the status of the project. The hope it to be able to show a mock-up of the site in January.

6. REPORTS

None

7. OTHER BUSINESS

7.1 Snow clearing downtown - Jed Kelly, Director of Public Works

Jed Kelly, Director of Public Works spoke to the group about the Town's service level for snow clearing in the downtown. The snow removal downtown has been a point of discussion annually. Jed Kelly noted the

difficulties with regular removal and the hiring of contractors due to changes in insurance needs.

The Town will explore the possibility of hiring an external resource to help with the downtown snow removal.

7.2 Provincial Budget –changes to commercial small business class

André Morin reviewed the potential changes to the class regulations in the Provincial budget. Staff still don't have all the information regarding this. It is still very new, but the changes would change the amount paid from commercial small businesses.

7.3 2021 Town Budget

André Morin updated the task force on the public budget meetings. Currently the budget is sitting at around a 1% net tax levy increase. We are assuming we will be operating as we are right now with reduced revenues at Town facilities. The budget includes an extra \$100,000 as an extra COVID relief.

Greg Thompson raised the potential to explore buying rapid testing. Town staff will explore this idea.

8. **UPCOMING MEETINGS**

The preferred is January 20th at 10:00 AM. If needed, we can call a meeting earlier.

9. **ADJOURNMENT**

Moved By Scott Taylor

Seconded By Greg Thompson

THAT the Business Economic Support & Recovery Task Force meeting adjourn at 12:12 PM.

Carried

Chair

Committee Secretary

Minutes

St. Marys Business Improvement Area (BIA) Board Meeting

Date: December 14, 2020

Time: 6:00 pm

Live Stream:

<https://www.youtube.com/channel/UCzuUpFqxcEl8OG-dOYKteFQ>

1. CALL TO ORDER

St. Marys Business Improvement Area Board: Lanny Hoare (Chair), Gwendolen Boyle (Vice-Chair), Amie Rankin (Secretary), Kyle Burnside (Treasurer), Councillor Tony Winter

Staff: Emily Taylor (Administrative Assistant)

Staff Liaisons: Kelly Deeks-Johnson (Tourism and Economic Development Manager), André Morin (Director of Finance/Treasurer)

The Chair called the meeting to order at 6:02 pm.

2. DECLARATION OF PECUNIARY INTEREST / CONFLICT OF INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By: Gwendolen Boyle

Second: Amie Rankin

THAT the December 14, 2020 St. Marys Business Improvement Area Board agenda be approved.

Carried

4. ACCEPTANCE OF MINUTES

Moved By: Amie Rankin

Second: Kyle Burnside

THAT the November 9, 2020 St. Marys Business Improvement Area Board meeting minutes be approved by the Board and signed by the Chair and the Secretary.

Carried

5. PUBLIC MEETING

5.1 Draft 2021 BIA Budget

5.1.1 Draft 2021 BIA Budget Presentation

Kyle Burnside, BIA Treasurer, presented on the Draft 2021 BIA Budget.

5.1.2 Membership Input Related to Draft 2021 BIA Budget

Angela Patterson of Zenfire Pottery submitted her question via the chatbox during the meeting. She inquired about the reusable bag program and whether it would be moving forward. It was confirmed that the idea had been explored and a Board representative will lead this collaboration with the Rotary Club of St. Marys. There are other bags that may compete with this one, including the Fire Department bag, so it will be determined whether overlap will occur with other reusable bag campaigns.

Scott McLauchlan of Kitchen Smidgen Bakery submitted a question via email. He noted that the proposed BIA Budget has \$44,000 in reserve funds earmarked for special initiatives but only \$4000 is allocated for Marketing. He expressed concern for the ability to market and brand downtown with this amount of funds. Scott added additional questions in the chatbox during the meeting, asking to revisit the proposed spending for reserve funds and move more funding to Marketing for 2021.

Chair Hoare suggested that public art spending could go towards the Christmas Committee and their marketing and events. Scott McLauchlan also noted that the gift card program carries a large start-up cost, and the funds may be better used somewhere else. Kelly Deeks-Johnson responded that there have been requests to

bring back the Downtown Dollars program, and the prepaid card program is an option that is being looked into.

Kelly-Deeks Johnson brought up three additional considerations:

- 1) The Ambassador volunteer program was utilized for downtown events and activities and the budget line item of \$500 was intended to be for a thank-you event. This program was ended two years ago with the intent that the Town of St. Marys would take it over through their volunteer program. It should be decided whether the BIA wants to continue this program or not.
- 2) Some of the planned events, including Homecoming and Heritage Festival, will probably not happen in 2021. This budget item could be put into training and development for social media, websites, and other digital content for businesses. The Board decided to decrease the Heritage Festival budget by \$1000.
- 3) Stratford Tourism Alliance has rebranded to Destination Stratford and have changed their membership rules and status, so this budget item should be looked into.

Moved By: Gwendolen Boyle

Second: Amie Rankin

THAT the Draft 2021 BIA Budget be amended by:

1. Reducing the Public Art Maintenance budget line from \$3000 to \$0.
2. Increasing the Advertising budget line from \$4000 to \$7000.
3. Decreasing the Heritage Festival budget line from \$3000 to \$2000.

Carried

Moved By: Councillor Tony Winter

Second: Amie Rankin

THAT the Draft 2021 BIA Budget be amended and presented at the next meeting for consideration.

Carried

6. REPORTS

6.1 Council Report

Councillor Winter provided the Board with highlights from Council discussions. These included; COVID-19 business grant program applications, development projects, and budget discussions.

Moved By: Councillor Tony Winter

Second: Gwendolen Boyle

THAT the verbal Council report be received.

Carried

6.2 Treasurer's Report

Moved By: Amie Rankin

Second: Gwendolen Boyle

THAT the November 2020 Treasurer's report be accepted as presented.

Carried

7. OTHER BUSINESS

None.

8. UPCOMING MEETINGS

The next Board meeting will be held on Monday, January 11, 2021 at 6:00 pm - Location TBD.

9. ADJOURNMENT

Moved By: Kyle Burnside

Second: Amie Rankin

THAT this meeting of the St. Marys Business Improvement Area Board adjourns at 7:24 pm.

Carried

Chair

Committee Secretary



Minutes

Committee of Adjustment

December 22, 2020

6:00 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Member Present	Chair Steve Cousins William Galloway Stephen Glover Paul King
Staff Present	Mark Stone, Town Planner Grant Brouwer, Committee Secretary-Treasurer Morgan Dykstra, Committee Secretary
Others Present	Rick Culbert, Applicant (485 Queen Street West) Mark Graham, Applicant (485 Queen Street West)

1. CALL TO ORDER

Chair Cousins called the meeting to order at 6:00 pm.

The Chair advised how the meeting will be conducted, and how members of the public can provide comments or ask questions for the planning file being considered by the Committee. The Committee meeting agenda as posted on the Town's website provided instructions on how to participate in the meeting.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By William Galloway
Seconded By Stephen Glover

THAT the December 22, 2020 Committee of Adjustment agenda be accepted as presented.

CARRIED

4. ACCEPTANCE OF MINUTES

Moved By Stephen Glover
Seconded By William Galloway

THAT the September 2, 2020 Committee of Adjustment minutes be approved and signed by the Chair and the Secretary / Treasurer.

CARRIED

5. REPORTS

5.1 DEV 85-2020 Application for Minor Variance (File A10-2020) by Veterinary Wholesale Company Limited, 485 Queen Street West, 523 Queen Street West, 545 Queen Street West and 10 Thames Road, St. Marys, ON

Mark Stone spoke to the report and provided an overview of the Application being considered by the Committee.

Chair Cousins asked the Applicant's agent, Mark Graham of Nicholson Sheffield to speak to the Application.

Mark Graham provided the Committee with more information related to the minor variance request.

The Committee sought clarifications regarding the previous use of 509 Queen Street West and how those uses impact the proposed development.

Chair Cousins asked if there are any comments from the public.

Morgan Dykstra confirmed there are no members of the public attending the meeting, nor have any questions or comments been received during the meeting.

The Committee made the following recommendation:

Moved By William Galloway

Seconded By Paul King

Subject to the review of submissions/comments considered at the public hearing, the following recommendation is made:

THAT the Application for Minor Variance by Veterinary Wholesale Company Limited, affecting land described as 485 Queen Street West, 523 Queen Street West, 545 Queen Street West and 10 Thames Road in the Town of St. Marys to permit a minimum interior side yard setback of 1.4 metres along the interior side property lines abutting 509 Queen Street West, be **APPROVED**, subject to the following conditions:

1. This approval is granted only to the nature and extent of this Application to permit a minimum interior side yard setback of 1.4 metres along the interior side property lines abutting 509 Queen Street West.
2. Required building permit(s) shall be obtained within one (1) year of the Committee's decision.
3. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

CARRIED

6. UPCOMING MEETINGS

No meetings are scheduled at this time. Town staff will contact the Committee when an application has been deemed complete.

7. ADJOURNMENT

Moved By William Galloway

Seconded By Stephen Glover

THAT this Committee of Adjustment meeting adjourn at 6:17 pm.

CARRIED

Steve Cousins, Chair

Grant Brouwer, Committee Secretary-Treasurer



MINUTES

Heritage Advisory Committee

December 14, 2020

6:15 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-d0YKteFQ>

Members Present	Mayor Al Strathdee Barbara Tuer Clive Slade Janis Fread Michelle Stemmler Paul King Sherri Winter-Gropp Stephen Habermehl
Staff Present	Amy Cubberley, Cultural Services Supervisor
Members Absent	Councillor Pridham Michael Bolton

1. CALL TO ORDER

Chair Habermehl called the meeting to order at 6:16pm.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Resolution

Moved By Michelle Stemmler

Seconded By Sherri Gropp

THAT the December 14, 2020 Heritage Advisory Committee meeting agenda be accepted as presented.

CARRIED

4. DELEGATIONS

None.

5. CORRESPONDENCE

None.

6. AMENDMENT AND ACCEPTANCE OF MINUTES

Resolution

Moved By Clive Slade

Seconded By Janis Fread

THAT the November 9, 2020 Heritage Advisory Committee meeting minutes be accepted as presented.

CARRIED

7. BUSINESS ARISING FROM MINUTES

None.

8. REGULAR BUSINESS

8.1 Municipal Register, Part 1 - Designations/designated property matters

8.1.1 345 Wellington Street South Update

Staff updated that Public Notice of Intention to Designate was published in the St. Marys Independent on November 19. Pending no objections, the designation by-law will go before Council in January 2021.

8.2 Municipal Register, Part 2 - List of Significant properties

The Committee reviewed the list and requested that 164 Wellington Street South be added.

Staff confirmed that the list will go before Council in January 2021 before proceeding with notifying property owners.

Resolution

Moved By Janis Fread

Seconded By Paul King

THAT DCS 29-2020 Municipal Register of Non-Designated Properties, December 2020 Update report be received for information and;

THAT the Heritage Advisory Committee recommend to Council that

- 524 Elgin Street West
- 99 Water Street North
- 129 Water Street North
- 100 Wellington Street North
- 135 Church Street North
- 158 King Street North
- 202 Widder Street East
- 24 Robinson Street
- 140 Emily Street
- 81 Wellington Street North
- 338 Elizabeth Street (St. Marys D.C.V.I.)
- 403 Queen Street East
- 164 Wellington Street South

be added to the Municipal Register of Non-Designated Heritage Properties.

CARRIED

8.3 Properties of interest or at risk (not necessarily designated)

None discussed.

8.4 Homeowner/Property owner letters

None discussed.

9. COUNCIL REPORT

Mayor Stratthdee updated the Committee on the 2021 budget process, the Fire Hall renovation, and provided a COVID-19 update from Huron Perth Public Health.

10. OTHER BUSINESS

10.1 2021 Meeting Schedule

The 2021 meeting schedule was reviewed. The Committee gave consensus that they will continue to meet on the second Monday of each month, unless there is no business to discuss.

11. UPCOMING MEETINGS

Monday, January 11, 2021.

12. ADJOURNMENT

Resolution

Moved By Michelle Stemmler

Seconded By Clive Slade

THAT the December 14, 2020 Heritage Advisory Committee meeting adjourn at 6:40 pm.

CARRIED

Chair

Committee Secretary

BY-LAW 02-2021

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to designate a property at 345 Wellington Street, South, in the Town of St. Marys to be of cultural heritage value or interest.

WHEREAS: Section 29(4) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended, authorizes that a council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS: Section 29(2) of the Ontario Heritage Act, as amended, requires where a council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property, consult with its municipal heritage committee;

AND WHEREAS: The Heritage Advisory Committee of the Corporation of the Town of St. Marys has reviewed the proposed designation and made recommendation to the Council of the Corporation of the Town of St. Marys in February 2020, to proceed with the designation of 345 Wellington Street South in the Town of St. Marys;

AND WHEREAS: The Council of the Corporation of the Town of St. Marys has caused to be served upon the owners of the aforesaid real property and on the Ontario Heritage Trust notice of intention to so designate this property and has caused such notice to intention to be published in local newspapers having general circulation in the municipality;

AND WHEREAS: No notice of objection to be proposed designation has been serviced on the Clerk of the municipality;

NOW THEREFORE: The Council of The Corporation of the Town of St. Marys hereby enacts as follows:

1. That the real property legally described in Schedule A to this By-law, is hereby designated to be of cultural heritage value or interest under section 29 of the *Ontario Heritage Act*.
2. Enactment of this By-law shall be deemed to be authorized to the solicitor for the Town to register same in the appropriate Land Registry Office, without further written authorization.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the Ontario Heritage Trust and the owner of the property.
4. The Clerk is hereby authorized to cause notice of the passing of this by-law to be published in local newspapers having general circulation in the municipality.
5. The This by-law comes into force on the final passing thereof.

Read a first, second and third time and finally passed this 12th day of January 2021.

Mayor Al Strathee

Jenna McCartney, Clerk



STATEMENTS TO IDENTIFY AND DESCRIBE A PROPERTY FOR DESIGNATION

345 Wellington Street South, Lot 35, East Side
St. Marys, Ontario

**Prepared by Heritage St. Marys
for St. Marys Town Council
March 2020**

Identification of Property:

The house at 345 Wellington Street South (Lot 35, East Side Wellington Street South) is a one and a half storey house, built in 1864/1865 by stonemason James Elliott, using stone from his quarry and lime from his kiln.

Statement of Cultural Heritage Value:

Historic Value or Associative Value

St. Marys is built in two river valleys, on an outcrop of limestone. Four years after it was founded in 1841, William Smith visited the village, while researching his *Canadian Gazetteer* (Toronto, 1846), and found a saw mill and grist mill and “an excellent limestone quarry close to the village.” A quarry attracts stone cutters and masons, and in the late 1840s and early 1850s Scottish, Irish, and English stone masons started settling in the area.

One of the most prominent of these was James Elliott. Born in Yarrow, Selkirkshire, Scotland on August 26, 1828, he emigrated to Upper Canada and settled in Blanshard Township in 1845. He married Jane Moore of Beverley Township in 1851. By the early 1850s, he moved to St. Marys and one of his earliest projects was the 1856 construction of a main sewer for Queen and Water Streets for which he was paid £1 19s.

James Elliott bought Lots 11 and 12, East Side, Thames Avenue in August 1857. Today, this land is in the extreme northwest corner of the fishing quarry. James purchased Wellington Street, East Side, Lot 34, (345 Wellington Street South) on May 30, 1864.

Throughout the 1860s, 1870s, and 1880s, Elliott continued to increase his holdings, to quarry, and to ship stone from what became known as his “lower quarry” (closer to the Thames and on the site of today’s fishing quarry west of Water Street) and his “upper quarry” (east of Water Street at the northerly end of today’s swimming quarry).

In addition to operating his quarries, Elliott provided stone for local construction and shipped it by rail throughout southwestern Ontario. In June 1897, Elliott purchased a stone crusher which crushed 10 to 14 tons of stone per hour and so was able to fill large orders for road material from neighbouring towns. In 1901, Elliott had orders for over 100 carloads of stone, with 60 carloads shipped to Alvinston for bridge work, 30 carloads shipped to Sarnia and an undisclosed number shipped to Stratford.

James Elliott was also a builder – what was called in his native Scotland, a master mason. According to an obituary for Ida Mae Elliott, the granddaughter of James Elliott, James Elliott constructed the limestone, two-storey section of 252 Queen Street East. (St. Marys Journal Argus, February 9, 1966.) In 1871, and to the plans of Robert Barbour, James Elliott was responsible for the stone work in the Garnett House (directly opposite the Public Library on Church Street.) Three years later, he was awarded the contract for the brick and stone work for the original St. Marys Collegiate building. (St. Marys Argus, April 30, 1874.)

In 1879, he erected the St. Marys Opera House using stone from his quarry and lime from his kiln. The Opera House was designed by Silas Weekes, a local architect and member of the Independent Order of Odd Fellows. The cost of the stonework for the St. Marys Opera House was \$5,163.50.

By the late 1880s, the St. Marys assessment records indicate that Elliott owned about four acres of quarry land, assessed at \$1700. The St. Marys Argus, August 20, 1891, announced: “James Elliott has struck a bed of 14-inch stone in his upper quarry. Some of it was shipped to Middlemiss to be

put in a bridge being built in that neighborhood. It is said to be the best stone ever shipped from St. Marys.”

Probably the last building constructed by James Elliott stands at 179 Tracy Street, a red brick house, built in 1899 to the plans of local architect, J.A. Humphris.

In 1905 James Elliott sold his quarries to the Thames Quarry Company, owned by John Bonis. James Elliott died in April 10, 1907, predeceased by his wife, Jane, in 1902 and his step-son, John Elliott, (himself a stone mason and builder) in 1903.

Design or Physical Value

The house is situated on the lot with the front entrance facing west on the east side of Wellington Street South. It has a traditional symmetrical façade – windows on either side of central door with small gable centred in the roofline over the door. The windows have been replaced but retain the original openings and placement.

The roof is a saddle back style, with centre ridge board running north to south and a front or west façade centre gable section, moderate pitch, running back to just below the centre of the north/south roof ridge board. The two limestone single flue chimneys are gable wall style on the north and south ends of the building. The limestone in the chimneys has been parged over for pointing purposes. The roofing material has been replaced by modern asphalt shingle.

The masonry walls are limestone, rough cut rubble, with full coursed patterns on the north, west and south walls and irregular coursed on the east façade all in a quarry faced finish. All four corners are quoined using small blocks of square cut ashlar in a tooled finish. The lintels are single block, square cut ashlar, full coursed, dressed finish, while the basement lintels are double coursed in size. The sills are single block, square cut ashlar, half coursed tool finish.

Contextual Value

The Elliot house is one of the remaining stonemasons’ houses located in visual proximity to a quarry. While several other limestone homes built and lived in by stonemasons still stand in St. Marys, their original, adjacent quarries have been filled in and are now either the sites of other homes or floodplain.

Description of Heritage Attributes

Character-defining elements that make this property worthy of designation include:

- Site of residence, located adjacent to original quarries owned by James Elliott.
- Saddleback style roof with small central gable on the front façade.
- Large, single-block lintels and sills.
- All four corners of the house are quoined using small blocks of square-cut ashlar in a tooled finish.
- The two limestone, single flue chimneys on the north and south ends of the building. The chimneys’ stones have been parged over for pointing purposes.
- Masonry walls are limestone, rough cut rubble, with full coursed patterns on the north, west and south walls and irregular coursed on the east façade all in a quarry-faced finish.

Designated Features

This designation includes all original exterior features described above, part of the 19th century house.

Background Documentation (Sources Consulted)

In the collection in the R. Lorne Eedy Archives of the St. Marys Museum:

- Municipal assessment rolls.
- Abstracts of property transactions, Perth County Registry Office, on microfilm
- Canadian census records, on microfilm.
- Cemetery records, prepared by the Ontario Genealogical Society, Perth County Branch.
- Reference and research material on James Elliott compiled by Ken Telfer in the Stonemasons of St. Marys fonds
- Limestone Houses, inventory project, researched and photographed by William Kilborn, for the St. Marys Museum, 2000.
- Historic photographs from the image collection of the St. Marys Museum.

Published material consulted includes:

- Early St. Marys, L. W. Wilson and L. R. Pfaff, 1979, and Historic St. Marys, Larry Pfaff, 1998, provide a useful summary of the activities of James Elliott and the importance of limestone to St. Marys.
- James Elliott's Upper Quarry, 1884, Larry Pfaff, St. Marys Journal Argus.
- Articles from the St. Marys Argus, the St. Marys Journal and the St. Marys Journal Argus.

More detailed information about this property and additional photographs are available in the archives and reference areas of the St. Marys Museum.

BY-LAW 03-2021

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to provide for 2021 interim tax levies.

- WHEREAS:** The *Municipal Act 2001*, S.O. 2001, c.25, as amended Section 317 provides that the council of a local municipality, before the adoption of estimates for the year under Section 290, may pass a by-law levying amounts on the assessment of property in the local municipality ratable for local municipality purposes;
- AND WHEREAS:** The Council of this municipality deems it appropriate to provide for such interim levy on the assessment of property in this municipality;
- THEREFORE:** The Council of the Town of St. Marys enacts:
1. That the Council of The Town of St. Marys hereby imposes an interim levy in 2021 in an amount of 50% of the total annualized taxes for municipal and school purposes levied on the property in the previous year.
 2. For the purposes of calculating the total amount of taxes for the previous year, if any taxes for municipal and school purposes were levied on a property for only part of the previous year because assessment was added to the tax roll during that year, an amount shall be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
 3. All taxes levied under this by-law shall be payable into the hands of the Tax Collector in accordance with the provisions of this by-law.
 4. If the taxes of any class or installment thereof so levied in accordance with this by-law remain unpaid on the due date, a penalty of one and one quarter per cent (1 $\frac{1}{4}$ %) (or 15% per annum) of the taxes remaining unpaid shall be levied on the first day of default and shall continue to accrue until paid in full.
 5. On the first day of the calendar month following the due date and every month thereafter for as long as there are taxes remaining unpaid, interest at the rate of one and one quarter per cent (1 $\frac{1}{4}$ %) (or 15% per annum) of the unpaid taxes shall be levied and shall continue to accrue until paid in full.
 6. The interim tax levy imposed by this by-law shall be paid in two equal installments due on the 26th day of February 2021 and 31st day of May 2021.
 7. A notice specifying the amount of taxes payable, may be mailed or caused to be mailed to the address of the residence or place of business of each person taxed under this by-law by the Tax Collector.

8. The notice to be mailed under this by-law shall contain the particulars provided for in this by-law and the information required to be entered in the Tax roll under section 340 of the Act.
9. The subsequent levy for the year 2021 to be made under the Act shall be reduced by the amount to be raised by the levy imposed by this by-law.
10. The Tax Collector shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable in respect of non-payment or late payment of any taxes or any installment of taxes.
11. Nothing in this by-law shall prevent the Tax Collector from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
12. In the event of any conflict between the provisions of this by-law and any other by-law, the provisions of this by-law shall prevail.
13. This by-law shall come into force and take effect on the day of the final passing thereof.

Read a first, second and third time and finally passed this 12th day of January 2021.

Mayor Al Strathee

Jenna McCartney, Clerk

BY-LAW 04-2021

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to authorize temporary borrowing to meet current year expenditures during the fiscal year ending December 31, 2021.

- WHEREAS:** Section 407 (1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may authorize temporary borrowing from time to time such sums as the council considers necessary to meet, until the taxes are collected, the current expenditures of the corporation for the year;
- AND WHEREAS:** Section 407 (2) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, stipulates that the amount that may be borrowed at any one time shall not exceed from January 1 to September 30 of the year, 50 percent of the total, and from October 1 to December 31, 25 percent of the total of the estimated revenues of the corporation as set forth in the estimates adopted for the year;
- AND WHEREAS:** The Council of the Corporation of the Town of St. Marys deems it advisable to have authority in place to borrow within the above limits to meet current year expenditures of the corporation for the year until taxes and are collected;
- NOW THEREFORE:** The Council of the Corporation of the Town of St. Marys enacts:
1. The Head of Council and the Treasurer are hereby authorized to borrow from time to time during the year 2021 (hereinafter referred to as the current year) such sums as may be necessary to meet, until the taxes are collected, the current expenditures of the Corporation and the other amounts that are set out in subsection 407 (1) of the *Municipal Act*.
 2. This by-law comes into force on the final passing thereof.

Read a first, second and third time and finally passed this 12th day of January 2021.

Mayor Al Stratthdee

Jenna McCartney, Clerk

BY-LAW 05-2021

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to confirm all actions and proceedings of the Council of The Corporation of the Town of St. Marys at its regular meeting held on January 12, 2021.

WHEREAS: The *Municipal Act, 2001*, S.O. 2001, c.25, as amended, Section 5(3), provides that the jurisdiction of every council is confined to the municipality that it represents, and its powers shall be exercised by by-law;

AND WHEREAS: The Council of the Corporation of the Town of St. Marys deems it expedient to confirm its actions and proceedings;

NOW THEREFORE: The Council of The Corporation of the Town of St. Marys hereby enacts as follows:

- 1.** That all actions and proceedings of the Council of the Corporation of the Town of St. Marys taken at its regular meeting held on the 12th day of January 2021 except those taken by by-law and those required by by-law to be done by resolution are hereby sanctioned, ratified and confirmed as though set out within and forming part of this by-law.
- 2.** This by-law comes into force on the final passing thereof.

Read a first, second and third time and finally passed this 12th day of January 2021.

Mayor Al Stratheedee

Jenna McCartney, Clerk